TRADING IN MIDTOWN

INVESTORS PROMINENT.

Market Found This Year for Big Central and Downtown Plots.

A much larger volume of business is being transacted in the real estate market than the weekly trading seems to indicate. Large numbers of big realty projects have been perfected since January 1, and scores of sites occupied by landmarks have changed hands and will soon be improved with modern buildings. Here are some of the big midtown and downtown realty transactions reported this year:

The purchase of the premises No. 113 to 117 West 27th street, 70x100 feet, by the Palmer Realty Company, of which Leslie R. Palmer is president, and the sale of many other parcels with frontages in this street to other companies.

The sale of six four story buildings No. 111 to 121 East 13th street, on a plot 150x100 feet, and a five story building No. 114 East 14th street, 25x106 feet, to Senator Timothy D. Sullivan and George J. Kraus as a site for a theatre. Charles W. Smith was the broker in that deal.

Their sale by Frank E. Smith to the Seaboard Realty Company of the Westminster Hotel property at the northwest corner of 16th street and Irving Place, 146 feet in Irving Place and 175 feet in 16th street, and also Nos. 109 and 111 East 16th street, and Nos. 116 and 118 East 17th street, adjoining. On the entire plot is being built an eleven story business building, which Frederick D. Kalley and Isaac T. Meyer leased to George Borgfeldt & Co. for twenty-one years.

The filing of plans for a nineteen story brick and stone hotel, 197.6x80 feet, to be built by the City Leasing Company at a cost of $2,000,000 from plans by Warren & Wetmore, architects, at the southwest corner of 24th street and Fourth avenue.

The sale of the Edison Building, Nos. 42 and 44 Broad street, and extending to Nos. 38 and 40 New street, by the City Investing Company to August Oppenheimer, who gave in part payment the block front of about thirteen lots, on the west side of Macomb's Road, between 153d and 154th streets. The deal involved about $700,000, of which $500,000 was for the Edison Building and $200,000 for the Macomb's Road property. The Edison Building was later resold.

The purchase by Dodd, Mead & Co., publishers, through Horace S. Ely & Co., of the premises No. 443 to 447 Fourth avenue, and No. 103 East 30th street, forming the northwest corner of those thoroughfares. A building for the use of the buyer is to be built on the site.

The sale by Alwyn Ball, jr., for the Fifth Avenue and Thirty-first Street Company of the premises Nos. 303 and 305 Fifth avenue, 56.9x150 feet, to a syndicate which will build a twenty story mercantile structure on the plot.

RESALE OF THE DEVONSHIRE.

The sale by the Post estate to a syndicate headed by J. Delmage Trimble, of the old Devonshire Hotel property in 42d street, 123 feet east of Madison avenue, and the resale of the premises to the lessees.

The purchase by the C. L. Gray Construction Company from the Godwin estate, through John N. Golding, of the old Bryant Building at the northwest corner of Nassau and Liberty streets. On the site a big office structure is to be built from plans by Henry Ives Cobb.

The purchase of the Croisic apartment house at the northwest corner of 26th street and Fifth avenue, by Louis M. Jones from James D. Ireland.

The sale of the Kensington, a new eleven story and basement fireproof loft and store building at the northwest corner of 15th street and Fifth avenue, by M. & L. Hess for the Richman Realty and Construction Company, to Robert S. Minturn.

The purchase by Mrs. Elizabeth Guggenheimer through Joseph T. Mulligan and Israel Cohen, of the Hotel Collingswood, a fourteen story structure, 85.8x98.9 feet, Nos. 43 to 47 West 35th street, from the Dover Realty Company. She gave in part payment a seven story warehouse, No. 341 to 347 Spring street, 72.8x80 feet, with an L 20x60 feet, to 509 Washington street, and also a plot 90x111.9 feet at the northwest corner of 168th street and Edgecombe avenue. The deal involved about $1,100,000.

Sale of the Hotel Breslin at the southwest corner of 29th street and Broadway to the Hotel Breslin Company, by the United States Realty and Improvement Company.

Sale of the Sydenham, a six story office building, 100.5x95 feet, at the northwest corner of 58th street and Madison avenue, to the Sydenham Company, in which several physicians are interested. The purchase price was about $600,000. The J. C. Lyons Building and Operating Company was the seller.

The purchase by the Rocky Mountain Club, of which John Hays Hammond is president, of the premises No. 114 to 118 West 44th street, as a site for a new clubhouse. The parcel is near the Lambs.

Plans for a $360,000 garage and factory building to be built on a plot on the south side of 67th street, 100 feet west of West End avenue, by William C. Boschen and associates from plans by E. L. Phillips & Co.

Plans by the banking house of Redmond & Co., for altering the premises at the southwest corner of 50th street and Fifth avenue, 25x100 feet, with a branch office. Redmond & Co. bought the property through Henry D. Winans & May from the 624 Fifth Avenue Company.

Sale of No. 5 to 9 East 31st and No. 6 to 10 East 32d street, a plot of about $18,000 square feet, by William F. Havemeyer to the Stockton Realty Company. On the plot is to be built a fifteen story office and loft building.

Purchase by William J. Dingee of the two four story dwelling houses, 39x100 feet, Nos. 581 and 583 Fifth avenue, adjoining the home of Miss Helen M. Gould, from the City Investing Company. The company bought from Mr. Dingee the former home of Isaac Stern, at No. 858 Fifth avenue, 55x125 feet. The Stern house figured in the transaction at $1,000,000 and the houses near 47th street at $600,000. The upper Fifth avenue house was quickly resold to Thomas F. Ryan.

DEAL INVOLVING $600,000.

The sale by Albert B. Ashforth for George G. Heye of the premises No. 594 Fifth avenue, southwest corner of 48th street, 25.5x100 feet. It was held at $600,000.

Plans for erecting a $450,000 twelve story loft building on the site of the Belvedere Hotel, at the northwest corner of 18th street and Fourth avenue, by the Belvedere Building Company, of which Leo M. Klein is president, have been drawn by William Rouse. The building company bought the property.

The purchase by the Fourth National Bank of the Germania Life Insurance Company building, at the southeast corner of Nassau and Cedar streets, for a little less than $1,500,000, through Douglas Robinson, Charles S. Brown & Co. The plot has a frontage of 73.1 feet on Nassau street and 73.2 feet on Cedar street. It comprises about 4,900 square feet.

Plans for a ten story brick and stone department store, 197.5x400 feet, to cost $4,000,000 and to be built on the westerly block front in Broadway, from 32d to 33d street, by the Manhattan-Hudson Realty Company for Gimbel Brothers.

The purchase by Henry Corn of the Clarendon Hotel property, 78.6x175 feet, at the southeast corner of 18th street and Fourth avenue, from the Weekes estate.

Sale of a plot about 75x100 feet at the northwest corner of 38th street and Madison avenue, on which stands the Allston apartment house. The property was sold by the Thirty-fifth Street and Madison Avenue Company, of which W. H. Chesebrough is president, to George F. Johnson, jr., and Frederick Johnson. On the site will be erected a ten story apartment house, with an entire floor devoted to each suite.

Plans for a $300,000 theatre, to occupy the premises No. 205 to 217 West 46th street, 119x90.3 feet, and to be built for the Dillingham Theatre Company from plans by Carrère & Hastings.

Plans for the reimprovement of the entire block on the easterly side of Fourth avenue, between 18th and 19th streets, by Irons & Todd, with a mercantile structure. The plot has a frontage of about 184 feet on Fourth avenue, 200 feet on 18th street and 150 feet on 19th street. At the southerly end of the block front is the Florence apartment house and at the northerly end is the Parker Building. The American Woollen Company will occupy a large part of the building.

Sale of the premises No. 257 Fifth avenue, a five story building, on a lot 25x100 feet, by John P. Kirwan for B. L. Kennelly to Andrew J. Connick, Max Marx and Martin D. Fink.

Plans for a $600,000 twelve story brick office and loft building, for a plot at the southwest corner of 46th street and Irving Place, by the 118 East Sixteenth Street Company, from designs by Goldwin Starrett & Van Vleck.

Plans for the erection of a sixteen story office building, to cost $700,000, to occupy a plot at the southeast corner of 27th street and Fourth avenue, owned by A. Fillmore Hyde, from designs by C. A. Valentine.

Plans for a $500,000 eight story loft building for the premises No. 324 to 344 Hudson street, 200.4x160x95 feet, by Trinity Church Corporation, from designs by Charles C. Haight.

ANOTHER FOURTH AVE. LOFT PLANNED.

Plans for a $500,000 twelve story loft building, 98.9x185 feet, for a plot at the northeast corner of 28th street and Fourth avenue, by the Hewitt Realty Company, from designs by Clinton & Russell.

The purchase by Herman Wronkow from the Loyal L. Smith estate of the apartment house at the northwest corner of 31st street and Madison avenue, 49.5x95 feet, for about $400,000.

Sale of the eleven story mercantile building, Nos. 236 and 238 Fifth avenue, by the J. C. Lyons Building and Operating Company, to Michel H. de Young.

Sale of the premises Nos. 421 and 423 Seventh avenue, 38x60.6 feet, and No. 159 West 33d street, 19.9x78.1 feet, northeast corner of 33d street and Seventh avenue, by Albert B. Ashforth, for Ranald H. Macdonald. The site was held at $750,000.

Purchase by Windsor Trust Company from Arthur Tooth & Sons, of the new nine story building at the northwest corner of 47th street and Fifth avenue.

Purchase by F. V. and J. H. Burton, of a plot 26.9x117 feet at the northwest corner of 38th street and Fifth avenue, from Miss Sarah Switzer, through John N. Golding.

Sale of the Lee estate parcel, 29x125 feet, at the northwest corner of 43d street and Fifth avenue, by John N. Golding, to Andrew J. Connick, Max Marx and Martin D. Fink, for about $700,000.

Purchase by the Bank of Montreal from the Fifth Avenue and Eighteenth Street Realty Company of the eleven story building Nos. 64 and 66 Wall street, through Eidlitz & Hulse, for about $800,000.

Purchase by Joseph Milbank of the premises at the northeast corner of 23d street and Fourth avenue, and adjoining site, the combined parcels forming a plot 98.9x156 feet. Horace S. Ely & Co. were the brokers in the deal. The sale involved about $1,000,000.

Sale by Henry Corn to Philip Braender of the Ashland House property, at the southeast corner of 24th street and Fourth avenue, 98.9x150x irregular.

Purchase by Joseph Milbank, through Horace S. Ely & Co., from Maria S. Simpson, of the premises No. 334 to 342 Fourth avenue, and Nos. 56 and 58 East 25th street, 98.9x106.8 feet, and from Charles Gardner No. 54 East 25th street.

PROFITS FROM SALES.

Attractiveness of Queens Shown to Investors by Recent Reports.

Notwithstanding the test that real estate has undergone in the last two years, the solidity of values in the Borough of Queens is indicated by the profits earned by some of the realty companies operating in that section of the city. It has been conclusively shown that in some instances stockholders have been paid as high as 200 per cent profit and more in the last year.

When interviewed regarding these rather extraordinary conditions, T. C. McKnight, who is prominent in Queens Borough affairs, and vice-president of the McKnight Realty Company, said: "The recent dividends declared by some of the large companies are, to my mind, a vindication of development company methods. Many aspersions have been cast upon operators, the claim being that advantage was being taken of the public. It is difficult to reconcile this with the fact that it is usually the public who are represented among realty companies' stockholders. Financiers prefer the more lucrative methods of Wall Street.

"The business of the McKnight Realty Company has been built entirely upon the public's confidence. To show that we have not belied it, our Lawrence Manor Company has paid its stockholders over 214 per cent profit during the last year. Our Whitestone Realty Company has just declared a dividend of 10 per cent, and our Murray Heights Realty Company recently retired 50 per cent of its capital stock (par value $100) at a price of $250 a share. The total amount involved in these transactions was $218,575.

"With everything pointing toward remarkably greater increases in land values, there exists a possibility of our being able to dispense a million, in the same manner, within the next eighteen months."

Recent sales of the McKnight Realty Company are as follows: A farm of twenty acres at Riverhead, Long Island; to E. S. Karlin, a house on its Lawrence Manor property, and to C. Neerbiss, 20 feet on Globe avenue, Jamaica tract.

At Flushing Terrace, to H. A. Singley, 60 feet on 16th street, and to E. N. Painen, 100 feet on 16th street. At Elmhurst, South, to G. V. Canland, 20 feet on Sothern avenue, and to C. H. Purcey, 20 feet on Sothern avenue. At Bayside-Flushing, to E. B. McAvoy, 140x100 feet, at Palace Boulevard and Kingston avenue; to a Mr. Cox, 40x100 feet on Stewart avenue, and to E. F. Swinzer, 80x100 feet on Kingston avenue. At Whitestone, to W. W. Pitkin, 40x100 feet, on 3d street.

A VIGOROUS CITY.

Elizabeth Is Noted for Its Business and Home Districts.

For its fine houses lining many broad and shaded avenues, extending miles from the business centre into the country, the city of Elizabeth is noted. It has a population of over 60,000. It is on the Central Railroad of New Jersey and the Philadelphia & Reading, Baltimore & Ohio, Lehigh Valley and Pennsylvania railroads. It is one of the most beautiful and the most progressive cities in Northern New Jersey. It covers an area of twelve square miles, and has a frontage of three miles on waters navigable by the largest ships. Freight can be shipped from the piers at Elizabeth to all places along the Atlantic seaboard.

The town is a little over twelve miles from the downtown business districts of Manhattan Island. It has many public schools, seven parochial schools and a large number of private institutions of learning, many business colleges, many banks, offices and commercial houses. It has an express and freight steamboat line, which makes daily trips to and from New York.

LOFT IN BROOKLYN DEAL.

E. Sharum has sold for the Armor Realty Company Nos. 63, 65, 67, 71, 73 and 77 Wyckoff avenue and Nos. 1330, 1332, 1336, 1348, 1350, 1354 and 1356 Willoughby avenue, Brooklyn, thirteen three story tenement houses. In part payment the seller took No. 424 Broome street, a seven story loft building, on a lot 25.4x107 feet.

FREE EXCURSIONS TO MORRIS PARK.

W. C. Reeves & Co. are offering homes in one of the best sections of Morris Park, Long Island, for $3,800 and upward, for cash or on easy payments. In order to show their large number of clients this section they are going to run to-day a free train excursion. The train will leave the Flatbush station of the Long Island Railroad at 1:50 o'clock. To-morrow they will run a sightseeing automobile from Flatbush avenue, Brooklyn, at 2 o'clock. Everybody is invited. Free tickets may be obtained from men stationed at the Long Island Railroad ticket exchange.

REALTY NOTES.

S. Osgood Pell & Co. have leased for James J. Coogan the fifth and sixth lofts in the building at Nos. 53, 55 and 57 West 26th street, to David Aaron & Co., embroidery manufacturers, for ten years, at an aggregate rental of $100,000.

Mrs. Persifor Frazer Smith has leased through Messrs. S. Osgood Pell & Co. the estate of Mrs. Irving Schmelzel, known as Equinox, at Manchester, Vt. This property adjoins the famous Equinox Golf Club and Springs.

The City Mortgage Company has made a building loan of $450,000 to the Belvedere Building Company on the northwest corner of Fourth avenue and 18th street, 53x160 feet.

Patrick H. Keenan is said to be the buyer of Nos. 423 and 425 Fourth avenue, northeast corner of 29th street, sold recently.

Josephine McKeogh is the buyer of the five lots on the west side of Second avenue, between Pierce and Graham avenues, Long Island City, sold by W. Clarence Martin.

J. W. Bemick is the buyer of No. 120 West 71st street, sold recently.

O. G. Manss and R. C. Dater negotiated the trade involving No. 29 West 37th street. A farm at Tappan, Rockland County, was given in part payment. Mr. Manss represented Metzger Brothers in the purchase of the property at Sea Cliff, Long Island, sold by Miss Switzer.

BIG AUCTION SALES

TO BE HELD THIS WEEK.

Riverdale Tract To Be Offered on the Premises on Saturday.

Homeseekers will have many opportunities this week to buy choice lots in and near this city. Bryan L. Kennelly will sell at 1 o'clock Saturday, on Riverdale Heights, two hundred choice lots, part of the Waldo Hutchins holdings. On the property are two fine substantial dwellings, which will also be offered for sale. One of these houses is an example of the architecture of nearly one hundred years ago, and to-day stands as solidly on the heights as it did the day it was completed. The other is of modern style and, nestling among the trees on the property, adds to the beauty of the locality.

The values of Riverdale Heights property can be only comparative, as nothing has been offered in the section since about 1897, before any big sale of Washington Heights property was held. But in 1899 lots in the latter section were valued at from $2,000 to $5,000, and to-day are valued at from $8,000 to $30,000. A still greater increase is noted in Morningside Heights lots, which fifteen years ago were valued at from $5,000 to $10,000. To-day the value placed on them is from $15,000 to $25,000. This must be repeated in the Riverdale Heights section, experts say, where so much evidence of improvements is shown year after year.

The location of the property is an added attraction. It stands about 150 feet above the roadway to the east, and is level with Riverdale avenue to the west. It is verdure clad, as is indeed all of this beautiful section. Directly opposite the property is Van Cortlandt Park, and the subway station is about five minutes' walk. Though the purchaser of lots at this sale will have easy access to one of the city's fine parks, where health giving amusements abound, he will be able to have its equivalent in a smaller way in what he possesses. The completion of the subway to Yonkers and the proposed extension of Riverside Drive across the ship canal will add greatly to the future of Riverdale.

Mr. Kennelly will sell in the Vesey street rooms on Wednesday No. 116 West 116th street, a five story triple flathouse, with large store, baker's oven, steam heat, hot water, etc., on plot 25x100.11 feet. Also No. 282 East 138th street, adjoining Third avenue, a five story triple flathouse, with store, baker's oven, etc., on plot 25x100 feet.

Also two choice Bronx plots, 50x82.4 feet each, on the east side of Bathgate avenue, near East 189th street. Seventy per cent of the purchase money may remain on mortgage for three years. This property is only a short distance from Fordham College.

MOUNT VERNON SALE TO-MORROW.

There is every indication that a record audience will be present at the sale of the Chester Hill lots, at Mount Vernon, N. Y., to be offered at auction to-morrow by George W. Bard. The popularity of Chester Hill as a residential section is well known, and most of the choicest dwelling houses of Mount Vernon are located there. The lots are located within five to ten minutes' walk from two railroad stations, are near the Siwanoy Country Club, and are within easy distance of the principal churches, schools, etc., and also within forty-five minutes of New York.

The auction budget for the week is as follows:

TO-MORROW.
ON THE PREMISES AT 2 P. M.
By George W. Bard.

Thirty-five restricted plots, each 50x100, in Gramatan, Westchester, Wallace, Fletcher and Elm aves, and Overlook st, in the Chester Hill section; voluntary sale.

ON TUESDAY.
AT NO. 14 VESEY STREET.
By D. F. Ingraham & Co.

49 Crosby st, e s, 187.4 ft n of Broome st, 25x100, 6 sty loft bldg; exr's sale; estate of Robert Gibson, deceased.

By Joseph P. Day.

159 and 161 Avenue B, n e cor 10th st, 47.4x93, 6 sty tenmt and stores; Henrietta Cohen agt Sam Golding et al; Arnstein & L, attys; Charles Fuller, ref; amt due, $8,787 97; taxes, etc, $1,274 27.

1234 Intervale ave, s e s, 219.4 ft n e of Home st, 24.10x51.1x26.3x59.2, 3 sty tnmt; Union Exchange National Bank agt Joseph Roberts et al; S H Herman, atty; J G Fenster, ref; amt due, $2,341 96; taxes, etc, $228 68; subject to mtge of $10,000.

763 224th st, n s, 170 ft w of 4th st, 17.6x114; Henrietta Redman agt Magdalena Marx et al; F Belt, atty; M A Schlesinger, ref; amt due, $3,339 80; taxes, etc, $175.

540 55th st, s s, 225 ft e of 11th ave, 25x100.5, 5 sty tenmt and store; E A McCarthy agt Bernard McTavey et al; Guggenheimer, U & M, attys; M J Driscoll, ref; amt due, $2,298 73; taxes, etc, $56; subject to a first mtge of $10,000.

By Herbert A. Sherman.

534 1536 st, s s, 462.6 ft w of Amsterdam ave, 37.6x99.11, 5 sty flat; W F Morgan, jr, et al, trustees, etc, agt Barnett Evans et al; Blackwell Brothers, attys; E R Otheman, ref; amt due, $42,998 86; taxes, etc, $1,410 66.

By Samuel Marx.

2828 to 2834 Broadway, s e cor Cathedral Parkway, 100x100x irreg, leasehold, 2 sty Lion Palace; all right, title, etc, of J F Douthitt, C A Holland and Holland Amusement Co; M A Hackett agt Josephine Schmid et al; A R Walsh, ref; amt due, $2,865 95.

ON WEDNESDAY, JUNE 2.
By Bryan L. Kennelly.

116 116th st, s s, 225 ft w of Lenox ave, 25x100.11; 5 sty flat, with store; vol sale.

282 138th st, s s, 100 ft e of 3d ave, 25x100, 5 sty flat, with store; vol sale.

Bathgate ave, e s, 100.6 ft s of Pelham ave, 100x100, vacant; vol sale.

By Joseph P. Day.

138 117th st, s s, 40.2 ft w of Lexington ave, 16.2x100.11, 8 sty dwlg; also

152 and 154 49th st, s s, 100 ft e of 7th ave, 50x98.9x50.6x92.3, 5 sty flat; also

218 to 222 7th ave, s w cor 23d st, 98.9x25x irreg x75, one 2 and one 5 sty tenmts and stores; also

350 23d st, s s, 225 ft e of 9th ave, 25x98.9, 5 sty tenmt; L P Bradley agt Mary Scofield et al; T C Ennever, atty; R M Henry, ref; partition.

719 and 721 Washington ave, n e cor 11th st, 75x115.10x irreg, 6 sty loft bldg; William Carter agt Builders' Construction Co et al; action 2; G A Stearns, atty; S H Weinhandler, ref; amt due, $7,816 37; sub to three mtgs aggregating $177,000.

30 9th st, s s, 430.9 ft w of 5th ave, 25.4x93.11, 4 sty and basement dwlg; M W McArdle agt Rosalie Schoenberg et al; Conder & Bros, attys; Abraham Stern, ref; amt due, $20,215.

113 to 117 Avenue D, n w cor 8th st, 46.11x51.3x—x50.10, 6 sty tenmt and stores; Barnett Levy agt Louis Kotzen et al; Kantrowitz & B, attys; F A Spencer, jr, ref; amt due, $4,500 40; taxes, etc, $89; sub to three mtgs aggregating $40,500.

264 34th st, s s, 125 ft e of 8th ave, 19.6x98.9; 4 sty dwlg; N Y Trust Co et al agt Rosalie Schoenberg et al; Coudert Bros, attys; Abraham Stern, ref; amt due, $15,215; taxes, etc, $6,104 63.

1969 2d ave, w s, 70 ft s of 99th st, 28x100; 5 sty tenmt and store; Ellen Gallagher agt D S Kalman et al; Harold Swain, atty; Robert Townsend, ref; amt due, $9,765 84; taxes, etc, $811 37; sub to a mtge of $13,500.

St Nicholas ave, n e cor of 191st st, 100x100; 1 sty frame bldg and vacant; Title Guarantee and Trust Co agt Emily Nuoffer et al; Harold Swain, atty; F Malone, ref; amt due, $31,686 63; taxes, etc, $4,487 56.

Carpenter ave, s e cor of 233d st, runs s 300 to Bronx boul, x w 278x irreg, Wakefield; S M Bussing et al agt John O'Brien et al; H D Lent, atty; F W Pollock, ref; amt due, $31,761 97; taxes, etc, $5,000.

406 to 414 91st st, s s, 94 ft e of 1st ave, 125x100.8; 1, 2 and 3 sty bldgs of iron works; Anna Sands agt Isaac Shapiro et al; Bowers & S, attys; J D Edelson, ref; amt due, $5,069 77; taxes, etc, $939 81; sub to a first mtge of $35,000.

By Samuel Marx.

36 Front st, n s, 45 ft w of Coenties slip, 28.6x67; 5 sty brk loft and store bldg; Farmers' Loan and Trust Co agt B A Mason et al; Turner, R & H, attys; P J Dolson, ref; amt due, $8,955 51; taxes, etc, $653 73.

344 118th st, s s, 125 ft w of 1st ave, 25x100.10; 5 sty tenmt; Isidor Goldstein agt Tillie Bachrach, admx, etc, et al; H Goldstein, atty; F V S Oliver, ref; amt due, $6,594 32; taxes, etc, $500 36; sub to a first mtge of $23,000.

ON THURSDAY, AT NO. 14 VESEY STREET.
By Bryan L. Kennelly.

Oakdale, Long Island, on the West Shore Road and Great South Bay, 51 plots; public auction.

By Joseph P. Day.

641 10th ave, w s, 50.2 ft n of 45th st, 25.1x100; 5 sty brk tenmt and store; Bernard Mayer agt Aaron J Levy et al; Isaac S Heller, atty; Samuel Cohn, ref; amt due, $10,275 60; taxes, etc, $32 90; sub to a mtge of $28,000.

583 West End ave, w s, 30.8 ft n of 88th st, 20x78.6; 4 sty and basement brk dwg; New Netherland Bank of N Y agt Anna P Crompton, extrx; et al; Sackett, Chapman & Stevens, attys; Terence J McManus, ref; amt due, $7,076 56; sub to a prior mtge of $18,000.

313 and 315 East 112th st, n s, 175 ft e of 2d ave, 54x100.11, 6 sty brk tenmt and stores; Antonio G Tomasello agt Cristoforo Zuccare et al; Isidor Cohn, atty; Michael J Driscoll, ref; amt due, $12,775 20; taxes, etc, $1,257 95; sub to a mtge of $48,000.

105 East 112th st, n s, 80 ft e of Park ave, 18.9x100.11; 2 sty brk dwg; Lawyers Mortgage Co v agt Louis M Ogden et al; Cary & Robinson, attys; Francis S McAvoy, ref; amt due, $7,686 02; taxes, etc, $130.

ON FRIDAY, AT NO. 14 VESEY STREET.
By Herbert A. Sherman.

313 and 315 East 102d st, n s, 212.6 ft e 2d ave, 37.6x100.11; 6 sty brk tenmt and stores; Joseph L Buttenwieser agt Michael Rosenthal et al; M S & I S Isaacs, attys; Colin W McLennan, ref; amt due, $14,363 68; taxes, etc, $175 50.

ON SATURDAY, ON THE PREMISES.
By Bryan L. Kennelly.

Waldo Hutchins estate property situated on Riverdale ave, 236th st, 238th st, Spuyten Duyvil Road, Fieldston, Greystone and Waldo aves; 200 lots; vol auction.

THE BRONX BUILDING PLANS.

234th st, n s, 435 ft w of Katonah ave; two 2 sty frame dwlg, 21x50 each; Bernard Shultz, owner; Carl P Johnson, archt; total cost	$9,000
Kappock st, n s, 191.65 ft e of Palisade ave; 1½ sty frame stable and garage, 49.5x27.5; Steven B Ayres, owner; Franklin & Ayres, archts; cost	3,000
Barker ave, e s, 25 ft n of Wilson pl; 2 sty frame dwlg, 20x50; Mary McGarry, owner; Frank McGarry, archt; cost	5,000
Prospect ave, s e cor of 182d st; two 5 sty brk tenmts, 32.86x80.82 and 37.70x78.15; Wirth Realty Co, owner; William Kurtzer, archt; total cost	50,000
184th st, n w cor of Webster ave; 5 sty brk tenmt, 35x112; Stonington Realty Co, owner; Lorenz F J Wellur, archt; cost	50,000
Union ave, No 827; 6 sty brk tenmt, 79x92; Goldhill Realty Co, owners; Emery Roth, archt; cost	85,000
Southern boul, s e cor of Westchester ave; 6 sty brk tenmt, 100x122.6; American Real Estate Co, owner; C S Shumway, archt; cost	220,000

New Jersey Real Estate. | *New Jersey Real Estate.* | *New Jersey Real Estate.*

WISE MEN CHANGE THEIR MINDS

You have probably made arrangements for your Decoration Day outing; but it isn't too late to consider a trip to PORTAUPECK. It's a magnificent trip—nothing finer around New York. An hour's sail on one of the famous Sandy Hook boats; a pleasant ride from North Long Branch station to the property in Company conveyances; a half day of PORTAUPECK and its pleasures and back to New York in the evening.

BE A BUNGALO-FER

If only for to-morrow. Come on over. We won't spoil your day by talking business unless you are a willing listener. If you want to just lie around there are four miles of clean, sandy beach; a hammock on some veranda and the beautiful Shrewsbury for a perspective. You may go fishing, sailing or bathing. And if you are contemplating a bungalow summer here's a great chance to inspect the IDEAL BUNGALOW COLONY.

Incidentally, the Company cordially invite you to partake of lunch provided by them for visitors to the property.

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Jamaica Estates has recently sold at its tract a plot, 88x164 feet, on Henley Road, between Edgerton Boulevard and Midland Parkway; a plot, 145x140 feet, at the corner of Kent and Avon roads; a plot, 75x130 feet, on Avon Road, near Kent; a plot, 50x122 feet, on Tudor Road, near Kent; a plot, 80x99 feet, on Doncaster Boulevard, near Edgerton; a plot, 75x99 feet, on Charlecote Ridge, and a plot, 50x206 feet, on Aberdeen Road, near Tryon.

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Architecture. A beautiful residence in Pelham Heights; 11 rooms and 2 baths; cement exterior; hot water heat; electricity; new decorations; plot contains 15,625 square feet; garage; asking $1,800 a year; near station.
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Accommodations for large house party. Twelve Row Boats, three Motor Boats. Baths. Complete Inventory. Rental $4,000.
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Beautiful private residence, fourteen rooms, two baths. Stable for four horses. Three acres of land. Rent $1,500. Apply WHITLOCK & SIMONDS, 59 William Street.

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Luxurious summer apartments in New Rochelle; private porches, pagoda on roof; large French windows, awnings, screens, everything possible for SUMMER comfort; rent $45 up. T. W. MEIGHAN, 220 Main st., New Rochelle.

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Old fashioned, well equipped house for rent; also house situated on the harbor.
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Gentlemen's country seat for rent, furnished. Beautiful grounds of thirty acres, with running brook; century-old stone house, with recent fine renovations, containing hall, library, office, parlor, tea room, dining room, butler's pantry, kitchen, laundry, servants' bedroom, refrigerator room, five masters', four servants' bedrooms, five bathrooms; electric light; steam heat; stable; garden planted. Rent $3,000, or would sell six years' leasehold. Full particulars of
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Tribune Building, New York.

RENT $275 TO OCTOBER 1ST.
Attractive, fully furnished home, 10 rooms, modern improvements, barn, ample grounds, in pretty village on Adirondack Division, N. Y. Central; photographs; sell or exchange. WHITON, 130 Broadway, N. Y.

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Shore Cottage for rent at Manhanset—formerly occupied by MRS. LESLIE CARTER.
Fully furnished; 14 rooms, 2 bathrooms; detached laundry.
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IN THE WHITE MOUNTAINS, TO RENT, FURnished, 9-room cottage, with stable; mountain view; delicious air; secluded, inexpensive; references. Address 10 Lincoln ave., Salem, Mass.

TO RENT FOR SEASON,
12-room house, furnished; improvements, barn, bathing, boating, fishing; good shade.
R. SHARASHAFT, Huntington, L. I.

SUNSET PARK, HAINES FALLS, N. Y., ADJOINING Twilight Park and Mt. Golf Club; for rent, modern house; excellent order; 9 bedrooms, 3 baths; abundance of spring water; private ice house filled; $700 for season.
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SOUTHAMPTON, L. I.—FOR RENT, FURNISHED, large modern cottage; improvements; spacious piazzas and lawns; shore frontage 250 feet. INGLE NOOK, Box 40, Tribune Office.

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To rent—Large mansion, eight bedrooms; beautiful location; city conveniences; three bathrooms; coal and gas ranges; steam heat and open fireplaces; ice house filled; boat house, garage.
CAMPBELL, 150 Broadway, N. Y.

LAKE HOPATCONG.
To rent—Large dwelling, 11 bedrooms, bath; large grounds and lake frontage; bathing; beach; tennis court; garden planted. CAMPBELL, 150 Broadway.

LAKE HOPATCONG, N. J., REAL ESTATE AGENCY. G. W. CAMPBELL, 150 B'way, N. Y.

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