Of Interest to Women.

IRATE PEACE CIRCLE.

Wants Rifle Practice Excluded from Public Schools.

The Woman's Peace Circle is on the warpath in the interests of peace, the casus belli being the rifle practice in the public schools. At its regular monthly meeting in the Hotel Astor yesterday afternoon some strong language was used upon the subject, and the president, Mrs. R. C. Benedict, urged all the members to write letters of protest to the Board of Education.

"What right had the Board of Education to introduce such teaching into our schools?" she asked. "Our children are not sent there to learn war tactics. I don't think President Roosevelt realized that he was encouraging the military spirit when he commended rifle practice, and I believe he will right this wrong."

Mrs. Frank B. Church suggested that since women run the churches they should expel military tactics therefrom.

"It is a shame and disgrace that we should have these things in the churches," she declared.

Mrs. Ina Brevoort Roberts put in a word in defence of the rifle practice.

"I can hardly kill a mosquito," she said, "but I love to shoot at a mark. It is wonderfully composing to the nerves. You can't think of your troubles when you have a gun in your hand. I have heard men say the same thing. When they are ready to fly into fifty thousand pieces they go to a shooting gallery."

Mrs. Benedict admitted that Mrs. Roberts's point was well taken, but didn't think the boys stood in any great need of having their nerves quieted.

Mrs. Belle de Rivera does not want to have the youth of the nation "taught to maim and kill," but she thinks the nursery needs reform as well as the public schools.

"We will never get rid of the fighting instinct," she said, "as long as boys are taught in the nursery that it is a fine thing to be a soldier. A little boy said to me the other day, 'I'm going to kill people when I get to be big.' 'Whom are you going to kill?' I asked. He didn't know, but he thought perhaps he would go to Africa and kill savages. I have no objection to giving boys soldiers, but let a little village go with them and teach the child what would happen if he put the soldiers in the village. Let him understand the result of the savage instinct when it is unchecked."

SCHOOL ATHLETICS.

Reports at Second Annual Meeting of Girls' Branch.

In spite of the bad weather yesterday afternoon the second annual meeting of the girls' branch of the Public Schools Athletic League, held at the Colony Club, No. 122 Madison avenue, was well attended.

Miss Catharine Leverich presided.

"We have eight thousand girls enrolled now—the numbers double every six months—but though our numbers increase our expenses do not. We get along with $4,000 a year," Miss Leverich said. "That is just one cent a child a week, and it gives them all an afternoon of folk dances and relay games. The girls love the folk dances; they like them much better than they do the boys' games. Of course," Miss Leverich added, "we couldn't manage on so little money were it not that many public school teachers give their time to teach the girls athletics. They learn the games and dances in our classes for teachers, and then stay after the regular school hours to show the children how to play."

"If every child below 14th street were to have three square feet of ground to play in every fifth building would have to be torn down," said Dr. Luther Gulick, physical director of the New York public schools. "They cannot play under existing conditions, and they are actually losing the traditions of the games their fathers played. We need this league—need it to make up for the difference between the life of to-day and the life of the past. In old times most children lived in the country; they went to school perhaps three months in the year; they helped on the farm and about the house, and had a thousand interests. To-day school embraces most of the conscious thought and life of the child for ten months of the year. But a good life for a child doesn't mean merely getting to school on time and going to bed early. It should mean play—happiness—and that is why we need this league—to prove that it is worth while to make girls happy."

Miss Elizabeth Burchinel, supervisor of athletics, read her report of the classwork for the last year. Last year there were classes for teachers in 128 schools, she said, as against classes in nine schools the first year.

"More than anything we need trophies for the girls to contend for," said Miss Burchinel. "We don't have interschool contests; it has been found better to have interclass contests, each contest confined to its school, and then the girls go into it in a spirit of fun and not fighting. But they enjoy it better if the school has a trophy to be won by the successful class. Twenty-nine schools received trophies last year, and ninety schools want them this year."

"How much does a trophy cost?" inquired Dr. Gulick.

"Ten dollars," said Miss Burchinel, and everybody laughed and wondered when those ninety schools would get their trophies.

Two or three school principals told how much good the folk dances and games had done their pupils, and then the election of officers for the league took place. Miss Catharine Leverich was re-elected president, Mrs. Richard Aldrich, Mrs. Cleveland H. Dodge, Mrs. S. R. Guggenheim, Mrs. James Speyer and Mrs. Henry Phipps were elected vice-presidents, Mrs. I. N. Phelps Stokes was re-elected treasurer, and Mrs. Charles Farnsworth, secretary.

After the meeting every one went into the gymnasium, and some little girls from Public Schools 36 and 131 gave some capital exhibitions of folk dancing and relay games.

Among the women present were Mrs. Francis Bacon, Mrs. J. Borden Harriman, Mrs. James Speyer, Mrs. R. Wilson, Mrs. Henry Parsons, Mrs. Egerton Winthrop, Miss Anna Morgan and Miss Louisa Wingate.

WEDNESDAY PRAYER MEETING.

The devotional meetings of the Ladies' Christian Union are held every Wednesday at 11 a. m. in the chapel of the Collegiate Church, Fifth avenue and 48th street. Women are cordially invited.

LENTEN LECTURES ON "PARADISE LOST."

One of the most interesting series of lectures to be given during the Lenten season this year is that on Milton's "Paradise Lost," which Dr. William Carter will deliver on Friday mornings, March 6, 13, 20 and 27, at 11 o'clock, at the Plaza Hotel, Fifth avenue and 59th street. Dr. Carter's lectures are a resumé of the period in which Milton lived and a treatment of the poem as a drama in four movements. The course is for the benefit of the Home for the Friendless, which is under much expense this winter owing to prolonged illness among the children of the home. Tickets for the course, which are $5, may be procured from Mrs. S. F. Hallock, treasurer, No. 236 Woody Crest avenue, or from Mrs. Hugh O'Neill, No. 143 West 57th street; Mrs. Harlan G. Mendenhall, No. 311 West 57th street, or Miss Selena M. Campbell, No. 56 East 69th street.

GRATEFUL FOR SUNSHINE.

A hard working woman in Manhattan, who supports an invalid husband by washing and scrubbing, says: "Accept our grateful thanks for the coal money. It is so good to have a warm room, and then I took a little of the money to buy stew meat. It is so hard to work when one has only tea and bread."

Adolph Koch, at the Home for Incurables, Chicago, is somewhat improved in health, but has not been outside the home since September. He desires to thank the friend in Plainfield who sends him the Sunshine clippings, also "Theodora" for her gift of a book for his Sunshine library.

An invalid of Sodus, N. Y., writes: "I am too ill to write more than a word of thanks for your gift from the emergency fund. You cannot imagine how much good it will do."

A Manhattan member dying with Bright's disease is another grateful recipient who shared last week in the distribution of the emergency fund.

CALLS FIRE ACCIDENT.

Ampersand Treasurer Answers Van der Wall's Affidavit.

Charles E. Eaton, treasurer and principal stockholder of the company owning the Ampersand Hotel, burned on September 23, for conspiracy in causing which fire Herman Van Der Wall and his son-in-law, Maurice Newmark, were arrested on Saturday, issued a statement yesterday through W. B. Ellison, counsel for the company. When Vanderwall was arrested the police in their investigation brought out the name of a well known broker, who, according to Van Der Wall, had benefited by the burning of the hotel. Mr. Eaton, being principal stockholder in the hotel company and also a broker, assumed that he was the person meant, although in the affidavits filed by the prisoners no mention of his name was made.

Mr. Eaton, who is connected with Raymond, Pynchon & Co., brokers, of No. 111 Broadway, said:

"I am one of the principal stockholders in the Ampersand Hotel Company, and assume that I am the broker referred to in this morning's papers. That the fire was purely accidental I have not the slightest doubt. So far as it is intimated that some one was employed by me to set fire to the place, that is absurd. I am the greatest loser by the fire.

"The total value of property destroyed was $129,000 and the total insurance was only $99,000. Upon the insurance money there were two claims, both prior to those of the stockholders. The Mutual Life Insurance Company had a $35,000 mortgage on the property and there was a second mortgage of $60,000. This brings the incumbrances up to $95,000, and, with an insurance of $99,000, left $4,000 for the stockholders. A club had planned to buy the property and pay $180,000, which would have left $40,000 over and aboveboard. This is another proof that the charges are absurd. As far as Van Der Wall is concerned, he was for many years barber and chiropodist at the hotel, but left it two years ago. If he was in the neighborhood of the hotel it was on no business of mine. Suit has already been begun against the insurance companies, which have failed to pay their losses. The loss is an absolutely honest loss and the charges of incendiarism are only an excuse for non-payment."

Van Der Wall and Newmark were arraigned before Magistrate Herrman, in the Tombs Court, yesterday and held in $5,000 bail each for examination on Thursday. William J. Green, an insurance adjuster, was the complainant. W. B. Ellison, former Corporation Counsel, who is acting for the company in the suits brought against the insurance companies, when seen yesterday bore out Mr. Eaton's statements in regard to the condition of the property, and said that he himself was one of the men who were forming a club to buy the property.

CLERGYMAN IMPOSED ON.

Dr. Brewer, of Brooklyn, Received "Old Friend" at Club and Members Lost Property.

George L. Mudge, who says he lives in Manhattan and is one of the "army of the unemployed," is accused of imposing on the confidence of his old-time school chum, the Rev. Dr. Brewer, of Holy Trinity Church, Brooklyn, recently, and as a result is now in the Adams street police station on a charge of grand larceny.

Mudge called on Dr. Brewer at the Trinity Club, at No. 157 Montague street, near the end of January. The clergyman welcomed his old schoolmate, listened to his hard luck story and gave him a room in the house. The next night, while the other residents of the club were at dinner, most of the clothes and valuables in their rooms disappeared. Mudge also departed, and suspicion pointed at him. He was found in Manhattan yesterday and arrested.

THREE ARRESTS IN PARK HOLD-UP.

Brooklyn Man Knocked Down and Robbed Near Place of Recent Similar Crime.

Charles W. Gallaer, of No. 893 St. John's Place, Brooklyn, was beaten and robbed early yesterday morning at Garfield Place and Prospect Park West by two highwaymen. The police believe the robbery was committed by the same persons who held up and robbed Frederick Haynes near the same spot less than a week ago.

Central Office detectives arrested last night Cornelius Ennis, of No. 70 Willoughby street; John Kennedy, of No. 18 Debevoise Place, and Edward Worthley, of No. 555 Midwood street, on suspicion of being concerned in the hold-up.

CASH REGISTER PLANT SUSPENDS.

Dayton, Ohio, March 2.—The National Cash Register Company to-day suspended operations of its immense plant here. Three thousand employes are affected. Officials of the company say they cannot tell when work will be resumed.

INCREASE IN COLUMBIA'S BUDGET.

Columbia University will need $1,552,553 79 for current expenses during the year 1907-'08, according to the budget adopted by the trustees at their meeting yesterday. In his last annual report President Butler recommended a reduction of expenses, but the new budget shows an increase of more than $150,000 over the amount used last year. Of the total, $1,138,992 72 is appropriated for educational administration and instruction, $71,479 for the library, $176,630 for the maintenance of the buildings and grounds, $29,312 for the business administration of the corporation, $47,420 for annuities and $88,730 for interest on the debt.

CONTEST JUDGE APPEL'S WILL.

Objection to the probate of what is offered as the last will of Judge George C. Appel, of Mount Vernon, who died at Pasadena, Cal., recently, was filed in White Plains yesterday. The estate is estimated at about $100,000. The will, which is dated July 27, 1906, leaves the use of the entire estate to Mrs. Agnes Sprenger Appel, whom Judge Appel married on the day the will was signed. Upon her death the estate is to revert to Judge Appel's three children, who are the objectors.

SMELTERS' DIVIDEND REDUCED.

The directors of the American Smelting and Refining Company declared yesterday a quarterly dividend of 1 per cent on the common stock, payable on April 15, and the regular dividend of 1¾ per cent on the preferred stock, payable on April 1. The stock was placed on a dividend basis in 1904, 5 per cent being paid for the year. The rate was increased until in July, 1907, it was made 2 per cent quarterly, the figure which has now been cut in two.

WON'T AWARD FERRY MORE DAMAGES.

Trenton, March 2.—The Supreme Court dismissed to-day the appeal of the Philadelphia and Camden Ferry Company from the award of $100,000 made by commissioners for damages to its property resulting from the construction of a tunnel under the Delaware River between Philadelphia and Camden by the Intercity Link Railroad Company. The ferry company sought to have these damages increased on the ground that the competition of the tunnel company would deprive it of a large part of its business. The court holds that such an award is entirely beyond any contemplated by either the constitution or statutes of the state.

MURDERED PRIEST'S FUNERAL.

Paterson, March 2 (Special).—The funeral of Father Leo Heinrichs, the Franciscan monk who was slain by an Italian anarchist on the altar at St. Elizabeth's Church, Denver, took place to-day. The body was accompanied to the Cemetery of the Holy Sepulchre by more than a hundred priests, as many lay brothers and thousands of men and women belonging to the Catholic parishes in and near Paterson.

A great throng assembled at the graveyard, and a detail of twenty policemen formed a lane through which the priests and lay brothers passed.

LOCAL OPTION BATTLE.

Heavy Artillery Engagement Across Jersey Assembly Chamber.

[By Telegraph to The Tribune.]

State House, Trenton, March 2.—Political interest here to-day was concentrated upon a hearing given by the House Committee on Municipal Corporations this afternoon and evening on Assemblyman Crosby's local option bill. For nearly five hours advocates and opponents of the measure gave verbal battle to one another from opposite sides of the Assembly Chamber, and so spirited did the debate become at times that Chairman Moxon repeatedly had to serve notice that if the warring factions would not preserve order and observe the ordinary rules of parliamentary discourse he would adjourn the hearing. Special trains from the northern sections of the state had brought interested delegations to the hearing, and a hall several times as large as the Assembly Chamber would have been required for their proper accommodation.

At the close of the hearing the committee decided to hold a meeting to-morrow, when they would decide as to reporting the bill. It is generally believed here that the bill will be reported out by the committee, but that it will fail of passage in the House, although it is believed the vote will be close.

To-night the temperance people held a meeting at the Taylor Opera House. The chief speaker was Governor Hanly, of Indiana. Governor Hanly arrived here this afternoon and was entertained this evening at dinner by Governor Fort. Governor Hanly is expected to visit the State House to-morrow.

DELMAS TO ARGUE ON DEMURRER.

To Represent Bondholders of Randolph-Macon Coal Company, Defendant in Suit.

Arguments on a demurrer are to be made to-day in the United States Circuit Court, in the suit for $1,800,000 brought by the Slater Trust Company, of Providence, against the Randolph-Macon Coal Company, of Moberly, Mo., with offices at No. 11 Broadway; the Central Trust Company, of this city; John R. Hegeman, president of the Metropolitan Life Insurance Company and a director of the coal company; William A. Read, a director of the coal company, and James T. Gardiner, its president. The Slater Trust Company represents the interests of purchasers of bonds in the coal company that were issued through the Central Trust Company.

The allegation of the plaintiff company is that in 1905 the Randolph-Macon Coal Company issued a mortgage to the Central Trust Company on 40,000 acres of coal lands that it was represented as owning in Randolph and Macon counties, Mo. This mortgage, the plaintiffs have alleged, was to guarantee a bond issue of $3,000,000 to be made through the Central Trust Company. This issue was made in 1905, and $1,800,000 worth of bonds were bought by the persons now represented by the Slater Trust Company, of Providence. It is further set forth that the coal company paid one instalment of interest on these bonds, and that in 1907 it went into bankruptcy and its property was sold out for $100,000.

The matter of the demurrer that has been filed by the defendants will be argued on behalf of the plaintiffs by Delphin M. Delmas, of No. 115 Broadway, who has just formed a new law partnership with ex-United States Senator Charles A. Towne and Benjamin F. Spellman. The defendant interests are represented by Carter, Ledyard & Milburn and Joline, Larkin & Rathbone.

ALABAMA FURNACE RESUMES.

Birmingham, Ala., March 2.—No. 1 furnace of the Republic Iron and Steel Company at Thomas went into blast this morning, with a capacity of 250 tons of pig iron daily. This is the first Alabama furnace to resume operations since the first of the year.

AUCTION SALE OF FINE CORNER SITE.

Property Changes Hands at Foreclosure for $204,579.

In the Real Estate Exchange salesrooms yesterday Joseph P. Day sold in foreclosure No. 216 to 230 8th ave., and No. 261 to 265 West 27th st., four three story and six two story tenement houses, 150.7 x100x irregular, to Charles Lane, the plaintiff, for $204,579. The sum due was about $84,800, subject to a mortgage of $150,000. Mr. Day adjourned the sale of a parcel at the southwest corner of 114th st. and Amsterdam ave. to April 9. Samuel Marx adjourned the sale of a parcel at the northeast corner of 114th st. and Lenox ave. to March 26.

James L. Wells sold in foreclosure a vacant plot 125x100.10 ft. on the north side of 116th st., 248 feet east of Pleasant ave., to G. C. St. John, the plaintiff, for $38,250.

The auction offerings for to-day will be as follows:

By Joseph P. Day: 5 135th st, n s, 110 ft w of 5th ave, 18.4x99.11, 4 story flathouse; C W Slade agt Charles Klemme et al; S B Robinson, atty; William Klein, ref; amount due, $10,710 45; taxes, etc, $207 88.

By Bryan L. Kennelly: 10th ave, n w cor 211th st, 99.11 x100; also 211th st, n s, 150 ft w of 10th ave, 350x99.11; also Broadway, n e cor 211th st, 133.11x50x99.11x139.3, vacant; Michael Regan agt J J Mooney et al; Daniel Daly, atty; E D Dowling, ref; amount due, $17,139 23; taxes, etc, $6,499 42; subject to several prior mortgages aggregating $67,200.

By Samuel Goldsticker: 2220 to 2226 Amsterdam ave, n w cor 170th st, 100x100, two 6 story flathouses and stores; New York Mortgage and Security Company agt A S Shapiro et al; W F Clare, atty; M H Murphy, ref; amount due, $31,100 01; taxes, etc, $1,700.

By Charles A Berrian: 27 and 29 Audubon ave, n e cor 167th st, 76.7x95, two 5 story ten hs, store on cor; Knickerbocker Trust Company agt O H Olsen et al; A L Wescott, atty; G W Collins, ref; amount due, $23,187 16; taxes, etc, $1,368 78.

NEW WEST SIDE PROJECT.

Structure Is To Be Built on a Site Near Lincoln Square.

An eight story fireproof hotel is to be built for Whitney Lyon as owner on the premises, No. 15 West 66th st. It will be 25 feet front and 89 feet deep, with a façade of brick trimmed with Indiana limestone and ornamented with a double row of bays from the ground floor to the roof. Its cost is to be $60,000. Thain & Thain are the architects.

Plans have also been filed for making over for use as manufacturing lofts and store the three story and basement dwelling house No. 51 East 19th st., a landmark of the neighborhood and opposite the Parker Building. The changes to be made for the Pettis estate at a cost of $8,000. Manly N. Cutter is the architect.

IN THE PRIVATE SALES MARKET.

Arnold, Byrne & Baumann have sold for M. H. Ullman to Jonas Kolb No. 6 Amsterdam ave., a five story tenement house, on a lot 25x100 feet.

The Brunswick Realty Company has sold Nos. 90 and 92 Lexington ave., two three story dwelling houses, on a plot 39.6x75 feet, 60 feet south of 27th st.

George Ranger has sold for a client of E. K. Van Winkle to Carrie N. Gertner No. 26 Hamilton Terrace, a three story brick dwelling house, 16x100 feet.

The Cruikshank Company has sold for a client No. 319 West 46th st., Astor leasehold, a three story brick and stone dwelling house on a lot 20x100.5 feet.

S. Cowen has sold No. 1144 to 1150 Longfellow ave., four three family new brick dwelling houses, for Passman & Dauere.

W. J. Huston & Son have sold for David H. Taylor to a client two lots on the west side of Plympton ave., 50 feet south of 172d st.

The Herman Arms Company has sold for a client to Jane L. Gallon the five story four family tenement house, with stores, No. 435 West 49th st., on lot 25x100.5 feet.

Samuel E. Jacobs has bought from John M. Haffen and Christian H. Werner, through Kurz & Uren, the two flathouses on plot 50x100 feet on the east side of Courtlandt ave., five feet north of 149th st. The buyer owns the northeast corner of 149th st. and Courtlandt ave., and his present purchase gives him possession of a plot of 55x100 feet.

TO OPPOSE SAXE BILL.

"IT IS UNFAIR," THE CRY.

So Allied Real Estate Interests Is Against the Measure.

The directors of the Allied Real Estate Interests of this state have unanimously voted to oppose the Saxe bill requiring the consideration of real estate transfers to be stated. This bill provides that every deed or conveyance recorded in the counties of New York, Kings, Queens and Richmond on and after July 1, 1908, shall contain an affidavit by the grantor "setting forth the true money consideration therefor and the estimated value of any property given in exchange." There is a further provision that in lieu of such an affidavit in the conveyance an affidavit of substantially the same form shall be filed in the office of the Department of Taxes and Assessments, and "such affidavit shall be for the use of the Department of Taxes and Assessments only and shall not be open to public inspection." A penalty not exceeding $200 is imposed for failure to observe the provisions of this law.

The purpose of this bill is to afford tax assessors a basis for a proper assessment of real estate in this city. The Allied Real Estate Interests favors any method which will result in a proper assessment of real property, particularly in view of the fact that assessments in some parts of the city are altogether too low at present. An increase in real estate assessments will go far toward giving New York the additional debt margin which is necessary for the construction of subways.

As to its reason for opposing the Saxe bill the association says:

There are three objections to the Saxe bill which may be mentioned: (1) It is bad in principle; (2) if it could be enforced it would be disastrous to the real estate business in this city, and (3) it cannot accomplish the object for which it has been prepared.

(1) If the consideration of real estate transfers must be disclosed, the consideration or selling price of personalty should also be required to be disclosed, and not only should consumers be compelled to declare under oath what they have paid for clothes, household necessaries and the like, but the dealer who sold them such articles should be required to disclose what he paid for the same. The logical result of such a system of disclosure would be to vest in municipal employes the power to investigate the profits of all business carried on in the community. The association does not believe that the people of this city and of this state want to stand for any such principle as that.

(2) If the law could be enforced the assessed value of real estate would suffer a decrease instead of an increase, for with public or semi-public statements of profits real estate business would languish, and with diminished activity values would decline.

(3) The consideration of a real estate transfer, as required by this bill to be stated, is not the proper criterion of its value in very many instances. This may seem paradoxical, but a consideration of the following statement of B. Aymar Sands, which appeared in a late issue of "The Real Estate Record and Guide," will convince the fair minded that such is the fact:

"The mere insertion in the deeds of the actual consideration paid in each case will often be misleading and work an injustice to the owners of adjoining property if properties are assessed upon the basis of such sales. A number of classes of cases occur to my mind in which the actual considerations which would be expressed in the deeds under this law do not represent the true value of the property. I will, for convenience, divide these cases into classes:

"First—Cases where a builder assembles a parcel of lots or several buildings for the purpose of a large improvement; the purchaser in such case will buy several of the lots or houses at a low or reasonable figure, and then to complete his plot he will buy the remaining piece from a reluctant vender at an excessive price. The consideration expressed in the last deed might be construed by the tax assessors as the controlling consideration, and all values of similar property in that locality might be assessed on that basis, which would be unreasonably high.

"Second—The plaintiffs at foreclosure sales purchase property at much below its actual value; the public, knowing from the advertised notice of sale that the property is encumbered up to or above its real value, and that the plaintiffs will protect their interests up to the amount due, do not enter the bidding. I have in mind a case where the property in question sold a year ago for $22,000 and was recently bid in by the plaintiff in foreclosure for $8,000, the amount due being about $14,000. There was no competition at that sale, and if $1,000 had been bid by the plaintiff for the property it would probably have been knocked down to him at that figure.

"Third—Trades or exchanges. In these cases both parties are likely to have enhanced ideas of the values of their respective properties, and the deeds following such contracts of exchange contain considerations in excess of the real value.

"Fourth—Purchases made for special reasons by corporations or individuals who require special sites or special plots, paying for such reasons excessive considerations. We may also place in the same class purchases by persons who are ignorant or indifferent as to the actual value."

DECREASE IN MORTGAGES.

A statement in regard to the mortgage situation was issued yesterday by the Title Guarantee and Trust Company. It is as follows: "There was a decided falling off last week in the amount of mortgages recorded both in New York and in Long Island. The amount of mortgages placed on record last week in New York County seemed large on account of the $4,000,000 mortgage which was given by the Hudson Navigation Company to the Union Trust Company, of Albany, but that had no bearing on the real mortgage statistics of the week, which were somewhat discouraging. Our sales of New York mortgages have been small, but the sales of Brooklyn continue somewhat above the average."

TWO 5TH AVE. TITLES TRANSFERRED.

Mrs. Margaret O. Sage, widow of Russell Sage, took title yesterday to No. 604 5th ave., a four story dwelling house, 30x100 feet, from Lucie H. Schelling. The expressed consideration was $400,000.

Mrs. Elizabeth M. Anderson took title yesterday to No. 421 5th ave., a four story brick building, on a lot 25.3x100 feet, from Jessie R. Tremenheere, as executrix, to whom the buyer has mortgaged the premises for $448,000, at 4½ per cent, for three years.

REALTY NOTES.

A Mr. Van Roalte is the buyer of No. 4 West 75th st., James J. Renwick of No. 107 East 37th st., Samuel Feldstein of No. 227 East 126th st., and Eva Cohen of No. 1891 to 1895 3d ave. The purchaser of Nos. 306 and 308 East 119th st. is Mary E. O'Connor.

The country department of Pease & Elliman have rented for Mrs. Erqilie Iselin Macdonald her house at Morristown, N. J., for a term of years to Edward M. Weld; for E. V. Strong his house at Babylon, Long Island, to Anson W. Hard, jr., for Dudley G. Gautier his place at Hempstead, Long Island, Albert Z. Gray; for William C. Story his cottage at Cedarhurst, Long Island, to Joseph D. Forbes; for Mrs. Katherine J. White one of her houses at Cedarhurst, Long Island, to Raymond P. R. Neilson; for David Weingarten his place known as Hillcrest, at Cedarhurst, Long Island, to George W. Copland.

New Jersey Real Estate.

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WESTFIELD, N. J.—FOR SALE, MY RESIDENCE on Dudley ave.; most beautiful location; large grounds; 17 rooms; every modern convenience; price, $20,000. Apply to your own broker, or to owner, W. L. BROWN, 24 Bridge st., N. Y.

BROOKSIDE, N. J., 7 ACRE CORNER PLOT; NO buildings; beautiful country, near Morristown; price $1,750. Owner A. KOEHN, 157 West 29th st., N. Y.

Country Property to Let.

A COUNTRY HOME WITH CITY ADVANTAGES; 20 acres; old-fashioned 9 room house; to close estate, $12,000. Bargain. Inquire A. LEDERER, 66 Nassau st.

Country Property for Sale or to Let.

OSSINING, N. Y.—ELEGANT COUNTRY HOMES; fine views; for sale or rent. THOS. LEARY, Ossining, N. Y.

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