Real Estate Market News and Comment

Building Slowly Reviving in New York Zone

Statistics Show $22,000,000 Worth of Projects Are Being Planned — Industrial Construction Chiefly

Concerted effort to influence an early revival of building activity throughout the country has brought favorable results, particularly in the metropolitan district, where for the week of February 15 to 21 a total of 115 contracts for new building and engineering projects, representing an aggregate expenditure of $3,200,852, were awarded to contractors.

According to reports obtained by the F. W. Dodge Company the local building situation is steadily improving and the coming months will probably witness a return of structural activity which if not equal in volume to the high average of pre-war years, will at any event be a vast change from the conditions that have maintained in the industry for the past two years.

Of the contracts placed during the third week of February, about 71 per cent was for private construction, with approximately 24 per cent for state and municipal work and the remaining 5 per cent government building. The private building projects might be sub-divided as follows 78 per cent, industrial; 7 1-2 per cent, business; 9 1-2 per cent, residential; 3 1-2 per cent, religious, and 1 1-2 per cent social.

The contracts awarded included 11 apartment and tenement houses valued at $102,500; 19 dwelling projects, $116,500; 15 garages, $133,000; 7 warehouses, $161,000; 6 office buildings, $1,079,000; 5 loft and store buildings, $100,000, with the balance involving miscellaneous structures designed for various uses not classed above.

During the same week a total of ninety large operations were placed in the hands of the builders for estimates and this work will involve a total expenditure of approximately $4,833,750. Reports obtained from architects and engineers during the same period indicated that new construction to the value of $22,000,000 was being planned.

Day Makes Country His Field of Operation

Secures Stores for Concern in St. Louis and in Texas at High Rentals

New York is a large real estate field, but apparently not large enough for Joseph P. Day and his organization. During the last week Charles C. Nicholls, jr., of the Day organization, has leased premises in the West and the Southwest to the W. T. Grant Twenty-five Cents Stores Company. The company has leased two stores in Texas and one in St. Louis, Mo.

The St. Louis deal involves $1,000,000 and affects the six-story building at 616 and 618 Washington Avenue for a long term of years. In Texas the company has taken stores in Fort Worth and in Waco. The Waco store is in the centre of the business section of the place and the Fort Worth premises is at the corner of Sixth and Houston Streets, 75x75 in size. It is to be taken over in the near future by the Grant Company for another one of its branches. The deal involved about a quarter of a million dollars.

Investors Buy Bronx Corners

Richard Dickson has sold for Justina Gareiss to an investor 345 Willis Avenue, a four story brick flat and stores, on lot 25x81.2; also sold for Lena Fischer, the southeast corner of Pelham Parkway and Cambreling Avenue, known as 2504 Cambreling Avenue, a three-family dwelling on lot 25 x106.

Cullman to Alter Pine And South Street Buildings

John H. Knubel has been selected by Joseph F. Cullman to plan the alteration of the buildings at 94-98 Pine Street and 70 South Street, purchased recently through the Charles F. Noyes Company, and which Mr. Cullman is going to alter into individual office buildings.

Deal for Madison Ave. Corner

Sharp & Co. have sold the southwest corner of Madison Avenue and Ninety-seventh Street, a six story apartment on plot 50x100. The building has accommodations for thirty familes and stores on the Madison Avenue front, and was purchased by an investor.

Profit Sharers Buy in Harlem

The Fifty Per Cent Profit Sharing Corporation is the buyer of the two five story flats at 2157 to 2161 Seventh Avenue and 168 West 128th Street, southeast corner.

Wynne Buys a Corner

Charles Wynne has bought the two five story apartment houses at the southwest corner of Morris Avenue and Cameron Place, near 181st Street. The structures occupy a combined site of 100x95.

Satisfied Mechanics' Liens

Bronx

WASHINGTON AVE, 2051: Wolf Weinstein agt Bernard Rose, et al; Feb 25, 1919.....$45

Lis Pendens

Manhattan

EAST HOUSTON ST, 151, and 19th st, 138-138 E; John Finck agt Louisa A Finck, et al (partition); attys Eisman, Lee, Corn & Lewine.

CHRYSTIE ST, 87: Hugo E. Distelhurst agt Natan Harrison Realties, et al (foreclosure of mtg); attys Eisman, Lee, Corn & Lewine.

125TH ST, s s, 125 ft e of 5th av, 25x100.11; Jennie Bewall, et al, agt Emma Koch, et al (amended foreclosure of mtg); atty, W A Alcock.

20TH ST, 414-416 E: Forrest Co agt Thomas Farley, et al (partition); atty, R H Koehler.

Bronx

PROSPECT AV, 774; also, 161st st, n s, 184.3 ft e of Forest av, 28.6x47.6; Bessie Glassman agt Abraham Meyer Gassman, et al (action to foreclose); attys, Weil & Kohn.

JENNINGS ST, s s, 134.1 e of Union av, 20x 82.4; Marie Citarella agt Clementia Realty Co, et al (foreclosure of mortgage); atty, D. H. Sloane.

REAL ESTATE FOR SALE

CONNECTICUT.

FOR SALE—A SIX-ROOM HOUSE IN ONE OF of New Haven, Conn.'s finest suburbs; bath, gas, city water, hot water heat; ½ acre land; all kinds fruit trees, grapes, chicken houses; fine driven well; on trolley line, 15 minutes to New Haven; price $3,500. JAMES B. KELLY, 42 Church St., New Haven, Conn.

WESTCHESTER COUNTY

CALIFORNIA BUNGALOW AT LAKE MAHOPAC —Camp type; stone fireplace; very conveniently located, with permanent water rights; 1½150, or will sell furnished, $3,650. Lake Mahopac Corporation, 1 Madison ave.

Story of Taxation In This Commonwealth

F. D. Bidwell, in Interesting Book, Tells of Origin, Reason For and Operation of Levy

Frederick D. Bidwell, statistician of the Tax Department at Albany for many years, and a close student and observer of taxation and its general effect on the economical side of people, has prepared a book entitled "Taxation in New York State," which is both historical and interesting.

Mr. Bidwell advocates an income tax, and in his book tells why he favors it. He says the consumer must meet the tax placed on corporations, and it would be cheaper in his opinion to have the population pay that tax at the outset, removing the cost of collecting it from the corporation which in turn arranges for the collection from the consumer.

The book contains 301 pages of interesting history of the origin, reason for and operation of the various sources of taxation in the State of New York. Several chapters give a general idea of the necessity for taxation, the kinds of property and property rights which have been the subject of levy, and the theories of taxation which have been advanced from time to time in the history of the commonwealth.

The "Untaxing of Buildings" and the "Single Tax Plan" are two chapters of much interest at this time, because of the work of the single taxers to have the Henry George theory of taxation put into opertaion. Their efforts have been more pronounced in the West than in the East. The single tax question has been agitated there to the point of having the voters of several states decide the issue. They decided against it.

Many Going to Florida To Grow Oranges

Reports From Southern State Say Demand for Farms Is 100 P. C. Greater Than Last Year

Florida has had one of the finest winters for many years. Not only was the weather delightful, but business reports from the fruit growing sections were particularly cheerful. Philip I. Hover, the New York representative of Lakeland Highlands, Florida, a grapefruit and orange settlement being developed by W. F. Hallam & Co., said that the crop reports for the section are the best he has had for a number of years. He also reported that the sale of property there had increased 100 per cent over last year, the buyers coming from every section of the United States and Canada.

Six years ago the Hallam company undertook the development of 12,000 acres in the Highlands of Florida, where the temperature is 75 degrees the whole year, and to-day report that they have invested $1,000,000 in the improvement of the property and in service features that the growers might have no trouble in getting their crops to the markets of the country.

Newark Block for Leather Manufacturers

Harry F. Sommer, of H. F. Sommer & Co., leather manufacturers, has acquired from ex-Judge Alfred F. Skinner, sole remaining executor and trustee of the Alice W. Hayes estate, the plot at 19-51 London Street, formerly Dresden Street, southeast corner of Niagara Street. Ownership of the property gives the leather manufacturers control of the block bounded by Wilson Avenue, Niagara, London and Paris, formerly Frankfort, Streets. Louis Schlesinger negotiated the deal.

Gustav Kufferman has bought 219 Elizabeth Avenue, near Runyon Street, from the W. V. V. Lidgerwood estate. Mr. Kufferman will erect a garage and machine shop on the site. Louis Schlesinger represented Mr. Kufferman, while E. E. Bond & Co. acted as brokers for the Lidgerwood estate.

Rents Old Bowery Powerhouse

Jacob Finkelstein & Son have leased the old powerhouse of the Third Avenue Railway Company to the Modern Grade Renting Company, the property being at the northwest corner of Bowery and Bayard Street, frontng 100 feet on the Bowery and 200 feet on Bayard Street and 100 feet on Elizabeth Street. The lease is for twenty-one years at an aggregate rental of $350,000. The lessee will improve the building with stores on the Bowery and Bayard Street sides and a modern garage on Elizabeth Street. They will also add one or two stories to the present structure, involving cost of about $75,000.

Reflects Conditions In Bronx Realty Markets

Cahn & Pittman have sold to Christiana Yound for investment the five-story apartment at 1711 University Avenue, on plot 52.5x100. Cahn & Pittman took in part payment the store building at the southwest corner of 195th Street and Webster Avenue, covering a plot 50x100, and consisting of seven stores. The buyers immediately resold the stores to the Benenson Realty Company. A. D. Phelps & Demiane negotiated both sales. Samuel Bitterman represented Cahn & Pittman in both transactions.

Satisfied Mortgages

Manhattan

18TH ST, 326 W. Arthur and Jane De Ley Cauwenberghs, on the premises to Leo and Weill, 155 W 103d st; attys Arnstein & Levy, 128 Bway; May 27, 1918.....$2,400

46TH ST, s s, 100 W 11th av, 25x100.5; Marg't J Sanders to Wm H Ferris; attys, Knox & Dooling, 27 Cedar st; Aug 10, 1917.....$2,500

SAME PROPERTY, same to Eliz K Dooling; attys, same; Mar 15, 1918.....$500

46TH ST, 606 W; Christian Wollersen, 518 W 45th st, to Florence H Bradford, Concord, Mass; atty, Levi S Tenney, 141 Bway; Sept 17, 1918.....$8,000

176TH ST, 580 W; Chas Kimmelman to Abel King, 148 E 65th st & ano; attys, Lese & Co, 35 Nassau st.....$2,750

176TH ST, 574 W; Chas Kimmelman to Abel King, 148 E 65th st & ano; attys, Alexander & Natanson, 170 Bway; Mar 5, 1917.....$2,750

11TH AV, n e cor 47th st, 200.10 to n s 46th st x200; A. E. & Emile Moerbach et al to Mutual Life Ins Co; attys, Lawyers T & T Co, 160 Bway; Jan 12, 1914.....$650,000

109TH ST, 61 W; Hicks Realty Co to Fredk P Garretson, et ano, acting trustees, will Mary Rutherford Prime; attys Bowers & Sands, 46 Cedar st; Feb 10, 1919.....$15,000

51ST ST, s s, 167 E 8th av runs n 20.2x 100.5x w 20.2x n 100.5 to begin; Cath Hartigan to the Bowery Sav Bank, 128 Bowery; attys, Cadwalader, W & T, 40 Wall st; April 29, 1917.....$10,000

51ST, 242-244 W; Jas M Hanley to the Greenwich Sav Bank; attys, Bowers & Sands, 46 Cedar st; Jan 29, 1903.....$30,000

Mechanics' Liens

Manhattan

96TH ST, 42 West; Edw T Abbott agt 58 and 60 Manhattan Ave Corp and Arnst Realty Corp, owners; Geo E Hawkhurst and Morgan T James, contractors.....$448.25

96TH ST, 42 West; James Higham at 58 and 60 Manhattan Ave Corp and Arnst Realty Corp, owners; Geo E Hawkhurst and Morgan T James, contractors.....$602.70

171st ST, 550 West; Frederick Pollak agt Jokichi and Carolina H Takamine, owners and contractors (renewal).....$1,375

Transfers Mark Closing of Big Downtown Deals

Stock Exchange Takes Title to Wall St. Corner; Big Price Paid by Government on Maiden Lane

Any doubt as to the ownership of the southeast corner of Wall and New streets is cleared up by the transfer of title to the corner from the Wall and Nassau Street Company to the New York Stock Exchange. That the Stock Exchange had acquired from Mr. Dowling the Mortimer Building has been announced, but there has always been the possibility that the exchange was not the buyer.

Mr. Dowling bought this property and 64 and 66 Nassau Street from the Mortimer estate several months ago.

The conveyance shows that the Stock Exchange bought the property from the City Investing Company subject to a mortgage of $550,000 which had been made to the Wall and Nassau Street Realty Company by Stanley Mortimer. The company, which is Robert E. Dowling, transferred it to the City Investing Company. The Wall and Nassau Street Company takes title to the Nassau Street property subject to a mortgage of $200,000 held by Mr. Mortimer.

$663,000 for Plainfield Property

The Federal Reserve Bank paid $663,000 for the eleven-story building at 56 Maiden Lane, extending through the block to Liberty Street. The bank bought this property and the parcel to the right on Liberty Street last week through Horace S. Ely & Co. Annie Penfield was the seller of 56 Maiden Lane and Cortlandt Bishop of the adjoining property on Liberty Street.

Steamship Men Close Deal

The River Plate Corporation, which is Norton Lilly & Co., steamship agents, has taken title to the property at 26 Beaver Street, subject to a mortgage of $375,000. The building is fourteen stories high and was purchased recently by the steamship company from the Stock Quotation Telegraph Company, which held the building under the title of the Marketfield Realty Company.

Recorded Mortgages

Downtown

BEAVER ST, s s, 662 w Broad st, 55.5x50.6x irregular (full courses in transfer); Feb 28; River Plate Realty Corp, to 26 Beaver Street Corpn, 26 Beaver st; 5 yrs, 6 per cent; atty, N Y T & M Co, 135 B'way.....$375,000

WALL ST, s e c New st, 56.11x56.8x52.6x65.7; p m Feb 17; Wall and Nassau Streets Corpn to Stanley Mortimer, Roslyn, L I; dis Mar 1, 1924; 4½ per cent, for 2 yrs and then 5 per cent; atty, Daniel J Mooney, 120 B'way.$550,000

NASSAU ST, 64-66, e s, 52.10x79.6irreg, p m, Feb 17; Wall and Nassau Street Corpn to Stanley Mortimer, Roslyn, L I, et al; due Mar 1, 1924, 4½ per cent and 5 per cent; atty, Daniel J Mooney, 120 B'way.....$200,000

ELDRIDGE ST, 197 w s, 100x24.6irreg; Feb 28, Sabito Mauro to Lawyers Mort Co, 59 Liberty st; due and int as per bond.....$19,500

SUFFOLK ST, 173, w s, 22x100, p m; Feb 28; Sol Goldstein to Geo G King, Newport, R I; due Mar 1, 1924; 4½ per cent; attys R L Huhlander, S & B, 52 Wm st.....$8,750

ATTORNEY ST, 152 e s, 25x100, Feb 28; Samuel Wolhiser to Morris Rosenbaum, 601 E 5th st; installs, 6 per cent; attys Pompan Price & L, 203 B'way.....$500

SAME PROPERTY, Feb 28; same to Lawyers Mort Co, 59 Liberty st; due and int as per bond.....$18,000

East Side

94TH ST, 310 E, s s, 42.5x68.9, Feb 27, Pauline Ehrlich et al to Sol Offner, 161 E 90th st; 3 yrs, 6 per cent; attys Kantrowitz & Berg, 320 B'way.....$6,000

107TH ST 56 E, s s, 25x100.11, p m, Feb 28; Mollie and Pauline Bernanka to Rachel Frank, 600 W 144th st; due Mar 1, 1923, 6 per cent pr mtg, $15,000; atty, N Y T & M Co, 135 B'way.....$3,000

113TH ST, n s, 60 w Park av, 25x100.11, p m, Feb 28; Ida Stern to Citizens Sav Bank, 56 Bowery; due Mar 15, 1924; 5 per cent; attys, Beall & B, 141 B'way.....sold $12,000

126TH ST, 326-32 E, s s, 2 plots, each 41.8x99.11, 2 p m mtg, each $16,500; Feb 28; Chain Land Co to Metropolitan Trust Co, 60 Wall st; 5 yrs, 5 per cent; attys, N Y T & M Co, 135 B'way.....$33,000

West Side

27TH ST, 215-9 W, n s, 75x98.9, Feb 28, I Geo Fleissner to Louis Sommer, 464 Riverside Drive; due Mar 1, 1924; 6 per cent; per bond; for mtge $62,000; atty, Jos V Mitchell, 233 Broadway.....$3,000

77TH AV, s e cor 128th st, 99x75, p m; Feb 28; The Fifty Per Cent Profit Sharing Co to Elanton Realty Corpn, 101 W 70th st; due as per bond; pr mtge $35,500; atty, Title Guar & T Co, 176 B'way.....$4,500

136TH ST, 202-8 W, s s, 2 lots, each 40x99.11, and 2 p m mtges $9,250 each; Feb 28, Samuel Green house, 275 W 136th st, et al to 344 West 30th St Corpn, 26 Exchange pl; installs, 6 p c; pr mtge on each for $28,500; attys, Arnstein & Levy, 128 B'way.....$10,500

FORT WASHINGTON AV, s w cor 172d st, 26.4x 226.4x irreg x 32; Haven av, s e cor 172d st, 58.1x 115.9x12x139.....sold $100,000

Ida Stern to Malex Realty Corpn, 170 B'way; due on demand; pr mtge $238,000; atty, Fredk Lese, 135 Nassau st.....$10,000

180TH ST, n s, 72 e Audubon av, 48x100; p m Feb 28; Hattie Prince to Maria C Falck, 525 W 180th st; 5 yrs, 6 p c; pr mtge $35,000; atty, Sigmund Wechsler, 253 B'way.....$12,000

MAPLE AV, 1012-6, e s, 100x100.6, p m; Feb 28, Arrow Holding Corpn to Penzance Realty Co, 299 Audubon av; due March 1, 1922, 6 p c; pr mtge $32,500; atty, J L Bernstein, 5 Beekman st.....$7,000

The Bronx

FRANKLIN AV, w s, 114 n tangent point directly n 168th st, 77.3x161.6x75x138.2; Dixie Security Co to Isaac Lowenfeld Realty Corp, 37 Liberty st; prior mtg, $58,000; Feb 28; installs, 6 per cent; atty, Lind & P, 46 Cedar st.....$3,000

PROSPECT AV, n w cor 167th st, 50x100; Moritz Weiss to College Holding Co, 320 B'way; Feb 28, 5 yrs, 6 per cent; attys, Morrison & S, 320 B'way.....$6,000

LONGWOOD AV, 934, s s, 53x100; Nathan Canter to Newel Rity Co, 299 B'way; prior mtg, $35,000; Feb 27, 5 yrs, 6 per cent; atty, P L Shapiro, 110 Nassau st.....$11,000

182D ST, n s, 274 e Crotona av, 50x100; Denwood Realty to T Edward Clocke, 800 Riverside Drive; Feb 28, 3 yrs, 6 per cent; attys, Clocke, K & R, 391 E 149th st.....$6,000

LIBERTY AV, s e cor 179th st (1,000); 45x99.2; Sol Cohen to Harris Mandelbaum, 13 W 87th st, and ano; prior mtg, $40,000; Feb 28, 3 yrs, 6 per cent; attys, Eisman, L C & L, 135 B'way.....$9,000

DALY AV, n e cor 181st st, 83.6x100.7x33x100, Herman Hochstein to Louis E Nielsen Co, 1714 Crotona Park E; prior mtg, $70,000; Feb 27, installs, 6 per cent; atty, P D Shapiro, 110 Nassau st.....$18,500

HARRISON AV, 2100, w s, 75x100; Rudinsky Rity Corp to Julius Vogel, 900 For st, and ano; Feb 28; 3 yr, 6 per cent; attys, Morrison & S, 320 B'way.....$5,500

HOLLAND AV, 1860; Peter McDermott to Emil N Sargenfrei, 512 Morris Park av; prior mtg, $8,000; Feb 28, 3 yrs, 6 per cent; attys, Wm Peters & Co, 1044 E Fremont av.....$1,000

LOTS 138 to 140, map Louis Schmitt property, John G Beck to Augustus Van Cortlandt, at Sharon Court; Feb 26; ue as per bond; atty, T G & T Co, 176 B'way.....$500

LOTS 44 and 45, map Mary S Shipley, 46.5x96.5-69.2x98; Max Weiss to Bronx Savings Bank, 161 Fremont av; Feb 19, 3 yrs, 5½ per cent; atty, Jos Tless, 149 B'way.....$4,000

BOSTON ROAD, n w c 180th st, 61.2x19.5x184.28x irreg, Josephine Bauer to Philip Baum, 83 Grand av, Englewood N J; prior mtge $9,000; Feb 21; 2 yrs, 6 per cent; atty, C A Weber 391 E 149th st.....$2,000

PROSPECT AV, e s, 414 s 165th st, 25.4x219.10x78.6x197.7, Ralph K W Sellar, Newport R I; prior mtge $111,000; Feb 19, 4 yrs, 6 per cent; atty, L T & T Co, 160 B'way.....$14,000

TAYLOR AV, 1735, Amelia Foth to Jos Ptacek, 1736 Taylor av; Feb 28; due as per bond; atty, T G & T Co, 176 B'way.....$6,000

TIEBOUT AV, 2130, e s, 85.10x160.1x63x104.6, Eliz Frosch to Marbletone Realty Co, 505 E 171st st; prior mtge $48,000; Feb 28, 3 yrs, 5 per cent; atty, P D Shapiro, 110 Nassau st.....$1,000

163TH ST, s e c Faile st, 100x75; Viva Realty Co to Adaline Constr Co, 166th st and Nicholas av; prior mtge $65,000; Feb 25; due Sept 1 1921; 6 per cent; atty, Kantrowitz & E, 320 B'way $12,000

DECATUR AV, 2657 w s, 50.1x152.7, Peter Theobold to Eugenie Frering 2657 Decatur av; prior mtge $26,000; Feb 28, 3 yrs, 6 per cent; atty, A Furthman, Third av and 149th st.....$3,000

137TH ST, 283, n s, 50x100, H D B Holding Co to Benenson Realty Co, 509 Willis av; Feb 27, 5 yrs, 5* per cent; atty, N Y T & Co, 135 B'way.....$15,000

159D ST, 737 E, n s, 25x133x27.10x120.8; Leopold Kopp & ano to Rose Robinson, 830 E 163d st; prior mtge $11,000; Feb 25, due March 15 1921, 5 per cent; atty, N Y T & M Co, 135 B'way.....$1,750

GRAND BLVD & CONCOURSE, w s, 125 n 192d st, 50x109.5x50x108.11; Margaret Louis to Louisa Clougher, 2507 Grand Blvd and Concourse; Feb 27, 3 yrs, 6 p c; pr mtge $75,000; atty, T Alexander av.

153D ST, 733 E, n s, 50x120.8x55.10x95.11; Jas Hymen to Vincent Palazollo, 601 Southern Blvd; 3 pr mtges, each $11,000; Feb 28, 3 yrs, 6 p c; atty, V Palazollo, 992 Southern Blvd; 2 mtges, each $2,000.....$4,000

Large Business Space Taken Out of Market

Two West Side Buildings Are Rented—Many Lofts and Offices Leased During Day

The Duross Company has leased the four-story building at 444 West Fourteenth street to the National Hotel Supply Company for use as a beef and provision house.

Ames & Co. have leased for the estate of C. A. Winch to Sperry & Hutchinson the five-story warehouse at 253-255 West Twenty-eighth Street; the parlor store at 6 West Twenty-ninth Street to Goldstein & Son; a loft at 23 West Thirty-second Street to E. Deutsch, and a loft at 277 Fifth Avenue to Shimm & Jacobson.

The Douglas Robinson, Charles S. Brown Company has rented lofts to Upper Shoe Manufacturing Company at 92 East Tenth Street; Levine Brothers, at 137-139 Wooster Street; Everett Kirsten, at 45 Greene Street; H. Brandt, at 360 Canal Street; Bloom & Perla, at 506 Broadway; Massover & Winston, at 225 Greene Street; offices to Jack Schweet at 80 Fifth Avenue, C. E. Halbach at 23-25 East Twenty-sixth Street, and Louis Weisman at 41 West Twenty-first Street.

Bastine & Co. have leased the first floor front at 112 East Nineteenth Street to the Dress Contract Manufacturers' Association; fifth floor at 653 First Avenue to Philip Albert, and fourth floor at 31 West Twenty-first Street to the Modern Yarn and Trimming Company.

The Charles F. Noyes Company has leased a floor at 75-77 Spring Street, with Carstein & Linnekin, representing Charles A. Gould, to A. Gussow & Co. Lewis H. May Company were associate brokers. The Noyes company has also leased a floor at 32-34 Frankfort Street to Elias Friedman; three floors in 67 South Street to the Traders' Motor Trucking & Storage Company, and the fifth floor of 413 Broadway to Antonio Gambino.

Wright Barclay has leased the top floor at 20 West Thirty-first Street to Louis Sarkady and the fifth floor in the same building to Max Gross.

Bronx Building Sites at Auction

Builders and investors will be given an opportunity on Tuesday to bid for three building sites in The Bronx. Joseph P. Day will offer them in the auction room.

Parcel 1 is located on the north side of East 138th Street, 50 feet west of Walton Avenue, size 100x100. Parcel No. 2 is on the west side of Walton Avenue, 186 feet north of 138th Street, size 225x89. Parcel No. 3 is the block bounded by East 138th Street, East 140th Street (Cheever Place), Walton Avenue and Mott Avenue. Two and three-story brick buildings are on the 138th Street front. A station of the Lexington Avenue subway is in course of construction at Mott Avenue and 138th Street.

Chelsea Dwellings Leased

The Duross Company has leased the three-story and basement house at 224 East Nineteenth Street for Julia A. Waters to Dr. Emil Nyitray, for five years; the three-story and basement house at 410 West Eighteenth Street to William H. Charles, and the three-story house at 93 Perry Street to Lillian Nicolini, for a term of years.

Home Builders Establish Quarters on Church Avenue

The Builtwell Homes Corporation has leased an office at 1800 Church Avenue at Brighton Beach "L" as headquarters for sale of dwellings it has built in that section.

Sale at Larchmont Gardens

George Howe has sold for Mrs. Ida C. Hunt her residence on Palmer Lane, Larchmont Gardens, to Frederick Hollender for his residence. Mrs. Ida M. Parent, manager of the Larchmont Gardens office, arranged the deal.

Site for New Bay Ridge Dwelling

Bulkley & Horton Company has sold the southwest corner of Eighty-third Street and Eleventh Avenue, plot 100x120, for Frank Gearon, for immediate improvement with one-family dwellings.

Recorded Transfers

Downtown

BEAVER ST, s s, 66.2 w Broad st, runs w 55.8x8.56.4 to n s Marketfield st x s 18.6 and 20.8x30.59.6 to beg; 26 Beaver Street Corpn to River Plate Realty Corpn, 26 Beaver st; Feb 28, atty, N Y T & M Co, 135 B'way.....$100

WALL ST, s e c, New st, 56.11x56.8x52.6x65.7, mtge $550,000; Nassau st, 64-66, e s, 52.10x98.10x51.6x20.6, on 10 Broad st; mtg $550,000; atty, T G & T Co, 176 B'way.....$100

WALL ST, s e c New st, 56.11x56.8x52.6x65.7, Stanley Mortimer to Wall and Nassau Streets Corp, 165 B'way; all liens; Feb 17; atty, T G & T Co, 176 B'way.....$100

NASSAU ST, 64-66, e s, 52.10x98.10x51.6x20.6, on s s; Stanley Mortimer et al to Wall and Nassau Streets Corpn, 165 B'way; all liens, Feb 17; atty, T G & T Co, 176 B'way.....$100

MAIDEN LANE, s s, 71.4 w William st, 33.6x101.2 to n s Liberty st (257x33.4x93.4 Maiden lane, 58, s s, 25.2x55.2x24.9x51; Annie W Penfield to Federal Reserve Bank of N Y, 15 Nassau st; b and s; 2 s & p; all liens; Feb 20; atty, T G & T Co, 176 B'way.....$65,000

ELDRIDGE ST, 197, w s, 100x24.6x irreg; Lawyers Mort Co to Sabito Mauro, 85 Christopher st; b & s; Feb 27; atty, T G & T Co, 176 B'way.$100

SUFFOLK ST, 173, w s, 22x104; George G King to Sol Goldstein, 288 E. Houston st; P M; mtg $8,750; all liens; Feb 28; atty, N Y T & M Co, 135 B'way.....$100

ATTORNEY ST, 152, e s, 25x100; Lawyers Mort Co to Samuel Wolkiser, 152 Attorney st; b & s; Feb 27; atty, Pompan, Price & L, $100

BOWERY, 218, 25x101.4; Moss estate to Harry Sandler, 26 Lenox av; b & s; Feb 14; atty, M E Gossett, 261 B'way.....$1

East Side

12TH ST, 39 E, n s, 37.1x92.8x38.7x103.4; Louis Cohen to Hy Cohen, Cedarhurst, L I, and ano; one-fourth int; mtge $90,000; all liens; March 1, No 1918; atty, Stern & Haas, 2 Rector st.$1

27TH ST, 154 E, s s, 20x98.11, Frederick Pope, Powell Crichton, ref, to Mutual Life Ins Co; adjdrees, Law Dept, 5 Cedar st.....$12,000

85TH ST, 105 E, n s, 25x102.2 McM Hemenway to Edw R Stettinius, 1021 Park av; mtge $16,000; all liens; Feb 28; atty, T G & T Co, 176 B'way.$100

SAME PROPERTY; Helen Bradish to same; q c.$1

107TH ST, 56 E, 25x100.11; Rachel Frank to Mellie Bernanke, 430 E 86th st, and Paulina Bernanke, 73 E 103d st; mtgs $18,000; Feb 28; atty, N Y T & M Co, 135 B'way.....$100

113TH ST, 83 E, 25x100.11; Ida Stern to I M I Realty Corpn, 555 Cauldwell av, Bronx; mtge $12,000; Feb 28; atty, Joo M Ruck, 99 Nassau st.$100

113TH ST, 83 E, n s, 25x100.11; Citizens Sav Bank to Ida Stern, 555 Cauldwell av, Bronx; b & s; Feb 20; atty, Lawyers T & T Co, 160 B'way.....$100

2D AV, 2290, e s, 25x100, and a t to strip on n, 0.9x100; Ida and May Stern to I M I Realty Corp, 555 Cauldwell av, Bronx; mtge $10,000; Feb 28; atty, J M Ruck, 99 Nassau st.....$100

126TH ST, 326 and 328 E, n s, 41.8x99.11; 126th st 330 E, s s, 41.8x99.11; Metropolitan Trust Co to Claim Land Co, 945 2d av; 2 p m mtgs, each $16,500; Feb 28; atty, I E Schlesinger, 299 B'way.....$100

129TH ST, 62 E, 24.4x99.11; Ida Stern to I M I Realty Corp, 555 Cauldwell av; mtge $13,000; atty, J M Ruck, 99 Nassau st.....$100

West Side

67TH ST, 218-220 W, s s, 50x100.5; Ida Stern to I M I Realty Corpn, 555 Cauldwell av, The Bronx; mtge $20,000; all liens; Feb 28; atty, J M Ruck, 99 Nassau st.....$100

118TH ST, 35 W, 20x100.11; Rose Reeler to Amelia Simon, 359 E 10th st; mtge $17,500; all liens; March 1, 1918.....$100

7TH AV, s e cor 128th st, 49.11x75; Flanton Realty Corpn to the Fifty Per Cent Profit Sharing Co, 423 Lenox av; mtge $55,500; all liens; Feb 28.....$100

AMSTERDAM AV, 1469, w s, 25x100; Ida Stern to I M I Realty Corpn, 555 Cauldwell av; mtge $7,400; Feb 28; atty, J M Ruck, 99 Nassau st.....$100

136TH ST, 222-232 W, s s, 110.8x99.11, 210 West 56th Street Co to Dormond Realty Co, 299 Broadway; mtge $27,000; all liens; attys, Myers & S, 299 Broadway.....$100

140TH ST, 202-208 W, s s, 80x99.11, 540 West 59th Street Corpn to Samuel Greenhouse, 275 W 148th st, and ano; mtge $57,000; all liens; Feb 28, attys, Arnstein & Levy, 128 Broadway.....$100

160TH ST, 520-522 W, s s, 50x99.11; Empire State Holding Corpn to Perry Sperling, 860 Riverside Drive; mtge $50,000; all liens; Feb 27; attys, Arnstein & L, 128 Broadway.....$100

172D ST, 643 W, n s, 75x97.7; Rose Vogel and ano to R B Realty Co, 31 Union Square; mtge $72,500; all liens; Feb 25; atty, Lawyers T & T Co, 160 Broadway.....$100

FORT WASHINGTON AV, s w c 172d st, 26.4x 226.4x42x220.3; mtge $120,000; Haven av, s e c 172d st, 58.5x145.9x42x169; mtge $118,000; Mates Realty & L, 128 Broadway; Holding Co to 170 Broadway; sub to p m mtge of $10,000 on both parcels; Feb 28; atty, S Wacht, jr, 170 Broadway.....$100

180TH ST, n s, 72 e Audubon av, 48x100; Maria C Falck (Od) to Hattie Prince, 52 Bradhurst av; mtges $35,000; p m mtge $12,000; all liens; Feb 28; atty, T G & T Co, 176 Broadway.$100

SAME PROPERTY; Hattie Prince to Vinnie L Batavia, 100 E 129th st; mtge $37,000; all liens; Feb 28; same atty.....$100

WADSWORTH AV, n w c 184th st, 179.10 to s s 183d st x70; Max Weiss to Harry Langerter, 13 E 124th st; mtge $168,000; atty, Jos A T Co, 176 Broadway.....$100

184TH ST, 514-516 W, s s, 80x99.11; Arrow Holding Corpn to Dolmer Realty Co; mtge $83,500; Feb 26; atty, T G & T Co, 176 Broadway.....$100

188TH ST, s s, 125 e St Nicholas av, 50x94.10; Ellen E Wall to H & M Building Corpn, 1138 St Nicholas av; mtge $21,250; all liens; Feb 26; attys, Blessinger & [illegible], 60 Wall st.....$100

NAGLE AV, n w s, 99 s w Arden st, 40x129.6; Penzance Realty Co to Arrow Holding Corpn, 217 Broadway; mtges $59,500; Feb 28; atty, Julius H Zieser, 217 Broadway.....$100

SAME PROPERTY; Arrow Holding Corpn to Mary Blum, 108 Harper st, Brooklyn; mtge $39,500; all liens; Feb 28; atty, Jos L Leibowitz, 300 Broadway.....$100

BAINBRIDGE AV, 2780, e s, 37.6x115, Julia Cornell to Mary J Waters, 2770 Bainbridge av; mtge $7,000; atty, L T & T Co, 160 B'way.....$100

LOTS 44 and 45, map Mary F Shipley, Walter H Young, ref, to Max Weiss, 789 E 180th st; 2 p m mtgs, L T & T Co, 160 B'way.....$7,050

MANILA ST, 856, n e s, 25x100, Manila Co to Clara Perr, 856 Manila st; mtge $7,500; Feb 28; atty, M Levy, 165 B'way.....$1

PROSPECT AV, 960, e s, 75.4x219.10x78.6x197.7; Abr Bellowitz to Sybil K W Sellar, Newport, R I; prior mtge $117,500; Feb 27; atty, L T & T Co, 160 B'way.....$1

163TH ST, s e c Faile st, 100x75; Adavine Constr Co to Viva Realty Co, 320 B'way; mtge $82,000; Feb 28; attys, Kantrowitz & E, 302 B'way.$100

LOT 32, map Thos Basford property, Chas R Faronlo to Esther Rity Co, 790 Riverside Drive; mtge $28,000; Feb 28; atty, L T & T Co, 160 B'way.....$100

TIEBOUT AV, 2130, e s, 85.10x160.1x63x104.6; Marbletone Rity Co to Eliz Frosch, 502 W 139th st; Feb 28; atty, T G & T Co, 176 B'way.....$100

SAME PROPERTY; Eliz Frosch to Rosabel H Johnson, 63 Hamilton Terrace; mtge $60,000; Feb 28; same atty.....$100

137TH ST, 281 and 283, n s, 50x100; Sybil K W Sellar to Benenson Rity Co, 509 Willis av; Feb 19; atty, N Y Title & Mtge Co, 135 B'way.$100

SAME PROPERTY; Benenson Rity Co to Eliz Holding Co, 285 E 137th st; Feb 27, same atty.....$100

139TH ST, n s, 150 w Martha av, 25x100; Aloysius J Ogden to Richard A O'Shea, 1760 st; mtge $3,200; Feb 26; atty, F X Kelly, 291 E 149th st.....$1

152D ST, 557 E, n s, 25x153x37.11x120.8; Pauline Daurere & ano to Lawrence Realty Co, 416 E 152d st; mtge $12,750; Feby 15; atty, N Y T & M Co, 135 B'way.....$1

WEBSTER AV, s w c 197th st, 100x50; s w c 197th st and Webster av, corp to Anwat Realty Corp, 135 B'way; mtge $33,000; Feby 26; atty, N Y T & M Co 135 B'way.....$100

POWERS AV, 248 e s, 50x99.2; Morris Polsky to Solomon Antokoletz 970 E 163d st; mtge $35,000; Feb 28; atty, Jos A Schulman 61 Park Row.$1

DECATUR AV, 2657 w s, 50.1x152.7, Eugene Frering to Peter Theobold 2653 Decatur av; mtge $26,000; Feb 28, atty, C A Furthman Third av and 148th st.....$100

165TH ST, 411 E, n s, 25x74.10; Fales Holding Corp to Michael Rosenzweig, 1237 Washington av; mtge $12,000; Feby 28; atty, Michael Rosenzweig, 1237 Washington av.....$100

PROSPECT AV, s w c 167th st, 50x100; College Holding Co to Moritz Weiss, 436 E Houston st, mtge $60,000; Feby 28; atty, Max Silverstone 309 B'way.....$100

FRANKLIN AV, w s, 114 n tangent point directly n 168th st; 77.3x161.6x75x138.2; Isaac Lowenfeld Realty Corp to Dixie Security Co, 299 B'way; mtge $69,400; Feby 28, atty, Jos E Greenhood 299 B'way.....$100

SOUTHERN