# REALTY ACTIVITY WIDESPREAD

## *SEVERAL BIG DEALS IN 5TH-AVE. REPORTED IN THE WEEK.*

### *Trading in Old and New Tenement Houses Vigorous—Quick Market for Large Long Island Tracts.*

The strength of the realty market was plainly revealed last week in the large volume of business transacted. Activity was widespread. Not only were new owners found for many fine parcels in the West Side section north of 59th-st., but some big 5th-ave. deals were made, and trading in old and new apartment and tenement houses was vigorous. Several sales of Long Island property involving many hundred thousand dollars were also reported in the week. In fact, the size and character of the business done was especially pleasing to the real estate brokers and operators.

One of the principal deals of the week was the sale of No. 1,026 5th-ave., a six story American basement dwelling house, occupying a plot 36.10 x100 feet, between 83d and 84th sts., by B. A. Williams to Mrs. Mary J. Kingsland, for about $510,000. The house was built several years ago from plans drawn by Van Vleck & Goldsmith. It has eleven rooms for servants, its own heating and lighting plants; is fireproof throughout, and is built of limestone. It is considered by many architects and real estate men to be one of the best dwelling houses ever built in this city to sell in the open market.

The parcel No. 35 to 41 Park Place, two five story and basement and sub-cellar buildings, on a plot 100x99 feet, was resold in the week. This was the third sale of the property in two weeks. It was also reported in the week that the Irving P. Lovejoy Company would erect a ten story loft building on the plot Nos. 165 and 167 William-st. for the owners of the parcels. The size of the plot is 52.4x86x irregular.

The same company has also sold Nos. 35 and 37 Rose-st., old buildings, on a plot 42.6x irregular x about 90 feet. The buyer will erect a seven story loft building on the site. This is the third sale of the property by the Lovejoy company.

George R. Read & Co. sold for William H. Macy, jr., No. 40 East 21st-st., a four story and basement brownstone high stoop dwelling house, 25x92 feet, and No. 39 East 20th-st., a two story brick business building, 25x92 feet. The two lots form a plot extending through the block and having a depth of 184 feet. Randolph Guggenheimer, the buyer, intends to erect a large mercantile building on the site.

Samuel Goldsticker sold for Charles H. Neilson to Alfred J. Cammeyer No. 147 East 21st-st., a four story English basement dwelling house, 16.4x98.9 feet. It is opposite Gramercy Park.

Charles F. Noyes Company sold for Richard J. Chard the five story and basement building No. 245 Water-st., 37x76 feet. The property was held at $55,000.

M. & L. Hess leased for August Oppenheimer for a term of ten years the four story and basement building No. 6 East 17th-st. to Anthony Garten, who, after extensive alterations, will occupy it for his own business.

Collins & Collins sold for W. M. Benjamin the four story and basement brownstone dwelling house No. 150 East 61st-st., 19x100 feet, to a client.

Pease & Elliman sold for Daniel B. Freedman to L. Hand No. 142 East 65th-st., a three story and basement dwelling house on a lot 20x100.5 feet.

Arthur W. Saunders sold No. 127 East 60th-st., a four story dwelling house, on a lot 20x100.5 feet.

L. M. Blumstein bought from the One Hundred and Twenty-fifth Street Realty Company the department store building, which he occupies, No. 230 to 236 West 125th-st., and extending to Nos. 229 and 231 West 124th-st., 62.6 by 201.10 feet. The Henry Morgenthau Company was the broker.

Joseph Hammerschlag sold to Moses Taylor, of the banking house of Kean, Van Cortlandt & Co., No. 7 East 89th-st., a six story dwelling house, 28 by 100 feet. The house has an elevator.

Douglas Robinson, Charles S. Brown & Co., sold for Daniel B. Freedman No. 325 4th-ave., a four story building. It occupies a lot 20 by 83 feet.

D. Sylvan Crakow and Ignatz Roth bought from Maximilian Davidoff a new seven story elevator apartment house on a plot 100.11 by 100 feet at the southeast corner of 121st-st. and Amsterdam-ave. The Berman Realty Company was the broker.

E. S. Glover, a client of the R. Wilmarth Appleton Company, purchased at auction for $491,000 the building No. 251 5th-ave., northeast corner of 28th-st., and No. 1 East 28th-st. The new owner will remodel and complete this building. He expects to have it ready for occupancy in three months.

D. Phœnix Ingraham & Co. sold for the Stephen Kelly estate a tract of about fifteen acres at the southwest corner of Southern Boulevard and Fort Schuyler Road.

Horace S. Ely & Co. and D. H. Carroll sold for the Frederick Marquand estate No. 181 Broadway, a six story building, 25.5x100.2 feet, for a little more than $400,000. The adjoining parcel, Nos. 177 and 179 Broadway and No. 10 Cortlandt-st., a plot forming an L, surrounding the northwest corner of Broadway and Cortlandt-st., was recently bought for about $900,000 by the United States Realty and Improvement Company and the Century Realty Company. Those companies are not the buyers of No. 181 Broadway. William H. Chesebrough is said to be the purchaser.

J. Helin & Co. sold for the Northwestern Realty Company three six story flathouses, with stores, at the southwest corner of 138th-st. and Bronx-ave., 115 by 100 feet, to Elkan Kahn for about $250,000.

Louis Ettlinger leased to the firm of Morimura Brothers the five story and basement building, No. 153 to 157 Crosby-st., with a frontage of 75 feet, and extending to No. 313 to 332 Lafayette-st., for a long term of years. The brokers were M. & L. Hess.

Clarkson T. Ryttenberg sold for Julius Stroh to ex-Congressman Jefferson M. Levy Nos. 241, 243 and 245 West 26th-st., 63.9x98.9 feet. The property comprises two four story buildings and one two story building. Mr. Stroh owned the property for about thirty years.

Slawson & Hobbs sold for the Crystal Realty Company to an investor the six story apartment house, 40x100 feet, adjoining the northwest corner of 135th-st. and Amsterdam-ave. This is the third house sold of a row of five now being constructed by the Crystal Realty Company. Also sold for Arthur Hartman to an investor No. 325 East 119th-st., a four story cold water flathouse, 20x85x100.10 feet. Also sold the Claire apartment house, No. 348 West 118th-st., 50x88x100 feet.

M. & L. Hess sold for the Pacific Realty Company the three story and basement business building, No. 11 East 20th-st., 70 feet west of Broadway, to an investor represented by Webster B. Mable, who will improve the property and hold it as an investment.

The Crystal Realty and Construction Company bought from the Burlington Realty and Construction Company the block front on the west side of Broadway from 138th-st to 139th-st., a plot 199.10x100 feet. Five six story flathouses will be erected on the site by the buyer.

F. R. Wood & Co. sold for Joseph Hammerschlag No. 338 Riverside Drive, a five story American basement dwelling house, 25x100 feet, to Ward Brower.

James Carlew sold No. 10 West 77th-st., a new five story American basement brownstone dwelling house, on a lot 25x102.8 feet. The buyer will occupy the house. The asking price was $150,000.

The Fleischmann Realty and Construction Company has bought the block front in Riverside Drive, between 112th and 113th sts., owned by William Waldorf Astor.

Pease & Elliman sold for Joseph L. Buttenwieser the iron framework which was intended for a sanatorium at Nos. 154 and 156 East 70th-st., on plot 40x100 feet, to Henry H. Hollister and Henry D. Babcock, who will improve the plot with private houses. They also sold the following four story private dwelling houses, each on lot 20x100.5 feet: For John L. Martin to Woodward Babcock, son of Henry D. Babcock, No. 158 East 70th-st., also No. 160 East 70th-st. for Mr. Martin to Richard E. Forrest, son-in-law of Henry H. Hollister, and No. 162 East 70th-st. for Mr. Martin to Henry H. Hollister. These last three dwelling houses will be modernized and occupied by the purchasers.

In view of the radical change being made in the character of this block, Pease & Elliman formed a syndicate, which bought the remaining parcels which were for sale, the transactions being as follows: For George Whitefield Betts, jr., and Elizabeth H. Stanton, sold No. 176 East 70th-st., a three story dwelling house, on lot 18x100 feet, to Park E. Bell; No. 155 East 70th-st., a four story dwelling house, on lot 20x100.5 feet, for John L. Martin to Henry G. Trevor; No. 157 East 70th-st., a four story dwelling house, on lot 36x100.5 feet, to Mr. Trevor, and No. 159 East 70th-st., a three story dwelling house, on lot 19x100.5 feet, to Mr. Trevor; Nos. 169 and 171 East 70th-st., two three story dwelling houses, on plot 33.4x100.5 feet, for Mary A. Thorp to Robert H. E. Elliott; No. 173 East 70th-st., for Lucy M. Cronin to Henry A. Coster; No. 175 East 70th-st., for a client to Mrs. Edgar H. Booth.

For Mrs. E. H. Stanton, Pease & Elliman have sold No. 179 East 70th-st., a three story high stoop dwelling house, 12.6x100.5 feet, and resold No. 171 East 70th-st., a three story brownstone dwelling house, on a lot 16.8x100.5 feet, for R. E. Elliott.

Leon S. Altmayer sold for Peter Banner to Max and William Greene the Leyland, a six story and basement high class elevator apartment house, Nos. 306 and 308 West 80th-st., between Riverside Drive and West End-ave. The house was erected by Mr. Tully, the builder.

This is the second large elevator apartment house sold by Mr. Altmayer as broker for Mr. Banner, the former sale being the Rauth, at the southwest corner of Central Park West and 90th-st. Both these deals were on an all cash basis.

John G. McCullough sold the Dunmore, a six story apartment house on a plot 75x98.9 feet, No. 228 to 232 West 42d-st., between the Bruce Free Library and the Liberty Theatre.

Plans were filed in the week for a theatre and mercantile building to occupy the block bounded by 47th and 48th sts., 7th-ave. and Broadway. The cost was placed at $700,000.

The McCormack Real Estate Company bought from the Queensborough Development Company practically all of the vacant property between the Rockaway junction and the village of Queens. The property comprises about two hundred acres, is mostly at Hollis and is on either side of Atlantic-ave., extending from Fulton-st. to the old country road. Many of the streets are laid out, trees have been planted and water mains have been installed. The consideration is said to be about $1,000,000. The Queensborough Development Company comprises ex-Governor Black, ex-Park Commissioner Squires, Colonel William M. Griffith, former secretary to ex-Governor Black; John Voorman, William F. Wyckoff, H. C. Du Val, Timothy Williams, vice-president of the Brooklyn Rapid Transit Company; Ralph Peters, president of the Long Island Railroad; William Wheeler and C. B. Wheeler.

The McCormack Real Estate Company also bought the property of the Lakeview Manor Association at Rockville Centre. This property consists of about thirty-two acres, and is laid out in streets in a select section of this prosperous little town. The consideration is said to be about $70,000.

E. B. Vanderveer, John A. De Groot and J. W. De Mott, all of Brooklyn, are members of the Lakeview Manor Association.

The Ernestus Gulick Company sold a tract comprising farms formerly owned by the Hendrickson and Kromenacher estates, of about one hundred and seventy-five acres, at the junction of Springfield and Central aves., Borough of Queens. It has a frontage of 2,000 feet in Springfield-ave. and 2,300 feet in Central-ave.

The land is near the Queens station of the Long Island Railroad and adjoins the southerly line of the Belmont Park property.

It is understood that the purchasing syndicate, which includes several well known Manhattan investors, will improve the property this spring and sell it off in lots and small parcels.

The consideration involved in this sale was said to have been about $350,000.

### SELLS A WALL-ST. STRUCTURE.

William A. White & Sons and Charles B. Van Valen have sold for the New-York Fire Insurance Company to Seth Sprague Terry and Charles C. Nadal, No. 72 Wall-st., a four story building on a lot 28 by 43.2 feet.

### BIG BROADWAY SKYSCRAPER PLANNED.

A twenty-five story building is to be erected on the big plot formed by the premises Nos. 165 and 167 Broadway, Nos. 15 and 17 Cortlandt-st., and the site at the southeast corner of Church and Cortlandt sts., occupied by the Coal and Iron Exchange, by the City Investing Company. Part of the building will be thirty stories high. The work of razing the structures will be begun on May 1. Francis H. Kimball will be the architect of the building. It is also said that at about the same time the Singer Manufacturing Company will begin the erection of an annex to its building at Liberty-st. and Broadway. The annex will be ten stories high on Broadway and fourteen stories on the street.

### LEASE THE DUNMORE FOR $1,250,000.

Slawson & Hobbs were the brokers in the sale for the McCulloh estate, of the Dunmore Hotel, a six story building at No. 228 to 232 West 42d-st., occupying a plot 75 by 98.9 feet, about midway in the block between 7th and 8th aves. It adjoins, on the west, the Bruce Free Library, on the east, the entrance to the Liberty Theatre, and immediately in the rear, and furnishing excellent light for the Dunmore plot, is Public School No. 80. The block is essentially a theatre block, for, besides the Liberty, there are in the street the New-Amsterdam, Fields's and the American theatres. The new owners of the Dunmore Hotel contemplate making improvements to cost $175,000.

Slawson & Hobbs also leased the hotel for the new owners to John L. Murray, for a term of thirty years, at an aggregate rental of about $1,250,000.

### TWO MORE 125TH-ST. DEALS.

The Winslow Realty Company has sold to the Elm Realty Company No. 35 to 43 West 125th-st., a two story business and store building on a plot 100 by 99.11 feet.

The Hudson Realty Company has bought, through D. H. Scully, from Anna M. Spencer Nos. 61 and 61½ East 125th-st., two five story buildings on a plot 33.2 by 99.11 feet, between Park and Madison aves., and from Mrs. Mary Geretz No. 79 East 125th-st., a five story flathouse on a lot 27.11 by 99.11 feet. The latter parcel adjoins the Mount Morris Bank Building.

### FOUR DEALS BY SIMPSON-SWANY CO.

Simpson-Swany Company have sold the following Brooklyn parcels: 480x100 feet, at East 32d-st. and Avenue I; 120x100 feet, at East 31st-st. and Avenue D; 312x100 feet, at East 26th-st. and Clarendon Road; 100x140 feet, at Clarendon Road and East 26th-st.

### BUYS A 5TH-AVE. HOUSE.

John N. Golding has sold for Dr. E. L. Keyes the dwelling house at the northeast corner of 5th-ave. and 74th-st., 27.2x100 feet, to Simeon B. Chapin, who will extensively alter the house and use it for his own occupancy.

### ABANDON AMUSEMENT PARK PROJECT.

Stuard Hirschman is the purchaser of the 536 lots extending from Vernon-ave. to Van Alst-ave., Long Island City, and taking in the streets of Hamilton, Hancock, Boulevard, Sherman, Marion, Sunswick, Jane, and Wilbur and Payntar aves., sold a few days ago. The property is near the entrance of the Blackwell's Island Bridge, and is one of the most desirable locations in Long Island City. It is known as Ravenswood Park, and was bought about year ago by Shubert & Connor with the idea of establishing an amusement park. The property will now be cut up into building lots.

### MANY PARK-AVE. PLOTS SOLD.

Pease & Elliman have sold for Mary H. Maynard to I. N. Phelps Stokes No. 893 Park-ave., a four story dwelling house, on lot 18.2x80 feet; for Effingham Maynard to the Co-Operative Building and Construction Company No. 927 Park-ave., a five story flathouse, on lot 25x100 feet; for J. Willett Van Mett No. 976 Park-ave., southwest corner of 83d-st., a four story flathouse, on lot 25.6x90 feet; for Mrs. Nathaniel Smith No. 1,159 Park-ave., northeast corner of 93d-st., a five story flathouse, on plot 18x88.6 feet; for William Seggie to a client for occupancy No. 1,142 Park-ave., a private dwelling house, on lot 17.3x77.4 feet; for Frank Gulden to the Charter Realty Company No. 101 East 94th-st., a dwelling house, on lot 17x68 feet; for William Mohr No. 1,161 Park-ave., a three story dwelling house, on lot 18x88.6 feet; for Otto Strack to James W. McCulloch No. 1,140 Park-ave., northwest corner of 91st-st., on lot 20x67 feet, and for the Glen Realty Company the plot 100.8x105 feet at the southwest corner of Park-ave. and 93d-st., five five story flathouses, to the Charter Realty Company. Walter E. Maynard, R. H. E. Elliott, Arthur Coppell and H. H. Pease.

### REALTY NOTES.

According to a report yesterday Mrs. William K. Vanderbilt has sold No. 689 6th-ave., a five story building, on a lot 18.6x100 feet, between 39th and 40th sts., to a real estate broker.

J. G. Goldsmith has leased to the Pantasote Leather Company the remaining store in the Goldsmith Building, in 34th-st., adjoining the Waldorf-Astoria, through T. Sherwood Boyd.

### GREENE-ST. BUILDING CHANGES HANDS.

M. Morgenthau, Jr., & Co. have sold for John J. Radley and Charles A. Cowen Nos 171 and 173 Greene-st., a six story and basement business building, on plot 40x100 feet, on the westerly side of Greene-st., 140 feet south of Bleecker-st.

### TRANSACTIONS IN REALTY.

David Stewart has sold for Bertha E. Potter, of Seattle, Wash., a four story brick and stone American basement dwelling house, No. 554 West 173d-st., 16x100 feet.

Du Bois & Taylor have sold for Frank Storrs to a client the new three story and basement stone and brick dwelling house No. 606 West 148th-st., on lot 16.6x99.11 feet.

Williams & McAnery have sold to a client Nos. 238 and 240 West 67th-st., two four story tenement houses, on a plot 50x100 feet.

S. Steingut & Co. have sold for a Mr. Lewis No. 26 Prospect-ave., a three story brick private house, 17x150 feet, to a client, who will occupy the premises. Also sold for M. Franklin No. 506 Graham-ave., Brooklyn, a five story building, with store, 22x66 feet, to an investor.

William H. Van Alst & Co. have sold for Andrew P. Morison the De Peyster, a six story apartment house, on plot 100x100.11 feet, No. 529 West 111th-st.

W. Clarence Martin has bought from Albert J. Adams No. 218 West 28th-st., a four story building, on lot 16.8x98.9 feet.

D. H. Scully has sold for John J. Barrett the northwest corner of Madison-ave. and 139th-st., a four story dwelling house, on lot 19.11x80 feet.

Benjamin Natkins has sold for Edward D. Corey to John Palmer and Harry Goodstein the five story flathouse, on lot 25.4x89.6 feet, at the southwest corner of Amsterdam-ave. and 96th-st. The buyers will make extensive alterations.

Goodwin & Goodwin have sold for Morris Freundlich to Joseph Elias No. 267 West 141st-st., a four story double flathouse, with stores, on lot 25.4x99.11 feet.

O'Reilly & Dahn have sold to a client of Ignatz Gross No. 1,491 1st-ave., a five story tenement house, with stores, on lot 25x100 feet.

Philip Liberman and H. Shapiro have bought from a Mr. Bush No. 224 West 67th-st., a five story flathouse, with stores, on lot 25x100.5 feet.

E. A. Pescia & Co. have sold for M. & L. Jarmulowsky No. 323 East 107th-st., a five story tenement house, on lot 25x77 feet.

Pease & Elliman have sold for E. B. Corey to Joseph L. Buttenweiser the southeast corner of 1st-ave. and 32d-st., a five story tenement house, on lot 20x100 feet.

Irving I. Charig has bought from Mrs. M. A. Baxter No. 1,655 Lexington-ave., a five story flathouse, 16.8x75 feet. Mr. Charig owns No. 1,653, adjoining.

Max Marx has bought from Mary E. Kenney No. 1,663 3d-ave., northeast corner of 93d-st., a five story tenement house, on lot 25.8x90 feet. Isidore Bleiman was the broker.

Henry S. Glover has bought No. 61 West 38th-st., a four story dwelling house, on lot 18.6x98.9 feet. The buyer will make extensive alterations.

A. F. Holly has sold for the Louis Stix estate a plot, 25x171.10 feet, in Cathedral Parkway, extending to 111th-st., 450 feet west of 7th-ave., to Irving S. Levine and Henry Mandel, who recently bought the plot of eight lots adjoining to the east from Mr. Holly. They have resold to Joseph Oussani the Parkway front, 125x70.11 feet, for improvement.

A. S. Nichols has sold for the Union Real Estate Company to F. J. Welther the northwest corner of Audubon-ave. and 180th-st.

Charles S. Kohler has sold for Moses Hamburger and Samuel Schonfeld the two five story double flathouses Nos. 31 and 33 Manhattan-ave., on plot 54x100 feet. Also resold for Mrs. E. T. Ringe the five story double flathouse No. 48 East 129th-st., on plot 37.6x99.11 feet.

The New-Amsterdam Realty Company and Leonard Weill have sold No. 1,694 2d-ave., a five story double flathouse, with stores, 25x75 feet.

The Herbert Realty Company has sold through E. Loewenthal to Joseph Roberts No. 129 East 118th-st., a four story flathouse, 25x100.11 feet.

Joseph Bruder has bought No. 123 East 108th-st., a five story flathouse, on lot 25x100.11 feet, from Louis Elgenmacht.

H. A. Jackson and Max Schoenfeld have sold for Hyman Ruben and Sadie Cohen to Elias Krantz No. 1,822 to 1,826 2d-ave., three four story tenement houses, with stores, on plot 75x75 feet.

William S. Patten and J. L. Van Sant have sold Nos. 216 and 218 West 124th-st., two three story dwelling houses, on plot 32x100 feet, through Knapp & Co., to Samuel M. Greer, of Brooklyn.

Daniel B. Freedman has bought from the Schuster estate Nos. 955, 957 and 959 Lexington-ave., 21 feet south of 70th-st., a four story flathouse, a vacant lot and a dwelling house, making altogether a plot 79x80 feet. Also bought through Samuel Redlich the four story brownstone dwelling house No. 168 East 61st-st., 20x100.5 feet.

S. Osgood Pell & Co. have sold for William L. Sutphin to D. B. Freedman the four story dwelling house No. 55 West 47th-st., 21.8x100.5 feet, Columbia College leasehold. Mr. Freedman has also bought through John F. Crawford from the Howland estate Nos. 139 and 141 West 63d-st., two three story dwelling houses, each 18.6x100.5 feet.

Margolin & Hoppenfeld have sold Nos. 211 and 213 West 108th-st., a five story flathouse, on plot 50x100.11 feet.

The Toch Realty Company has resold through Paul J. Corn No. 170 East 96th-st., a four story tenement house, on plot 30x100.8 feet, which it recently bought through the same broker.

The Legget estate has sold to Shapiro, Levy & Starr the five frame buildings at the northwest corner of Front and Jackson sts., on plot 78x70 feet; also No. 386 Front-st., 16.8x70 feet. E. H. Ludlow & Co. and Morris & Vogel were the brokers.

Lippmann & Elsman have bought from the Rosen Realty Company Nos. 306 and 308 Cherry-st., two five story tenement houses, on a plot 50x80 feet.

Snowber & Co. have sold for S. Weil and A. Parpart No. 450 West 17th-st., a five story tenement house, on a lot 25x92 feet.

Gordon, Levy & Co. have sold to S. Cohen Nos. 121 and 123 East 108th-st., a six story flathouse, on a plot 50x100.11 feet.

Louis Solomon has bought No. 228 East 107th-st., a four story double tenement house, on a lot 25x100.11 feet.

Gruenstein & Mayer have sold to Haber, Dworkowitz & Haber No. 540 West 55th-st., a five story tenement house, on a lot 25x100.5 feet.

Arnold Adler has bought No. 311 East 121st-st., a four story flathouse, 25x100.11 feet.

Abram Bachrach has bought No. 227 East 126th-st., a five story apartment house, 33.6x99.11 feet.

I. Haatenbrech has sold for a Mr. Lilly to A. Adler No. 311 East 121st-st., a four story flathouse, on a lot 26x100 feet; also, for Charles Blohm No. 122 East 91st-st., a five story single flathouse, on a lot 20x109 feet; also, for Frank M. Franklin Nos. 222 and 224 East 76th-st., two four story flathouses, on a plot 50x100 feet.

Isaac Specter has bought from the estate of Max Danziger Nos. 221, 231 and 233 East 69th-st., three five story flathouses, on lots 28 and 25x100.5 feet.

Charles L. Singer has sold for B. Younker the northwest corner of Houston-st. and 1st-ave., a six story tenement house, 50x76 feet; also the southeast corner of Suffolk and Broome sts., a six story tenement house, 50x86 feet, and the adjoining five story tenement house, in Broome-st., 25x75 feet.

Karl Shapiro and Davis Silber have bought the two six story tenement houses Nos. 104 and 106 Monroe-st. through Charles S. Rosenthal, as attorney.

Bernstein & Feinberg have sold for D. Goodman No. 25 to 33 West 135th-st., three six story apartment houses, with stores, on a plot 125x99.11 feet.

L. J. Phillips & Co., in conjunction with M. Kahn & Co., have sold for Samuel Friedlander the six story tenement house No. 163 Allen-st., 25x87.6 feet.

M. Kahn & Co. have sold for client the five story flathouse No. 53 7th-st., 25x92.6 feet, to Max Dorf.

George J. Sticker has sold for Anton Rinschler to Solomon Sobol the three story frame dwelling house, on plot 50x109 feet, No. 569 East 153d-st., between Courtlandt and Morris aves.

Max C. Baum has sold to Dr. Moore the plot on the west side of 9th-ave., 112 feet north of 172d-st. and 33 feet west of Jerome-ave., 50x70x80 feet. The buyer will improve the plot.

D. H. Scully has sold for E. J. Christiancy the plot, 75x100 feet, on the north side of Cypress-ave.

H. L. Phelps has sold for Jacob Rubin the northeast corner of 141st-st. and St. Ann's-ave., a five story new law building, on plot 25.6x90x81 feet. Also sold for Louis Wieker Nos. 881, 883 and 885 East 135th-st., three five story flathouses, on plot 120x100 feet, in course of construction.

E. Osborne Smith & Co. have sold to John F. Kaiser a plot on the east side of Ogden-ave., adjoining Macomb's Dam Park, 80x115 feet, with an adjoining strip, 5x100 feet; also, for W. C. Deane, the two lots on the east side of Ogden-ave., 175 feet south of 167th-st., 50x105 feet; also, the lot on the east side of Woodycrest-ave., 100 feet north of 165th-st., 25x100 feet.

W. C. White & Co. have sold for Thomas E. Rush, as attorney, No. 1,507 Bryant-st., northwest corner of 172d-st., a two family house and stable, on lot 25x100 feet.

Samuel Kahan, as attorney, has bought No. 879 East 156th-st., northwest corner of Jackson-ave., a five story flathouse, with stores, on lot 25x75 feet.

Eugene J. Busher has sold for the estate of John Hanneberger No. 628 East 150th-st., a three story building, on lot 25x100 feet; also, for Patrick Burns, a plot, 100x105 feet, on the south side of 12th-st., Unionport.

### REAL ESTATE TRANSFERS.

96th-st, s s, 225 ft w of West End-ave, 125x100.8; John H Scudder to Ellen Y Scott; mortgage, $45,000 ..... $100
Same property; Ellen Y Scott to Realty Mortgage Company et al; mortgage, $45,000 ..... 100
31st-st, No 127 East, 18.7x55.6; New-York Trust Company, trustee, to Clara Spencer ..... 25,000
128th-st, No 10 East, 20x99.11; Maria A Donnegan to John A Donnegan; mortgage, $17,000 ..... Nominal
87th-st, No 439 East, 21.6x100; George Phillips and another, executors, to Theresa Percht ..... 11,500
76th-st, No 353 East, 25x102.2; Harmon Kehlenbeck et al to Bertha Kehlenbeck; mortgage, $12,000 ..... 18,100
Lot 20 to 22, map 123 lots Willis estate; H P Rose Company to Adam Bauer ..... Nominal
Lot 112, same map; same to Adolph G Stahl ..... Nominal
Rogers Place, w s, 258.10 ft n of Westchester-ave, 25x73.5; Timothy F Sullivan to Mary A Kelly ..... Nominal
109th-st, No 229 East, 18.7x100.10; Simon Epstein et al to Donato Cefola; mortgage, $7,800 ..... 100
7th-st, s s, w ½ lot 212, map Wakefield, 50x114; Albert Guidamo to Caterino Chiavenuto; ½ part; mortgage, $1,300 ..... 1,500
43d-st, No 339 West, 25x100.5; Mary S McCormack et al, executors, to Lewis A Mitchell ..... 26,281
Same property; Lewis A Mitchell to Paul Kaskel et al; mortgage, $18,000 ..... 100
Walnut-ave, n w corner 133d-st, 203.5x322; F & M Schaefer Brewing Company to John J Roche; mortgage, $30,000 ..... Nominal
156th-st, No 1,034 East, 25x90.5; José Fernandez to Nona B Fernandez; mortgage, $5,000 ..... Nominal
Worth-ave, s w s, 100 ft n e of Spring-st, 50x100; Walter E Andrewes to William D Miller ..... Nominal
Carter-ave, w s, 97.7 ft n of 174th-st, —x—; William D Miller to Joseph Dramond ..... 100
107th-st, No 323 East, 25x75; Meyer Jarmulowsky and another to Rosa Nicolosi; mortgage, $18,500 ..... 100
Same property; Rosa Nicolosi to Louis Schiecter; mortgage, $18,500 ..... 100
38th-st, s s, 82 ft w of 3d-ave, 9x irregular; Mary C Thompson to John Gulzon de la Nothe Borglum ..... $22,500
Columbus-ave, No 461, e s, 26.8x100; William Nelson to Isaac Huppert; mortgage, $30,000 ..... 100
74th-st, n s, 225 ft e of 2d-ave, 25x102.2; Marie M Heink to John A Weekes and another; mortgage, $17,250 ..... Nominal
19th-st, No 434 West, 25x92; Edward A Scott to William Herod; mortgage, $22,500 ..... Nominal
77th-st, No 425 East, 25x102.2; Louis Levinsohn to Karl M Wallach; mortgage, $29,000 ..... 100
99th-st, No 46 West, 25x100.11; Joseph Feiner et al to Frederick Wiener; mortgage, $28,750 ..... 100
47th-st, No 341 East, 21x50.3; Max Diselnick et al to Max Mayerson; mortgage, $7,000 ..... 100
47th-st, n s, 154 ft e of 9th-ave, 21x irregular; Mary Kinzle to Paul Kaskel et al; mortgage, $14,000 ..... 100
3d-ave, s w corner 74th-st, 102.2x104.10; Pincus Lowenfeld et al to Gottlieb M Karpas; mortgage, $100,000 ..... 100
12th-st, s s, 420.6 ft e of Avenue A, 25x103.3; Salvatore Genovese to Francesco Genovese; mortgage, $17,000 ..... 100
11th-st, Nos 416 and 418 East, 50x one-half block; Frank Genovese to Salvatore Genovese; mortgage, $27,500 ..... 100
Clinton-st, n w s, 63.5 ft n e of 170th-st, 25x151.1; Henry Lunsmann to Rosa Herbe; all liens ..... 5,500
Grant-ave, lot 508, map Van Nest Park, 25x100; Agnes Decker to Teasdale Realty Company; mortgage, $3,000 ..... 100
Tinton-ave, n e corner 150th-st, 30x100; William Wainwright to Samuel Garry; mortgage, $32,000 ..... 100
Cambreling-ave, s e corner 198th-st, 100x145.8; Samuel Garry to William Wainwright; mortgage, $9,000 ..... 100
6th-ave, e s, 100 ft s of Shell-st, 25x100; Lacinia Park; Axel H Seadale to George W Rose and another ..... 100
102d-st, s s, 100 ft w of 1st-ave, 75x100.11; Louis Rowner et al to Julius Freeder; mortgage, $96,000 ..... 100
Lots 4 to 11, 19 to 35, 14 to 153, 168 to 187, 214 to 227, 246 to 249, 272 to 289, 293 to 35 and 312 to 317, map Adee Park; William Runkle to Cathleen Turney; mortgage, $25,000 ..... 100
Lots 19 to 35, 140 to 153, 168 to 187, 214 to 227, 246 to 249, 272 to 289, 293 to 305, map Adee Park; Cathleen Turney to George McClauslan; mortgage, $25,000 ..... 100
Lots 4 to 11, 312 to 317, map Adee Park; Cathleen Turney to Sound Realty Company ..... 100
150th-st, s s, 150 ft e of Brook-ave, 50x100; Augusta S Saulpaugh to William L Saulpaugh ..... Nominal
Southern Boulevard, n s, 125 ft w of St Ann's-ave, 25x100; Pauline Hauser and Frederick E Steeg; mortgage, $14,750 ..... 100
117th-st, s s, 56.5 ft w of Lexington-ave, 88.8x100.11; John S Myers, administrator, to Pincus Lowenfeld and another ..... 100
102d-st, s s, 100 ft w of 1st-ave, 75x100.11; Julius Freeder to Bessie Walcoff and another; mortgage, $87,500 ..... 100
107th-st, No 323 West, 25x70; Bank of M and L Jarmulowsky to Meyer Jarmulowsky; all title ..... 100
Lot 188, map Cammann estate at Fordham Heights; Minnie Simon to John C Rodgers ..... 100
Clay-ave, n e corner 169th-st, 107x80; Augusta M de Peyster to Thornton Brothers Company ..... Nominal
17th-ave, n e corner White Plains-ave, 100x105; Elizabeth Rawcliffe to Sound Realty Company; mortgage, $4,464 ..... 100
Washington-ave, e s, 162 ft n of Fitch-st, 46x109.1; Jacob Cohen et al to Rose Hammer ..... 100
Plot begins 490 ft e of White Plains Road x 1,050 ft n of Morris Park-ave, runs e 100 x n 100 x s 100; Mary Zivanovee to William Holtz ..... 100
150th-st, s s, 275 ft e of Courtlandt-ave, 25x100; Vincent Greubel, executor, to American Real Estate Company; mortgage, $3,100 ..... 17,000
Main-st, n e corner Cemetery Lane, 101.10x228; City Island; Wesley Thorn to City Real Estate Company ..... 100
King-ave, s e corner Bowne-st, 50x100, City Island; Katharine D MacKenzie to City Real Estate Company ..... 200

### RECORDED MORTGAGES.

Kugelman, Julius G, to C Lauer; 104th-st, n s, 125 ft e of 5th-ave, 25x100; due June 30, 1907 ..... $23,000
Kehlenbeck, Bertha, to H Lefler; 76th-st, No 353 East, 25x100; 5 years, 6 per cent, gold ..... 12,000
Freeder, Julius, to Louis Romm and another; 102d-st, s s, 100 ft w of 1st-ave; 2 mortgages, $10,750; 2 prior mortgages, $33,000; 5 years, 6 per cent ..... 21,500
Mitchell, Lewis A, to Mary S McCormack et al, executors; 43d-st, s s, 275 ft e of 9th-ave, 25x100; 1 year, 5 per cent ..... 18,000
Gurgel, Lena, to P Rosenzweig; Avenue D, s w corner 5th-st, 41x80; 1 year, 6 per cent ..... 2,000
Perlman, Victor, to Jacob Schlamm; Lewis-st, No 57, 25x100; 5 years, 6 per cent ..... 5,000
Huppert, Isaac, to William Nelson; Columbus-ave, No 461, 26x100; demand, 5 per cent ..... 27,000
Same to Jennie Goldstein; same property; prior mortgage, $57,000; 1 year, 6 per cent ..... 5,000
Minsky, Louis, to L Reiner; Broome-st, n e corner Suffolk-st, 25x75; prior mortgage, $80,000; due June 30, 1911, 5½ per cent ..... 5,000
Donnegan, John A, to Worth House; 128th-st, No 16 East, 20x99; 1 year, 6 per cent ..... 1,500
Schlesinger, Abram, and another to Golde & Cohn; 105th-st, n s, 136 ft w of 2d-ave, 81x100; demand, 6 per cent ..... 25,000
Guizon de la Mothe Borglum, John, to Paul M Warburg; 58th-st, s s, 82 ft w of 3d-ave, 80x irregular; 1 year, 5 per cent ..... 9,500
Roche, John J, to F & M Schaefer Brewing Company; Walnut-ave, n w corner 133d-st, 208x322; 1 year, 6 per cent ..... 40,000
Schlesinger, Abram, and another to George Macculloch Miller and another, trustees; 105th-st, n s, 136.8 ft w of 2d-ave, 40x100; 5 years, 5 per cent ..... 37,500
Steeg, Frederick E, to P Hauser; Southern Boulevard, n s, 125 ft w of St Ann's-ave, 25x100; 1 year, 6 per cent ..... 2,500
Schlechter, Louis, to R Nicolosi; 107th-st, No 323 East, 25x75; prior mortgage, $18,500; 2 years, 6 per cent ..... 1,100
Weill, Leonard, to Katherine Elias; 1st-ave, s e corner 57th-st, 57x17; 1 year, 6 per cent ..... 4,000
Thornton Bros. Company to Augusta Morris de Peyster; Clay-ave, n e corner 169th-st, 197x80; 3 years, 5½ per cent ..... 7,500
Spencer, Clara, to Title Guarantee and Trust Company; 81st-st, No 172 East, 18x55; demand ..... 15,000
Hoffman, Samuel, and another, to Henry Arnstein; Old Broadway, Nos 2,276 and 2,378, 51x100; demand ..... 12,500
Turney, Catherine, to William Runkle; lots 140 to 153, 168 to 171, 214 to 227, 246 to 249, 272 to 282, 293 to 305, map Adee Park; 3 years, 5½ per cent ..... 15,000
Same to Henry Lipps, jr; lots 19 to 35, 172 to 187, 283 to 289; map Adee Park; 3 years, 5½ per cent ..... 10,000
Teasdale Realty Company to Agnes Decker, lot 508, map Van Nest Park, 25x100; 1 year, 6 per cent ..... 800
Tietjen, John H, and A Klepper, to L S Tenny; 16th-st, No 447 West; 30x92; released from December 7, 1905; demand ..... 16,000
Karpas, Gottlieb M, to P Lowenfeld and another; 3d-ave, s w corner 74th-st, 102x104; 1 year, 6 per cent ..... 26,000
Marcus, Nathan, to Rose Peck; Chrystie-st, No 48, 25x100; 1 year, 5½ per cent ..... 32,000
Gottlieb, Minnie, to Frederick D Hilson; 106th-st, No 208 and 210 East, 100.11x irreg; 1 year, 6 per cent ..... 1,800
Barthold, Rodolfo, to Emigrant Industrial Savings Bank; 92d-st, n s, 265 ft e of Columbia-ave, 20x100; per bond ..... 11,000

### MECHANICS' LIENS.

Madison-ave, n. w. corner 97th-st, 100x100; Robert Killough