VIGOROUS REALTY MARKET.

UNUSUALLY LARGE VOLUME OF BUSINESS TRANSACTED IN THE WEEK.

Whitehouse & Porter Syndicate Purchase of 162 Acres in The Bronx a Feature—Owners Found for Big Parcels on the West Side.

An unusually large volume of realty business was transacted last week. Not only was there a quick market for old and new flathouses and apartment houses, but many choice dwelling houses were sold, and new owners were found for large areas of vacant land in the upper sections of Manhattan Island and in The Bronx. It was unquestionably the best week of the present season, which has been marked by large sales of nearly every kind of property. And the most pleasing feature of the activity of last week was the vigor of the various purchasing movements, which at the approach of the yuletime generally show decreases in strength.

The present market is just what would be expected under perfect realty conditions. There was not one sign in the sales market that the interest rates for money to further purchases or to carry out building projects were high; most loans were at 5 or 5½ per cent, and a paltry few at less than 5 per cent. The mortgage tax is not responsible for operators and investors not being able to get money at low rates of interest. Interest rates are high everywhere. If the vast army of small speculators and investors could get "cheap money" there would be a purchasing movement along the lines of the New-York, Westchester and Boston and the New-York and Port Chester Railroad companies that would equal in size and interest the great Bronx and Manhattan sales of vacant land of last year. Such a buying movement in the New-York, Westchester and Boston and the New-York and Port Chester sections of Westchester County will be here in the near future unless realty signs are not true harbingers of coming real estate conditions. At the present time the Whitehouse & Porter syndicate, the Sound Realty Company and people identified with the New-York and Port Chester Railroad are the leading figures in those districts.

One of the principal deals of the week was the purchase by the Whitehouse & Porter syndicate, in which are General Horace Porter, Alfred Gwynne Vanderbilt, Reginald C. Vanderbilt, Ogden Mills, Charles T. Cook, Harry Payne Whitney and Lawrence E. Sexton, from the Sound Realty Company of a tract of more than 162 acres in The Bronx. The parcels in the deal were the Edward Hunter Landon, Giles F. Bushnell and the Bronx and Westchester Realty Company (Francis J. Schnugg) holdings. The sum paid for the property was not made public. Sonn Brothers, Andrew J. Connick, Jacob Hirsch, Joseph Hammerschlag and a number of well known operators comprise the Sound Realty Company.

This is an investment purchase. Eventually the syndicate will develop the tract, divide it into lots, etc., and then sell it. The property is bounded on the east by the East Chester Road, beginning at a point 1,600 feet north of the Bronx and Pelham Parkway, and extending along the East Chester Road to a point 1,600 feet south of the intersection with the Boston Post Road, making a frontage of about 3,500 feet. It is divided by Sawmill Lane, which runs east and west from the Williamsbridge Road to the East Chester Road, half a mile north of the Bronx and Pelham Parkway. The property is half a mile wide at Sawmill Lane. Through it, from north to south, runs Stony Brook, which south of the parkway becomes Westchester Creek.

The route of the New-York, Westchester and Boston Railroad, the new rapid transit railway now under construction, extends straight through the property in a northeasterly direction for a distance of 3,500 feet. The road is to be elevated throughout the Stony Brook valley, and will have no grade crossings. It will have stations on the property at its crossings with Sawmill Lane and the East Chester Road. Sawmill Lane is two miles north of West Farms, where the Westchester rapid transit road will connect with both the New-Haven suburban tracks and the present subway extension. Sawmill Lane will be the third station from West Farms.

Frederick Fox & Co. sold a large plot of land facing the Botanical Gardens, north of Bronx Park, and with a frontage on the Bronx River. The property was known for many years as "French Charlie's Island." It was patronized mostly by German people. The buildings on the premises were destroyed by fire about a year ago. The buyer will erect a factory and loft building on the site.

Slawson & Hobbs sold for William H. Bingham to an investor the northwest corner of St. Nicholas-ave. and 132d-st., two apartment houses, each 40x100 feet, now in course of construction. Also sold for Ida B. Snyder to an investor No. 972 Amsterdam-ave., a five story double flathouse, 25x100 feet.

Archibald Russell and Percy R. Pyne bought the building at the southwest corner of 72d-st. and Broadway, occupied for many years by the Colonial Club, and the abutting dwelling houses Nos. 208 and 210 West 72d-st., through Dennis & Preston from the City Investing Company, of which Robert E. Dowling is president. The parcel has a frontage of 115.3 feet in Broadway and of 95 feet in 72d-st. Whether or not the buyers will immediately improve the premises could not be learned last night. The purchase price was not made public.

The Colonial Club went out of existence about a year ago. Since that time its old clubhouse has been vacant. The Constitution Club was organized some months ago by H. B. Edwards, Charles I. Bolles and other persons, who said they would like to see the new club in the old clubhouse.

W. W. & T. M. Hall sold No. 526 5th-ave., a five story American basement house, 22.6x120 feet, between 43d and 44th sts., to a business man, who bought the parcel as a Christmas gift for his wife. The asking price was $285,000. The house was recently extensively altered.

Vennette F. Pelletreau & Co. sold the Orienta, an eight story apartment house, No. 304 West 79th-st., for Snyder & Herder, for $250,000, to an investor.

George Nicholas bought from the Sterling Realty Company No. 22 West 27th-st., a four story dwelling house, 20x98.9 feet. Douglas Robinson, Charles S. Brown & Co. were the brokers.

Potter & Bro. and Daniel B. Freedman have sold Nos. 63 and 65 West 86th-st., a four and a five story building, on a plot 50x98.9 feet.

Davis & Robinson have sold for Mrs. Emma Topliz No. 47 East 68th-st., a four story brownstone dwelling house, on a lot 25x100.5 feet.

The Fleischmann Realty and Construction Company resold to Samuel Wacht the block front on the east side of 8th-ave., between 145th and 146th sts. It is part of the two blocks bought recently by the sellers from the Manhattan Railway Company.

H. T. Gurney leased to J. M. Thorburn & Co., seedsmen, the buildings No. 33 Barclay-st. and No. 38 Park Place, for a term of years, at an aggregate rental of about $100,000. The company will occupy the entire property.

The Sound Realty Company bought the Crawford estate tract, east of White Plains-ave., between 239th and 241st sts. It comprises about thirty acres.

The Ruland & Whiting Company leased to the United Merchants' Realty and Improvement Company the two five story buildings at the northeast corner of Nassau and Ann sts., for the term of twenty-one years, at an aggregate rental of more than $546,000.

Frederick Fox & Co. resold to the Middleboro Realty Company the building No. 14 East 12th-st. It is understood that the buyer bought to protect the light and air of its new nine story mercantile building, Nos. 16 and 18 East 12th-st., which it recently completed.

Gordon, Levy & Co. bought Nos. 5 and 13 West 112th-st., two three story dwelling houses, 16x100.1 feet and 15.6x100.10 feet, respectively. The firm recently bought No. 7 to 11 West 112th-st. It now controls a plot 78.6x100.11 feet. Herman Rosenberg was the broker.

William P. Mangam resold for a client the plot on the east side of Park-ave., 202.6 feet north of 128th-st., and extending to Canal Place. It is 22x100 feet in each thoroughfare.

This plot is in the section in which the New-York State Realty and Terminal Company, representing the New-York Central Railroad Company, has been buying for a proposed terminal at 138th-st. The seller acquired the property from the White estate about a week ago.

Louis Schrag and W. Hamilton McBride, of Ames & Co., sold for the Bachrach estate and Charles A. Schrag, Nos. 417 and 419 6th-ave., two four story buildings, on a plot 39.6x89 feet, between 28th and 29th sts. W. Clarence Martin is the buyer.

M. & L. Hess sold for Anne G. T. Duval No. 26 West 21st-st., 25x92 feet. This is the ninth parcel sold by this firm of brokers in this block within the last few months.

Felix Isman leased for 105 years a parcel at the southeast corner of 33d-st. and Broadway, as a site for an office building. The rental for the term will be $6,250,000.

Joseph Mandelb Kern sold for B. Wasserman the Lorraine, a seven story apartment house, on the east side of Madison-ave., 50 feet south of 26th-st., on a plot 50x100 feet. William Sutherland was the buyer.

The McKinley Realty and Construction Company sold the Belleclaire, a six story apartment house, Nos. 65 and 67 West 140th-st., on a plot 50x99.11 feet, between 5th and Lenox aves.

Slawson & Hobbs sold for David Cohen to a client the plot 50x54.2x50x55.7 feet, on the north side of 92d-st., 150 feet west of West End-ave.; also sold for James McClenahan to a client, the vacant plot, 20.11x100 feet, at the southwest corner of Broadway and 113th-st.

Pease & Elliman sold for William Murray No. 15 West 54th-st., a new five story American basement dwelling house, on a lot 25x100 feet. It adjoins the house occupied by John D. Rockefeller, jr.

Henry Phipps, of the United States Steel Corporations bought through H. J. Sachs & Co. from Louis Sachs Nos. 6 and 8 West 22d-st., a five story office and stone building, on a plot 50x88.9 feet, and from Joseph and David Steiner Nos. 10 and 12 West 22d-st., a five story building, on a plot 9x98.9 feet. He also bought No. 14 West 22d-st., a parcel 27x98.9 feet, from F. P. Harper.

Mr. Phipps some months ago created the Phipps Model Tenement House Commission for the building of model tenement houses in this city. The commission began operations with about $1,000,000.

Henry W. Williams & May sold No. 7 East 88th-st., a five story American basement dwelling house, for the James C. Carter estate.

The Realty Operating Company sold, through Hall J. Row & Co., to the McCormick Construction Company, a plot, 100x125 feet, on the north side of Dyckman-st., 50 feet east of Broadway. The buyer will erect on the parcel two 50-foot six story flathouses, each with a depth of 112 feet. This will be the first building operation in the Dyckman tract since the big purchasing movement of a year ago.

Gibbs & Kirby sold for $210,000 to Alexander Walker, president of the Colonial Bank, the Elizabeth, a six story apartment house, with stores, on a plot 73.8x97.5 feet, at the southwest corner of 105th-st. and Broadway. Bryan L. Kennelly was the seller. He took in part payment, at $86,000, a plot, 32.7x96.8x60.11x98.7 feet, at the northeast corner of 113th-st. and Riverside Drive, adjoining the house of George Noakes.

Vorhees & Floyd sold for Daniel B. Freedman No. 34 Murray-st., a five story stone front mercantile building, on a lot 24.8x100 feet (Trinity leasehold). Mr. Freedman bought the parcel a few days ago.

Charles F. Noyes & Co. sold for Daniel B. Freedman to a client No. 116 Maiden Lane, a four story brick building, on a lot 20.11x21.4 feet, adjoining the southeast corner of Pearl-st.

Hilberth & Gabel sold a parcel, 50x100.5 feet, at the northeast corner of 85th-st. and 3d-ave., and a 35th-st. abutting plot, 50x100 feet, for the Vanderpoel estate to Lowenfeld & Frager, who have resold the plots to Barnett Hamburger. He will erect a seven story flathouse on the site.

M. Edgar Fitzgibbon sold for a builder Nos. 965 and 967 Amsterdam-ave., six story flathouses, 50x100 feet, for $110,000, to Christopher Kuhlman.

Tucker, Speyers & Co. sold to a client for G. E. Coleman No. 44 West 38th-st., a four story and basement high stoop brownstone house, on a lot 20x98.9 feet. Also sold Nos. 214 and 216 East 16th-st., two three story and basement high stoop brownstone houses, on a lot 50x102 feet.

M. L. & C. Ernst sold the block front on the west side of Stebbins-ave., between 163d and 163d sts., with the exception of a 10-foot gore. The size of the plot is 130.6x86x123.6x57.5 feet. The firm has bought the two five story flathouses, Nos. 828 and 830 Elton-ave., on a plot 50x100 feet, and has sold through the Ernst-Cahn Realty Company to Alfonso Pucoorelli No. 937 Courtlandt-ave., a frame dwelling house, on a lot 25x109x30x96 feet.

The Berman Realty Company sold for Levy & Friedman a plot, 100x75 feet, at the southwest corner of 129th-st. and 7th-ave. The buyer will erect an elevator apartment house on the site.

Frederick Fox & Co. sold for Mrs. W. H. Lane No. 14 East 12th-st., to a client. The building will be altered and leased for business purposes.

Ernestus Gulick bought from Edward C. M. Fitzgerald, of the McNulty & Fitzgerald Real Estate Company, a tract containing about eight thousand lots, between the easterly end of Flatbush-ave. and Bergen Beach. The property has a frontage of about two and one-half miles on Jamaica Bay. In this transaction Mr. Gulick represented a syndicate which purposes to build a new suburban town on the property acquired. The improvements will cost several millions of dollars.

Slawson & Hobbs sold for H. A. James the Scarboro, a five story apartment house, with stores, on a plot 30x102.2 feet, at the southeast corner of 86th-st. and Amsterdam-ave.

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

The real estate transactions during the last week have been, if anything, even more numerous and various than during any previous week of the current season. The chief centre of speculative activity remains in the district affected by the Pennsylvania and trolley terminals, and this district will undoubtedly remain in a ferment for a long time to come. It is different from other speculative districts, because, in case a higher level of values is permanently established it will not only have to be transformed, but reformed; and a process of reformation from dubiousness to respectability is a slower process than a process of transformation from one kind of respectability to another. Most of the recent buying has taken place in 6th-ave. and in the immediate vicinity of the terminal, and the only improvement yet announced for this vicinity is the erection of a skyscraper on the southeast corner of 33d-st. and Greeley Square. An excellent demand for high priced residence property continues to be indicated, and it looks as if a renewal of speculative buying in the section east of the Central Park would be justified during the coming spring. This is likely particularly to be the case provided the prices of securities in Wall Street continue on the whole to advance. If they do continue to advance, the new rich man may become as conspicuous in New-York in 1906 as he was in 1901 and 1902. Another noteworthy incident is the announcement of the first building operation in the Dyckman tract. Inasmuch as subway trains will be running to Kingsbridge within a few weeks this announcement is only natural, and a renewal of speculative buying in that vicinity will take place during the winter and spring. Vacant property in this district continues to be the cheapest property in Manhattan or The Bronx, considering its accessibility, and it offers a fair field for exploitation. It will probably be improved throughout with the class of tenements which prevail in Harlem, and in the vicinity of the waterfront arrangements will have to be made for the transaction of a good deal of business. The great obstacle to the early improvement of the district is the backward condition of street opening proceedings, and other similar inconveniences, but much can be accomplished in this respect during the summer provided the work is vigorously prosecuted. The Dyckman tract is entitled to an earlier development than are portions of The Bronx where improvements are already under way.

TWO DEALS IN BROAD-ST.

D. Phoenix Ingraham & Co. have sold for Morris Weinstein Nos. 70 and 72 Broad-st., a five story building, on a plot 44x66.2x50.1x63 feet, occupying the block front between Marketfield and Beaver sts., to Randolph Guggenheimer and Samuel Untermyer. The seller bought the property last month through the same broker.

SYNDICATE GETS LEONARD MOODY CO.

The Leonard Moody Real Estate Company has again changed hands. A syndicate headed by John C. Judge, and including E. N. Finn, S. L. Rubel and Edward P. Smith as officers, has bought the business, which has been successfully carried on since July 1 by David Michel and Benjamin H. Roth, who purchased it from the Moody interests.

Samuel Goldsticker and M. C. and Charles M. Kervan have sold for George A. Hazeltine No. 41 Broad-st., a four story building, on a plot 20.8x127 feet, adjoining the Broad Exchange building. The sale includes Mr. Hazeltine's restaurant business.

QUICK RESALE OF WEST SIDE HOUSES.

M. Morgenthau, jr., & Co. have resold for Felice B. Keene two five story double flathouses, on plot 50x100.11 feet, Nos. 416 and 418 West 105th-st. The seller purchased these houses about two weeks ago through the same brokers.

BIG RHODE ISLAND HOTEL LEASED.

The Hotel Register Realty Corporation has leased for the owners the Belvedere, at Bristol, R. I., for a term of years, to W. B. Lockwood, formerly of the American Hotel, Freehold, N. J., and also the Russwin House, New-Britain, Conn., to E. E. Seeley.

The same corporation reports the leasing of the Elberon Hotel and cottages, Elberon, N. J., for James Smith, jr., owner, to Clarence Van Note and Richard Hughes. It is said that Ernest Fribourg, late of Delmonico's, will manage the business of the hotel for the coming season.

The Hotel Register Realty Corporation has leased for the owner the Hotel Hibiscus, Palm Beach, Florida, to Thomas R. Moore, proprietor of the Lake View House, Lake Hopatcong, New-Jersey; also the Altamonte, at Altamonte Springs, Fla., for George E. Bates, owner, to J. S. Stuart, of the Pearl Point Hotel, Lake George, New-York.

BUY EQUITABLE PARK.

The Broadway Reliance Realty Company has purchased the block of thirty lots known as Equitable Park, on the westerly side of West End-ave., the north side of 66th-st., south side of 67th-st., and extending westerly to the Hudson River Railroad tracks.

MORE SALES IN OLD "L" BLOCKS.

The Fleischmann Realty and Construction Company has sold sixty-nine more lots in the two blocks recently bought from the Manhattan Railway.

Hillman & Golding are buyers of twenty-three lots on the north side of 144th-st., 100 feet east of 8th-ave., and twenty-three more on the south side of 146th-st., similarly situated.

Samuel Wacht and Joseph Braverman are buyers of twenty-three lots on the north side of 145th-st.; also 100 feet east of 8th-ave. The three plots are 575x100 each.

REALTY BOOM IN HUDSON COUNTY.

That Hudson County is enjoying a real estate boom unprecedented is proved by the big increase in the amount of business done in the last year by County Register James C. Clarke. Up to Friday night 10,735 deeds affecting property in the county had been recorded this year, as against a little more than 7,000 last year, while the number of mortgages recorded had increased from about four thousand to 6,997.

ANOTHER SIXTH-AVE. SALE.

The McVickar, Gaillard Realty Company has sold for Mrs. Jane Stokes No. 503 6th-ave., a five story brick building, with stores, between 30th and 31st sts., on lot 17x41x irregular, to Frederick C. Gilsey and William L. Sutphin.

SOUTH-ST. STRUCTURE CHANGES HANDS.

The Whitehall Realty Company has bought No. 177 South-st., a four story mercantile building, 31x84 feet.

TRANSACTIONS IN REALTY.

William Stonebridge has sold for Max Dorf and David Baron the block front on the south side of East 167th-st., extending from Lorillard Place to Hoffman-st., 24x200x70 feet. The property is to be immediately improved with five story brick stores and flathouses.

Joseph F. Feist has sold for the Whitehall Realty Company a five story brownstone flathouse, No. 32 Amsterdam-ave., 20x80 feet.

Robert R. Perkins, as one of the trustees of the Dyckman Library, has sold to Joseph M. Schenck the plot 86.7x136x62x138 feet, on the east side of Broadway, 150 feet south of Academy-st.

The firm of Joseph Bierhoff has sold No. 471 Lenox-ave., a five story apartment house, with stores, 33.5x100 feet, for Carrie C. Moritz, to Israel J. Roe; also No. 270 Lenox-ave., a three story flathouse and store, on a lot 18x75 feet, for George Andreas. The same firm and I. D. Ryttenberg has sold Nos. 1,945 and 1,947 Amsterdam-ave., two one story frame stores, on a plot 50x100 feet.

Kupperstein & Lowenfeld have sold for Jacob Koch to the New-Amsterdam Realty Company and Leonard Weill Nos. 1,692, 1,694 and 1,696 2d-ave., three five story tenement houses, on a plot 75x75 feet.

Jacob Israelson reports that Peter Korn has sold to Nathan Adelsdorfer Nos. 108 and 110 East 87th-st., two five story flathouses, on a plot 55x100.8 feet.

Comellas & Froman have sold for E. Gosset to Charles B. Gumb No. 228 East 81st-st., a five story flathouse, on a lot 25.5x102.2 feet.

John T. Wall has sold for the estate of John Hammel to Francis Biegen No. 1,677 Lexington-ave., a five story double flathouse, with stores, on a lot 25x77 feet. Also sold for Bertha Roestel to Annie M. Goudey No. 443 West 30th-st., a five story tenement house, on a lot 25x98.9 feet.

Louis Stoeckel has sold for A. Nelson to Louis Minsky the new six story tenement house, on a plot, 50x75 feet, at the northeast corner of Broome and Suffolk sts. In part payment A. Nelson takes No. 205 2d-ave., a five story building, on a lot 26x110 feet.

F. E. Barnes has sold for the Metropolitan Trust Company, as trustee for the Murphy estate, the plot 100x99.11 feet, on the north side of 125th-st., between Morningside and St. Nicholas-ave. The buyer, Harris Bernstein, will erect an apartment house on the site.

Joachim & Goldschmidt have sold for Leo Wasserman No. 18 Morningside-ave., a five story apartment house, on lot 30x100 feet.

Friedman & Feinberg have bought from Richard Deeves the plot, 80x127.4x76x121.2 feet, on the south side of 83d-st., 275 feet east of Amsterdam-ave.

The Hudson Realty Company has sold to the Four Realty Company the plot at the northwest corner of Amsterdam-ave. and 159th-st., 100x120 feet.

Gerson Stein has sold for Morris S. Herman to a Mr. Herrnstadt Nos. 27 and 29 West 115th-st., two three story stone front dwelling houses, on plot 75x100.11 feet.

Steinman & Fine have sold for Grossman & Passon a six story flathouse, on the south side of 96th-st., between 1st and 2d aves., on plot 35x100.8 feet.

Patrick Shea has sold No. 8 East 126th-st., a five story flathouse, on lot 25x100.11 feet.

M. H. Raubitschek has sold for the estate of James Williams to Emma Frank No. 126 to 134 West 128th-st., five three story brownstone front dwelling houses, on plot 76x99.11 feet.

L. Walter Lissberger has bought the five story flathouse No. 1,758 1st-ave., on lot 25x100 feet.

Moses Metzger has bought No. 527 East 83d-st., a five story triple flathouse, on lot 25x102.2 feet, from J. Weissberg, and resold it to John C. Mayforth.

Jacob Margowitz has sold for B. Rosenthal & Brothers the three-story building No. 325 East 84th-st., on lot 20x102.2 feet, to Max Weissman.

Hofflin & Friedman have resold the four story double flathouse, No. 418 East 78th-st., on lot 28.1x102.2 feet, to a client of J. L. Kornicker.

Aaron Goodman has resold Nos. 213 and 215 East 43d-st., two five story tenement houses, on plot 50x100.5 feet.

Alfred Frankenthal has sold for Max Marx to Jacob Israelson the two six story tenement houses, Nos. 708 and 710 11th-ave., on plot 50x100 feet.

W. & J. Bachrach have sold the two five story tenement houses Nos. 535 and 537 West 59th-st., on plot 50x100.5 feet.

D. S. Gerstenfeld has sold for F. Gans to J. Blum the two five story tenement houses, with stores, Nos. 436 and 438 West 26th-st., on plot 52x98.9 feet.

Kaskel, Bruder & Hahn have sold to Herman and Arthur Levy, No. 337 West 49th-st., a five story tenement house, on lot 25x100.5 feet.

Schultz, Brady & Friedman have bought Nos. 109 and 111 East 7th-st., a seven story tenement house, on plot 62x111.9 feet.

Gross & Eisler have sold to Henry Henig No. 241 East 53d-st., a four story tenement house, on lot 25x76 feet.

Max Schaefert has sold to Hyman Cohen No. 269 Avenue C, a five story tenement house, on lot 25x100 feet.

Jacob Jacobowitz has sold to Louis Lebowitz the northwest corner of Grand and Willett sts., a six story tenement house, on lot 25x100 feet.

Philip Morgenstern has bought from Schmeidler & Bachrach No. 351 Madison-st., a five story tenement house, on lot 25x96 feet.

Joachim & Goldschmidt have sold for Levin & Co. to M. Bloomenfeld, the six story tenement house, with stores, No. 114 Suffolk-st., 25x100 feet.

Lazarus Hannes has sold Nos. 81 and 83 Rivington-st., southwest corner of Orchard-st., two five story tenement houses, on plot 50.2x50 feet, to a Mr. Litrovnick.

Abraham M. Levy has bought the six-story tenement house, No. 50 Allen-st., on lot 25x87.6 feet, from Philip Goldstein.

Goldberg & Greenberg have resold to Abraham Goldberg the triangular block bounded by Grand, Corlears and Monroe sts., covered with four story tenement houses.

H. L. Phelps has sold for a Mr. De Breslauer, No. 165 St. Ann's-ave., and for Morris Sternberg, No. 161 St. Ann's-ave., five story flathouses, on lot each 25x98 feet.; also for a Mr. Kahn, No. 818 East 135th-st., a dwelling house, on lot 18x100 feet, for Rosa Baun; No. 822 East 134th-st., a four story flathouse, on lot 25x100 feet; for a Mr. Meyer, the five story flathouse, 25x70 feet, at the northwest corner of Brook-ave. and 145th-st., and for a Mr. Ginther No. 682 East 139th-st., a five story flathouse, 25x100 feet.

Paul Halpin has bought from John W. Curran the plot, 75x100 feet, on the west side of Walton-ave., 92 feet south of Tremont-ave. Walter Goodchild was the broker.

The firm of Joseph Bierhoff has sold for a client No. 758 East 149th-st., a flathouse, with stores, on lot 25x100 feet.

Barnett & Co. have sold for Lorence Zeller the three story building, with stores, at the southwest corner of 161st-st. and Courtlandt-ave., on lot 23.6x97 feet.

Leopold Wallach has sold the property known as Westchester Heights East, an undeveloped tract of thirty-one acres, lying between the Bronx and Pelham Parkway and the Eastchester Road, with short frontages on each. The property lies south of the Benjamin Stern holdings and east of the Morris Park racetrack.

John A. Steinmetz has sold Nos. 2,439 and 2,443 Jerome-ave., three four story double flathouses, with stores, on plot 61.5x90 feet; also to Antonio Sconza No. 193 Rosedale-ave., a frame dwelling house, on lot 25x100 feet.

Daniel E. Seybel has sold No. 711 Cauldwell-ave., a three story frame dwelling house, on lot 18.9x115 feet, to Jacob Miller, through Weissman & Henschel.

Solomon Sobel has bought through James S. Seagrave No. 703 Eagle-ave., a two family house, on lot 19x99 feet.

Reiss Brothers have sold for Terry Parker No. 615 East 144th-st., a frame dwelling house, on lot 25x100 feet.

Hofflin & Friedman have sold the plot, 100x100 feet, on the east side of Boone-st., 350 feet south of West Farms Road; also sold two lots on the east side of Webster-ave., south of 171st-st.

Charles E. Duross has leased for the Cincinnati Abattoir Company to the Manhattan Refrigerating Company the new six story building at the southeast corner of Gansevoort and West sts., for sixty-three years. The new tenants will take possession April 1, 1907.

REAL ESTATE TRANSFERS.

Columbus-ave, w s, 25.3 ft n of 95th-st, 25.3x100; Jacob L Lissner to Mary E Kidd; mortgage, $20,000 ..... $100

60th-st, s s, 250 ft w of Amsterdam-ave, 50x100.5; Herman Aaron to Edward Baer and another; mortgage, $11,250 100

69th-st, No 206 to 212 West, 125x100.5; New-York County National Bank to Josephine W Wuppermann; mortgage, $45,000 ..... Nominal

Amsterdam-ave, No 2,003, w s, 25x100; John L Roden to Wright & Gillies; mortgage, $6,000 100

Avenue C, s e cor 13th-st, 54x62.3; Morris Smith to Meyer Lefkowitz; mortgage, $27,000 ..... Nominal

St Ann's-ave, e s, 50 ft s of Rae-st, 25.1x irreg; Anthony Cuner to Henry Eisnann; mortgage, $3,000 100

Lots 1 to 19, 39 and 50, 55 to 59, 104 and 105, map 150 lots; Crane estate to Mary A Howley et al, 4 deeds 100

Lot 24, map Morrisania; James T Miller et al to John F Heimecke ..... Nominal

7th-st, n s, 275 ft w of 1st-ave; 25x92.6; Henry Feldman to Maria Berliant; mortgage, $14,000 ..... Omitted

2d-ave, No 789, e s, 27.6x irreg; Isaac Lowenfeld to Kaprel Tarzylan; mortgage, $16,500 100

Avenue C, No 78, e s, 18.9x92.8; Joseph Weinstein to William Solomon; mortgage, $20,000 100

Cherry-st, No 408, n s, 27.3x97.4; John F Schotz to Max Kolowtzsky and another; mortgage, $26,000 100

Allen-st, Nos 43 and 45, w s, 50x60; Julius Berkowitz et al to Morris Haber et al; mortgage, $42,750 100

2d-ave, No 819, w s, 18.6x77; Isaac Sakolski to Harris Mandelbaum and another; mortgage, $9,000 100

3d-st, No 109 East, 21.4x—; Jacob Breitmeier to Florence Weil; mortgage, $12,000 100

45th-st, No 224 East, 26x100.4; Isaac Schmeidler to Irving Bachrach 100

94th-st, No 334 East, 25x100.8; Josephine Pruell to Albert Brandt; mortgage, $11,000 100

45th-st, s s, 307 ft e of 2d-ave, 26x100.4; Irving Bachrach to D Pinnella; mortgage, $23,000 100

78th-st, Nos 222 and 224 East, 26.8x42.2; Augusta Greenwald to Isidore Jackson and another; mortgage, $5,000 100

78th-st, s s, 238.4 ft e of 3d-ave, 13.4x102.2; Max Inkiles to Isidore Jackson and another; mortgage, $4,000 100

Sherman-ave, w s, 225 ft s of Emerson-st, 75x150; Frank P Schimof to Lincoln Gray and another; mortgage, $12,500 100

Sherman-ave, lot 87, map Section A Vyse estate; Joseph Schulman to Rose Lynch; mortgage, $1,500 100

105th-st, s s, 85 ft w of 1st-ave, 40x irregular; Samuel Kadin to Salvatore Imperato; mortgage, $45,000 100

94th-st, No 332 East, 25x100.8; Josephine Bruell to Albert Brandt; mortgage, $11,000 100

9th-st, s s, No 308 East, 24.11x93.11; James F Laiston and another to Harry Wasserman and another 20,000

89th-st, No 246 West, 20.6x88.9; Vittorio Bernardi to Louis N Langballe; mortgage, $12,000 ..... Nominal

132d-st, Nos 26 and 28 West, 66.8x99.11; Bennett Bernstein to Teresa Snyder; mortgage, $57,000 100

1st-ave, n w corner 17th-st, 23x80; Isaac Sakolsky to Harris Mandelbaum and another; mortgage, $21,000 100

110th-st, n s, 275 ft w of 3d-ave, 50x100.11; Harris Mandelbaum et al to Harry Wittenber 100

52d-st, No 123 West, 25x100.5; Louisa D Ripley to Constance B Ripley ..... Nominal

1st-ave, s e corner 107th-st, 50x100.11; David Dreyfuss to Samuel Werner and another; mortgage, $25,000 100

Delancey-st, No 196½, n s, 25x51.10; D Gronholz to Jacob Bernardik; mortgage, $13,024.93 100

Lots 34 and 35, map 150 lots Crane estate; Chelsea Realty Company to Lazarus Levin 100

Lot 124 to 128, same map; same to Louis M Jones 100

Lot 420 to 423, map Van Nest Park; Bertha Knauf to P A Bustis; mortgage, $3,000 100

85th-st, s s, 204.9 ft e of 3d-ave, 24.9x102.2; Charles M Hammel to Hannah Frieder; mortgage, $28,650 100

67th-st, No 109 West, 25x100.5; Marion F Holmes to William W Lawrence ..... Nominal

110th-st, n s, 100 ft w of Grand Boulevard; 75x90.11; M A Haffner to Alex S Andrews 100

Fox-st, s s, 158.11 ft e of Prospect-ave, 40x115; Joseph Leitner et al to Samuel Mayers; mortgage, $28,000 ..... Nominal

Pitt-st, No 127, n w s, 24.10x100; Adam Wiener to Louis Rapaport et al; mortgage, $40,000 100

8th-ave, s w corner 4th-st, 114x205, Wakefield; Anna A Cradock et al to George W Godward ..... Nominal

142d-st, No 68 West, 25x99.11; Max C Baum to Charles Oestreich and another; mortgage, $15,700 100

107th-st, No 4 East, 31.11x100.11; William Johnston to J C McCreery; mortgage, $30,000 ..... Nominal

RECORDED MORTGAGES.

Frank, Emma, to F Walker; 128th-st, No 126 to 134 West; 1 year, 6 per cent $7,500

Bachrach, William, and another to M L Markey; 119th-st, s s, 373 ft e of Pleasant-ave; 1 year, 5 per cent 4,000

Wasserman, Harry, and another to J H Balston and another; 9th-st, No 724 East; 1 year, 5 per cent 16,000

Rogal, Grace C, to Smith Williamson; Union-ave, e s, 216 ft n of Wall-st; due June 15, 1906, 6 per cent 5,000

Lizzo, Tony, and another to M Klett; Concord-ave, e s, 150 ft n of Elm-st; 3 years, 5 per cent 2,400

Monaghan, Elizabeth J, to William A Martin; 138th-st, No 417 West; due January 18, 1909, 5½ per cent 5,000

Tarzyjian, Kaprel, to Isaac Lowenfeld; 2d-ave, No 730; due October 15, 1907, 6 per cent 1,500

Pierpont, George W, to F G Potter; 35th-st, Nos 18 and 20 West; 2 years, 5 per cent 25,000

Langballe, Louis N, to V Bernardi; 39th-st, No 246 West; 1 year 2,500

Pinnella, D, to Irving Bachrach; 45th-st, s s, 307 ft e of 3d-ave; 5 years, 6 per cent 1,000

Cech Realty Company to Jacob Marx; 136th-st, Nos 550 and 552 East; 2 mortgages, $2,500; 2 prior mortgages, $9,500; due April 18, 1907, 6 per cent 5,000

Weill, Leonard, to American Mortgage Company; 82d-st, No 206 to 214 East; due June 30, 1907, 5½ per cent 38,000

Same to same; same property; prior mortgage, $38,000; due June 30, 1907, 6 per cent 7,000

Essen, Magde E, to M Aguer; Alexander-ave, No 131, 5 years, 6 per cent 7,000

Same to same; Alexander-ave, No 133; prior mortgage, $12,000; 5 years, 6 per cent 5,000

Kirschberg, Elias, to A Balsohun; 137th-st, n s, 100 ft e of St Ann's-ave; 3 years, 6 per cent 8,000

Machiz, Simon, to Johann H Menkens; 12th-st, n s, lot 452 map N W Stuyvesant; prior mortgage, $12,000; 1 year, 6 per cent 13,000

Charig, Irving S, to Title Insurance Company; lots 104 to 105, map Crane estate; 2 years, 5½ per cent 7,475

Same to S H Herman; same property; 2 years, 5½ per cent 1,725

Bassford Realty Company to H R Steele; Bassford-ave, w s, 115 ft s of 183d-st; demand, 6 per cent 1,000

Jonas, Louis M, to Title Insurance Company; lots No 134 to 138, map of Crane estate; 2 years, 5½ per cent 12,675

Same to S H Herman; same property; 2 years, 5½ per cent 2,925

Wittenberg, Harry, to William A Butler, jr; 110th-st, No 155 to 159; three mortgages $14,000, 2 years, 5 per cent 42,000

Howley, Alice, and another to S H Herman; lots No 17 to 19, map of Crane estate; 2 years, 5½ per cent 1,275

Hermann, Henry S, to same; lots No 39 to 50, same map; 2 years, 5½ per cent 8,500

Gilles, John J, to Rae Karmel; Prospect-ave, No 593; 2 years, 6 per cent 1,500

Christie, Maud A, to Monitor Realty Company; Chisholm-st, e s, 69.10 ft n of Stebbins-ave; instalments, 6 per cent 300

Haber, Morris, et al to Julius Berkowitz and another; Allen-st, Nos 43 and 45; two mortgages $625, 3 years 1,250

Goldberg, Kaplan & Co to Republic of Panama; 99th-st, s s, 150 ft e of Madison-ave; 5 years, 5 per cent 37,500

Same to W S Gurnke et al, trustees; 99th-st, s s, 187.4 ft e of Madison-ave; 5 years, 5 per cent 37,500

Werner, Samuel, and another to D Dreyfuss and another; 1st-ave, s e corner 101st-st; due July 1, 1909, 6 per cent 9,000

Krukin, Philip, to Simon Ginsbourger; 107th-st, s s, 250 ft w of 1st-ave; 3 years 3,000

Kidd, Mary B, to J L Lissner; Columbus-ave, w s, 25.3 ft n of 95th-st; 1 year, 6 per cent 6,000

Snyder, Teresa, to Bennett Bernstein; 132d-st, Nos 26 and 28 West; 3 years, 6 per cent 7,000

Klein, Michael, and another to A Meller and another; 11th-st, s s, 443 ft e of Avenue B; 1 year, 6 per cent 1,000

Solomon, William, to Joseph Wiesslthier; Avenue C, e s, 102.6 ft s of 6th-st; 5 years, 6 per cent 1,500

Markwitz, Anna, to Baron de Hirsch Fund; Stanton-st, No 177; 3 years, 5 per cent 19,000

Berliant, Maria, to H Feldman; 7th-st, n s, 275 ft w of 1st-ave; 5 years, 6 per cent 14,000

Weil, Florence, to J Greitmeier; 3d-st, No 109 East; 5 years, 6 per cent 4,600

Rosenberg, Joseph, and another to Manhattan Life Insurance Company; 104th-st, n s, 137 ft w of Columbus-ave; per bond 115,000

Scharlin, Sidney, to H H Blohm; 114th-st, n s, 235 ft e of 3d-ave; 3 years, 6 per cent 4,000

Pinzka, Charles, to J Waller; Tinton