REAL ESTATE FOR SALE. NEW JERSEY. | REAL ESTATE FOR SALE. NEW JERSEY. | REAL ESTATE FOR SALE. NEW JERSEY. | REAL ESTATE FOR SALE OR TO LET. LONG ISLAND. | REAL ESTATE FOR SALE OR TO LET. LONG ISLAND. | REAL ESTATE FOR SALE OR TO LET. LONG ISLAND. | REAL ESTATE FOR SALE OR TO LET. LONG ISLAND. | REAL ESTATE FOR SALE OR TO LET. LONG ISLAND.

EXTRAORDINARY OPPORTUNITY

The Banking Department, State of New York

Offers at private sale over 1000 parcels of real estate located at GRANTWOOD, MORSEMERE, LEONIA, HUDSON HEIGHTS, PALISADE, and EDGEWATER, New Jersey, (about opposite Grant's Tomb,) consisting of modern houses and bungalows and high-class building lots.

During 1914 a large number of sales resulted from the bargain prices which prevailed. Since that time many modern houses and building lots have been obtained, and during the season of 1915 these properties will be offered at the same range of bargain prices, which average about 50% of the prices asked by former owners.

The above properties are owned by two corporations in process of liquidation, and the extremely low prices are calculated to bring quick sales and hasten the closing of the companies' business.

Liberal terms. Title guarantee policies furnished free with all sales.

Now is the time to purchase **while the range of choice is greatest.**

For full information address

BENJ. D. HAIGHT, Special Deputy Supt. of Banks, care Banking Department, 61 Broadway, New York City

New York's Most Accessible Residential Suburb

World Famed Golf Links, Fresh and Salt Water Fishing

PURE SEA AIR—YACHTING—FINE BATHING

Long Island is the sea coast of the Empire State. It presents over Four Hundred Miles of shore line, and during the most enervating months of the year refreshing and invigorating breezes blow over it, cooling it and making it the ideal suburb of New York.

Long Island has modern schools, libraries, clubs and churches of all denominations. The water is pure, the drainage perfect and the climate equable. The water is from artesian wells, fed by subterranean streams, and much of it is bottled and shipped for use in the city.

Long Island has nearly 1,000 miles of perfect macadam roads.

COLONIAL BUNGALOW

Refinement in Every Line.

Six rooms and tiled bath, brick fireplace, lots of closet room, model kitchen; on landscaped plot 100x120.

If you are paying **$40 A MONTH** and the landlord returns to you **$26.84** monthly, it is costing you just $13.16 per month for your apartment or house. **Does your landlord do this? Of course not.**

We do substantially this very thing every month with hundreds of house purchasers. How?

EXAMPLE

You buy the above cottage, cost	$4,200
On which there is a first mortgage of	$2,000
We take back a second mortgage of	1,200
You pay in cash	1,000
	$4,200

THEN Pay us **$40 MONTHLY.** Charge off as rent an average of **$13.16** monthly (interest) and we credit you with an average of **$26.84** each month on account of your purchase.

Thus, dear rent payer, instead of having wasted in rent **$480** a year you have really saved in one year **$322.08** and have something more than rent receipts to show for it.

If this is not entirely clear, come in and we will gladly explain this simple house owning plan, also schedule based on cash payments of **LESSER OR GREATER AMOUNTS.**

Own a house in **BRIGHTWATERS, LONG ISLAND,** where woodland, lakes and sea combine to make a perfect residential park, where land and attractive substantial houses can be purchased at prices much lower than are asked elsewhere for the ordinary kind.

Readers of THE TRIBUNE are invited to visit Brightwaters, Long Island, as our guests, and inspect this and other attractive cottages and bungalows.

Illustrated Booklet No. 18 Mailed on Request.

T. B. ACKERSON CO.
"Developers of Choice Properties and Builders of Houses of Merit."
1 W. 34th St., NEW YORK

A Garden Spot

Now, when nature is awakening to the thrill of new life, you and your family feel the thrall of indoors most. Spring fever has you in its grip. The days pent up in stuffy apartments, close offices and stifling subways during the past winter are taking their toll from you. Why not let nature rejuvenate you by coming out where nature has its most bountiful treasures spread? In short, why not come to

Little Neck Hills,
3d Ward,
Borough of Queens,
New York City,

now, and begin getting something real out of life?

Twenty-seven minutes from Pennsylvania Station now and the city negotiating with the Long Island R. R. for a 5c. fare.

It is an ideal spot, with flowers, gardens, trees in bloom, bathing, boating and fishing. Everything that nature can give you in the way of health and enjoyment is here—yours for the taking if you will put the money you are now paying for rent into one of the quaint bungalows or semi-bungalows which are erected here.

A wonderful place to live is this, with homes standing at an elevation of from 150 to 250 feet, surrounded by grand old forest trees and swept by cool breezes from the Long Island Sound.

If you cannot come out to-day, write for booklet showing pretty homes and telling how you can own one like them at no greater cost than your present living expenses.

Joseph B. Day
Sales Agt.
31 Nassau St., N. Y.

Reliable information regarding Long Island property is one of the features of the Real Estate Section of the Sunday Tribune.

Forest Hills Gardens

A Forward Movement in Suburban Development

Successfully meeting a growing demand for a community in which design, engineering and stability of construction are the cardinal principles.

Plots and Houses nearing completion, are offered for sale.

Transportation, booklet, or any desired information may be secured by addressing Department A, SAGE FOUNDATION HOMES COMPANY, 47 West 34th Street, New York, or—

FOREST HILLS LONG ISLAND

BY LONG ISLAND (ELECTRIC) R. R. FROM PENNA. STATION.

15 Minutes from Herald Square

8,000 Neighbors Will Welcome You

THERE are 8000 people in Bay Shore, Long Island, who have a sincere desire to see the community grow and prosper—they will welcome more neighbors and more friends. For years these come progressives have been remodeling Bay Shore from a country village into a city superb, and they have developed its full beauty—first for their own pleasure and now to offer to you.

Where Is Bay Shore?

On the South Shore of Long Island, where you will want your blankets every summer's night—10 to 15 degrees cooler than any other point south of Cape Cod—one hour and three minutes by express from Pennsylvania Station—or a delightful forty-two mile automobile trip along South Country road. Business trains on express schedule serve its hundreds of New York business men.

Send for Booklet.

The Bay Shore Chamber of Commerce has prepared a booklet which pictures and describes the boating, bathing, fishing, duck shooting, horseback riding, driving, tennis, golf, polo, yachting and other attractions this wide-awake community offers in more varied form and greater quantity than any other near New York. This booklet also tells who to see if you want to rent for the summer or stay permanently.

Furnished Cottages $300 Up.

Secretary, Chamber of Commerce,
Bay Shore, Long Island, N. Y.

LAKE RONKONKOMA

14 ACRES.

Level fertile land; frontage on Ocean Ave. and Pond Road; ½ mile from station; easy walking distance from the lake.

Dwelling house, 9 rooms, fully furnished; garage and stable, windmill, chicken, geese and duck houses and ponds in excellent condition. May exchange.

For full particulars apply to

Kurz & Uren, Inc.
370 E. 149th St.
Title Guarantee & Trust Co. Bldg.
Phone 2140 Melrose.

A Rambling Country House

on an acre of ground; splendid old trees, fine water view, delightful surroundings at

Grenwolde

Great Neck, Long Island

Are you considering buying or renting an out-of-town home? Admirably planned house, shown in sketch above, is ready for immediate occupancy; 29 minutes from Manhattan; close to superb water-front. Two rooms, open fireplaces, 3 baths, ample servants' accommodations; every desirable improvement, including sanitary sewer. Rental, $1,800, with option to purchase. Price, $9,500 upward. For plans and particulars send for Booklet B.

Great Neck Shores Corporation
125 Front St., N. Y. C. Phone 4123 John.

FOR SALE AT BRIGHTWATERS, BAYSHORE, L. I., N. Y.

Dwelling, with garage or stable; lot dimensions 150x150. Construction—First story stucco, second story frame; first floor, large living room, dining room, kitchen, large pantry and maid's room; second floor, five good bedrooms and bath; hot and cold water basin in two bedrooms; splendid closet room, linen closet in hall; parquet floors in living room and dining room, hardwood floors throughout on second floor; porch on two sides of the house; laundry in the basement, which is very dry; one block from bay.

A. SCHUETZ,
200 William St., N. Y. City.

A Beautiful Bungalow

The Best Bargain on Long Island

Lot 100 ft. x 150 ft.

Price $3500

Northport, L. I.

Within easy access of the city; one block from shore front, with unobstructed view; high ground, overlooking wooded hills and green fields. Two bathhouses, beach rights, and every modern convenience. Large living room, attractive cobblestone fireplace, range, hot and cold water supply, three bedrooms, bathroom, all large, well decorated, and terms easy. Come out today and see it.

L. B. GILDERSLEEVE,
EAST NORTHPORT, L. I.
Tel. 227-J. Northport.

This Bungalow=Bargain On Water Front at SOUND CREST

With clear, sandy beach. Semi-Bungalow, with 7 large rooms and bath, hardwood trim, tile bath and kitchen, gas and electric lights, steam heat, parquet floors; price and terms right; veranda. Plenty of shade. Convenient to New York.

R. 714, 47 W. 34th.
Tel. 3050 Greeley.

BRENTWOOD REALTY CO.

Brentwood in the Pines, Long Island
One East Forty-fourth Street
New York

Ideal all-the-year Homes For Sale

Write for full information.

"There is health in Brentwood Pines"

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CITY OF NEW YORK
BOROUGH OF QUEENS:-

THE TRUSTEES IN LIQUIDATION

Have ordered the absolute sale at

PUBLIC AUCTION

of **All Improved LOTS** at

Jamaica Hillcrest, Jamaica, New York City,

without reserve or protection, no matter what they bring.

18 Minutes from Manhattan and Brooklyn.

Located in heart of most desirable residence section of Jamaica, 4th Ward, Borough of Queens. Land is high and commands a splendid view for many miles in every direction. Fronts on **Hillside Avenue** (the main boulevard of Queens).

Property is fully developed—City Improvements, &c.

Sale will be held on premises, rain or shine, 2 P. M., on **Saturday, May 29th,** and continued on **Monday, May 31st** (Decoration Day), until every lot is sold.

Terms: 60% on mortgage or monthly installments. Free Title Policy from Title Guarantee & Trust Co.

Send for maps, views and Free R. R. Tickets for Special Train on day of Sale.

Wm. P. Rae Co., Auctioneers,
180 Montague St., Brooklyn.
Woolworth Building, Manhattan.

John H. Judge, Attorney for Trustees,
261 Broadway, Manhattan.

JAMAICA OFFICE—
Hillside Ave., Cor. Grand Ave.

REAL ESTATE FOR SALE OR TO LET. CONNECTICUT.

Quaintest Place in Connecticut

Apple Orchard and Summer Home Combined

WORTH $13,000

Sacrifice for $6,500.

HOUSE—Old farm-house, surrounded by fine old maples and elms, of 10 rooms and bath, remodeled by late Admiral, for a summer home, old fireplaces, wide oak floors, low ceilings, quaint rooms, etc.

CONVENIENCES — Gas, electricity, Kewanee pumping system, automatic gas hot water heater, splendid drinking water, newly cemented basement.

LOCATION — In the Connecticut Berkshires, just outside city limits of Danbury, near Danbury Fair Grounds, 5 minutes from trolley, 10 minutes from City Hall, 70 miles from N. Y. City. Commutation $19.50.

LAND—Ten acres, one-third young apple orchard of fancy box apples, which sell for $2.50 wholesale, and ought to produce 750 to 1,000 boxes annually of perfect fruit; one-third, older apples, also peach orchard, pears, cherries, raspberries, currants, gooseberries, fine asparagus bed. Other third finest building site on earth, 650 feet above Danbury, commanding magnificent view of surrounding country for miles.

OTHER BUILDINGS—New chicken and tool house for 100 chickens, and rustic summer house on hill back of orchard. Only reason for selling, leaving Danbury.

A. W. Mitchell, Jr., Owner,
17 Washington Place, N. Y. City.

NEW JERSEY.

AT NUTLEY, N. J.

Charming Spanish mission stucco House; red tile roof; on large plot in private residence park; enclosed living and sleeping porches, huge living room with fireplace, beautiful dining room, model "all gas" kitchen, five good bedrooms, tiled bath room and maids' bath; many special features; highest class construction; double garage; price $12,500 or will rent with option of purchase. Terms, photos, &c., address A. A., Room 1726 Woolworth Building, New York.

RUTHERFORD, N. J. 35 mins. Herald Sq. 1st stop main line ERIE. Absolutely new semi-bungalow; steam heat, hardwood floors, chestnut trim, tile bath, electricity, gas, beam ceiling, paneled walls, entirely decorated. AN UNUSUAL BARGAIN. Special price $4,950. Payments and terms to suit. YOU.
SINSABAUGH,
20 Park Av., Rutherford. Tel. 11337.

ASBURY PARK, Allenhurst, Deal, Bradley Beach cottages. Jacob A. King, North Asbury Park, N. J.

REAL ESTATE FOR SALE OR TO LET. NEW JERSEY.

$10 gives you possession of ¼ acre bungalow plot or little farm, in mountains, 25 miles from New York, for summer use; high elevation; near station; 80 trains daily; payable $10 down, $5 monthly; price $100. WOLFE, 225 West 39th, New York.

REAL ESTATE FOR SALE OR TO LET. NEW JERSEY.

FOR RENT.—East Orange.—Part of a House of nine rooms; five minutes' walk from Brick Church Station; two persons at most three; if ladies, no children; rent $40; owner pays all expense. Address D. H., Box 300, Tribune Office.

REAL ESTATE FOR SALE OR TO LET. WESTCHESTER COUNTY.

PARK HILL On-the-Hudson

For 25 years known as "The Suburb Beautiful."

Makes its appeal to those who want the best.

By far the most accessible, charming and most thoroughly established suburban park in the environs of New York City. We offer beautiful homes ready for occupancy ranging in price from $10,000 to $50,000. If you prefer, our splendidly equipped Construction Department will build a house for you and have it ready for you to move into this fall. In either case we will finance your purchase on terms equivalent to your rent, if desired.

TO REACH PARK HILL take Broadway Subway Express to Van Cortlandt Park, then Broadway trolley direct to Park Hill; or, take Sixth or Ninth Ave. Elevated to 155th Street, then Putnam Division train to Park Hill Station.

Send for Illustrated Booklet.

American Real Estate Company
Room 535, 527 Fifth Ave., N. Y.
Sales office at Park Hill open every day

NEW JERSEY.

ALL ABOUT RUTHERFORD, N. J,
Address PUBLICITY, box 87, Rutherford, N. J.

"NUTLEY IN A NUTSHELL."
All about the "Ideal Home Town."
SECRETARY, Box 314, Nutley, N. J.

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A COLONY of handsome homes amid picturesque hills and woodlands in New York City; overlooking Van Cortlandt Park

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IN THE CITY
242D ST. & BROADWAY

A wide selection of plots with individuality

Send for Folder R.

DELAFIELD ESTATE
Tel. 277 John 27 Cedar Street

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INSURE AND BE SURE

Neglect to insure the title to Real Estate has caused many a heartbreak. We are specialists in Bergen County Real Estate Titles. Write for Booklet H. Our guaranteed mortgages safeguard savings.

North Jersey Title Insurance Co.,
HACKENSACK, N. J.

SUMMER COTTAGES TO RENT.

BUNGALOW ON LAKE PLACID—EIGHT ROOMS, completely furnished. Ideal location. Address C. G., Tribune Uptown Office, 1364 Broadway.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

BRYAN L. KENNELLY, Real Estate Auctioneer.

(Bryan L. Kennelly, Inc.) will sell at auction

WEDNESDAY, JUNE 2, 1915,

at 12 o'clock noon, at the Exchange Sale room, 14-16 Vesey St., New York City.

ABSOLUTE EXECUTOR'S SALE

The Estate of Hugo Gorsch, Dec'd,

by order of Messrs. John W. Bohlmann and Louis H. Zocher, **Executors.**

324 and 326 East 86th St.

Two 3 story & basement brown stone dwellings; size, 12.6x102.2 each.

211 East 87th St.

3 story & basement brown stone dwelling; size, 19.8x100.8½.

126, 128, 130, 132 & 134 West 128th St.

Five 3 story & basement brown stone dwellings; size of plot, 75x99.

HENRY S. J. FLYNN, Esq., Attorney, 271 Broadway.

MAPS, ETC., FROM L. H. ZOCHER, ESQ., EXECUTOR, 1247 LEXINGTON AVE., OR AT AUCTIONEER'S OFFICES, 156 BROADWAY, N. Y. CITY.

REAL ESTATE WANTED.

$5,000 WANTED ON 680 ACRES; $1,200 wanted on 4 Bungalows; will pay 6% and bonus; money wanted for improvements. Address Deer Park, Box 24, Tribune Office.

FURNISHED APARTMENTS TO LET. BROOKLYN.

SUBLET—FURNISHED

Beautiful, cool, summer apartment; four large rooms and bath, sixth floor of elevator house; all latest improvements; awnings, screens; exclusive neighborhood; Brighton Beach elevated, subway, all surface cars. Can be seen Sunday and afternoons. $50.00. M. STEVENS, 476 Clinton Ave., Brooklyn.

WEST SIDE.

SUBLET 2 AND 3 ROOM APARTMENTS, attractive; summer rate. HOTEL CALUMET, 340 W. 57th st. Sue Manager.

NEW JERSEY.

RENT, FURNISHED. — VERY ATTRACTIVE, cool five room apartment, June 1st to October 1st; $60 a month; one block from East Orange station; no children. Answer E., 844 Main St., E. Orange, N. J.

SUMMER HOUSES TO LET. NEW JERSEY.

Choice Summer Home

at ASBURY PARK, N. J.

Best residential section; near ocean; 15 rooms; 3 baths; extra well furnished. Owner going away for summer, will rent to good party at a sacrifice. If you want a bargain apply at once to OWNER, 516 Third Ave., Asbury Park, N. J.

CONNECTICUT.

TO RENT—For summer, attractive house on old Norwalk Green; 10 rooms, 2 baths, all improvements; well and artistically furnished; beautiful flower and kitchen gardens; garage; 5 minutes' walk to express station. A. MOSSMAN, Norwalk, Conn.

FOR RENT.—For the summer, a very neat, attractive residence, with fine garden and small fruit. HITCHCOCK HARDWARE CO., Watertown, Conn.

A NORTHPORT BUNGALOW BY SOUND

Artistically built; 7 rooms and improvements; overlooking water, splendid views; safe bathing beach; boating, fishing. Plot 100x150 in green lawns; bathing houses, beach rights; no reasonable offer refused.
L. B. GILDERSLEEVE, Owner,
East Northport, L. I.

COUNTRY PROPERTY.

FOR SALE.—Good residence, nicely located in Watertown, Conn., one of the best towns in New England. Eight room house, fine lawn and garden. For particulars inquire of J. STROCKBINE, Watertown, Ct.

CHOICE FARMS of all descriptions, or any kind of country realty, at reasonable terms and prices. Apply for list, CHARLES O. VOOT, Kingston, N. Y.

FOR RENT.—Studio and small farmhouse, 3 rooms, kitchen, pantry, cellar; near small river; most picturesque, beautiful grounds; in Silvermine, Norwalk, Conn. Address F. HAAS, Norwalk, Conn.

Country Home Information free to prospective buyers. List covers field; full, write. No agents. Sec. Country Home Service, 38 W. 31st st. Tel. 0461 Mad.

MOUNT POCONO, PA.

FOR RENT—Furnished Cottages and Bungalows. E. E. MERWIN, Mount Pocono, Pa.

FARMS.—Country homes; 75 miles from New York. Booklet. A. W. REYNOLDS, Newtown, Conn.

SEVEN-ROOM COTTAGE, furnished, at Highland Lake; large veranda. Inquire Box No. 193.

FURNISHED HOUSES TO LET. COUNTRY.

BEAUTIFUL LAKE Shawangunk Mts.

Furnished Cottages on Lake to rent. Boating, bathing, fishing. Large shady grounds, with tennis court, swings, etc. Driving, motoring, mountain air, beautiful scenery. Celebrated mountain spring water piped to all cottages. Store, postoffice, three minutes' walk. Supplies delivered at door. Cottages four to fourteen rooms. $100 up. Representative Sunday, Monday, Tuesday, Hotel Collingwood, 45 West 34th St., or write B. F. TODD, Burlingham, Sullivan County, New York.

FURNISHED HOUSE TO RENT AT COVE NECK
OYSTER BAY, L. I.
8 rooms, first floor; 6 bedrooms, 2 baths, second floor; 4 bedrooms, third floor; near bay; 2 bathhouses; garage; $1,800.
CHAS. STEINSIECK,
Oyster Bay, L. I.

CONNECTICUT.

Milford, Conn.

Furnished shore front cottage, seven rooms, $175 season. Rev. Lee, Cushing, New York.