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HOTEL
BRISTOL
122-124 West 49th St.,
NEAR BROADWAY.
NEW YORK.

Under new management; a most convenient location with all lines of transportation, all theatres and all the best shops within easy walking distance; beautiful rooms with running water; rooms with bath, and two rooms with bath to rent unfurnished on lease, $800 to $900 per year.

TRANSIENT RATES.
Single rooms
$1 PER DAY AND UP;
single room and bath,
$2 PER DAY AND UP;
two rooms and bath,
$3 PER DAY AND UP.
INSPECTION INVITED.
T. E. TOLSON.

HOTELS AND RESTAURANTS.

ST. DENIS HOTEL
Broadway and 11th St.
Table d'Hote Dinner, $1.25
SUNDAY, MAY 22, FROM 5 P. M.

Blue Points. Little Neck Clams. Oyster Cocktail.
Consomme Judic.
Cream of Fresh Tomatoes, Madrilene.
Leaves of Lettuce. Suedoise. Radis Rose.
Canapes Russe.
Broiled Bluefish, Hotelliere.
Oiguillette of Sheepshead, Florida.
Cucumbers. Potatoes Fondante.
Tournedos of Beef, Richelieu.
(Cold) Boneless Squab in Cerise.
New Asparagus. Duchess Potatoes.
Spring Lamb, Mint Sauce.
Turkey, Cranberry Sauce.
Salade Turquoise.
Bananas Oriental.
Biscuit Glace. Petit Fours.
Roquefort, Camembert, or Philadelphia Cream Cheese.
Compote of Fruits. Coffee.
MUSIC.
WILLIAM TAYLOR & SON

REAL ESTATE.

Duross Company
Real Estate Mortgage Loans
155 West 14th St. 156 Broadway.

Geo. R. Read & Co.
REAL ESTATE
Head Office, 60 Liberty St., near B'way.
Branch: 3 East 35th St.

REAL ESTATE FOR SALE OR TO LET
BOROUGH OF MANHATTAN.

Pease & Elliman
Announce
that they have several co-operative Apartment Syndicates in process of formation and would be glad to hear from any one who might be interested.
309 Madison Avenue
Near 42nd St. Tel. 1000—M. Hill.

Studio CO-OPERATIVE APARTMENT For Sale
After you have investigated all the other co-operative apartment house propositions and before you purchase, call and see us and let us show you the most attractive and safe investment of them all.
Location==WEST 72D ST., NEAR BROADWAY.
FRANK L. FISHER CO.,
440 Columbus ave., 81st st.

A DECIDED BARGAIN.—One of the best small houses on the upper West Side, 326 West 85th St., near Riverside; hardwood from top to bottom; two bathrooms; three toilets; open plumbing; delightful home; inspection any time day or evening; owner living on premises. Price $25,000; mortgage to suit.

34th ST. 19-room house; excellent location; 10 years' lease. Will sell lease. Inquire Room 304, 503 5th av.

OUT OF CITY.

THE BEST HOUSE
in the Catskills, in the most exclusive private park, for rent, furnished; 7 master's and 7 servants' bedrooms and 4 baths, besides accommodations for coachman and gardener. Stable for 4 horses and garage; wide piazzas; superb mountain view; beautiful trees and flowers, and good tennis court.
MOORE & WYCKOFF,
546 Fifth Avenue, N. Y. Tel. 1263 Bryant.

LENOX, MASS.
Very convenient and desirable property to rent, furnished. All improvements; 10 bedrooms, 2 baths. Stable for 7 horses. Three acres of ground and finest view in village.
MOORE & WYCKOFF,
546 5th Ave., New York. Tel. 1263 Bryant.

ONE OF THE FINEST SHORE PROPERTIES
IN CONNECTICUT.
Two hours from New York. Lots $400 and upwards. Write for booklet.
A. H. DAYTON, Naugatuck, Conn.

NEAR NORTHAMPTON, MASS. — FRUIT farm; 120 acres; 1400 elevation; 1¼ miles station; new house, 14 rooms; all improvements; ample outbuildings; farm house, 8 rooms; half cost buildings. H. H. THOMPSON, owner, 11 Spencer Place, Brooklyn.

ADVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at their Uptown office, No. 1364 Broadway, between 36th and 37th sts., until 9 o'clock p. m. Advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 264 8th ave., s. e. cor. 23d st.; 158 6th ave., cor. 12th st.; 104 East 14th st.; 257 West 42d st., between 7th and 8th aves.; 263 West 125th st.; 1035 3d ave.; 1626 3d ave., near 61st st.; 1708 1st ave., near 89th st.; 157 East 125th st.; 756 Tremont ave.; 650 3d ave., and any American District Telegraph Office.

REAL ESTATE AT AUCTION.

Bryan L. Kennelly, Auct.,
will sell at auction
Wednesday, May 25, 1910,
at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey st.,
929 Sixth Av.
AND
102 West 53d St.,
Forming L around southwest corner.
929 6th ave., is a four story brick Store and Tenement, with two story frame Tenement in rear; size of plot, 25.1x100. 102 West 53d st. is a three story brownstone Dwelling; size of lot, 26x50.2.
BRONX PLOT BOUNDED BY
Robbins Av., St. Mary's St. and Port Morris Branch R. R.
Size, 143 on Robbins av. x 171 on St. Mary's st.
Rose & Putzel, Attys, 128 Broadway.
Maps, &c., at auctioneer's office, 156 Broadway.

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REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Precedence in Property
Land that is identified in the Country's History, rich in its Colonial reminiscences, ideal for its home environment, and unexampled in investment possibilities

The Estate of
Lewis Gouverneur Morris
175 LOTS
At Morris Heights
Bet. 176th and 179th Sts.
On Aqueduct Ave., Sedgwick Ave., Andrews Ave., Tremont Ave., Cedar Ave. and Morris Ave.,
Will be sold at Public Auction
At the Exchange Salesrooms, 14 and 16 Vesey Street
Tuesday, June 7th
Without Reservation
By order of The New York Life Insurance & Trust Co., Trustee, and the heirs.
The Property has been in the Morris Family over 200 years, coming to them in the early Colonial days.
70% can remain on Mortgage for 3 years at 5%
Title Guaranteed by Title Guarantee & Trust Co., free of cost
For Maps and Particulars apply to
BRYAN L. KENNELLY, Auctioneer
156 Broadway, New York

BRYAN L. KENNELLY
AUCTIONEER
Will Sell
AT AUCTION
GOING To the Highest Bidder.
339 LOTS in
HEMPSTEAD
LONG ISLAND.

Owners say: "Sell our 339 lots, located in the choicest residence section of Hempstead, for what they bring."
Water, gas, electric lights, cement sidewalks, shade trees, etc.—in fact, every city convenience. All ready for the builder.
A few minutes' walk from station. New York and Brooklyn trolley, half block from property. Large frontage on two of Hempstead's main avenues. Known as HEMPSTEAD SQUARE.

ELECTRIC SERVICE IN 35 MINUTES
NOW eliminates every risk for the investor, while the additional fast express transit from the new PENNSYLVANIA TERMINAL at 33d St. guarantees substantial profits unequalled in any other locality in the quick transit zone. I have positive instructions to sell these lots, without reserve, to the highest bidder, and you will make no mistake in buying these Hempstead lots.

SALE SATURDAY, MAY 28th
In Mammoth Tent. AT 2 P. M., AT PROPERTY. Rain or Shine.
Terms: 10% down, 10% 30 days, 5% a month for 4 mos., 60% mtg 3 yrs. 5%.
TITLE POLICIES FREE from Title Guarantee & Trust Co.
RAILROAD TICKETS FURNISHED.
ILLUSTRATED BOOKLET describing HEMPSTEAD and the property, together with MAP, sent upon application.
BRYAN L. KENNELLY,
156 BROADWAY. AUCTIONEER. NEW YORK.

UNFURNISHED APARTMENTS. | UNFURNISHED APARTMENTS.

Gramercy Park Club House
36 Gramercy Park—East.
Co-operative Ownership
in its Simplest and Most Practical Form.

24 Apartments—Homes—unusually attractive in arrangement, appointment, conveniences and location.
Suites of 8, 9 and 10 Rooms—3 and 4 baths.
FOR SALE
$8,900 to $12,000
Decorated to Suit.
Apartments will be enlarged on request to 17 or more rooms, made duplex if desired, and isolated quarters provided for servants.
S. de Walltearss & Hull, Agents.
18 WEST 34TH ST. Tel. 379 Murray Hill.
135 BROADWAY. Tel. 355 Cortlandt.

The BELNORD
the finest and most modern residential apartment house in New York City, occupying the entire city block,
Broadway, Amsterdam Avenue, 86th-87th Streets.
The handsome garden court, containing over 22,000 square feet of open space, secures to all rooms facing upon it maximum quiet and light; this court being in width greater than the city street. The closet room of all the apartments is exceptional in number and size. Electric light, refrigeration and vacuum cleaning of the apartment is included in the rental.
To appreciate its many unique and new improvements and conveniences, we invite your personal inspection.
Representatives on premises at all hours to show the apartments.
W. H. DOLSON & COMPANY,
Broadway at 86th Street.
Telephone 3153 Riverside.

TO LET FOR BUSINESS PURPOSES.
Brooklyn.

LOFTS WITH POWER
60x90, 50x100 and up to 80,000 square feet; LIGHT ALL SIDES; HEAT, ELEVATOR, NEW BUILDING.
SPRINKLED. LOW INSURANCE.
NEAR SHIPPING TERMINALS.
INS. RATE LESS THAN 10c. PER $100.
Splendid location to get help, either skilled or unskilled, in textiles, white goods, metal goods, shoes, etc. OWNER, on premises, 257 Classon av., near De Kalb av., B'klyn.

TO LET FOR BUSINESS PURPOSES.

15-17 EAST 32D ST. (BET. MADISON and 5th avs.)—Store, Basement and Lofts in new 12 story fireproof building; three elevators.

FURNISHED HOUSES TO LET.

FURNISHED MODERN HOUSE.—NO. 69 Myrtle ave., Montclair; for rent for summer months; 9 rooms (large living room), 2 baths, gas and electricity; large piazza, garden; twelve minutes' walk from D., L. & W. station; can be seen any day; rent, $450. Further particulars telephone MR. JOHNSON, 3850 Franklin.

REAL ESTATE FOR SALE OR TO LET
LONG ISLAND.

HOUSES AND VILLA PLOTS AT GREAT NECK, L. I.

The above cut represents an Old English Half Timbered and Stucco House containing 10 rooms and 2 baths, modern in every respect, on plot, 50x180. Price very low; easy terms. Open for inspection.
This Property Is
25 minutes from Herald Square by Pennsylvania tubes.
10 minutes from boating, bathing, fishing, by foot.
Highly restricted; overlooking Manhasset Bay. Plots 60x125, only $1,200 to $1,800; easy terms. Convenient to depot.
Investigate at our expense.
Louis G. Paul V. SHIELDS CO. One Wall Street Tel. 4734 Rector

NEW JERSEY. | NEW JERSEY.

NUTLEY HIGHLANDS
Ideal Location for Suburban Homes.
High Elevation. Pure Air. Good Water.
Grand View of New York City and Surrounding Country.
County Boulevard runs through centre of the property. NUTLEY has 5,000 inhabitants. High Schools, Churches, Banks, Stores, Golf Links and Athletic Fields. Few minutes' walk to station. Good train service to Manhattan via Hudson Tunnel. TWO BLOCKS TO TROLLEY; 30 MINUTES FROM NEWARK, 5-CENT FARE.
The Price of Lots at Nutley Highlands Ranges From
$140 to $350.
Easy Monthly Payments. Liberal Discount for Cash.
Nutley Highlands is the most picturesque and healthful section of nearby New Jersey in which to live. Now is the time to buy land in Jersey, while the PRICES ARE ONLY ONE-TENTH of lots in Brooklyn and Queens, which takes you as long a time to reach from Manhattan AS THE LOTS WE ARE OFFERING YOU.
Write or call for map, full particulars and free tickets to property.
INTER BOROUGH REALTY CO.,
'PHONE 234 RECTOR. 10 Wall St., New York City

CHATHAM, NEW JERSEY
HIGH, Healthful. Altitude 500 Feet. Malarial and Pulmonary Complaints Unknown. On Delaware, Lackawanna and Western Railroad, 25 Minutes from Newark, less than One Hour from New York. 60 Trains Daily; Low Commutation. Plots 50x150 and larger. $400.00 upward. All improvements. BEAUTIFUL HOME SITES for BUILDING and INVESTMENT. Select residential suburb with moderate restrictions.
This ideal development is now ready for sale in plots which will meet the best conditions of suburban life.
THE OWNERSHIP OF A HOME SITE IS THE FIRST STEP IN THE PATH OF INDEPENDENCE AND COMFORT.
Arrange to see this Beautiful Home Section. CALL, WRITE OR PHONE for handsome Illustrated Booklet and particulars.
ESTATES OF CHATHAM,
30 CHURCH ST., NEW YORK. Tel. 2465—Cortlandt.

BOROUGH OF QUEENS. | BOROUGH OF QUEENS.

"ELLIOTT MANOR"
HAVE YOU SEEN THIS NEW DEVELOPMENT?
Take a pleasant outing and profit by visiting one of the IDEAL OLD ESTATES IN QUEENS now being developed for Home Sites. Studded with grand old trees, it is as picturesque as can be. ADJOINS LOUONA PARK, TWO BLOCKS EAST OF JACKSON AVE. TAKE ANY 59TH ST. QUEENSBORO BRIDGE CAR VIA JACKSON AVE. TO McKINLEY ST. 20 MINUTES BY TROLLEY, 5c FARE.
Lots 25x125, $800. Some higher, some lower. The natural advantages of "ELLIOTT MANOR," size of lots and unequalled transportation facilities make it the greatest opportunity in New York City.
F. G. Randall, 1286 Broadway, Manhattan
Phones 6931-2 Murray Hill.

NEW JERSEY.

AT BERGENFIELD, 35 MINUTES OUT—Elegant new cottage, six rooms, bath, lot 100x100; fine location near station and school; price $4,000; $300 cash, balance $25 monthly; photograph mailed. CARL HALLBERG, Owner, Ridgefield Park, N. J.

$1,000 YEARLY, HIGH CLASS COUNTRY residence, on water near city. "OWNER," Box 100, Tribune Office.

BRICK AND STONE DWELLING, ALL IMPROVEMENTS; 18 rooms, 2 bathrooms; large lawn; Washington and Lawrence sts., Flushing, L. I.; $85,000; or will rent. ELLIOTT & BUSH, 194 Broadway, New York, or local agents.

BOROUGH OF THE BRONX.

ATTENTION! BRONX BARGAINS.
Houses and Lots.
Call and see same.
O'HARA BROS. Webster ave. and 200th st.

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To Let OFFICES
Large and Small
Single or en Suite in the
TRIBUNE BUILDING
154 Nassau Street Opposite City Hall Park

The Centre of Transit for the Metropolitan District
"L" Stations
Entrance to Brooklyn Bridge
Subway
All within a Step

Absolutely Safe Fast-Running ELEVATORS (Plunger Type)
Electric Light and Janitor Service
OPEN EVERY DAY IN THE YEAR

APPLY FOR TERMS TO THE RENTING AGENT, ROOM 610

REAL ESTATE FOR SALE OR TO LET
BOROUGH OF BROOKLYN.

SAMUEL WELSCH
Announces to Real Estate Owners, Operators and Brokers his removal to 207 Montague Street (ground floor), where he will transact as heretofore a general Real Estate and Insurance business.
SAMUEL WELSCH,
207 Montague Street,
Brooklyn, N. Y.

WESTCHESTER COUNTY. | WESTCHESTER COUNTY.

Philipse Manor on the Hudson
One mile unobstructed river frontage; one mile on Broadway; bathing and boating; 26 miles from Grand Central Station; 400 building sites with view of river; granolithic sidewalks, macadam drives; 30 modern residences nearing completion, with hot water heat, open fireplaces, two to four bathrooms (several billiard rooms), large, sunny rooms and wide porches. Yacht club and garage in process of construction.
Not a speculation, but the result of a carefully thought out investment by English, Scotch and American investors—among whom are the Duke of Newcastle, Earl of Glasgow, Viscount Kelburne, Lord Collins, Lord Ronold Gower, Sir Montague Pollock, Sir Edward O'Malley, Dr. Wm. A. Bell and Edwin P. Benjamin, founder of Allenhurst, N. J.
Property carefully restricted and desirable parties will meet with liberal treatment, both as to prices and mortgages (if desired), at 5%.
PHILIPSE MANOR COMPANY
Tarrytown is one mile South of Philipse Manor. Philipse Manor (on Hudson), New York.

HALLEYS COMET

HOW DOES THIS STRIKE YOU?
WE WILL PAY YOUR FARE FOR ONE YEAR.
SIXTY HOUSES TO SELECT FROM.
How many dollars are you going to spend this year to send your family to the country for health, pleasure and happiness? Why not have your family in a home where the same can be had all the year around and where you can go home every evening from your work and enjoy life as it should be enjoyed with your family and all it cost is what you pay for rent in the city. We do not ask you to invest in lots and wait for improvements, but we will give you a home ready for occupancy.
OUR SPECIAL OFFERS.
5-Room Houses & Bath, 50x100, $3,000. $200 DOWN.
6-Room Houses & Bath, 50x100, $3,350. $300 DOWN.
7-Room Houses & Bath, 50x100, $4,350. $400 DOWN.
$15 MONTHLY.

These homes have all modern improvements and must be seen to be appreciated. Situated 40 minutes out in Westchester County in a town of 6,500 inhabitants, with lighted streets, Fire and Police Protection, Schools, Stores, Churches. One mile from the finest boating, bathing, fishing in the East, have a train service of 60 trains daily. New York trolley running through the property; reasonably restricted. You may raise your chickens and have country life with city conveniences and still go to your work daily and be your own landlord. Before purchasing elsewhere call in with all parties interested and go up and look them over.
THE HALLEY LAND AND IMPROVEMENT COMPANY, 103 PARK AVE., NEW YORK CITY.
Open daily from 9 A. M. to 5 P. M. Monday and Wednesday 9 A. M. to 9 P. M.

GEORGE W. BARD,
Auctioneer,
WILL SELL
A PARTICULARLY DESIRABLE
11 ROOM HOUSE
ON CHESTER HILL
the restricted section of Mount Vernon, N. Y., ON SATURDAY AFTERNOON, MAY 28TH, AT 2 P. M. ON THE PREMISES, 291 EAST SIDNEY AVE.
Diagrams and full particulars of the auctioneer, 11 Depot place, City Hall Bldg. Tel. 249—Mount Vernon, N. Y.

About 35 Miles from 42nd Street.
LARGE COLONIAL MANSION, 20 rooms, fronting on the Hudson River; splendidly located; having running spring on premises; near station; rent $2,500 per annum.
DESIRABLE RESIDENCE COTTAGE, with stables; plenty of fruit trees; few minutes from station; rent $750 per annum.
COUNTRY PLACE IN THE MOUNTAINS, about 100 acres; two dwelling houses and numerous carriage and stable buildings, hennery, etc.; two miles from Hudson River and station; most extensive inland and river views; rent $1,000 per annum.
Above will be let for one or more years to good tenants. Apply to Owner, Room 404, 18 Broadway, N. Y. City, or Real Estate Agents.

For Sale:
Farm, 500 Acres
(300 under good state of cultivation), in Town of North Salem on State Road; 610 feet elevation; overlooking Titicus Lake; two sets of farm buildings; macadam road along lake to Purdys Station, 3½ miles; to Ridgefield, 5 miles.
CARPENTER & PELTON, Mount Kisco, N. Y.

COUNTRY PROPERTY.

AT RUTHERFORD, MAIN LINE ERIE RY.—"Best Residential Town in New Jersey," $5,000 to $6,500, high class, modern 7 and 8 room houses, all improvements, select location, restricted (Carlton Terrace section, near depot. One special bargain 7 room house, 75 ft. plot, $4,750. Easy terms. D. S. GOSS, cor. Park and Ames aves., Depot Square, Rutherford, and 320 Broadway, N. Y.

HOT DAYS COMING! COOL CAPE COD! Wychmere Seashore Cottages (Harwich, Mass.); complete appointments; beautiful country; delightful bathing. KAPE, 505 West 124th st.

ARTISTIC NUTLEY HOUSES, $4,750 UP; choice lots $250 up LAMBERT, 99 Nassau st., N. Y.

FOR SALE—Farm and homestead near lakes, suitable for summer home. For particulars address MRS. M. E. EMORY, Norridgewock, Me.

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On-the-Hudson
"THE SUBURB BEAUTIFUL"
is the Homeplace of Many New York Business Men
Send for the Booklet of Facts
American Real Estate Company
Room 558, 527 Fifth Avenue, New York City
Assets Over Fifteen Million Dollars

LONG ISLAND.

A BUNGALOW.
North shore of Long Island, on property directly on the water. Ready to move into now; fine old trees; acre of high rolling land; in a quaint, rustic, exclusive neighborhood; convenient to New York; four large bedrooms, modern bathroom, kitchen, maids' room, dining room, huge living room, rough stone open fireplaces, wide veranda, laundry and concrete basement; running water, electric light; excellent bathing beach; two hundred feet elevation; a place you will like at a price you can pay; a bargain at $3,800; terms. H. D. HASCALL, 170 Broadway, N. Y. C. Suite 910. Tel., 1521 Cort.

"BRIGHTWATERS,"
BAYSHORE, L. I.
A beautiful community of summer homes.
SEA, LAKES, PINES.
Write for Illustrated Booklet No. 18.
T. B. ACKERSON CO.
New York Offices, 140 Nassau St.

SEA CLIFF, L. I.
10 lots, located residential section; near trolley; 3 blocks from beach; $3,500; call after 4. HEBER, owner, 246 Emerson Place, Brooklyn.

BOROUGH OF RICHMOND.

$50,000 Vanderbilt stone mansion, good as new, for $15,000; details free. J. S. DRAKE, 42 Broadway.