BROADWAY DEALS A FEATURE.

PRESENT ZONE OF GREATEST ACTIVITY APPEARS TO BE BETWEEN 23D AND 50TH STS.

Purchasing Movement in Marble Hill Vigorous—Several Large 5th-ave. Transactions Made Public in the Week.

Most of the leading transactions reported last week affected parcels in or near the Broadway section from 23d to 50th st. There were also several important sales in the 5th-ave. district north of 23d-st., and it was also learned in the course of the week that the purchasing movement in Marble Hill, begun some months ago, had resulted in marked increases of values there and in the perfection of a well laid plan to transform the Hill into a choice apartment house section. About seventeen years ago Marble Hill could have been bought for about $50,000, it is said. Recently a lot in the Broadway section of the Hill was sold for about $17,000.

Slowly but surely the old structures in Broadway from 23d-st. to 50th-st. are giving way to high class modern buildings suitable to the section. Last week Charles E. Anderson and Andrew J. Connick bought from the Anderson estate, through F. & G. Pflomm, No. 1,180 to 1,184 Broadway, on the east side, just north of 28th-st. The plot has a Broadway frontage of 73.3 feet and a depth on the northerly line of 113 feet. This property was held by the Anderson family for more than one hundred years. It adjoins the Hotel Breslin, and a ten or twelve story office and loft building will be erected on the site.

This is the fourth large improvement planned or finished within the last few years in this part of Broadway. The Breslin, on the site of the old Sturtevant House, was the first. A twelve story office building has recently been finished at the southeast corner of 28th-st. The Metropolitan Hotel, at the northwest corner of 27th-st., will soon give place to a large office and loft building to be erected by Henry Corn.

Another important Broadway deal made in the week was the sale by John P. Kirwan and William A. White & Sons for the Fox estate, to Thomas J. and Michael J. Shanley, No. 1,559 Broadway, an old building, on a plot with a frontage of 23.10 feet in Broadway, a rear line of 341 feet and a depth of 80 feet. Messrs. Shanley also purchased through the same brokers, from Mrs. Ella A. Gray, Nos. 224 and 226 West 47th-st., two three story brick dwelling houses, on a plot 32.10 by half the block.

These two parcels adjoin Nos. 1,555 and 1,557 Broadway and No. 203 to 217 West 46th-st. inclusive, previously bought by the Messrs. Shanley.

The combined plots have a frontage of 71 feet in Broadway, of 139 feet in 46th-st. and 32.10 feet in 47th-st., and comprise about 24,000 square feet.

The Fox parcel was bought by a member of the Fox family in 1858 for $5,000.

Thomas Diamond, a dealer in ironwork, bought last week, through Thomas & Eckerman, Nos. 116, 118 and 120 West 33d-st., near Broadway. The property has a frontage of 50 feet and is 70 feet deep, irregular, and 78 feet wide. There are two two story stables on the plot. Mr. Diamond owns No. 128 West 33d-st., where he carries on his business; also the property extending from No. 137 to 149 West 32d-st. No. 147 and 149 West 32d-st. adjoins a parcel recently bought by the Pennsylvania Railroad Company.

Parish, Fisher, Mooney & Co. sold for Elizabeth Schmieder Fenrich and Margaret Fenrich Schmieder No. 147 West 30th-st., and for the heirs of George Kreiter the adjoining property, No. 145 West 30th-st., together 50x98.9 feet, with old buildings, to a client, for investment.

Abraham Weigert has sold for H. and Martin King the five story brownstone dwelling house at the southwest corner of Madison-ave. and 110th-st., on a plot 44x100 feet, for about $100,000.

William Henry Folsom sold for John H. Duff to Joseph J. Little, of the firm of J. J. Little & Co., a parcel, 150x99.8 feet, on the north side of 24th-st., 350 feet east of 1st-ave. The firm will erect on the site a printing house for its own use.

Bernard Smyth & Sons sold for J. F. Lemon to an investor Nos. 453 and 455 West 152d-st., between St. Nicholas and Amsterdam aves., a new five story brick and stone apartment house, 50x74.11 feet.

The Bowne farm, on the Ireland Mill Road, at Flushing, was sold to a syndicate for $125,000. The farm comprises 125 acres, of which 100 acres are tillable land. The property belonged to Samuel and Isaac Bowne, direct descendants of the old Bowne family, who were among the first Quaker settlers at Flushing, more than 225 years ago. The land skirts the Flushing meadows for over half a mile, and is "L" shaped. It is considered the highest land in Queens County. From the hills can be obtained a clear view of prominent buildings in Manhattan and Brooklyn. Standing on the meadowland in front of the property is the old Ireland mill, which has been grinding grain for farmers about Flushing for two centuries. The mill is owned by members of the Bowne family. It is not included in the present sale. It is said that the purchasers of the Bowne farm are anxious to get possession of all the farmland between the villages of Flushing and Jamaica, for the purpose of cutting it up into building sites.

E. de Forest Simmons sold for McCafferty & Buckley No. 24 East 82d-st. to John L. Crawford, a retired steel magnate, of Pittsburg, for about $200,000. The property is a five story American basement dwelling house on a plot 27 by 100 feet. The house is of steel construction, and has a white stone front. It is one of a row of five new houses built by the sellers.

Tucker, Speyers & Co. and Webster B. Mable sold for Irving Raymond, to Edward S. Rapallo, of No. 236 5th-ave., a five story business building on a plot 28.2 by 100 feet, adjoining the northwest corner of 27th-st. Mr. Rapallo owns No. 238, a similar parcel. Mr. Raymond took title to No. 236 this week from Adolph Vaurein, who bought it last November from the Southack estate.

Mergardt, Brown & Weintraub sold for Elizabeth A. Whitemore and Agnes M. Scoville No. 187 Spring-st., a six story front tenement house and two five story rear tenement houses, on a plot having a frontage of 25 feet, a rear line of 42 feet and a depth of 100 feet. The buyer is Justice Palmieri, of the City Court. This is the first sale of the property in forty years.

"The Real Estate Record and Guide" says in its last issue in regard to the real estate situation in part as follows:

"The real estate market has failed to present any new points of interest during the week. The volume of current business continues to be large, and it continues to be confined chiefly to improved properties. Nevertheless, tenement house building continues at a rapid rate, and the indications are that more money will be spent during the year on this class of improvement than during any year in the previous history of the city. Private residences remain in good demand, and every offering of Bronx lots which comes upon the market is readily absorbed at good prices. This Bronx property has the benefit of a lively interest on the part of local residents which does not often exist in Manhattan. It is improbable that the operation of the Mortgage Tax law will do anything to injure the volume of current business. In fact, it is plainly foreshadowed that the increased burden of taxation can be carried for the present without much strain. The mortgage companies are already offering tax free mortgages, and it will be interesting to see at what rate they can sell these securities. A more serious handicap is the danger that the Board of Aldermen may succeed in delaying the preparation of a new system of subways. The extensive activity in real estate is partly conditioned on the expectation that subway extensions will continue to be made hereafter with promptness and regularity, and if it happens that the aldermen succeed in their attempt to delay the construction of the new subways, the real estate market would in certain directions suffer from a noticeable check."

INVESTOR BUYS WEST SIDE HOUSE.

Pocher & Co. have sold the five story apartment house No. 441 West 52d-st., on lot 25x100 feet, for the Rev. Solomon Rappaport, to a client as an investment.

QUICK RESALE OF ELMSFORD HOUSES.

Joseph F. Feist has sold for the Elmsford Realty Company the two story private houses, on a plot 50x100 feet, fronting in Lawn-ave., Elmsford, Westchester County, N. Y., and has resold the same.

PAYS $425,000 FOR FOUR FARMS.

The McNulty & Fitzgerald Company has sold four farms, comprising 120 acres, known as the E. H. Ryder, Cornelia D. Longmire, J. S. Ryder and George Stillwell farms. The property has a frontage of 3,500 feet in Ryder-ave. and of about a mile in Gerritsen's Creek, adjoining the William C. Whitney tract and the Coney Island Jockey Club holdings. The purchaser is Katherine M. Galvin, who represents a syndicate, which proposes to improve the property and build houses that will cost from $7,500 to $15,000 each. The property is bounded by East 26th, East 27th, East 28th and East 29th sts., Nostrand-ave., Haring, Brown, Bachelder, Ford, Coyle, Bragg, Brigham, Stewart and Burnett sts. and Avenues Q, R, S, T and U. The consideration was over $425,000.

WHITE PLAINS LOTS AT AUCTION.

An unusually favorable opportunity will be offered to the public to buy White Plains lots at auction at the sale of 257 building plots, which begins next Saturday, July 1, in the section known as the White Plains Highlands, right in the village of White Plains. Each plot has a frontage of 100 feet.

White Plains as a residential section has many advantages, being the county seat of Westchester and in direct line with all suburban developments. It is only half an hour's ride from the Grand Central Station, with fifty trains a day each way. The property extends from the Mamaroneck Road on the east to the New-York and White Plains Road on the west, and is attractively laid out in plots 100 feet front, and surrounded with high class dwelling houses, within ten minutes' walk of the courthouse, churches, schools, banks, etc.

The auction sale will be conducted by Joseph H. Lewis, and full particulars can be obtained at his office, No. 23 East 20th-st., this city.

TENEMENT HOUSES CHANGE HANDS.

Charles Hoerlein has sold for a client to Isidor Holtsberg the six four story and basement brick tenement houses No. 321 to 331 East 70th-st., each 25x100 feet.

DEAL OPPOSITE COLONIAL PARK.

W. J. Huston & Son, in conjunction with Millard Veit, sold for the Goodspeed Realty and Construction Corporation to a client of Abraham Nelson the northeast corner of Bradhurst-ave. and 146th-st., a five story triple apartment house, on a lot 25x75 feet, opposite the new Colonial Park.

G. W. THEDFORD A BUYER.

Herman Arns has sold for Thomas Schools to George W. Thedford for investment the northwest corner of Amsterdam-ave. and 125th-st., a five story brick triple flathouse, with three stores, on lot 29.11x100 feet. Mr. Thedford has also bought a plot, 120x130 feet, at the northwest corner of 160th-st. and Belmont-ave.

TO IMPROVE WEST 21ST-ST. PARCEL.

Samuel Sloan and John E. Cowdin have sold Nos. 12 and 14 West 21st-st., two four story dwelling houses, on a plot 50x92 feet, to Kaye & Einstein, furriers. The buyers will, it is said, improve the site.

SELLS A MELROSE-AVE. FLATHOUSE.

Kiddle & Buehler have sold for a Mrs. Goll the flathouse, with stores, at the northeast corner of Melrose-ave. and 162d-st.; also, for Mrs. F. Lavy, the five story tenement house, No. 237 East 93d-st.

FOR BROOKLYN PARCEL, $21,500.

Callison & Beck have sold No. 746 Marcy-ave., a four story double, white stone apartment house, for $21,500; also sold No. 240 Halsey-st., a three story frame house, for $4,500, and two lots in Quincy-st., 150 feet east of Lewis-ave., for $8,000.

COMING AUCTION SALES.

T. F. Archer, real estate auctioneer, of No. 451 Fulton-st., Jamaica, N. Y., will sell at auction on Tuesday eight building lots at Ridgewood Heights, to be sold at the Long Island City Court House; on June 28, at the Brooklyn Real Estate Exchange, parcels in Whipple-st. and Flushing-ave.; on June 29, No. 15 Burling Slip, formerly occupied by Hewitt & Co., in the New-York Salesroom; on June 30, at Cedarhurst, at 1 o'clock, a cottage with all improvements, in Carman-ave., near Central-ave. and station; on July 1, 125 building lots, Maple Terrace, Richmond Hill; July 6, at Springfield, cottage and blacksmith's shop, Spaulding parcel, near Springfield station.

TRANSACTIONS IN REALTY.

The Bathgate Real Estate Exchange has sold for Max Pullman to a Mr. Schwartz, a five story tenement house, No. 156 East 100th-st.

William E. Baker has sold for William Buhler to an investor the two five story double flathouses Nos. 411 and 413 Grand-st., size 50x75x100 feet. This property is near the entrance of the East River Bridge, and has been owned by Mr. Buhler since 1893.

J. Clarence Davies has sold for the United Real Estate and Trust Company the two two-family frame houses, Nos. 1,977 and 1,979 Walton-ave., on the east side of Walton-ave., 283 feet south of Burnside-ave., lot 50x100 feet.

F. Zittel has sold for Theodore Sterne, No. 222 West 57th-st., a three story brownstone dwelling house, on a lot 20x100.8 feet, to a client for his own occupancy.

Millard Veit sold for a client the five story double flathouse, No. 261 West 114th-st., 25x100.11 feet.

Nathan Kirsch has sold to H. Makels Nos. 54 and 56 West 89th-st., two five story flathouses, on a plot 50x100.11 feet.

William E. Baker has sold for William Butler the two five story double tenement houses with stores, Nos. 411 and 413 Grand-st., 50x75x100 feet.

Pincus Roginsky has resold Nos. 270 and 272 East Broadway, two four story tenement houses, on a plot 40x66 feet.

Newman Grossman and Frank Feldman have bought No. 33 Willett-st., a five story tenement house, 25x100 feet, and have resold the property to Abraham Lantzman.

Bach Brothers and I. Henry have sold for E. Englander to the Portman Realty Company a plot fronting in 3d-ave., between 135th and 138th sts., extending through to Lincoln-ave., 51x128 feet.

George J. McCaffery & Son have sold for A. Mitchell a one family house on the west side of Bronx-st., 92 feet north of 179th-st.; also for Mrs. Flood to a Mr. Vaughan two lots on the east side of Graham-st., 81 feet north of Morris Park-ave., 50x95 feet.

Kellum Brothers have sold for a client four lots in 132d-st., 225 feet east of St. Ann's-ave.

Newman Grossman and Frank Feldman have sold No. 560 East 135th-st., a five story flathouse, on a lot 25x100 feet, to Moritz Sondberg.

William Bailey has sold two lots, 50x113 feet, on the north side of Cleveland-ave., 170 feet east of White Plains Road.

John J. Cody has sold for Jacob Schlosser the southwest corner of Lexington-ave. and 85th-st., two four story buildings, on a plot 42x87 feet.

Bach Brothers, in conjunction with I. Henry, have sold for the Portman Realty Company Nos. 337, 339 and 341 East 114th-st., two six story new law tenement houses, on a plot 65x100.11 feet, to a Mr. Englander. The same brokers have resold No. 337, 25x100.11 feet, to I. Shapiro.

Francis X. O'Connor has bought from Dr. Matthew Bentile No. 239 West 54th-st., a three story dwelling house, on a lot 20x100.5 feet.

Wilcox & Shelton have sold for Max Bernstein No. 256 West 126th-st., a four story single flathouse, on a lot 25x49.11 feet.

Heilner & Wolf have sold, through Joachim & Goldschmidt, to Simons & Harris, No. 304 West 129th-st., a five story double flathouse, on a lot 25x99.11 feet.

C. F. W. Johanning has sold for Samuel King No. 2,873 8th-ave., a five story triple flathouse, with stores, on a lot 25x100.

Barnett & Co. have sold for A. Garmise the northwest corner of 3d-ave. and 161st-st., a five story tenement house, with stores, on a lot 25x100, for about $40,000.

S. Osgood Pell & Co. have sold for David H. Hyman to William E. Sutphin No. 30 West 26th-st., a four story dwelling house, on lot 25x98.9 feet.

Geiger & Braverman have bought Nos. 516 and 518 West 168th-st., a two story frame dwelling house, on plot 50x86 feet.

Michael C. Isaum has sold the five story flathouse No. 312 West 59th-st., on lot 25x100.5 feet, to Solomon Antokoletz.

S. Curlan Orsa has sold the southeast corner of Madison-ave. and 113th-st., a five story flathouse, on lot 100.11x25 feet, to S. Cohen.

Jacob Greenfield has bought No. 534 East 82d-st., a three story dwelling house, on lot 13.6x102.2 feet.

M. Levy & Co. have resold to Harris & Timble the two five story triple flathouses Nos. 235 and 237 East 86th-st., on plot 60x100.8 feet.

Geiger & Braverman have sold Nos. 211 and 213 East 111th-st., a new six story tenement house, on plot 37.6x100.11 feet, to Dr. J. Wiener.

P. J. Curry has sold the five story flathouse No. 20 East 109th-st., on plot 21x100.11 feet, to Schallek & Weil.

Dr. H. Freeman has bought the two five story double flathouses Nos. 142 and 144 East 52d-st., each 25x100.5 feet, and has resold them to J. Weinberg.

Mark Katzman, as attorney for a Mr. Tillman, has bought the five story tenement house No. 319 East 74th-st., on lot 25.6x102.2 feet.

Edward A. Davis has sold Nos. 637 and 639 1st-ave., two five story flathouses, with four stores, on plot 50x80 feet.

Louis Kovner has bought No. 209 East 102d-st., a five story tenement house, with stores, on lot 25x100.11 feet.

Levy & Friedman have sold to Louis O. Cohn Nos. 519 and 521 East 117th-st., a plot 43.6x100.11 feet. The buyer will erect a six story flathouse.

A. Kasso has bought No. 264 West 117th-st., a five story flathouse, on lot 25x100.11 feet.

Plans have been filed for a new four story and basement dwelling house to be built at No. 34 East 52d-st. for Robert H. McCurdy, of Morristown, N. J. It is to be of Colonial design, with a facade of brick, trimmed with marble, with a frontage of 25 feet and a epth of 71 feet. It will cost $40,000.

REAL ESTATE TRANSFERS.

20th-ave, n s, 280 ft e of 2d-st, s e ¼ lot No 974, map of Wakefield, 25x114; Minnie Penfield to Edwin J Owens ..... Nominal

Amsterdam-ave, n e corner 164th-st, 75x100; Harris Friedman et al to Isaac L Shapiro; mortgage, $40,000 ..... $100

Thompson-st, Nos 143 and 145, w s, 49.4x100; Ida Machiz to Louis Gordon et al; mortgage, $42,000 100

55th-st, No 106 to 120 West, 150x100.5; Arthur W Saunders to Charles T Barnes; mortgage, $135,000 100

51st-st, No 421 to 425 West, 55.8x100.5; William Kuhn et al to Sarah McKenna; mortgage $10,000 100

24th-st, Nos 117 and 119 East, 46x98.9; Samuel Mandel to James D Gagan; mortgage, $42,000..Nominal

Same property; George Backer et al to same; mortgage, $42,000 ..... Nominal

Huguenot-st, n s s, lot No 161 to 165, map of Pelfield property, South Mount Vernon; William W Penfield to Wolf Orstein and another 100

1st-ave, No 2,362, e s, 25.11x74; Isaac Shlanowsky to Marie L Paglione; mortgage $11,000 100

143d-st, s s, 165 ft w of Brook-ave, 25x100; Clara E McCormack to Louis Lese; mortgage, $3,500 100

Lots 12 and 13, map Paul estate, 50x102; Warranty Realty Company to Solomon Marx ..... Nominal

198th-st, s s, 75 ft w of Lenox-ave, 25x99.11; Estelle Hodgdon to Julia C Dedrick; mortgage, $25,000 ..... Nominal

Cauldwell-ave, No 1,030, e s, 43.2x101.8; Flood Construction Company to Annie Tow; mortgage, $39,000 100

80th-st, No 223 East, 25x100.8; Benjamin M Gruenstein and another to Charles B Meyer and another; mortgage, $17,500 ..... Nominal

Morris-ave, n w corner 182d-st, 47x100.7; Mary W Sullivan to James Conway; mortgage, $4,500.. 7,100

Grand-ave, s w corner North-st, 175x irregular; Patrick Casey to Isaac M Cohen 100

134th-st, s s, 100 ft w of 7th-ave, 18x99.11; Annie E Sargent to Louis Lese; mortgage, $6,000 100

120th-st, No 312 West, 24.9x100.11; Max Lowenstein to Louis H Lowenstein; mortgage, $18,000 100

Edison-ave, w s, lot 319, map 473 lots, Haight estate, 25x100; Charles H Stumpfel to John R Hanken; mortgage, $1,250 100

Broadway, n e corner 159th-st, 49.11x irregular; New-York Operating Company to Georgs P Fiuri and another; mortgage, $38,000 100

113th-st, No 108 East, 27x100.10; Ida Machiz to Charles B Meyers and another; mortgage, $21,000 ..... Nominal

Melrose-ave, s e corner 158th-st, 98.2x21; Isaac Fine et al to Max Solomon and another; mortgage, $26,500 100

Cauldwell-ave, e s, 100 ft s of 156th-st, 200x—; Jonas Weil et al to Jacob Seider and another; mortgage, $32,000 ..... Nominal

Ogden-ave, w s, 235 ft s of Devoe-st, 25x90; George W McAdam to John J Mackin; mortgage, $4,000 6,500

Broome-st, n e corner Varick-st, 100x48.2; Mechanics and Traders' Realty Company to Harry Wilensky et al; mortgage, $68,000 ..... Nominal

Rose-st, No 25 to 31, 110.3x87.10; James A Dunn and another, executors, to Edward G Hewitt .. 142,500

Madison-st, No 365, n s, 20x95; Russell & Ervin Manufacturing Company to Marcus L Osk and another ..... Nominal

Madison-st, No 367, n s, 20x95; Dorothea Maasz et al to Marcus L Osk and another .. 100

Varick-st, Nos 110 and 112, n e corner Broome-st, 48.2x100; Mechanics and Traders' Realty Company to Harry Wilensky et al; mortgage, $68,000 ..... Nominal

11th-ave, No 562, e s, 16.8x82; Jacob Meyers to Margaret Knight; mortgage, $4,000 8,250

7th-ave, e s, 75.4 ft n of 48th-st, 25x100; Thos F Gilroy, jr, ref, to Wm H Hussey 58,600

84th-st, No 124 West, 25x102.2; Henry C Meyer to Henry W Gennerich 100

100th-st, s s, 275 ft w of 3d-ave, 25x100.11; Charles Beckmann to Max M Pullman; mortgage, $12,000 100

28th-st, n s, 80 ft e of 2d-ave, 122.6x98.9; Samuel Pollak et al to Samuel Kadin; mortgage, $120,000 100

31st-st, Nos 146 and 148 West, 49.6x98.9; John C R Eckerson et al, trustees, to John H Weger 66,000

Lots 125 and 126, map 339 lots Woodlawn Heights, 40x100; Emma L Gerrard and another to Hiram B Varian; mortgage, $500 ..... Nominal

Union-ave, w s, 181 ft s of 163d-st, 26.7x131; William Zulch to Pauline C Knopf; mortgage, $6,000 8,500

Tiffany-st, e s, at s w s 169th-st, 160x45.10; Abram G Abramson to Annie Tow; mortgage, $21,500 100

7th-ave, n s, being gore lot 79, map Wakefield; James Fitzpatrick to Joseph Schneider ..... Nominal

138th-st, s s, being n ½ lot 326, map Unionport, 100x108; Alphons Henning to Cornelius A Bunner; mortgage, $1,200 ..... Nominal

Park-ave Nos 711 and 713, e s, 40x88.11; Park-ave Nos 703 and 707, e s, 60x88.11; Arthur W Saunders to Chas T Barney; mortgage, $150,000 100

101st-st, s s, 200 ft e 1st-ave, 122.6x100.11; Albert London et al to Henry Wilchnisky; mortgage, $24,000 100

2d-ave, No 2493, w s, 25x75; Mary F Stanley to Saul Derches and ano, ½ part; mortgage $13,000 ..... Nominal

117th-st, Nos 519 and 521 East, 43.6x100.10; David Levy et al to Louis O Cohen; mortgage, $105,000 100

156th-st, No 631 East, 25.4x100; Wm Reilly et al to Julius A Flaum; mortgage, $9,000 100

122d-st, No 152 West, 17x100; Nellie Ernst to Moritz L Ernst; mortgage, $12,000 ..... Nominal

Mount Hope Place, n s, 450 ft w Fleetwood-ave; 150x125; Mount Hope Place, s s, 450 ft w Fleetwood-ave, 125x125; 176th-st, n s, 475 ft w Fleetwood-ave, 25x125; Renbuck Realty Co to Chas M Rosenthal and ano; mortgage, $19,000 .. 100

Cambreling-ave, e s, 150 ft n Bayard-st, 25x154.2; Denis Mullins to Chas Brogan 3,000

Lot 175 to 181, map Abraham R Van Nest, at Inwood; Charles J Chapman to Edward J Chapman, ½ part ..... Nominal

176th-st, s s, 100 ft w of Amsterdam-ave, 175x99.11; Elm Realty Co to Winslow Realty Co, all liens 70,000

Forest-ave, w s, 349.2 ft s of 165th-st, 21x100; Ewing Publishing Co to Justus E Ewing ..... Nominal

2d-ave, e s, 77.2 ft n of 75th-st, 25x100; Isidore Epstein to Libbie Fleig; mortgage, $20,250 100

Tiffany-st, e s, at s w s 169th-st, 160x45.10; Annie Tow to Flood Construction Company; mortgage, $21,500 100

229th-st, w s, 206 ft w of 5th-ave, Wakefield, 50x114; Leon Cohen to Clara Schwartzman; mortgage, $600 100

Fairmount Place, n s, 325 ft w of Marion-ave, 50x100; Amelia A Ackerly to Frances Menlfretter 100

Bronx Park-ave, w s, 150 ft s of 177th-st; James D Gagan to Joseph Diamon; mortgage, $3,500..Nominal

Claremont-ave, w s, 400.2 ft s of 127th-st, 50x100; Claremont-ave, w s, 475.2 ft s of 128th-st, 75x91; Metropolitan Improvement Company to Charles Hecht 100

7th-ave, n e corner 145th-st, 199.10x100; Isaac Wolff to Siegfried Loewenthal and another; all liens 100

Lots 60 to 63 and rear 50 ft lot 64, map Mill estate; James D Gagan to Joseph Diamond; mortgage, $9,800 ..... Nominal

RECORDED MORTGAGES.

Osk, Marcus L, and another to American Mortgage Co; Madison-st, Nos 365 and 367; 1 year, 5 per cent $21,000

Same to same; same property; 1 year, 6 per cent. 4,000

Weinberg, Joseph, to Jefferson Bank; 7th-st, Nos 238 and 240 East; 1 year, 6 per cent 22,000

Silverman, N, and another to S Jarmulowsky; 111th-st, s s, 50 ft w of Park-ave; 5 years, 6 per cent 14,000

Rosenberg, W, to M Asper; East Broadway, No 209; 5 years, 5 per cent 31,000

Eisler, M, to N A Eisler; 8th-ave, No 2,696; 3 years, 6 per cent 20,000

Same to same; 8th-ave, w s, 24.11 ft n of 143d-st; 3 years, 6 per cent 10,000

Hadin, Samuel, to S Pollak and another; 28th-st, Nos 313 and 315 East; 4 years, 6 per cent 13,583

Same to same; 28th-st, Nos 309 and 311 East; 4 years, 6 per cent 13,583

Same to same; 28th-st, Nos 305 and 307 East; 4 years, 6 per cent 13,585

Knight, M, to J Mayers; 11th-ave, e s, 839 ft n of 42d-st; per bond 3,000

Early, M A, to Title Guarantee and Trust Company; 7th-ave, Nos 528 and 530; per bond 29,000

Jacobs, Rebecca, to H Fischel; Grand-st, s e corner Chrystie-st; 1 year, 6 per cent 190,000

Hussey, William H, to Title Guarantee and Trust Company; 7th-ave, No 727; per bond 40,000

Brown, H, to Manhattan Mortgage Company; 166th-st, n s, at n e s Fulton-ave; due January 1, 1906, 6 per cent 45,000

Stumpfel, Chas H, to North New-York Co-operative Building and Loan Association; Edison-ave, w s, lot 319, map Haight estate; instalments, 6 per cent 1,250

Hewitt, Edw G, to Park Mortgage Company; Rose-st, No 25 to 31; 3 years, 4½ per cent .. 120,000

Hanken, J R, to Charles H Stumpfel; Edison-ave, e s, lot 319, map Haight estate; 2 years, 6 per cent 450

Silverson, N, to Lawyers' Title Insurance and Trust Company; 111th-st, s s, 50 ft w of Park-ave; per bond 48,000

Wolchok, Samuel, and another to S Uhlfelder; 88th-st, Nos 413 and 415 East; 8 years; 6 per cent 4,750

Pullman, M M, to M Silverberg; 160th-st, No 156 West; 5 years; 5 per cent 14,000

Weser, John A, to J C R Echerson et al, executors; 31st-st, Nos 146 and 148 West; 3 years; 4½ per cent 40,000

Benjamin, M, to M Schlmanzky; 7th-ave, w s, 50.6 ft s of 147th-st; 3 years; 6 per cent 4,000

Lowenstein, L H, to M Lowenstein; 120th-st, No 312 West; due December 15, 1908; 6 per cent.. 4,000

Cohn, Isaac M, to P Casey; Grand-ave, s w corner North-st; per bond 11,500

McKee, Sarah C, to William McKee; 73d-st, No 169 West; 1 year, 4 per cent 2,000

Smalls, Jacob, and another to A Meyers; 49th-st, No 510 West; 3 years; 6 per cent 4,000

Blumenthal, L, to F Colinger; Cannon-st, n w s, 145.10 ft s w of Rivington-st; 4 years, 6 per cent 3,500

Same to same; Cannon-st, n w s, 172.9 ft s w of Rivington-st; 4 years, 6 per cent 3,500

Wilensky, Harry, and others to Mechanics and Traders' Realty Company; Broome-st, n e corner Varick-st; 6 years, 6 per cent 28,000

Tietjen, Richard, to J M Wentz; Coles Road, w s, 139.6 ft n of Samuel-st; due November 1, 1905; 6 per cent 80,000

Frankel, S, to S Fleck; 1st-ave, No 2,011 to 2,015; 8 mortgages, $11,000; 5 years, 6 per cent 33,000

Gordon, D, to Jefferson Bank; 112th-st, n s, 200 ft e of 3d-ave; 1 year, 6 per cent 25,000

Levy, D, to J Liberman; Audubon-ave, s e corner 166th-st; 1 year, 6 per cent 10,000

Gasserman, Edward, to Chelsea Realty Company; Wadsworth-ave, s w corner 174th-st; 1 year, 6 per cent 60,000

Cohen, Louis O, to D Levy and another; 117th-st, Nos 519 and 521 East; 1 year, 6 per cent 20,000

Same to same; same property; 1 year, 6 per cent. 6,250

Shutzky, Max, to J Well and another; Forsyth-st, No 415; 6 months, 6 per cent 2,000

Moore, Sophia, to Jefferson Bank; 118th-st, No 122½ to 127; 1 year, 6 per cent 25,000

Mutual Construction Company to Chelsea Realty Company; Amsterdam-ave, e s, 50 ft n of 166th-st; 1 year, 6 per cent 40,000

American Mortgage Company to M Mietz; 119th-st, s s, 50 ft w of Avenue A; 1 year, 4½ per cent 85,000

Wilchinsky, Henry, to A London; 101st-st, s s, 200 ft e of 1st-ave; 1 year, 6 per cent 65,000

Same to same; same property; 1 year, 6 per cent. 17,600

Pantone, M L, to I Shlanowsky; 1st-ave, No 2,362; 3 years, 6 per cent 3,500

Shapiro, I L, to H Friedman and another; Amsterdam-ave, n e corner 164th-st; 1 year, 6 per cent 14,000

Chapman, Charles J, to George A Crump; Prospect Terrace, e s, 339 ft n of 226th-st; 3 years, 5 per cent 2,000

Rentuck Realty Company to H H Cammann, executor; Mount Hope Place, s s, 450 ft w of Fleetwood-ave; 3 years, 5 per cent 9,500

Same to same; Mount Hope Place, n s, 450 ft w of Fleetwood-ave; 3 years, 5 per cent 9,500

Jumel Realty and Construction Company to City Mortgage Company; Claremont-ave, e s, 100 ft n of 125th-st; 1 year, 6 per cent 180,000

Tesora, F, to Hamilton Bank; Crescent-ave, s w corner Madison-ave; 1 year, 6 per cent 20,000

Same to same; Hughes-ave w s, 20 ft n of 183d-st; 1 year, 6 per cent 10,000

Meyers, Charles B, and another to B M Greenstein and another; 59th-st, No 223 East; 5 years, 6 per cent 4,750

Racien, Solomon, to B Collins; Southern Boulevard, e s, 97.8 ft n of Freeman-st; instalments; 6 per cent 1,060

Flam, Isak, to J Krangler; 104th-st, No 114 to 120 East; 2 mortgages, $42,000; due October 1, 1910; 5 per cent 84,000

Shapiro, Isaac L, to H Friedman and another; Amsterdam-ave, n e corner 164th-st; 1 year; 6 per cent 8,500

Spaiding, George A, to E W Bedell; 125th-st, n s, 100 ft e of 5th-ave; 3 years; 4½ per cent 35,000

Menitretter, Frances, to A A Acerly; Fairmount Place, n s, 350 ft w of Marmion-ave; 3 years; 5 per cent 5,000

Fleischman Realty Company to City Real Estate Company; Charlette-st, Wilkins-ave; 26 mortgages; due November 1, 1909; 6 per cent; aggregating 722,000

Ranoe, Herman, and another to Metropolitan Insurance Company; 151st-st, n s, 345 ft w of Amsterdam-ave; 2 mortgages, $40,000; due September 1, 1908; 6 per cent 80,000

Same to William E Hebbard; same property; 2 mortgages, $40,000; due January 1, 1907; 6 per cent 8,000

Knopf P O, to William Zulch and another; Union-ave, w s, 181 ft s of 163d-st; 2 years, 4½ per cent 2,000

Tow, A, to Flood Construction Company; Cauldwell-ave, No 1,030; 3 years, 6 per cent 5,000

Robinson, J, to J J Meaney; Washington-ave, w s, 242 ft n of 175th-st; demand, 6 per cent 2,000

Seider, Jacob, and another to J Weil and another; Cauldwell-ave, e s, 100 ft s of 156th-st; 1 year, 6 per cent 100,000

Same to same; same property; 1 year, 5½ per cent 59,000

Schwartzman, C, to A Cohen, lot 224, map Wakefield; due December 20, 1905 150

Hyams, Sarah, to M M Hoyt; Lafayette-ave, s s, 100 ft e of Bryant-st; 1 year, 6 per cent 500

Murray, A, and another to William H Truett; Crotona-ave, n w s, lot 117, map Belmont; due December 28, 1905; 5 per cent 7,000

Solomon, M, and another to J Fine and another; 158th-st, s e corner Melrose-ave; instalments, 6 per cent 2,650

Whitlock, L, and another to Clara Best; Ogden-ave, e s, 75 ft s of 164th-st; 3 years, 5 per cent. 7,000

O'Neill, J, to Emigrant Industrial Savings Bank; 54th-st, s s, 100 ft w of 9th-ave; 1 year, 4 per cent 3,000

Winslow Realty Company to Elm Realty Company; 175th-st, s s, 100 ft w of Amsterdam-ave; 1 year, 6 per cent 26,250

Ludlin, S W, to E Wolfart and another; 46th-st, No 629 West; 5 years, 5 per cent 5,000

Diamond, J, and another to Chester Mortgage Company; West Farms Road, n e corner Bronx Park-ave; due September 22, 1906; 5 per cent .. 12,000

Raabe, H, and another to Metropolitan Life Insurance Company; 152d-st, s s, 345 ft w of Amsterdam-ave; 2 mortgages, $40,000; due September 1, 1908; 6 per cent 80,000

Same to W E Hebbard; same property; 2 mortgages, $5,000; due January 1, 1907; 6 per cent .. 10,000

Same to Metropolitan Life Insurance Company; 152d-st, s s, 300 ft w of Amsterdam-ave; due September 1, 1908; 6 per cent 45,000

Same to William E Hebbard; same property; due September 1, 1907; 6 per cent 5,000

Raabe, H, and another to Metropolitan Life Insurance Company; 151st-st, n s, 300 ft w of Amsterdam-ave; due September 1, 1908; 6 per cent 45,000

Same to W E Hebbard; same property; due January 1, 1907; 6 per cent 4,000

Michaelson, Lena, to D Michaelson; 8th-st, s w corner Ave D; 6 years, 6 per cent 20,000

Schneider, Joseph, to J Pittpatrick; 7th-ave, n s, gore 79, map Wakefield; 1 year, 6 per cent 800

Flamm, Julias A, to L Lese; 156th-st, No 631 East; 1 year, 6 per cent 4,500

Zipser, D, to B F Feiner; Chrystie-st, No 133; instalments, 6 per cent 6,000

Porterfield Construction Company to Realty Operating Company; 112th-st, s s, 162.6 ft w of Broadway; demand, 6 per cent 14,500

Ignatz Fiono Co-operative Association to Commonwealth Mortgage Company; 109th-st, n s, 157 ft e of 2d-ave; 1 year, 6 per cent .. 35,000

Roman Catholic Church of St Peter and St Paul to Emigrant Industrial Savings Bank; St Ann's ave, n w corner 159th-st; 1 year, 4 per cent 20,000

Real Estate.

UNITED STATES TITLE Guaranty & Indemnity Co.
Capital Paid in $1,000,000
Surplus 250,000
5% MORTGAGES FOR SALE.
160-164 Broadway, New York.
178-180 Montague St., Brooklyn.
3d Avenue and 161st Street, "Bronx."
246 Fulton Street, Jamaica, Long Island.
White Plains, Westchester County, New York.

Auction Sales of Real Estate.

Bryan L. Kennelly, Auct'r
will sell at auction
Friday, June 30, 1905,
at 12 o'clock noon, at the New York Real Estate Salesroom, 161 Broadway.
By order of the Commissioner of