

Investors Active Buyers Of Apartment Realty

Yorktown Court, Hispania Hall and Hesperus, on Washington Heights, Among the Best Sold Yesterday; Many Bronx and Brooklyn Transactions

Arthur Greenbaum has purchased from the Ararat Realty Company the six-story elevator apartment known as Yorktown Court, at the northeast corner of Fort Washington Avenue and 162d Street, on plot 100.2x165. Leitner, Brenner & Starr were the brokers.

The Hispania Holding Corporation, John A. Philbrick president, has sold to the North Castle Realty Corporation, Otto R. Hoffmann president, Hispania Hall, a six-story elevator apartment building with stores, on plot 106.2x108, at the northwest corner of Broadway and 157th Street. Mr. Hoffmann resold the property to a syndicate organized by Louis Schlechter, which will install stores.

Louis Block and B. Lachowsky has sold for a Mr. Pressberger to the Weiss-Lewis Holding Company, Leopold Weiss president, the Hesperus, a seven-story elevator apartment building at the corner of Manhattan Avenue, at the southeast corner of 118th Street, on plot 100x70.

Sale in 155th Street. Louis Block and B. Lachowsky have sold for the Lucymore Realty Company to the Plumbers' Realty Company the two five-story apartments at 155th Street, 155th Street, on plot 80x100.

Wadsworth Avenue Flat Sold. James E. Barry, of the Knapp & Wasson Company, has sold for the Barry Realty Company 90 Wadsworth Avenue, a five-story modern apartment, on plot 40x100.

Sale in 112th Street. Samuel Wacht, jr., has sold the six-story apartment, 50x100, at 522 and 524 West 112th Street, to the Normar Real Estate Corporation, Max Natanson president, and the H. G. Realty Company, H. W. Genrich president. John Frick was the broker.

Builders Sell 106th Street House. Charles S. Kohler has sold for the Equality Construction Company, Samuel Seiner president, the five-story flat at 106 West 106th Street, on lot 25x100.11.

Vernon Castle Home Bought by Operators. Harris and Maurice Mandelbaum have bought from Mrs. Robert E. Troman a home in Vernon Castle, 120 Lexington Avenue, northwest corner of Twenty-eighth Street, together with the adjoining property at 122 Lexington Avenue. They comprise two four-story and

basement dwellings on plot 39.7x78, which the owners had in motion picture star has been holding at 600. Carstein & Linnekin were the brokers in the transaction. The Mandelbaums will remodel the house, installing stores on the lower floors and altering the upper part into small suites with baths. Mrs. Castle some months ago was married to Captain Treman of Ithaca, and it is said will make her home upstairs.

Douglas L. Elliman & Co. sold for the Guaranty Trust Company as trustee 158 East Sixty-second Street, a three-story and basement dwelling, on lot 16x100, to Eliza J. Stead, for \$100,000.

The H. M. Weil Company has sold for Henry W. Showers as trustee, to William Lynn, 143 West Thirty-third Street, a four-story building.

The Weil Company also sold for the Pauppick Power and Timber Company 69 West Eighty-sixth Street. The buyer will alter the house into small suites.

Columbia Leasehold Deal. Frank B. Taylor has sold for the estate of W. S. Gurner the dwelling 36 West Forty-ninth Street, on a lot 26x100.5, Columbia College leasehold. The buyer will occupy it.

James C. McGuire & Co. have bought from the Lawyers' Title and Insurance Company 133 East Thirty-fifth Street, a four-story and basement dwelling, on lot 29x100, for \$100,000.

Joseph H. Corbett were the brokers. Frank B. Haubert, of Edward C. H. Vogler's office, has sold to John Horn for Lizzie J. Stead, West Fifty-seventh Street, and for Edith A. Vogler, two four-story and basement dwellings, on plot 33.4x100.5.

Shaw & Co. realty for the Rev. Vandy Company, 133 East Fifty-ninth Street, a three-story dwelling, 18.8x50x99.11. Andrew M. Robinson represented the purchaser.

Flat Sales Keep Bronx Brokers on the Jump. Samuel Cowen has sold for the College Point Savings Bank the four-story flat buildings, with stores, at 126 to 134 Alexander Avenue.

Clarence Davies has sold for Charles Hlawatsch to the Horanich Plumbing Supply Company 615 East 134th Street, a two-story dwelling on lot 25x100.

The Diamond Realty Company has resold to a client of George Bongiorno, a five-story modern apartment building at 104 Simpson Street, on plot 38x100, recently acquired through Fred Oppenheimer, associate broker in the resale.

Joseph G. Abramson has sold through Pease & Elliman from John N. Luning the modern five-story apartment on plot 37.6x100, at 1438 Vyse Avenue.

Demand for Dwellings. A. D. Rockwell, jr., has sold for Joseph Rushton a two-family house at 134 Montgomery Avenue, on lot 25 x 100.

Cahn & Pittman have sold to Jennie J. Weiler the dwelling at 2701 Heath Avenue, on lot 25x100. S. Ullman was the broker.

More Business Firms Buy Structures They Occupy

Free Themselves of Worry for Space Shortage; Two 12 Story Lofts Sold

Edgar A. Levy has bought from the Benson Realty Company 150 to 154 West Twenty-second Street, a twelve-story loft building on plot 62.8x100. H. Reinheimer and Sharp & Co. were the brokers. Mr. Levy owns the similar structure at 140 to 144 West Twenty-second Street, on the same block, which he bought from Frederick Brown last May.

Reported Deal in Thirty-third Street. The two-story loft building, with stores, at 261 to 265 West Thirty-third Street, is reported to have been sold. The structure stands on plot 50.6x98.8. Title to the property stands in the name of the West Thirty-third Street Company, which Kate F. Hargrave is president.

Beaver Street Office Building Sold. Robert R. Rainey and E. H. Ludlow & Co. have sold for the estate of John J. McCullough and Frederic B. Jennings, the two-story office building, with stores, at 45 Beaver Street, on lot 22.6x117. The property has been sold to a business concern, which will remodel the building for its own occupancy.

Tenast Buys Building Occupied. Bastine & Co. have sold to the Ford Mica Company, tenant of the property, a five-story building at 14 Christopher Street. The same brokers leased the premises to the purchaser only three months ago.

Old Tenant Becomes Owner. The Empire State Holding Company, William P. Pender, president, has sold 28 West Houston Street, northeast corner of Greene Street, a four-story store and loft building, on lot 20x50. The purchaser is Louis Lande, who has been the tenant in the building for a number of years.

Lessee Buys in Ninety-seventh Street. Anselm Frankenthaler has sold to the United Smoked Fish Company the plant it occupies as lessee at 315 to 325 East Ninety-seventh Street, for the F. & P. Property Corporation. It consists of one and two-story buildings, on plot 135x100.

1,000 Long Beach Lots To Be Auctioned Today. Largest Public Sale of Land Held This Year; Every One Must Be Sold, Says Owner

Joseph P. Day will sell at auction today 1,000 lots at Long Beach, starting at 2 p. m. in a tent near the Nassau Hotel.

The sale was ordered less than ten days ago, with barely sufficient time to advertise and promote it properly. Mr. Day said yesterday that despite the fact that the public will pass on the lots to be sold long before the growing popularity of Long Beach and its physical attractions and the order given by the owners to sell the lots for whatever the public will pass on.

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Brooklyn Buyers Seek Two-Family Houses. The Bulkley & Horton Company has sold 246 Eighty-ninth Street, a two-family modern dwelling, on lot 20x100, to Mary J. Sutton.

Samuel Cowen has sold for the College Point Savings Bank the four-story flat buildings, with stores, at 126 to 134 Alexander Avenue.

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Mirror Candy Company Pays High Rent on 42d St. The Mirror Candy Company has leased from the Oceanic Investing Company 1 and 3 East Forty-second Street for a long term of years, starting 1928.

Oceanic Investing Co. Property, at 1 and 3 East. With Building, Leased at \$50,000 a Year. The Mirror Candy Company has leased from the Oceanic Investing Company 1 and 3 East Forty-second Street for a long term of years, starting 1928.

Frigidaire Corporation Gets Store in West 57th Street. The Cross & Brown Company has leased the store at 202-204 West Fifty-seventh Street to the Frigidaire Corporation, and the sixth floor at 38-40 East Thirty-second Street to the Imperial Dress Company.

Pease & Elliman have leased a store at 150 Lexington Avenue to Joseph Casata.

The Ozden & Clarkson Corporation has leased the fifth floor at 44-46 East Twenty-fifth Street to Sig. I. Rothstein, and a parlor floor store at 230 East Fifty-seventh Street to Robert R. Bennett.

East Side Suites Leased. Pease & Elliman have leased, furnished, a Mrs. C. B. Greely their apartment at 40 East Eighty-third Street to J. W. McMiller.

REAL ESTATE AT AUCTION

TO-DAY Absolute Auction Sale 1,000 Improved Lots

fronting directly On the Atlantic Ocean and Boardwalk and adjacent Boulevards to be sold TO-DAY

to be sold separately under tent adjoining Castles-by-the-Sea and Hotel Nassau. The Tent will be electrically lighted.

The Sale will continue throughout the evening and thereafter on continuing days UNTIL EVERY LOT IS SOLD.

60% may remain on mortgage 3 years at 5 1/2%. Title policies given free from Title Guarantee & Trust Co.

Savings Bank Books and Liberty Bonds Taken.

31 Nassau St., N. Y. C. Telephone Rector 6500

REAL ESTATE AT AUCTION

Recorded Transfers

2940 7th av. July 16, atty. Lawyers T & T Co. 189 Bway. 1000.00

HERSHLOR ST. 1322 Columbia Trust Co. et al. 2828 to Kath Robertson, 1929 Park av. 1000.00

COMMONWEALTH AV. n w s Manhattan, 1000.00

WASHINGTON AV. n w s 176th st. 602 12th St. 1000.00

WEST SIDE

31ST ST. 246 W. s. 202589. June 19. Jno H. Van T. Arthur J. Kate C. Har...

BRONX

POPHAM AV. 1791. 25x100. Mrs. Dray...

Satisfied Mechanics' Liens

REAL ESTATE AT AUCTION

Recorded Mortgages

PEARL ST. 140-62. s. e. 75.1 n. Wall st. 4784.00

60TH ST. n. s. 115 W. 21st av. 20x100.5. p. m. 1000.00

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REAL ESTATE AT AUCTION

Many Lots Directly on the Ocean

ALL Lots near the Ocean

Between Ocean and Bay

NEW YORK CITY

The Directors feel that they have completed the development of the finest Ocean front property;

Where the Ocean Beach really and legally belongs to the property owners;

Where several hundred Houses and attractive Bungalows have been erected during the past few years;

Where every city improvement has been installed on every street;

Where there are moderate restrictions; Where the lots are free and clear of any mortgage or similar incumbrances;

And therefore will sell without reserve or protection at

POSITIVE LIQUIDATION AUCTION SALE 700 Rockaway Coast Lots

All lots are close to the Atlantic Ocean Including a number directly on the coast They are unequalled among the coast

All City Improvements—Moderate Restrictions. Absolutely Free and Clear of any mortgage or similar incumbrance.

The Sale Will Be Held on Saturday, August 16th

2 P. M., on Premises, Rain or Shine, in Large Tent. 66 2-3% May Remain on Mortgage or MONTHLY PAYMENTS IF DESIRED

ALL TITLES INSURED WITHOUT EXPENSE by Title Guarantee & Trust Co. Illustrated Book Map in course of Preparation.

Jere Johnson Jr. Co. REAL ESTATE AUCTIONEERS 193 Montague St., Brooklyn

Assignments of Mortgages

Manhattan

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