

BANKS BUYING MORTGAGES.

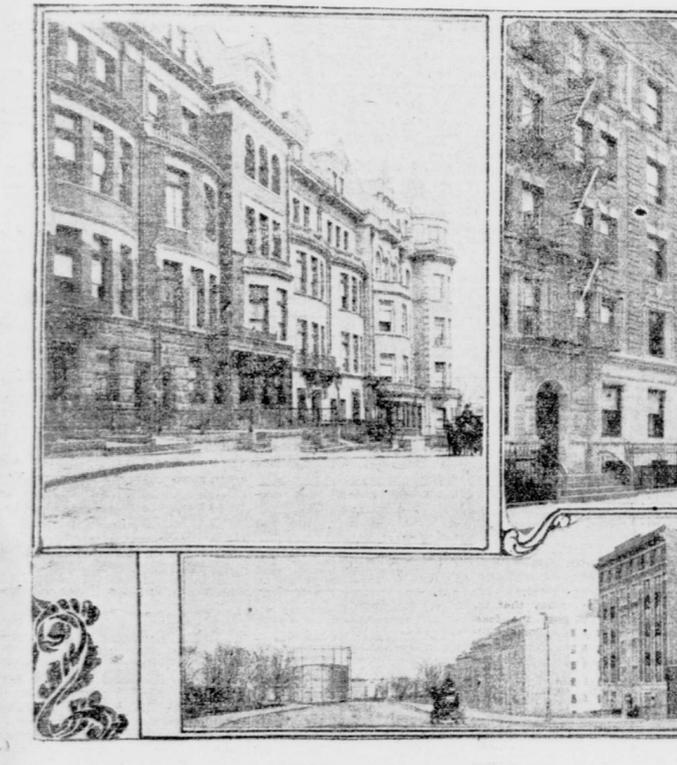
UPSTATE INSTITUTIONS UNUSUALLY LARGE PURCHASERS LAST WEEK.

Strength of the Market Attracting Wide Attention—Good Prices Obtained at Two Big Auction Offerings.

Upstate savings banks were prominent last week in the real estate market as buyers of first mortgages. Several institutions invested several hundred thousands each in mortgages.

notably Washington Heights, but this situation has been done away with, and for that reason at least, there is a dearth of vacancies.

IN 10TH ST. NEAR WEST END AVE. Several dwelling houses in this section have recently been sold.



IN RIVERSIDE DRIVE, NEAR 124TH ST. In this section of the West Side modern apartment houses are attractive to investors.

mainly in the newer apartment house districts of the city. Soon after the opening of the subway, about three years ago, hundreds of persons who had never before been identified with a building project joined the ranks of builders.

have no complaint to make. A certain house not far from 124th st. when on September 1 had eighteen vacancies to-day all full. This is not an isolated case, but many houses have had similar experiences.

For the eighty-nine Bronx lots owned by David E. Cook, Joseph E. Day quickly realized on Tuesday \$145,000. That sale was held by order of Mrs. Agnes K. Murphy.

REALESTATE NOTES. R. H. Macdonald, president of R. H. Macdonald & Co., builders of many well known New York apartment houses and skyscrapers, was elected a member of the board of trustees of the Title Guaranty and Trust Company at its last meeting.

five lots and a dwelling house. Mr. Kraus will occupy the house and will improve the remainder of the property with private dwelling houses.

HARLEM PROPERTY AT AUCTION. Harlem property will constitute the bulk of Joseph P. Day's auction offerings on his next special sales day, December 12, on which occasion the chief parcel will be the kitchen building No. 151 and 153 West 125th st.

GETS \$40,000 BUILDING LOAN. The Lawyers' Title Insurance and Trust Company loaned \$40,000 to the Greene Court Building Company on a plot 100-110x110 feet, at the southeast corner of 115th st. and 7th ave. It is a building loan.

TO ALTER A 38TH ST. BUILDING. Plans have been filed for the addition of a thirteenth story to the twelve story office building No. 23 and 41 West 38th st., owned by R. S. Caskey.

WILL ENLARGE WEST SIDE WAREHOUSE. Plans have been filed with Buildings Superintendent for the enlargement of the four story warehouse at No. 861 West 26th st. by the addition of a four story extension, the improvements to be made for C. Shortmiller, an owner, and for the equipment of the New York

THE RHINELAND. No. 534 West 125th st., a six story apartment house. It was reported to have changed hands last week.

City Hotels. HOTEL GRENOBLE. 56TH ST. AND 7TH AV. A SELECT FAMILY AND TRANSIENT HOTEL. ROOMS \$2.00 per day and up.

Hotel Margaret, 95 to 99 Columbia Heights, BROOKLYN'S LEADING FAMILY AND TRANSIENT HOTEL. Overlooking New York Bay, Manhattan and Brooklyn.

Long Island City. \$25,000 cash will buy two newly built 4 story, steam-heated apartment houses. Not quite finished; already partly rented. \$36,000 mortgage at 5 1/2% held by Title Guaranty & Trust Co. Shows 16% on equity.

S. Osgood Pell & Company, 537 Fifth Avenue, N. Y. FOR SALE IN THE BERKSHIRE HILLS, TWO miles from center of the village of Great Barrington, a beautiful little farm of 23 1/2 acres.

Real Estate Wanted. WANTED—\$30,000 5% first mortgage; New York City. Also, \$50,000 4% first mortgage; New York City. Also, \$100,000 4% first mortgage; New York City.

CITY BEATS GAS CLAIM. Court Finds Company Occupied Streets Without Any Right. Justice Bischoff, in the Supreme Court, in a decision yesterday upon a motion to confirm the report of Henry Thompson, John H. Judge and Emanuel W. Bloomingdale, the commissioners appointed by the city in a condemnation proceeding to acquire property between 16th and 18th streets for the Hudson Improvement, denied a demand made by the Consolidated Gas Company for damages due to the taking of four gas holders and part of a large retort.

BROOKLYN PROPERTY FOR SALE. TWO EXCHANGE FOR CITY RESIDENCE—GENTLEMANLY country place of 60 acres, overlooking the Hudson, 75 minutes from New York, fine all year home, cost over \$200,000, stone mansion, 20 rooms; all improvements; electric lights; steam heat; new stone stable; garage; brick and stone barn; brick coachman's house; brick farmer's house; all new out-buildings. Inquire C. MONTETH GILPIN, Attorney, 65 William Street, New York.

Real Estate for Exchange. TWO EXCHANGE FOR CITY RESIDENCE—GENTLEMANLY country place of 60 acres, overlooking the Hudson, 75 minutes from New York, fine all year home, cost over \$200,000, stone mansion, 20 rooms; all improvements; electric lights; steam heat; new stone stable; garage; brick and stone barn; brick coachman's house; brick farmer's house; all new out-buildings. Inquire C. MONTETH GILPIN, Attorney, 65 William Street, New York.

BUSINESS TROUBLES. Joseph P. McDonough has been appointed receiver of the Moore Stitchee and Overseamer Company, formerly at No. 60 Broadway, in a suit brought by Apollonia Warner, a judgment creditor, for \$7,218. Baldwin Schlesinger was president of the company.

City Hotels. Libermarle. Madison Square, West NEW YORK. This well known, select and elegant hotel is now open; having been completely re-decorated, refurnished and fitted with many improvements.

Hotel Margaret, 95 to 99 Columbia Heights, BROOKLYN'S LEADING FAMILY AND TRANSIENT HOTEL. Overlooking New York Bay, Manhattan and Brooklyn. The Ideal Location of Greater New York. Conveniently situated to the Bridge, Fulton and Wall st. ferries; 20 minutes to the Business Centre of New York.

TO LET. LARGE AND SMALL OFFICES. SINGLE OR EN SUITE, IN THE CENTRAL BANK BUILDING, 320 BROADWAY. LATELY OCCUPIED BY PUBLIC SERVICE COMMISSION. VERY REASONABLE RENTS; APPOINTMENTS PERFECT.

Buildings, Stores AND LOFTS TO LET ON DOWNTOWN STREETS. RULAND & WHITING CO., 5 BEERMAN ST. CORNER 16TH ST. AND TRINITY AVE., THE Bakery, with oven; store suitable for barrier laundry or vegetable dealer; rent reasonable.

2d MORTGAGE. PURCHASE MONEY TO SELL. \$50,000 installment on apartment house, value \$500,000. All security. NATHAN LOEWY, 408 Riverside Drive. BROADWAY, N. W. COR. READE ST., 66x124. FOR sale; one of the most desirable corners downtown. Apply to WM. C. WALKER'S SONS, 209 Broadway.

Unfurnished Apartments to Let. Hoffman Arms. MADISON AVE. AND 16TH ST. Select patronage; sunny apartments, 5 to 15 rooms; with kitchen; restaurant in the rear. Large, light, well arranged rooms. Apartments for sale on the co-operative plan. PLEASE INVESTIGATE.

80 MADISON AVENUE. APARTMENT FOR RENT. HOUSEKEEPING APARTMENT TO RENT; 7 ROOMS, with all modern improvements, subway station, absolutely fireproof. FLORENCE HOUSE, Fourth and 18th st.

AN EXCEPTIONAL OPPORTUNITY. Is offered at "THE OSBORNE," 201 W. 57th St., where a newly decorated and most artistically furnished 8-room apartment on the third floor (southerly exposure) can be secured from December first for six months. The services of a first-class cook, also a parlormaid, are available. Both highly recommended. Apply on the premises or address J. C. D., 33 W. 107th St.

Brooklyn Property for Sale. MUST SACRIFICE TWO LOTS, BUSINESS STREET, near Canal Park. P. O. Box 58, Brooklyn.

DANCING BY THE MILE. At the last meeting of the Paris Academy of Teachers, Authors and Professors of the Dance, Professor M. E. Giraudet, who is all three, broke out into figures. He read a statistical paper on the development of the art of dancing, which, he said, was based on observation of twenty-five hundred pupils. These are some of the questions that he undertook to settle: What is the number of steps, beats, demibats,

FOR UNTERMYER PLAN.

Defence of Scheme of Knickerbocker Trust Depositors' Committee.

Charles A. Brodek, secretary of the depositors' committee, of which Samuel Untermyer is counsel, made the following reply yesterday to the criticism of the Untermyer plan by one of the directors of the Knickerbocker Trust Company, which was published in yesterday's Tribune.

EIGHT STORY CHESS.

Dr. Ferdinand Maack, of Hamburg, proposes to add to the towers of chess by raising it to the third dimension. He proposes cubical chess as an advance on the existing game.