

NOTICE TO THE PUBLIC

BENJAMIN MORDECAI BUYS THE BIG BROADWAY APARTMENT HOUSE.

Mr. C. C. Shayne desires to announce that by his contract with Geo. A. Varney & Co., who filed a lien on his new building on Forty-second Street yesterday, the said Varney & Co. agreed to furnish all work and material and to complete the building by Sept. 15th for \$77,000, to be paid in a single payment ten days after the building was certified by the architects as fully completed.

Benjamin Mordecai, of the real estate firm of A. L. Mordecai & Sons, bought yesterday the Powell Realty Company's apartment house, on a plot 100x120 feet, at the northeast corner of 97th-st. and Broadway. The purchase price was not made public.

On the representations of Mr. Geo. A. Varney to Mr. Shayne that his firm badly needed money in order to complete their contract, Mr. Shayne during July and August voluntarily advanced them \$45,000, although the building was not then and is not yet completed, and Mr. Shayne was under no obligation to pay a single cent until it was turned over to him complete in every particular.

SELL APARTMENT HOUSES FROM PLANS. Samuel Markowitz has sold for the Prescott Realty Company to Herman Cohen two six story apartment houses in course of construction, on a plot 52x121 feet, on the north side of 190th-st., 24 feet east of Lenox-ave.

What Mr. Shayne's position has been and now is, is clearly set forth in the following letter of instruction written to Mr. Gottlieb, one of the architects in charge of the work:

BUYS ST. REMY HOMESTEAD. Edgar T. Kingsley has sold for Cesare Assaita to Samuel Goldberg the St. Remy homestead, containing twenty-seven acres of land, at Hopous, N. Y., near the property of ex-Judge Alton B. Parker.

"The Maples," Galway, Saratoga Co., N. Y., Sept. 6th, 1905. My Dear Mr. Gottlieb:—I hope the building will be finished as per contract, so that I can move into it on or before Sept. 15th, and I want to pay every dollar it cost as per contract (after you and Mr. See, of Cady & See, certify, and my attorney advises payment) before I sell a dollar's worth of goods in it.

BIG TRACT NEAR JAMAICA SOLD. Two plots of land at Rockaway Junction, near Jamaica, have been sold by the executors of the estate of Jacob Lawrence to the Merrick Land Improvement Company for \$7,500. One plot contains twenty acres, and has a frontage of 340 feet on the Rockaway beach and a depth of 100 feet. The other plot is 100x100 feet, and has a frontage of 130 feet on the opposite side of South-st., and runs back to the tracks on the Rockaway Railroad. A mortgage for \$6,000 was given on the property as part payment.

You know I have already advanced Geo. A. Varney & Co. \$45,000.00. I have lying idle in my two banks over \$30,000.00, some of which was borrowed especially to pay for the building, furnishings, etc., and Mr. G. A. Varney agreed to have all bills and vouchers for work already done, so that I could pay each bill as I did when I received their receipt for \$45,000 in August, draw the cheques to the order of Varney & Co., inserting the name of the sub-contractors and dealers who had furnished material and labor, so that in case the vouchers were lost the cheques would be an evidence of payment, and for what purpose; and I cannot understand why a young firm who desires to establish a reputation for prompt payment and square dealing should decline to pay such bills, when the money is furnished by me, even though the accounts may not be due.

TRANSACTIONS IN REALTY. S. Stelting & Co. have sold for S. Schnee No. 69 East 7th-st., a four story private house, 25x55 feet, to Max Hart.

I want the accounts settled and will waive the interest I am entitled to for anticipated payments, so that they can have no excuse for insisting on taking thirty days after the job is completed. If they can make legitimate discounts by anticipating their bills, they should do so.

George Backer has sold for Dr. Gustavus L. Lawrence to Dr. Joseph Lee No. 458 West 141st-st., a four story American basement dwelling house, 29x 82 1/2 feet.

Notwithstanding their recent conduct toward me, I can afford to be magnanimous with impetuous young men. I was young, and know how it is myself. Try and have all the bills you can get, so that I can pay them when I go down on Monday, September 11th.

E. V. Pasca & Co. have sold for Henry Blanchford to a client the seven story double tenement house, with stores, No. 12 Hamilton-st., on a plot 25x100 feet.

Mr. C. C. Shayne. C. C. SHAYNE. To Let for Business Purposes. LARGE FLOOR TO LET METRO. ST. BLDG. (REAR) FRONTING BROOKLYN BRIDGE. WILLIAM & FRONT STS. 10,000 SQ. FT. POWER, ELEVATOR, GAS, DAY & NIGHT. SEVERAL ROOMS OF CENTRAL CORRIDOR. RULAND & WHITING CO., AGENTS, 2 BEKMAN ST.

F. Kerby has sold for William M. Sharpe a lot on Perry-ave., north of 265th-st.

Dear Sir:— In checking up the accounts of our sub-contractors for your building we find that we have on all claims thirty days after completion of the building to pay them, consequently no money is due them at the present time, and in fact we have not complete bills from a number of them. For this reason it will be impossible for us to make settlement with you in full, as you desire to do to-day, and it will probably be ten days before we have all the bills. As soon as we have these we will notify you and give you assurance of their payment in full, at which time we will be pleased to receive the balance due us as per the terms of our contract.

Annie Rubin has sold No. 224 East 102d-st., a five story tenement house, on a plot 20x100 feet, to Wexler & Posner, who have resold the property.

As per your remark to our Mr. Varney that you would call in our sub-contractors and pay the claims yourself, we protest against this proceeding until the accounts are due and we have arranged with you for a settlement.

John L. Martin is reported to have bought from the Lewis Realty Company No. 18 East 62d-st., a three story and basement brownstone front dwelling house, on a plot 18x72 1/2 feet.

The action of Varney & Co. needs no further comment in view of Mr. Shayne's established reputation for probity and financial responsibility in the community.

John L. Van Sant and William S. Patten have bought No. 136 and 138 East 118th-st., a new six story building on a plot 20x100 feet.

Yours truly, G. A. VARNEY & CO., L. J. OSTRANDER. 156 Fifth Avenue, New York City. September 5th, 1905.

Frederick Letner has sold the two five story tenement houses Nos. 139 and 151 Adams-st., Brooklyn, each 25x100 feet, to clients of Herman Label.

MR. O'LELLAN WILL HEAR PROTEST. Grand-st. Property Owners Face Loss While Paving Is Up—Department Fires Fire.

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Property owners who have complained of the condition of Grand-st., which is being torn up by the New-York City Railway Company, will receive a hearing to-day at the City Hall. Mayor McCall will listen to their protest.

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The written communication by Mr. Julius Blumberg, chairman of the Grand Street Merchants and Property Owners' Association, under the date of the 15th inst., relative to the condition of Grand-st., is respectively returned with the information that this street is practically closed from Centre-st. to West Broadway, and in case of a fire in Grand-st. or the immediate vicinity it would be impossible for this department to take hydrants in Grand-st., and in the event of a fire in said streets, which is a very dangerous location from the point of view of fire insurance, the department would cause the fire to extend before it could be extinguished.

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Bank Sues Estate of John Y. McKane. Says Oldtime Democratic Boss of Gravesend Owed It \$6,000 at His Death.

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The first name is that of the debtor, the second that of the creditor, and date when judgment was filed.

Unfurnished Apartments To Let. THE ANSONIA, BROADWAY, 73d and 74th Sts. Apartments from Oct. 1. HOUSEKEEPING APARTMENTS. 7 ROOMS AND BATH \$2,500 10 ROOMS AND 2 BATHS \$3,000

NON-HOUSEKEEPING APARTMENTS. 2 ROOMS AND BATH \$1,000 3 ROOMS AND BATH \$1,500 4 ROOMS AND 2 BATHS \$2,200

SLAWSON & HOBBS, Agents, on premises, or 254 Columbus av. G. E. WEBB, Resident Manager.

AN ORGANIZATION of experts in the various departments of building construction, giving especial attention to engineering, civil, electrical and mechanical—and offering its services as contractor to those who contemplate the erection of fireproof buildings, and who wish to be insured against unexpected increase of finished cost over preliminary estimates.

THOMPSON-STARRETT COMPANY, 51 WALL STREET, NEW YORK.

To Let for Business Purposes. LARGE FLOOR TO LET METRO. ST. BLDG. (REAR) FRONTING BROOKLYN BRIDGE. WILLIAM & FRONT STS. 10,000 SQ. FT. POWER, ELEVATOR, GAS, DAY & NIGHT. SEVERAL ROOMS OF CENTRAL CORRIDOR. RULAND & WHITING CO., AGENTS, 2 BEKMAN ST.

FOR RENT. New American Basement Dwellings. ABSOLUTELY FIREPROOF SOUTH SIDE OF 74TH ST. Between Central Park West & Columbus Ave.

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