

ALL CASH DEALS A FEATURE.

MARKET FOUND LAST WEEK FOR SEVERAL CHOICE WEST SIDE PARCELS.

More than \$341,000,000 Lent on Manhattan and Bronx Property in the Last Ten Months—Cost of New Building Projects, \$88,000,000.

The volume of business transacted last week in the real estate market was slightly larger than in the previous week. Activity was also more noticeable on the flourishing West side, north of 50th st. than for some time. New owners or lessees were found for several choice parcels south of Long Acre Square, and one of these deals, by which Harry Levey got control for 105 years of the plot at the southeast corner of 43d st. and Broadway, was one of the most important leases ever made.

The world, and if it should appear after such investigation that in the judgment of the members of this commission the adoption of a similar system of title registration in this state would be desirable, then to prepare a suitable bill in order to carry its recommendation into effect.

IN RIVERSIDE DRIVE, SOUTH OF 116TH STREET. Property in this section is especially attractive to investors.



FLORA VILLE. One of the largest apartment houses recently built in 116th street, near Riverside Drive. It was sold last week by Shawson & Hobbs to Paterno Brothers.

THE CHANTILLY. A new six story apartment house at the northeast corner of 113th street and Seventh avenue. It was sold last week by Parish, Fisher & Co. for the owners to Isidor Friedlander.

managers and syndicates for the theatre, and also several offers from speculators, for the office and store building. It was the opinion of the several realty leaders that Mr. Levey will quickly sublease the premises at a much larger sum than he has contracted to pay to the owner of the land.

ment will take place in the aldermanic chamber at City Hall on Friday afternoon, November 15. The questions of the constitutionality and feasibility of this plan will be then discussed.

A feature of the trading last week was all cash deals. One of the largest and most important cash transactions was the sale by Parish, Fisher & Co. for Austin E. Fletcher, Jakob Holmes, Jr., George H. Hurd and Samuel Robert, of the Chantilly apartment house, a six story and basement elevator building, on a plot 100x101.1, at the northeast corner of 7th ave. and 113th st., to Isidor Friedlander. Mr. Friedlander bought the property as an investment. The brokers said that the negotiations for this property were begun several weeks ago. By an exchange of property perfected in the week Frank A. Setz became the owner of Nos. 41 and 43 East 12th st., an eight story left building, 60x117.7x irregular, and Philip Braender, No. 638 to 637 Broadway, three five story buildings, on a plot 85x57.4 feet, and Nos. 4 and 6 West 4th st., a six story building, on a plot 26x80 feet.

WILL ENLARGE BANK BUILDING. Plans have been filed for enlarging the building of the State Bank, Nos. 376 and 378 Grand st., and No. 50 to 54 Norfolk st., by a three story addition covering the lot No. 374 1/2 Grand st. The original plans will be altered to permit of the introduction of an ornamental octagonal dome to light the main bank room.

THE BRONX BUILDING PLANS. 161st st. a w corner of Trinity ave. for a one story store, 60x73.6 feet; Dr. John Hlegiman, owner, M. Garvin, architect, \$7,000.



IN RIVERSIDE DRIVE, NORTH OF 107TH STREET. This is one of the most beautiful sections of the drive.

The comparative Manhattan and Bronx realty tables for the first ten months of this and last year show that the sum of all mortgages recorded from January 1 to date is \$31,659,796, as against \$27,771,735 for the corresponding months last year. In the first ten months last year plans were filed for \$341 Manhattan and Bronx buildings, to cost \$127,765,633, and in the first ten months of the year plans for 2,532 buildings, to cost \$38,632,394, have been filed.

"The Real Estate Record and Guide" says in its last issue in an article about the Torrens board, as follows: The members of the Torrens commission appointed by the Governor have been doing a lot of "inside work." "The Record and Guide" printed the fact that some weeks ago the commission had appointed two committees from out of each county in the State, asking the same questions, as applied to New York State, to see what improvements, if any, were desirable, whether the Torrens or any other system of title registration should be adopted and the present one discarded, and the second committee was to cover the same ground in states and territories outside of New York.

A letter was drafted by the commission and sent to the Governor of each state in which the Torrens system was used, asking him to advise the commission whether the present system is satisfactory or whether they contemplate a change, and if so, why? The commission is going to take up at an early date the matter of sending letters to the several consuls in foreign countries, asking them to send data as to registration of titles, what systems are used and how they work out.

Much very valuable data has been obtained in this way. The commission is doing all in its power to get at the bottom of the matter and get out the facts. There are many points that have come up in this body of information which are very interesting. The members of the commission have been in conference with many prominent lawyers and general men of judgment. The lawyers claim that if these obstacles were disposed of it would make title passing very much easier.

Henry Ferguson, the temporary chairman during the absence of David A. Clarkson, this week defined the position of the commission in the following: In the first place, this commission was not appointed to investigate and report upon the merits or demerits of the Torrens system, but which has been annually submitted to the Legislature for the last four years, but to investigate the subject of the Torrens system of title registration throughout

ment. The addition is to cost \$25,000, according to the estimate of Herbert R. Maligner, the architect.

FINE HOUSE CHANGES HANDS. Henry D. Winans & May have sold No. 30 East 62d st., a four story high stoop brownstone house, on Madison ave. This property was sold for Mrs. L. Josephthal to a client who will occupy the premises.

BIG AUCTION SALE NEXT WEEK. The announcement that the Hotel Saranac will be sold at auction on November 14 by Joseph P. Day has attracted widespread attention. Properties worth more than a million are very rarely sold under the hammer, and it is still more unusual for such parcels to be put up at voluntary sale. Executors occasionally dispose of valuable parcels in this way, such as the Buckingham Hotel, Aldrich Court and the Fifth Avenue Hotel.

A BROADWAY BUILDING SOLD. William Crutcher's son has sold for Charles Lapp No. 441 Broadway, a five story left building, on a lot 25x106 feet, to a client, who gives in part payment No. 78 Greenwich st., a five story building, on a plot 25x99.11 feet. The Greenwich st. parcel has been owned by a family since the time when that part of the street was

of the late Hugh N. Camp to Isaac W. Goodhue the property on the west side of the old Albany Post Road opposite 224d st., consisting of ten acres and a large stone mansion and stable. The property adjoins the Goodrich tract, in 224d st., which is to be offered at auction next week.

The Whitehall Realty Company has sold the plot, 60x75 feet, on the east side of Ely ave., 150 feet south of Newell ave.

Hall J. How & Co. have sold for W. T. Purdy No. 2770 3d ave., with an "L" at No. 625 East 146th st., 28x80x75 feet.

DOGGS WITH WOODEN LEGS. From Tit-Bits. Quite a number of dogs are trotting about with wooden legs, a representative was informed by a well known maker of artificial limbs and surgical appliances.

Real Estate Wanted. WE COLLECT RENTS, GIVE PROMPT RETURNS. Send description of your property for sale, or lease, to J. ROBERTS-OSBORN CO., 71 Wall St.

Brooklyn Property to Let. FOR RENT FURNISHED, to June 1st, to private family only; detached, with stable or garage; electric; heated. Apply to owner on premises.

Furnished Rooms Wanted. GENTLEMAN SEEKS LARGE, SUNNY ROOM, WITH conveniences, anywhere below 15th st.; preferably in quiet, comfortable neighborhood. Please send terms. W. E. C. Tribune Uptown Office, 1364 Broadway.

Musical. HIRSHLITZ STUDIO HALL, 151 WEST 20TH STREET. Can be secured for Recitals, Musicales, Card Parties, Vocal and Instrumental Practices, reasonable. Mrs. F. M. HIRSHLITZ, Manager.

Musical Instruction. RICHARD C. BEUCHLEN, eminent Pianist and Music Educator, accepts pupils. Students prepared for concert work. Either residence, 120 East 105th st.

Instruction. ENGLISH GRAMMAR, COMPOSITION, LITERATURE. A conversational, by Englishman, experienced teacher. Mrs. KAY, 240 West 23d St.

OPERATOR IN STEINWAY DEAL. William L. Markwell & Co. sold to a large Brooklyn operator and builder four large parcels in the Steinway section. The parcels are eight lots on the north side of Lincoln st., 50 feet from Ely ave., eight lots on the south side of Lincoln st., 45 feet from Ely ave., eight lots on the north side of Camelia st., 29 feet east of Ely ave., and seven lots at the southwest corner of Ely ave. and Camelia st.

WEST SIDE HOME TO COST \$118,000. Plans have been filed for a three story house to be built for M. Schinasi at the northeast corner of Riverside Drive and 107th st. It will be fashioned like a chateau of the early French Renaissance style, with ornamental bays and a mansard and a large entrance staircase leading from the drive.

MAY IRWIN BUYS ANOTHER HOUSE. May Irwin, the actress, has bought for investment from Francis X. O'Connor No. 228 West 52d st., a four story stone front dwelling house, on a lot 10x104.3 feet. She also owns the house No. 255, in the same street.

IN THE PRIVATE SALES MARKET. T. H. Raywood & Co. have sold for Charles P. Dietrich No. 73 East 77th st., a three story steel frame stable, on a lot 25x109.5 feet. The structure was built by W. W. & T. M. Hall.

Jacob Bernstein and Harris Luxemburg have sold 125 West 134th st., a five story flat house, on lot 25x99.11 feet. They have also sold No. 402 3d ave., a five story new law house, on plot 33x100 feet.

Joseph Diamond has sold to Peter Travers No. 24 Catharine st., northwest corner of Henry st., a six story tenement house, with store, on lot 10x100 feet.

J. B. James and J. E. Lovjoy have sold for the estate

Apartment Hotels. HOTEL PIERREPONT. FIREPROOF. 43, 45, 47 West 32d St. A superior, perfectly appointed hotel for both permanent and transient guests. NEWLY FURNISHED AND UNDER ENTIRELY NEW MANAGEMENT.

Hotel Grosvenor. Fifth Ave. and 10th St. Catering exclusively to patronage of the highest class, affords a permanent residence for select people. Apartments of two rooms and bath to eight rooms and four baths. Leases now being made. WILLIAM H. PURDY, MANAGER.

Hotel Stirling. 210 WEST 56TH ST. BETWEEN BROADWAY AND 7TH AV. NEAR CENTRAL PARK. Location, Cuisine and Service Ideal. New, modern fireproof building. Every room and apartment has private bath with shower. EUROPEAN PLAN, \$2 per day or \$12 per week including breakfast, \$2.50 per day or \$15 per week, and up.

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City Property to Let. No. 136 East 71st Street. American basement house, entirely rebuilt, new plumbing throughout, 3 bathrooms, butler's pantry, extension, new range and furnace, hardwood floors, electric lighting, engine and boiler, writing and dining room. Restaurant a la Carte. WILLIAM P. CHASE.

City Property to Let. 148 West 85th st., 4 story and basement, private dwelling, 13 rooms, pantry, extension, leasehold, engine and boiler, writing and dining room. 14 rooms, lease, rent \$2,700. CHYLLIE CARREAU, 700 9th St., 14th St.

Real Estate. TEXAS MAP AND HOW AND WHERE TO GET THEM. JOHN O'LEARY, 1111 Broadway, 11th floor.

Unfurnished Apartments to Let. A. ONLY ONE VACANT. 370 CONVENT AVE., CORNER 146th ST. 10 rooms, gas, hot water, electric, modern improvements, hardwood trim, decorate to suit. \$15. POCHER & CO., 126 West 34th st.

420 West 18th St., THE SAVILLE. Modernly furnished, Columbia University. Near Subway, Amsterdam and Broadway cars. Elevator apartments of five and six light rooms, bath, kitchen, hot water, electric, etc. Telephone, circulating library; \$45 to \$55.

WORK WANTED. Male. CHAUFFEUR—Private family, experienced, references. Astoria, 155 East 41st St.

CHAUFFEUR—Good driver, careful, all high or low speed; 10 years' experience with different cars. Address Charles A. W. Wilson, 107 West 51st St.

CHAUFFEUR—Married, expert mechanic, eight years' experience, own machine, no anywhere; now employed, Station, 104 6th St.

CHAUFFEUR (24) whose steady position, careful driver, own repair, strictly temperate, etc. references, lot position two years, own machine, no anywhere; now employed, Station, 104 6th St.

CHAUFFEUR—Expert on running and repairing any gasoline car; 12 years' experience, 10 years in present position, will go anywhere, best references. D. A. Box 7, Tribune Office.

CHAUFFEUR, 27, excellent driver; makes own repairs, willing to go anywhere; best of references. John Edmondson, 224 West 48th st.

CHAUFFEUR—Good mechanic and careful driver, with private family. H. C. Walters, 402 Belmont ave., Brooklyn.

CHAUFFEUR—American, good mechanic; experienced on foreign and domestic cars; good references. M. James, 20 E. 88th St.

CHAUFFEUR—Aged 25; experienced; careful driver, first class mechanic, 10 years' experience in New York and Brooklyn of cars, salary \$14. E. Soderstrom, 1134 East 57th st., own tools, hot water, electric, etc.

DRAFTSMAN, toolmaker, with inventive ability; thoroughly experienced in the manufacture of interchangeable work; held position as assistant foreman. H. Hartman, 285 2d St.

DRUGS—Junior, 4 years' experience; all references; 3 years in last place; evenings off. Fred Braun, 317 East 93d st.

DRUGGIST—Retailer, 8 years' experience; gave about in a drug store. Schuyler, 140 East Houston st.

GREEK, speaking some English, wishes any kind of work in family. 442 West 80th st.

ENGINEER, titled class, sober, reliable; references, new leg on; "a great contrast to man; middle aged; repairer, pipefitter; Young, care of Gully, 8 Jardine Place, Brooklyn.

ENGINEER—By young man; take charge of office building, factory or hotel; reference, experience. Booth, 409 East 147th st.

ENGINEER—Licensed; willing to do own work; own tools; best references; engineer's assistant. Address N. Louis, 90 3d ave.

ENGINEER—First class license; wide experience; best references; business building, hotel, factory; night or day. Jordan, 329 West 44th st.

ELECTRICIAN'S APPRENTICE—Young man, 18, high school education, as apprentice in the electric business; some experience. Best references. L. Helmer, 548 11th St.

FIRST CLASS sign man wishes steady position. Selzer, 232 East 77th st.

FIREMAN—Six years' experience; references. Address A. Rodgers, 217 West 18th St.

FIREMAN—Licensed, or as assistant engineer, able to procure engineer's license if required. Frank, 233 East 9th st.

FIREMAN—No license; 8 years' experience; sober and willing; references. John Brady, 246 West 118th st.

FURNACE MAN—By Swede; 8 years' experience; take care of furnaces. Janitor, 110 West 143d st.

HELPER in automobile shop, by single man, graduate from engineering school, become familiar with all kinds of machines and quality as expert. Chauffeur, 228 East 126th st., basement.

MACHINIST—Two years' experience in garage and repairing automobiles; handy with engines and boilers; willing to go anywhere. W. K. 17 Palisade ave., Gardelt, N. J.

MESSANGER—An educated colored man of middle age as messenger or attendant in office of exporting house; speaks English and French fluently. Same, Crawford, 67 West 133rd st.

MACHINIST all around experience; some knowledge of electricity; best references to ability; has been in charge of H. Barnett, Cedar ave., Richmond Hill, N. Y.

MACHINIST, expert on automobiles, wishes position as repair man in charge of chauffeur. W. E. Box 29, 364 E. 25th st.

MAN, 28, honest, sober, reliable, good position with good wages, city or country. Address Robert Henn, 834 Park ave., Brooklyn.

PLUMBER, junior, good at jobbing. L. Foster, 316 7th St.

PAINTER and DECORATOR—Does work reasonably for landlords, private homes, hotels, clubs and houses; references; call or write for estimate. Morris Bass, 2693 52 ave.

PORTER—Young man, aged 20, as porter, watchman, collector, can furnish ref. \$12. James M. Stanton, 37 West 128th st.

PORTER—Colored man as porter in office building or apartment house. 28 West 130th st., Irving Thomas's bell.

PORTER & BELLMAN—By colored man; speaks French, Spanish, English, German, Latin, Italian, etc. First, Brooklyn.

PORTER—By young colored man, intelligent, willing, obedient to take orders; janitor or janitor; understands steam heating, etc. references. 103 East 10th st., care Brathwaite.

PORTER, WAITER—Young colored man to work at anything, or driver with a doctor, can furnish references. Henry Peterson, 15 Rockwell Pl., Brooklyn.

PORTER, restaurant, kitchenman, help cook, steam table collector, can furnish ref. Martin, 20 Greenwch st.

PORTERS—Two West Indian men, lately landed, as porters or any house work. Call all week, 206 Warren st., Brooklyn.

PICTURES—Would like to take charge of picture store or frame shop; have best and latest styles; references. Address: Joining, fitting mats and mounting. Address Leon, care of Herman, 1118 Forest ave., Brooklyn.

PROOFREADER—Experienced, book magazine, job. Address G. H. H., 417 Broadway.

RIGGERS & By three young men; or at anything; table of hard work. Address Alexander, 675 2d Ave.

SALESMAN would like to represent New York firm in Philadelphia and vicinity. L. G. Quinn, 294 North 39th st., Philadelphia, Penn.

SEALSMAN, 23, desires good place; hard-working, culinary concern; best references; wholesome, retail; six years' experience; hunter; steady and honest. G. Smith, 610 11th St., Brooklyn.

STENOGRAPHER and TYPEWRITER—Expert; \$18 to start. Advertiser, 315 West 113th st.

UMBRELLAS—Have life time experience in making of umbrellas and parasols in all branches; can handle any amount of business; take advantage; as manager of firm. Address Alex, care of Herman, 1118 Forest ave.

UPHOLSTERER wants work at residence. J. Baras, 136 Allen st.

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40 OR 60 ACRE FARM, WITH GOOD HOUSE, BARN and outbuildings, young orchard, etc.; price \$100 per acre; 200 acre farm, with improvements; both located on main line Lehigh Valley R. R. and Central R. R. of New Jersey. C. W. DUNN, 189 Montague st., New Jersey.

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WORK WANTED. Female. COMPANION, attractive or maid; willing to travel; experienced; highest references; excellent and obliging; good packer. L. D., 18 Parkside ave., Brooklyn.

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STENOGRAPHER—By young girl; beginning; good references from school; Brooklyn preferred. Kathleen V. Hannon, 194 Talmun st., Brooklyn.

SWITCHBOARD OPERATOR—By girl, 17; willing to assist with office work, experience. Callahan, 248 E. 37th St., Brooklyn.

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