MANY BUYERS ACTIVE

TRADING IN DISTRICTS NOTED FOR BIG SALES LAST YEAR.

Opportunities in Some Other Zones—Big Investment and Speculative Deals Reported Last Week.

The popularity of the districts in which many millions were spent last year in improving sites is increasing, rather than diminishing.

There were no signs last week of large numbers of operators and investors getting far away from the well beaten paths along which the greatest volume of business was transacted in the previous year, and the prospects are that, as regards Manhattan and Bronx trading, the purchasing and building operations from now until late in the spring will be principally in the zones in which considerable change in the skylines was made last spring and fall.

Undoubtedly there are many large sections of the city, which ought to attract big buyers and builders in the near future, in which there have been few noteworthy realty projects launched in recent years. One of these sections which ought to prove a most profitable field for many classes of builders is the Third avenue area from 14th street to 42d. Another is the old Greenwich Village district, and still another the old Yorkville. Moreover, there is the central eastern district, just south of the easterly approach to the Queensboro Bridge, which is virtually a part of the Yorkville zone, where there have been for many months almost innumerable opportunities for replacing old flathouses with modern tenement structures, old store buildings with new business buildings and old factories with up-to-date loft structures.

In this central eastern district a few operators and speculators who did not hearken to the call to join the ranks of the invaders in the central Fourth avenue, the Irving Place and in the Pennsylvania Tunnel Terminal zone have been busy for some time buying many choice parcels. These inviting but almost inactive districts are going to be rebuilt on a splendid scale, but the time when that transformation will take place is, it appears, at present entirely dependable upon the lessening of the vigor of the purchasing operations and also upon a decrease in the opportunities for spectacular deals in the new midtown loft and amusement centre.

The city is in need of vast numbers of more modern tenement houses in central locations on Manhattan Island, and if suitable sites for the erection of such structures are not to be found in the district just south of the easterly approach to the Queensboro Bridge, in the Third avenue district from 14th street to 42d, and in the Greenwich Village, then no sites measuring up to the requirements will be found anywhere else within the boundaries of old New York.

REBUILDING OLD CENTRES.

Notwithstanding the natural charms of the newer residential regions of the city and the great area of land there to be improved, the building expansion in the newer districts of New York in recent years has not overshadowed the rebuilding and the enlargement of the older centres.

In the last five years hundreds of landmarks in the old financial district have been torn down to make way for office buildings of almost record height, long rows of old fashioned buildings in the old wholesale districts have been replaced by mercantile and storage structures of great size, both as regards width and height, and scores of old and well known hostelries have been removed and in their places stand hotels which have many times greater room capacity than the previous buildings on the plots, and whose cost represents an investment of many more millions. And, furthermore, the great West Side north of 59th street, which five years ago was looked upon as a wonderful building creation, as regards apartment houses and apartment hotels, now contains several apartment houses which occupy an entire block and which were erected in recent years.

Truly old New York is being rebuilt on a most extensive scale, and these rebuilding projects are only the forerunners of what the near future holds in store for the Manhattan districts of the greater city.

A big purchasing operation in one or more of the districts where few big buyers have been in recent years and where conditions are so favorable for successfully carrying out such an undertaking may be a leading feature of the great real estate market this year. A short time prior to the ending of the old year there was a slight flurry of realty activity in Madison avenue just north of 42d street, and it was then predicted by some real estate experts that this fine section of the avenue, which had been overlooked for so many years by speculators and investors, was going to be the scene of a large speculative building movement. Since the flurry the district has evidently gone back to its former condition, for the recent realty records do not show any additional trading in this section of the city since that time.

It is this sudden shifting of the scenes of realty activity that apparently adds to the zest of trading.

DEAL INVOLVING $1,300,000.

The trading in the market last week resulted in a change of ownership of several large midtown parcels and of a number of big uptown plots. There was one transaction involving an outlay of about $1,300,000. It was the sale by R. E. L. Mordecai for the Central Realty Company of the Hotel Lucerne, a twelve story apartment hotel on a plot 102.2x100 feet, at the northwest corner of 79th street and Amsterdam avenue. It was bought by George C. Engel, a wholesale butcher, who gave in part payment the Hudson, a seven story apartment house, at the southwest corner of 95th street and Riverside Drive. Mr. Engel is a large owner of Manhattan real estate.

Another large West Side deal was the sale by F. R. Wood & Co. for the White Construction Company to an investor of the Speranza, No. 568 to 572 West 183d street. It is a six story elevator apartment house, on a plot of three lots. It was held at about $150,000.

Still another big West Side transaction was the sale by the Braude-Papae company for the Anaconda Realty and Construction Company of Norman Court and Sunderland Court, two new six story elevator apartment houses, No. 522 to 530 West 136th street. The site is 175 feet east of Broadway and has a frontage of 200 feet and a depth of 99.11. The buildings were held at $450,000.

A $300,000 resale affected the St. Thomas, a six story elevator apartment house at the northwest corner of 178th street and Amsterdam avenue. The property occupies a plot of four lots. It was resold by Lowenfeld & Prager to an investor.

DEMAND FOR WEST SIDE SITES.

The demand for fine sites for large apartment houses on the West Side north of 72d street and south of Cathedral Parkway was reflected last week by the quick resale of the remaining holdings in the Furniss block of A. L. Mordecai & Son, Inc., and Hellner & Wolf. They sold to the West Side Construction Company, of which Jacob Axelrod is president, six lots at the southeast corner of 100th street and Riverside Drive, and the six lots on the north side of 99th street, 200 feet west of West End avenue. They took in part payment a second mortgage of $86,000 on the Hanover apartment house, at the northeast corner of 83d street and Park avenue. They also sold the plot of five lots at the northeast corner of Riverside Drive and 99th street to a builder, who will erect a twelve story elevator apartment house on the site. A few days ago the A. C. & H. M. Hall Realty Company filed plans for the improvement of the northwest corner of West End avenue and 99th street with a twelve story structure, the cost of which was placed at $800,000.

In the midtown district the trading resulted in a change of ownership to property valued at many hundred thousand dollars. The principal transaction was the sale by Richard Bergman and A. Robinson for the Realty Holding Company, of which N. J. Hess is president, of the new twelve story and basement fireproof store and loft building, No. 129 to 133 West 27th street. The buyer, A. Epstein, gave in part payment the dwelling houses Nos. 164, 166 and 168 Henry street. The transaction involved $650,000.

Max Radt, vice-president of the Jefferson Bank, added to his holdings last week by the purchase of No. 452 Sixth avenue, a five story building, between 27th and 28th streets. As he also owns No. 450 Sixth avenue, adjoining, he now controls a plot with a frontage of 40 feet and a depth of 100 feet. The premises No. 452 were held at $125,000. The property was sold by James K. Holly for Ellen M. B. Connolly.

David and Harry Lippmann also figured last week as buyers of property in the midtown zone. They purchased from a client of C. E. Haskell Nos. 336 and 338 West 27th street, a three story brick stable. They also bought No. 230 West 27th street, a five story flathouse, with stores, on a lot 25x98.9 feet.

There was little trading last week downtown. One of the leading deals was the sale by George Alexander Macdonald to the Newtown Construction Company of a plot at the northeast corner of Washington and Horatio streets, measuring 92 feet in Horatio street and 42 feet in Washington street. It will erect on the site a loft building.

IN THE BIG MIDTOWN LOFT AND SHOPPING CENTRE.

THE TWELVE STORY LOFT BUILDING

No. 129 to 133 West 27th street, in the centre of the picture, figured last week in a $650,000 trade.

ON THE SOUTH SIDE OF 23D STREET,

Just west of Sixth avenue. Three of the buildings were sold at auction last week by Bryan L. Kennelly for $296,000.

THE AUCTION LIST

VESEY STREET SALES.

Many Well Located Parcels Among Offerings This Week.

There is likely to be spirited bidding for a large number of the parcels to be sold this week at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street.

Bryan L. Kennelly will offer an Wednesday a five story flathouse, with store, in Intervale avenue, and on Friday he will seek a buyer for a three story tenement house, with store, in Hoffman street.

To settle the affairs of the estate of Henry G. Peters thirteen choice improved parcels in the heart of Harlem, embracing ten flat buildings in West 133d street, West 134th street and Eighth avenue; two private dwellings and a large brick stable building, are to be sold on Thursday at an executors' sale by Joseph P. Day. The apartments include Nos. 248-303-305-307 West 133d street, Nos. 304-306-308 West 134th street and Nos. 2491-2493-2499 Eighth avenue.

The terms offered at this sale are liberal, as 75 per cent of the purchase price may remain on mortgage for three or five years at 5 per cent, and the title policies are free. These properties are located in a good renting section.

Samuel Goldsticker will sell on Thursday the three five story tenement houses No. 1849 to 1853 First avenue, and on the same day Jacob H. Mayers will offer in foreclosure the seven story flathouse at the southeast corner of Thompson and Watts streets.

A number of important auction offerings are scheduled for next week. On January 27 L. J. Phillips & Co. will offer the Schwarz estate holdings in Harlem, involving the tenement houses Nos. 2068 and 2070 Third avenue, No. 2183 to 2189 Second avenue, No. 521 Lenox avenue and No. 102 East 113th street, and the dwelling houses No. 171 to 177 East 113th street, adjoining the corner of Third avenue.

Herbert A. Sherman will sell in foreclosure on February 2 the seven story loft building Nos. 23 and 25 Lispenard street, and on the following day, in partition, the four story tenement house at the northwest corner of First avenue and 3d street and the dwelling house No. 218 East 78th street.

Bryan L. Kennelly will sell at auction on Tuesday, January 25, at the Exchange Salesroom, by order of the administrator of the estate of Clinton Adams, deceased, No. 71 West 68th street, a five story brick dwelling house, 18x100.5 feet; also, on the same day, No. 111 East 95th street, a three story and basement dwelling house, 18.6x100.8 feet; also No. 108 East 54th street, a five story brick double apartment, 25x100.5 feet, situated in a splendid dwelling house street, and No. 156 East 79th street, a four story and basement single flathouse, on a lot 20x100.8 feet.

By order of the trustees of the estate of Mary B. Benjamin, deceased, Mr. Kennelly will sell at auction on Wednesday, January 26, No. 64 Washington Place West, a four story, basement and cellar brick dwelling house.

For the estate of Thomas Patten Mr. Kennelly will sell at auction on Wednesday, January 26, the following well located business and flathouse property: No. 44 West 28th street, Nos. 413, 415 and 417 East 86th street, Nos. 1701 and 1703 First avenue, the northwest corner of 88th street; No. 339 East 68th street and Nos. 1712, 1714 and 1716 First avenue, southeast corner of 89th street. Mr. Patten was for twenty years before his death the principal owner of the Patten Line of steamers, plying between New York and Long Branch.

The budget for the week will be as follows:

TO-MORROW.

By Joseph P. Day.

103D ST, 132, s s, 403 ft w of Columbus ave, 16.6x100.11x19.5x100.11, 3 sty and basement dwlg; G A Robertson Home agt C W Arnoux et al; Elliott & S S Smith, attys; J V Sheridan, ref; amt due, $16,394 21; taxes, etc, $403 36.

8TH ST, 39, n s, 554.5 ft w of 5th ave, 23x93.11, vacant; M E Jacobson agt Jacob Bernstein et al; Wells & S, attys; E M Boyle, ref; amt due, $3,848 17; taxes, etc, $783 17; sub to a mtg of $18,000.

119TH ST, 433 and 435, n s, 250.6 ft w of Ave A, 37.6x100.11, 6 sty tenmt and stores; Meyer Jarmulowsky et al agt Morris Fine et al; Bernard Alexander, atty; F T Fitzgerald, ref; amt due, $14,796 40; taxes, etc, $687 90; sub to a prior mtg of $35,000.

199TH ST, 437 and 439, n s, 213 ft w of Ave A, 37.6x100 11, 6 sty tenmt and stores; same agt same; same atty and ref; amt due, $14,514 18; taxes, etc, $857 04; sub to a prior mtg of $35,000.

STANTON ST, 333 and 335, s s, 99.6 ft e of Goerck st, 39.8x55.5, two 5 sty tenmts and stores; Arthur Fishman et al, exrs, agt Sarah Goldstein et al; J A Wolf, atty; Sylvester Malone, ref; amt due, $3,783 51; taxes, etc, $1,038 18; sub to two mtgs aggregating $16,000.

STANTON ST, 329 and 331, s s, 59.10 ft e of Goerck st, 39.8x81.3x38.9x81.3, two 5 sty tenmts and stores; same agt same; same atty and ref; amt due, $5,482 21; taxes, etc, $1,452 30; sub to two mtgs aggregating $34,000.

ON TUESDAY.

By Joseph P. Day.

FORMER HUFFEL TRACT, comprising about 89 acres, fronting on East River and Ferris ave, The Bronx; S H Rosenthal agt Ferris Avenue Realty Co et al; M H Hayman, atty; R B Tillinghast, ref; amt due, $10,529 20; sub to a first mtg of $100,000.

ON WEDNESDAY.

By Bryan L. Kennelly.

INTERVALE AVE, 1242, s e s, intersecting w s of Fox st, 97.11x27x34.11x95.5, 5 sty flat and store; A A Carpenter agt E F Luhrsen et al; W M Powell, atty; R H Clarke, ref; amt due, $37,269 27; taxes, etc, $2,000 94.

By Joseph P. Day.

133D ST, 208, s s, 212.6 ft w of 7th ave, 37.6x99.11, 5 sty tenmt; J N Wells agt J T Mulhall et al; E J Ludvigh, atty; A P Massey, ref; amt due, $2,243 72; taxes, etc, $604 09.

ON THURSDAY.

By Joseph P. Day.

128TH ST, 230, s s, 330 ft e of 3d ave, 18.9x99.11, 3 sty dwlg; exrs' sale.

133D ST, 248, s s, 287.6 ft e of 8th ave, 37.6x99.11, 5 sty flat; exrs' sale.

133D ST, 303, n s, 90 ft w of 8th ave, 20.2x99.11, 5 sty flat; exrs' sale.

133D ST, 305, n s, 110.2 ft w of 8th ave, 19.8x99.11, 5 sty flat; exrs' sale.

133D ST, 307, n s, 129.10 ft w of 8th ave, 20.2x99.11, 5 sty flat; exrs' sale.

134TH ST, 304, s s, 75 ft w of 8th ave, 25x99.11, 5 sty flat; exrs' sale.

134TH ST, 306, s s, 100 ft w of 8th ave, 24.9x99.11, 5 sty flat; exrs' sale.

134TH ST, 308, s s, 124.9 ft w of 8th ave, 25.1x99.11, 5 sty flat; exrs' sale.

118TH ST, 65 and 67, n s, 260 ft e of Lenox ave, 50x100.11, 5 sty stable; exrs' sale.

142D ST, 204, s s, 91.9 ft w of 7th ave, 16.8x99.11, 3 sty dwlg; exrs' sale.

8TH AVE, 2491, n w cor 133d st, 19.11x90, 5 sty flat, with stores; exrs' sale.

8TH AVE, 2493 to 2497, w s, 19.11 ft n of 133d st, two 5 sty flats, with stores, each 40x90; exrs' sale; estate of Henry G Peters, deceased.

10TH ST, 66 and 68, s s, 78.1 ft e of 6th ave, 50.4x92.3x irreg, two 5 sty tenmts; S M Sturger agt George Nicholas et al; P Sturges, atty; Warren Leslie, ref; amt due, $14,695 98; taxes, etc, $6,169 20.

BROADWAY, 4146, e s, 20.11 ft n of 175th st, 26.6x125x25x125, 2 sty dwlg.

WADSWORTH AVE, w s, 64.5 ft n of 175th st, 25x56.3x23.3x48.4, vacant; M A Garry agt Catharine Foley et al; G W Simpson, atty; R L Carr, ref; amt due, $4,765 05; taxes, etc, $5,237 15.

OLIVER ST, 44, e s, 88.9 ft s of Madison st, 20x69x29.10x72, 5 sty tenmt and stores; Ruby Schwartz agt Ike Silberman et al; Joseph Gans, atty; Paul Vrandell, ref; amt due, $1,167 45; taxes, etc, $1,000; sub to two mtgs aggregating $26,000.

RIVERSIDE DRIVE, 548, e s, 116 ft s of 127th st, 108x95; 6 sty apt; Anna McAlpin agt Pauline Cohen et al; Atwater & Cruikshank, attys; J R Rubin, ref; amt due, $10,847 85; taxes, etc, $3,919 82; sub to two prior mtgs aggregating $255,000.

WEST BROADWAY, 413 and 415, e s, 99 ft n of Spring st, 51x100; two 6 sty lofts and store bldgs; also

92D ST, 37, n s, 465 ft e of Columbus ave, 20x100.8, 3 sty and basement dwg; also

PLOT of 10 acres in the town of Southfield, borough of Richmond, known as lot No 2; M A Fitz Gerald agt Mary Fitz Gerald, etc, et al; F T Fitzgerald, atty; G H Montague, ref; partition.

CHERRY ST, 222, n s, 123.3 ft e of Pike st, 37.7x161.7x37.9x163.11, 6 sty tnmt and stores; Jacob Scheer et al agt Max Wolper et al; L A Jaffer, atty; W W Collin, jr, ref; amt due, $24,528 93; taxes, etc, $1,375 99; sub to a first mtg of $50,000.

CLINTON ST, 93, w s, 175 ft s of Rivington st, 25x100, 5 sty tnmt; sheriff's sale of all right, title, etc, which Lena Koransky had on Feb 23, 1909, or since; Maurice Lefkowitz, atty.

By Samuel Goldsticker.

1ST AVE, 1849, w s, 75.8 ft s of 96th st, 25x80, 5 sty tnmt and store; Benjamin Wertheimer et al, exrs, agt Ignatz Margareten et al; action 1; Samuel Levy, atty; D W Patterson ref; amt due, $3,153 76; taxes, etc, $285 26.

1ST AVE, 1851, w s, 50.8 ft s of 96th st, 25x80, 5 sty tnmt and store; same agt same; action 2; same atty; same ref; amt due, $3,153 76; taxes, etc, $285 26.

1ST AVE, 1853, w s, 25.8 ft s of 96th st, 25x80, 5 sty brk tnmt and store; same agt same; action 3; same atty; same ref; amt due, $3,148 76; taxes, etc, $285 26.

By Jacob H Meyers.

THOMPSON ST, 40 and 42, s e cor Watts st, 41x94, 7 sty tnmt and stores; John Palmieri agt Max Wolper et al; Martin Wechsler, atty; Adam Weiner, ref; amt due, $4,691 26; taxes, etc, $1,491 88; sub to a first mtg of $45,000.

ON FRIDAY.

By Joseph P. Day.

137TH ST, 245, n s, 488 ft w of 7th ave, 18x99.11; 5 sty dwg; Benjamin Steinman et al agt R. W Hemmens et al; Alexander Rosenthal, atty; F L C Keating, ref; amt due, $4,288 68; taxes, etc, $276 87; sub to a mtg of $15,000.

129TH ST, 111, n s, 165 ft e of Park ave, 25x99.11; 4 sty tenmt and store; F H Ross agt Philip Epstein et al; Fixman & L, attys; T L A Britt, ref; amt due, $4,741 89; taxes, etc, $100; sub to a prior mtg of $9,000.

LAMPORT AVE, s s, 400 ft w of Fort Schuyler rd, 25x100, Throg's Neck; S B Hickox agt M I Falk et al; S J Stilwell, atty; E N Robinson, ref; amt due, $4,158 25; taxes, etc, $100.

By Bryan L. Kennelly.

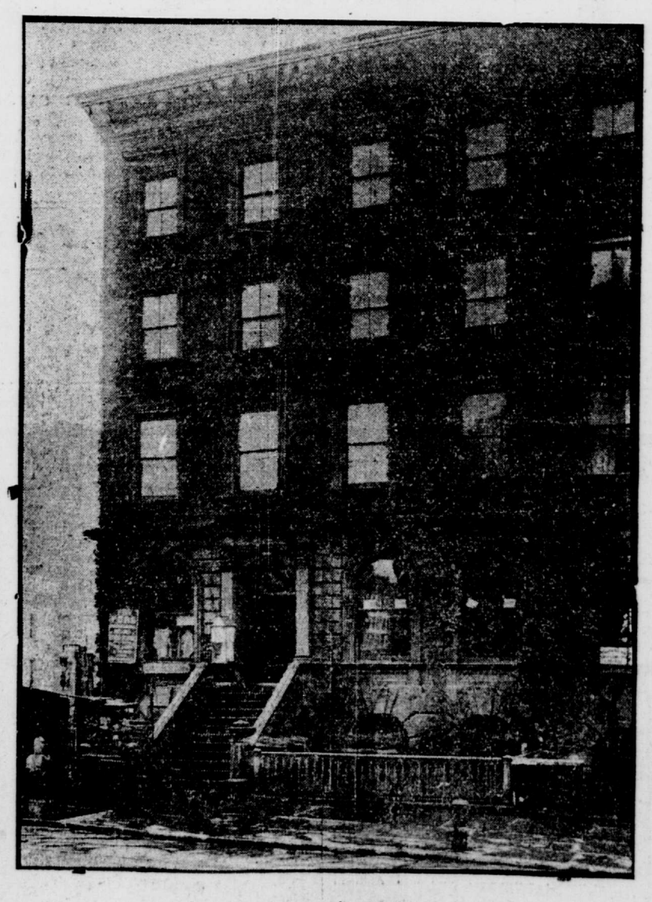
HOFFMAN ST, 2396, e s, 19.3 ft s of 187th st, 50x99.10; 3 sty tenmt and store; Kate Walsh agt Michael Pignoni et al; E F Moran, atty; S L H Ward, ref; amt due, $5,997 25; taxes, etc, $160 68; sub to a first mtg of $6,500.

By Herbert A. Sherman.

8TH AVE, 2794, e s, 49.11 ft n of 148th st, 50x80; 5 sty tenmt and store; David Werdenschlag agt Meyer Levy et al; L & P Arnstein, attys; M H Beall, ref; amt due, $9,344 40; taxes, etc, $753 87.

VIEW OF 38TH STREET, LOOKING WEST FROM MADISON AVENUE

Some realty experts think this cross street will form in the near future an important business artery of the Fifth avenue shopping zone.



THE FORMER HOME OF THE PRINCETON CLUB,

At the southwest corner of 34th street and Park avenue, which was torn down some months ago to make way for a big hotel being erected by Alfred Gwynne Vanderbilt.

NEW JERSEY FARM SOLD.

Property Comprises 600 Acres Bordering the Walkill River.

George J. Carr, of New York, who last summer bought the beautiful country place in the town of Wawayanda, known as Breeze Hill Farm, which was owned and occupied the last four years by William B. Howland, of New York, has purchased from Mr. Howland the six hundred acre onion and celery farm bordering the Walkill, in the same section of New Jersey.

This farm contains fully five hundred acres of black dirt, of which one hundred and fifty acres are under cultivation. On the tract there is an experimental plot of five acres under the control of the agricultural department of Cornell University. For two seasons experiments have been made there with different grades of fertilizer in onion growing.

The farm has been exchanged by Mr. Howland for valuable residential property in Montclair. It is expected that the work of development which has been going on for the last three years will be continued by the new owner. This real estate transaction was effected through F. M. Crawley & Bros., of Montclair.

RECENT BUYERS.

Leon Beim, diamond merchant of Moscow and Paris, is the buyer of No. 132 West 32d street, reported sold yesterday by the H. M. Weill Company for Richard Cooper. Mr. Beim has arranged to lease No. 130, adjoining, from L. & A. Pincus, and will probably improve both lots with a twelve story building.

Charles Rubinger is the purchaser of the six private houses, Nos. 135 to 151 West 12th street, between Sixth and Seventh avenues, reported sold yesterday by the Duross Company.

George Milne was the broker in the sale of No. 156 to 160 Leonard street for the Children's Aid Society to James H. Cruikshank reported yesterday.

Samuel I. Hart, owner of No. 531 West 125th street, denies that property has been sold. A report was recently printed that No. 531 West 125th street and No. 150 West 78th street had been sold. No such sales have been made.

DEAL AT SAG HARBOR.

One of the most valuable blocks in Sag Harbor, known as Crowell's Block, in Main street, opposite the postoffice, has been sold to Morris Meyer, clothier, for Mrs. James H. Crowell, of Manhattan. The property has been held at $15,000. Morris Meyer is a brother of Jacob Meyer, merchant and bank director, of Riverhead.

MANY BAY PARKWAY SALES.

Market Also Found for a Large Plot in Borough Park.

Errol E. Hart has sold to a client for occupancy the fine house at Benson avenue and the Bay Parkway, Brooklyn. The house is on a plot 100x100 feet, one block from the proposed subway station of the Fourth avenue line.

This is the eighth important sale in this section recently reported.

The plot sold by Mr. Hart in October, on which was built a two-family house, was sold last week for more than $10,000.

The same broker reports the sale of three lots in 79th street, 100 feet from the parkway. He has also sold No. 189 Bay 28th street, a single family house, to Joseph F. Wade, a paint dealer, who will improve it for his own occupancy.

Mr. Hart has also sold No. 122 Bay 22d street, to a builder, who plans to make extensive changes to the premises.

A. J. Murphy has sold for the Realty Associates to M. E. Falk, a plot 200x100 feet, on the westerly side of Twelfth avenue, between 50th and 51st streets, opposite to the Borough Park station.

This plot will be immediately improved by the erection of four semi-detached limestone and brick four story steam heated apartment houses, plans for which are being prepared by M. Rosenquist.

BUYS CONNECTICUT TRACT.

S. Osgood Pell & Co. and Frank E. Curley have sold the Allen place, on the ridge five miles north of Stamford, Conn., to Mrs. Robert McM. Gillespie. The property comprises sixty-five acres of land, a fine dwelling house, lodge, barns and other buildings. There is a lake on the property covering four acres.

RYE HOUSE RENTED.

Pease & Elliman have leased for Thomas T. Sherman his country place at Rye, N. Y., known as By-the-Way, to Miss Mabel Weddell for the winter and early spring months.

FOR SCARSDALE PLOT, $30,000.

Fish & Marvin have sold for the Homestead Realty Company ten acres of land at Scarsdale. The property was held at $30,000. Also, for a client, a cottage and one-half acre of land at Post Road and Wayside Lane, Scarsdale.

A $28,000 MOTT STREET LOAN.

Pocher & Co. have negotiated a loan of $28,000 at 5 per cent on the premises No. 59 Mott street.

37TH STREET—Pease & Elliman sold for Mrs. Elizabeth H. Carleton No. 27 West 37th street, a four story, high stoop, stone front dwelling house, on a lot 22.6x98.9 feet.

37TH STREET—Charles S. Kohler sold for John A. Murray the two story business building No. 527 West 37th street, on a lot 25x98.9 feet.

THE BRONX.

SOUTHERN BOULEVARD—George E. Murtaugh sold to Michael McCarthy the plot, 57.9x146.1 feet, at the northeast corner of Southern Boulevard and 136th street, for $19,200.

BAILEY AVENUE—Shaw & Co. sold for Hogenauer & Wesslau the two lots on the east side of Bailey avenue, 275 feet north of Heath avenue.

CLAY AVENUE—Clement H. Smith sold No. 1773 Clay avenue, a dwelling house, on a plot 50x190 feet, extending to Topping avenue.

HUGHES AVENUE—Clement H. Smith sold for William Hodgson the three story brick building No. 2508 Hughes avenue.

SUMMIT AVENUE—The Moore & Rowe Company sold for T. H. Von Dehsen No. 900 Summit avenue, northeast corner of 161st street, a five story new law house, on plot 75x95 feet. The property was held at $130,000.

TELLER AVENUE—Clement H. Smith sold for Eugene Spock No. 1322 Teller avenue, a three story two family frame dwelling house.

WASHINGTON AVENUE—Clement H. Smith sold for Wallace Wyand a two family frame dwelling house, No. 2128 Washington avenue.

WESTCHESTER AVENUE—Barney Goldman sold to Joseph H. Mann the southeast corner of Westchester avenue and 156th street, a plot 44.5x irregular, extending through to Beach avenue, for $43,000.

GARDEN STREET—Clement H. Smith sold to a client two lots on the south side of Garden street, 103 feet east of Crotona avenue.

GILBERT PLACE—S. Cowen sold for the Irvine Realty Company six two-family brick dwelling houses on the north side of Gilbert Place. This completes the sale of fifteen houses which were built by the Irvine Realty Company in the Hunt's Point section; also sold No. 772 Tinton avenue, a two family dwelling house, for L. Leibsohn, and No. 724 Beck street, a two family brick dwelling house, for Katz & Polacek.

MACOMB'S ROAD—Eugene Stratton & Co. sold for R. Maslen to a client the northwest corner of Macomb's Road and West 175th street.

160TH STREET—Clement H. Smith sold for a client the southwest corner of 160th street and Courtlandt avenue, No. 843 Courtlandt avenue, a three story building with stores.

181ST STREET—Clement H. Smith has sold for Mary A. Hessels two lots in 181st street, extending to West street, 21 feet west of Honeywell avenue, to a Mr. Warren, who gave in part payment a two family dwelling house, No. 2328 Morris avenue, near 183d street.

182D STREET—Clement H. Smith sold for Francis Heine a lot, 25x100 feet, on the south side of 182d street, 26 feet east of Belmont avenue.

RECORDED LEASES.

(With name and address of lessee.)

JANUARY 15.

AMSTERDAM AVE, 1430 and 1432; Simon Shapiro to Michael J Cashman; Jan 14; 3 yrs from May 1, 1910; $780.
Address, 1432 Amsterdam ave.

PARK ROW, 176; John A Weeks to Sam Kutinsky; Jan 14; 3 yrs from July 1, 1910; $4,200.
Address, 16 Bowery.

3D AVE, 1029; Joseph Wilson, as exr, to Peter Doelger; 3 yrs from Mar 1, 1910; $4,500.
Address, 467 East 55th st.

3D AVE, 3012; Gottlob Brenzinger to Solomon Schuback; 5 yrs from May 1, 1910; $780.
Address, 3012 3d ave.

8TH ST, 359 and 361 East; Hyman Schlesinger to Sam'l Lakser; 3 yrs from Feb 1, 1910; $6,000.
Address, Room 811, 140 Nassau st.

87TH ST, s s, 100 ft e of West End ave, 125x100.8; Belmont Garage to Harry Bickart; 20 yrs from Feb 1, 1910; $15,000.
Address, 2 West 90th st.

109TH ST, 232 East; Abraham Harris to Andrea Acconcia; Jan 14; 3 yrs from Feb 1, 1910; $300.
Address, 320 East 108th st.

RECORDED TRANSFERS.

(With name and address of purchaser.)

JANUARY 15.

MANHATTAN.

AVE A, 1541-1543, w s, 51.4x106.6; Benj Weil to Leopold Kaufmann; $100.
Address, 5 Beekman st.

AVE A, 1539, w s, 25x106.6; Jonas Weil et al to Leopold Kaufmann; B & S (mtg $16,000); $1.
Address, 5 Beekman st.

BROADWAY, s w cor Thames st, 69.1x irreg; Broadway, s w cor Cedar st, 61x irreg; Number 111 Broadway to United States Realty Improvement Co; $100.
Address, 111 Broadway.

BROADWAY, 3099 to 3103, w s, 100x irreg; John M Griffen to Adguire Realty Co; Jan 14; $100.
Address, 3131 Broadway.

HESTER ST, 95, n e cor Allen st, 21.10x75; Hinda Howard to Lottie Smith; Jan 14; $100.
Address, 338 Madison st.

HENRY ST, 190, s s, 100x irreg; Leopold Schneidler to Chas A Person; Jan 14; $100.
Address, Room 932, 30 Broadway.

HESTER ST, 95, n e cor of Allen st, 21.10x75; Lottie Smith to Rose Blockar; Jan 14; $150.
Address, 36 Allen st.

SAME PROPERTY; Hattie Tatlebaum to same; $150.
Address, 36 Allen st.

3D AVE, 1447, w s, 20x70; Henry Leis to David Steigerwald; Jan 14 (mtgs $22,000); $1.
Address, 1273 2d ave.

26TH ST, s s, 80 ft e of 4th ave, 40x98.9; Henrietta R Hutcheson to Jacob Neadle; Jan 14 (mtg $85,000); $100.
Address, 59 William st.

26TH ST, n s, 287.6 ft w of 9th ave, 25x98.9; John J McCabe to George St Adrian; Jan 15; $1.
Address, 281 East Broadway.

40TH ST, 546 West, 25x98.9; Carrie Silverberg to Frederick Bender (mtg $16,000); $100.
Address, 546 West 40th st.

43D ST, s s, 233.4 ft e of 2d ave, 16.8x100.5; Amurug Johnston to Adelaide Johnston; Jan 14; $1.
Address, 288 West 70th st.

90TH ST, 145 West, 25x100.8; Adolph Scheibel to Wm J Tucker; Jan 14 (mtg $21,000); $100.
Address, 248 4th ave.

126TH ST, 28 East, 18.9x99.11; Emanuel J Hellner to John G Hargan (mtg $13,000); $100.
Address, 150 Nassau st.

127TH ST, 307 West, 25.3x99.11; Henry H Sherman to Rachel Newman; Jan 14 (mtg $19,500); $50.
Address, Room 1120, 61 Park Row.

127TH ST, 305 West, 25.3x99.11; Richard P Lydon to Rachel Newman; Jan 14; $21,500.
Address, Room 1120, 61 Park Row.

THE BRONX.

BECK ST, n s, 100 ft w of Ave St John, 117.6x irreg; Sherwood Construction Co to Altro Realty Co (mtg $10,000); $100.
Address, 198 Broadway.

CASTLE HILL AVE, w s, 505 ft n of Starling ave, 100x212.8; Margaret M Murphy to Herman Levy; $1.
Address, 72 Greene st.

FOREST ST, e s, 150 ft n of West Farms rd, 37.6x104.5; John J Shearer to O'Connell & Meyer Co; $1.
Address, Room 3, 3536 Broadway.

GUN HILL RD, s e cor Steuben ave, 498.9 ft to Woodlawn rd x irreg; Edwin S Townsend to J Allen Townsend, of Irvington, N Y; ½ part, B & S; $100.
Address, 10 Wall st.

JACKSON AVE, n w cor 156th st, 25x77.2; Samuel Cowen to Israel Leibsohn; $100.
Address, 784 East 156th st.

PARKER AVE, e s, 300 ft s of Lyon ave, 100x100; Seewacha Realty Co to Seewacha Construction Co; Jan 15; $100.
Address, Westchester and Walker aves.

WESTCHESTER AVE, n w cor Zerega ave, 212.3x200; Frank Falk to Seewacha Realty Co; Jan 14; $1,000.
Address, Westchester and Walker aves.

ZEREGA AVE, w s, 300 ft s of Lyon ave, 75x100; Seewacha Realty Co to Frances B Budzer; Jan 14 (mtg $3,000); $100.
Address, Room 45, 2808 3d ave.

233D ST, n e s, 143.3 ft n w of Bronxwood ave, 25x100; Joseph Egan, sr, to Michael J Cain (mtg $1,800); $1.
Address, Room 126, 40 Wall st.

233D ST, n e s, 93.3 ft n w of Bronxwood ave, 100x75; Julie C Tompkins to Joseph Egan, sr; $2,625.
Address, Room 126, 40 Wall st.

223D ST, n e s, 53.3 ft n w of Bronxwood ave, 53.3x irreg; Julie C Tompkins to Valedaro Tamillo; $875.
Address, Room 126, 40 Wall st.

RECORDED MORTGAGES.

(With name and address of lender's attorney.)

Interest 5 per cent unless otherwise stated.

JANUARY 15.

MANHATTAN.

AVE A, 1668, e s, 50.4 ft s of 88th st, 25.2x75 (prior mtg $13,000); Jan 14; 3 yrs 6 per cent; Adolph Bloch to Rosa Simon; $3,000.
Attorney, A H Bloch, 93 Nassau st.

AVE A, 1539, w s, 25x106.6; 5 yrs, 4½ per cent; Leopold Kaufman to Emma L Black et al; $18,500.
Attorneys, Anderson, Endleton & Anderson, 25 Broad st.

AVE A, 1541, w s, 25.4x106.6; 5 yrs; 4½ per cent; same to same; $19,000.
Attorneys, Anderson, Endleton & Anderson, 25 Broad st.

AVE A, 1666, e s, 75.6 ft s of 88th st, 25.2x75 (prior mtg $13,000); Jan 14; 3 yrs; 6 per cent; Adolph Bloch to Wm Liesenhein; $3,000.
Attorneys, A & H Bloch, 93 Nassau st.

AVE A, e s, 50.4 ft s of 85th st, 2 lots, each 25.2x75; 2 mtgs, each $2,000; 2 mtgs for $11,000 each; Jan 14; due, &c, as per bond; Adolph Bloch to New York Sav'g Bank; $4,000.
Attorneys, Webber & Webber, 7 Beekman st.

BROADWAY, 3099 to 3103, w s, 80.5x irreg (prior mtg $130,000); demand, 6 per cent; Jan 14; Adguire Realty Co to Chas M Rosenthal; $10,000.
Address, 160 Broadway.

SAME PROPERTY; Jan 14; 3 yrs; same to Chelsea Realty Co; $130,000.
Address, 135 Broadway.

CATHARINE ST, lot 198, map Washingtonville, 50x100; William L Tuthill to East Chester Savings Bank; Jan 14; 3 yrs, 6 per cent; $3,000.
Attorney, J M Bell, 9 South 3d ave, Mt Vernon.

HENRY ST, 190, s s, 100x irreg; Charles A Person to E Henriette Erhart; Jan 14; due Feb 1, 1913; 4½ per cent; $20,000.
Attorneys, Curtis, Mallett, Prevost & Colt, 30 Broad st.

LUDLOW ST, 17, w s, 25x88.5; Isaac E Sefkovitz to Luis de Errazu; Jan 14; due, &c, as per bond; $25,000.
Attorney, Title Guarantee and Trust Co, 176 Broadway.

7TH AVE, s w cor 31st st, 49x75; Dora Friedman to American Mortgage Co; Jan 14; 1 yr, 5½ per cent; $17,000.
Attorneys, Bowers & Sands, 31 Nassau st.

34TH ST, 331 West, 21x98.9; Frederick Mealis to Arabella B Lewis; Jan 14; 3 yrs, 4½ per cent; $5,000.
Attorneys, De Witt, Lockman & De Witt, 88 Nassau st.

115TH ST, 111 West, 25x100.11; Eugene A Lautrel to Angel J Simpson; Jan 14; 5 yrs, 4½ per cent; $20,000.
Attorneys, Simpson, Werner & Cardozo, 111 Broadway.

115TH ST, 64 and 66 East, two lots, each 25x100.11; Hanna Sinman to Roman Catholic Orphan Asylum in City of New York (mtgs each $19,500); 3 yrs, 4½ per cent; $39,000.
Address, 470 Madison ave.

126TH ST, 28 East; John G Horgan et al to Emanuel J Hellner; due June 14, 1911; 6 per cent; $1,500.
Address, 135 Broadway.

147TH ST, n s, 36 ft w of St Nicholas ave, 16x74.11; Parker K Deane, trus, to Carrie E Van Nostrand (prior mtg $10,000); 1 yr, 6 per cent; $1,000.
Attorneys, Seibert & Riggs, 2 Rector st.

THE BRONX.

BECK ST, n s, 100 ft w of Ave St John, 117.8x irreg (prior mtg $60,000); 1 yr, 6 per cent; Altro Realty Co to Samuel Gotthelf; $15,000.
Attorney, M H Hayman, 198 Broadway.

WESTCHESTER AVE, e s, 153.11 ft n of Parker ave, 25x100; Jan 14; due, etc, as per bond; Seewacha Realty Co to Frank Falk; $1,000.
Attorney, John J Hynes, 42 Broadway.

CASTLE HILL AVE, w s, 505 ft n of Starling ave, 212.8x100; 5