Newton Takes Hand In Brighton Beach Shore Grab Fight

Attorney General Inspects Jetties Which Shut Off Public From Ocean Front Owned by the State

Attorney General Charles D. Newton came to New York yesterday and inspected the jetties constructed at Brighton Beach, complained of by the Mater Realty Company, Inc., of 23 Broadway, as forming a public nuisance in that they prevent free access to the state lands between the high water and low water marks, and thus to the ocean itself.

The Mater company, of which Paul J. Gallagher, of Manhattan Beach, is the active head, has constructed a number of houses at Oriental Boulevard and Corbin Place, Manhattan Beach. They are protected from the inroads of the sea, as are the other houses in the Manhattan Beach development, by an immense stone wall, thirty feet wide.

Beyond this wall and extending from the water some distance back on the beach, the Brighton Beach Bathing Park, Inc., has built a jetty, surmounted by a high picket fence.

This jetty, it is alleged, is on the land between the high and low water marks, which property is owned by the state and is public. The Brighton Beach Bathing Company, it is also alleged, charges from 25 to 50 cents to pass through the fence to the beach, a separate charge being made for the use of a bathhouse.

William F. Pritchard, counsel for the realty company, said yesterday that the company at first took up the matter of freeing the state-owned beach with Borough President Riegelmann, of Brooklyn. He referred them to the Dock Department. Dock Commissioner Delaney informed him, Mr. Pritchard said, that the jetty was necessary to protect the beach, despite the thirty-foot stone wall running far out into the water.

The Brighton Beach Bathing Company is also, the realty company says, completing another jetty at the western extremity of its 1,500-foot beach holding, part of which will also be on state land, and that they then intend to connect the eastern and western jetties in a way that will permit the entire beach to be filled in.

Mr. Newton will hold a public hearing on the matter October 6.

Wife of New York Architect Sells Estate at Rockridge

GREENWICH, Conn., Sept. 22.—E. Payson Hatch sold for Mrs. Mary Belle Coffin Wolfe, wife of John Wolfe, New York architect, whose former husband was Robert Coffin, her residence just above the Rosemary Hall Chapel in Rockridge here, together with two and a half acres to F. Arnold Jackson. The property was held at $65,000. Mr. Jackson has been residing in the W. J. Hoggson house at the corner of Patterson and Maher avenues.

Flat Planned for Bronx Site Recently Bought at Auction

For the erection of a six-story apartment house the newly formed Renzol Realty Company, represented by Max Silverstein, has bought the plot, 157x125, at the southwest corner of University Avenue and 176th Street. This is part of the old Montgomery tract sold last week at auction by Joseph P. Day. Louis Padula, L. Lozner and S. Kozman are the incorporators of the new company.

Old Greenwich Village Holdings in Horatio St. Sold

Robert R. Rainey, Inc., sold for F. B. Welcher and Mrs. E. C. Osborn 69 Horatio Street, a three-story building, 23x84.3. The seller's family have owned the property since 1853.

Long Island Transactions

John Titus, of Oyster Bay, has sold his East Williston property, adjoining the Wheatley Hills Golf Club, to an out-of-town buyer. It consists of seventeen acres, large house and outbuildings, and will be improved immediately. L'Ecluse, Washburn & Co. acted for the buyer and McCoun & McCoun, attorneys, for the seller.

L'Ecluse, Washburn & Co. sold for the Manhasset Development Company a plot, 150x260, on Manhasset Bay, at Plandome Park. The purchaser will erect a home.

The Lewis H. May Company sold for Annie Cullon the vacant plot at 25 East Park Street, Long Beach, L. I., to Irving Weiss, who will improve the site with stores and apartments.

The Payson McL. Merrill Company leased, furnished, for the winter season, for Herbert I. Foster to F. Abbott Goodhue his property on Hollywood Crossing, Cedarhurst, L. I.

Residential Sales in Bronx

Edna E. Patterson sold to Everett M. Corner the five-story apartment at 1238 and 1240 Simpson Street, 40x100.

Giuseppe Nicosia sold to Poalina Mercurio the four-story flat at 716 East 138th Street, 25x100.

John J. Wigger sold to Henry Kurth the four-story flat at 1146 Bryant Avenue, 33.4x100.

Rebecca Luria sold to Harris Isaacson the apartment at 937 Faile Street, 47.10x100.

Rosina Rescignio sold to Domenico Mandio the two-story dwelling at 2485 Hughes Avenue, 50x87.6.

Emma Rube sold to Dina Berger the three-story dwelling at 1357 Clay Avenue, 25x79.1x irregular.

Marie E. Spetnagel sold to Nathaniel J. Goldberg the three-story dwelling at 460 East 138th Street, 16.8x100.

Business Space Leased

The Charles F. Noyes Company leased the store, basement and second floor at 83 Pine Street to T. Choman for five years; offices at 170 Broadway to Benjamin F. Dufries and Marchand Bros. & Co.; offices in the Price Waterhouse Building, 56 Pine Street, to Charles L. Alperovich; the second floor at 368 Pearl Street to the Pearl Waste Material Company, with Carl A. Lessenfeld; offices in the Price Waterhouse Building to M. & Z. Emmons, and, with Pease & Elliman, the fourth floor at 27-29 Pearl Street to Miller, Freeman & Co., Inc.

Sales of Flushing Houses

The Halleran Agency sold for Theodore B. Davidson the Queen Anne dwelling at 1 Park Place, Flushing, to Louis Short.

The Master Agency sold for Clara Obison the one-family dwelling in North Thirteenth Street, Flushing, to Mrs. Loretta Delaney, of Brooklyn.

Buying in Westchester

Prince & Ripley sold for Florence T. Whited her stucco bungalow on Putnam Place, in the Carhart section of White Plains, to Gladys M. Robins, of this city.

Mary Lyons sold her large plot in Vanderburg Park, Larchmont, to Herman F. Lampe, through Chouncey B. Gallagher.

Real Estate News

Operator Buys Three Flats on Eighth Avenue

Natanson Pays Cash for Houses Held at $350,000; Apartment on Large Plot on Upper Park Ave. Sold

Max N. Natanson purchased from William J. Daniel, 776, 778 and 780 Eighth Avenue, three five-story brick flats, 90x100, held at $350,000. They were sold for cash. Byrne & Bowman were the brokers.

Hyman Gluchofsky purchased from the Ralieb Holding Corporation the Hermione, a six-story apartment at 1632 to 1636 Park Avenue, southwest corner of 116th Street. The property has a frontage of 125 feet on Park Avenue and 90 feet on the street. The sellers took back a first mortgage of $148,000 at 6 per cent.

The Arnold Investing Company, Inc., M. Rosenthal, president, sold 334-336 East Thirty-seventh Street, two four-story tenements, 50x100.

Aaron Powsner resold to Nathan Grabenheimer the six-story apartment known as the Cathedral at 998 Amsterdam Avenue, 40x100.

Emma J. M. Wolff sold to Katharine M. Ford and others 555 Eleventh Avenue, a four-story tenement with stores, 19.9x70.

Rebecca Fisher sold to the Nareb Realty Company the five-story tenement at 1840 Third Avenue, 40x100.

Albert Wortmann sold to Jacob Bernardik the four-story tenement at 1148 Second Avenue, 20x75.

Eva Rosenberg sold to Cella Grom the six-story apartment at 11-13 West 117th Street, 46.3x100.11.

James L. Van Sant purchased from the L. Construction Co., Inc., 124 Bradhurst Avenue, a five-story flat, 25x75. E. Elkan was the broker.

Emily A. Hurry sold to J. A. Lettino the four-story house at 112 East Eighteenth Street, 25x92.

Henry Brady sold for the estate of Mary E. Ahern 340 West Eighteenth Street, a five-story tenement, to Anna Brandt.

M. Plunkett sold to Margaret A. Berry 453 Second Avenue, a three-story tenement, 18x60.

Louis Adler, executor, sold to the Migdal Realty Corporation 332-336 Rivington Street, northwest corner of Mangin Street, a six-story tenement with stores, 59.7x81.2.

Arthur Cutler & Co. sold for the Rosan Realty and Construction Company 27-29 Goerck Street, a six-story house with four stores, 50x100.

The estate of I. Black sold the three five-story tenements at 41 to 45 Rutgers Street, 72x53.9, owned for sixteen years, to the Rosemin Realty Corporation, operators.

B. Elinowitz sold to Louis Karploff 141 Madison Street, a four-story tenement, 25x82.

Physicians Buy Private Homes on West Side

Dr. N. B. Stang Gets Dwelling in 119th St. and Dr. S. Bossak in 95th St.

Goodwin & Goodwin sold for Aaron Garfunkel to Dr. Nathan B. Stang the three-story dwelling at 145 West 119th Street, 20x100.11. The interior decorations are said to have cost $40,000.

The Wood, Dolson Company, through its representative, F. M. Macfarlan, sold for Mrs. Alvina L. Spangenberg the three-story dwelling, 19x100, at 22 West Ninety-fifth Street to Dr. S. Bossak.

Bracher & Hubert sold for Emil Halla the four-story dwelling at 60 West Eighty-fourth Street, 16x100, together with the complete furnishings of the house, to a client, who will occupy.

Shaw, Rockwell & Sanford sold for Edmund C. Wendt to Jacob Goodman 2113 Fifth Avenue, a three-story dwelling, 18x110.

Coughlan & Co. sold for Ella A. Brown to Mrs. Marion Crain the four-story dwelling, 19.1x102.2, at 125 West Eighty-first Street.

Celia Schwartbart sold to Rose Rosenberg the three-story dwelling at 228 West 112th Street, 16x100.11.

The Real Estate Management Company sold for Mrs. Carrie Sackman the three-story building at 507 East Eighty-fourth Street to Louisa G. Hardgrave.

Leases of Apartment Suites In East and West Side Flats

Brown, Wheelock-Harris, Vought & Co., Inc., leased an apartment at 45 East Sixty-second Street to Mrs. Ellen M. B. Edgar; a duplex apartment at 969 Park Avenue to Mrs. Eugene R. Burnet; apartment at 139 East Sixty-sixth Street to Gordon W. Abbott; at 122 East Fifty-first Street to Mrs. A. K. Winpenny; at 59 West Fifty-sixth Street to Henry K. Dunn; at 228 Madison Avenue to Frederick Peltier; at 105 East Fifty-third Street to Mrs. L. D. Baldwin, and with Pease & Elliman an apartment at 1049 Park Avenue to Mrs. Miriam H. Smith.

The Payson McL. Merrill Company leased apartments at 140 West Fifty-seventh Street to Miss Marian Richardson; a duplex studio apartment in the West Eighty-sixth Street Studios, 257 West Eighty-sixth Street, with Albert B. Ashforth & Co., to Charles John Clarke; apartments at 58 West Forty-ninth Street to Danford Barney and Miss Margaret D. Kruse; at 51 West Fifty-second Street to Mrs. M. Curtis, and at 18 East Fifty-seventh Street to Richard Ederheimer.

Maurice Wertheim leased apartments at 151 East Forty-ninth Street to Charles R. Barge; at 370 Lexington Avenue to Clinton Work, and at 345 Lexington Avenue to Helen Leschorn.

Hamilton, Iselin & Co. have leased an apartment at 55 East Seventy-sixth Street to Preston Witherspoon.

Loans on Realty

New York Title and Mortgage Company interests advanced $300,000 to the Beckmann Realty and Construction Company for the erection of apartment houses on the west side of Sedgwick Avenue, 580 feet north of Kingsbridge Road, 270x139.

The Lawyers' Mortgage Company made a building loan of $65,000 to the A. & L. Building Corporation on the northeast corner of Burnside Avenue and Loring Place, 50x104.

The Concourse Center of Israel has procured from the City Mortgage Company a building loan of $65,000 on the site, 50x179, on the west side of Grand Concourse, 197 feet north of 183d Street.

Slawson & Hobbs have placed for the D. & M. Realty Company, S. Dinerstein, president, a first mrtgage of $50,000 on a five-story apartment recently completed on plot 50x150, situated on the east side of Ocean Avenue, 352.5 feet south of Lincoln Road, Brooklyn.

Sell Riverdale Property

Mary B. Brady sold to Edwin Wasser the property, 125.9x162.8x irregular, at the northeast corner of Livingston

May Erect Large Loft In West 42d Street

Option Obtained on Site Near Ninth Avenue for Twelve-Story Building

The Uptown Holding Company, J. Kahn, president, has obtained an option on the property at 351 to 363 West Forty-second Street, 120x210, near Ninth Avenue, owned by Charles H. Darmstadt, with the intention of improving the site with a twelve-story loft. The property flanks on the west the convent and academy of the Roman Catholic Church of the Holy Cross.

Samuel Brener bought from the Farmers' Loan and Trust Company, as executors of Amanda E. Simpson and Mirian Merrill and others, the two-story business building, with store, 25x100, at 581 and 583 Eighth Avenue. The building adjoins the property bought recently by the F. W. Woolworth Company for the erection of a new building for its occupancy. Spotts & Starr were the brokers.

The Bronx Community Corporation, John J. Tully, president, purchased the northeast corner of Seventh Avenue and Barrow Street for a two-story store and office building.

J. K. Moors sold for the estate of John B. McCuaig, Elizabeth McCuaig, executrix, the four-story building, with store, at 592 Tenth Avenue, to Patrick Connell, who will occupy the store for a branch of his shoe business.

Many More Leases In Grand Central And Penn. Zones

Douglas L. Elliman & Co., Inc., leased offices at 11 to 17 East Forty-fifth Street to Dr. Hulda E. Berger, dentist.

The Motor and Accessory Manufacturers' Association, which has been located for a number of years in the Aeolian Building, on Forty-second Street, has completed negotiations for a substantial portion of the twentieth floor of the Fisk Building, Broadway and Fifty-seventh Street. The Cross & Brown Company negotiated this lease. The same brokers leased to the Wills St. Claire Company the easterly store and basement and the second floor at 109 to 123 West Sixty-fourth Street for the sale of used cars and the second floor for a service station.

M. & L. Hess, Inc., leased the tenth floor at 15 East Thirty-second Street to Albert & Weiss, dress jobbers; stores at 128 to 132 West Thirtieth Street to the Eurasian Fur Corporation and the North Bay Fur Trading Company, and with Gaines, Van Nostrand & Morrison the eleventh floor at 137 Fifth Avenue to C. E. Mandel & Co., clothiers.

Albert B. Ashforth, Inc., leased space in the Passavant Building, 440 Fourth Avenue, to the Hargood Ribbon Company and at 576 to 578 Broadway, with Adams & Co., to the Universal Brassiere Company.

Cushman & Wakefield, Inc., leased offices at 50 East Forty-second Street to Anthony Joseph; at 52 Vanderbilt Avenue to Elbridge Palmer, and in the Heckscher Building, Fifty-seventh Street and Fifth Avenue, to Frederick F. Moore.

A. A. Hageman leased the store at 54 West Thirty-sixth Street to Samuel Goodkin; the store at 59 West Thirty-ninth Street to Louis Rosen; the ninth loft at 15 West Thirty-sixth Street for five years to Chikanow, Inc.; a loft at 4 West Thirty-seventh Street to Dezso Weiss, and a loft at 64 West Thirty-seventh Street to Edward Browne.

Maurice Wertheim leased the parlor floor store at 624 Lexington Avenue to the Japan Art Studios.

Henry Hof leased to the S. S. White Dental Company the store at 310 and 312 East Thirty-fourth Street; the store at 842 Third Avenue to Adolph Shuman, and a loft at the southwest corner of Twenty-seventh Street and First Avenue to the H. Plattner Company, Inc.

The Payson McL. Merrill Company leased the street store at 63 Washington Square South to Mrs. Norah MacLaren and stores at 1198 Park Avenue to R. R. Kelynack, carpenter and builder, and to the Park Avenue Plumbing Company.

Corp'n Buys Bronx Business Building and Site for Another

Herman A. Acker sold for a client to the Birgin Realty Corporation, Nathan Wilson president, the three-story brick basement business building at 103 East Burnside Avenue, adjoining the northeast corner of Morris Avenue, 20x87. The new owner will install a new store front and make interior alterations. The reported price was $40,000.

Another deal by Mr. Wilson involves the purchase from George O. Glendening of the plot, 100x100, on the east side of White Plains Avenue, 80 feet north of 241st Street, adjoining the subway station and at the terminus of the New Rochelle line. It will be immediately improved with a business building. Hall J. How & Co. were the brokers.

The Biltmore Realty Corporation sold for Harry Goldsmith the store property recently completed at 75 and 77 Featherbed Lane.

The J. R. Building Company resold to Etta Rubin the corner property at 938 Intervale Avenue, 100x75x irregular.

The Idapol Holding Corporation resold to Nellie Grossman the property, 90x100.6, at the northwest corner of Trinity Avenue and 156th Street.

J. E. Firth Estate Sells Roslyn Farm to Edward S. Moore

Henry A. Rogers, of the Wheatley Hills Real Estate Corporation, sold for the estate of Joseph E. Firth to Edward S. Moore, represented by Douglas Gibbons & Co., a farm of sixty acres at Roslyn, L. I., on the east side of the highway leading from the Mineola and Roslyn Road to the Westbury Road. The property is immediately south of and adjoining the new home of C. C. Auchincloss, and is east of and opposite the country estates of Dewees Dilworth and James H. Jourdan, and north of and adjoining the former William Schuette, thirty-acre country estate, recently reported sold by the same broker.

Sir Frederick Mirrielees Lots To Go at Auction To-day

The estate of the late Sir Frederick Mirrielees, of London, England, consisting of 300 lots at Bayside, L. I., on Crocheron, Maxwell and other avenues, overlooking Little Neck Bay, will be sold at auction, on the premises, today, by Joseph P. Day. The Mirrielees estate lots have an elevation of about 125 feet above sea level, and extend for several blocks from 214th Place almost to Little Neck Boulevard.

Court Favors Sale of Astor Realty in 34th St.

$1,200,000 Cash Offered for Property Will Be Invested in Bonds

William E. Russell, referee appointed to pass upon the merits of the petition of the Uinied States Trust Company of New York, as trustee, for permission to sell the property from 22 to 30 West Thirty-fourth Street, inclusive, which belonged to the late Colonel John Jacob Astor, yesterday reported in favor of the petitioner.

Mr. Russell set forth that the price offered for the property by Nathaniel Spear, of Spear & Co.,—$1,200,000—was, in his opinion, an equitable one, in view of the fact that the entire consideration is to be "expressed in cash."

The trust of which the property in question now forms the corpus was established by the late Colonel Astor on August 28, 1911, on the eve of his marriage to Madeline Force, now Mrs. William K. Dick. Its income has amounted to $46,000 per annum. The proceeds will be invested in 5 per cent bonds, thus increasing the income to $60,000.

In the Auction Room

By James J. Donovan: Rider av, 374, e s, 75.2 s 142d st, 38x7.6x33.7x25.2, 2-sty dwlg; Jenny Lebofsky agt Thos H Roff et al; amt due, $2,162.76; taxes, etc, $438.57; to the plaintiff for $2,050.

REAL ESTATE—SALE OR RENT

Brooklyn

REALTY ASSOCIATES
"Builders of 600 Easy Housekeeping Homes"
102 Remsen Street, Brooklyn.

Long Island

LOTS, 45x100; 2 minutes from station, 28 minutes to Pennsylvania Station; Laurelton, L. I.; bargain; Connavale. Inquire of Quinn & Howell, opposite station.

Westchester

LARCHMONT—Modern corner house, large living room, open fireplace, dining room, kitchen, three bedrooms, large attic, heated garage, hot water heat, hardwood floors; ten minutes from two stations; price $14,000; easy terms. Owner, Telephone Larchmont 880.

7-ROOM Colonial house, all improvements; corner plot, 100x100; garage; 10 minutes to train and trolley; 15 minutes to Rye Beach; price $12,000. A. L. PHILLIPS & SON, owners and builders, 24 and Henry sts., Harrison, N. Y.

New Jersey

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N.J.

Connecticut

GREENWICH, CONN.—For sale, 6-room cottage, nearly new, conveniently located in attractive section; plot 85x175; asking $13,500; make offer; sacrifice for quick action. Phone Greenwich 1764.

FURNISHED COTTAGES

Westchester

SEMI-FURNISHED ENGLISH GARDEN cottage, studio living room, open fireplace. Must sublet at a sacrifice October 1st to May 1st at $65 month. Restricted neighborhood. Telephone Rye 538.

APARTMENTS TO LET—FURNISHED

Manhattan

13 E. 65TH ST.
Two and three room apartments.
Several furnished, $1,200 to $3,000.
Maid, valet and restaurant service.

53D ST., 37 WEST—Gentleman only; very attractive one-room apartment; all en suite; can be seen from 9 till 7:30. Telephone Circle 0179.

76TH ST., 110 WEST—Beautiful furnished housekeeping apartment, entire floor. Call any time.

91ST ST., BROADWAY—Three and six rooms, well furnished; elevator. 2465 Broadway.

PARK AVE., 940 (cor. 81st)—Elegantly furnished seven-room sunny apartment, $3,600 yearly; 4 rooms, 1 bath, $2,400.

Long Island

SUITES of 1, 2 and 3 rooms with bath, with complete hotel service, within fifty minutes of Pennsylvania Station, at $120 a month and up.
THE NASSAU HOTEL, LONG BEACH, L. I.
Open All Year.

APARTMENTS TO LET—UNFURNISHED

Manhattan

8TH ST., 315 W.—2 rooms, alcove, kitchenette and bath; front apartment; $100 per month; keys in basement, or M. H. Gaillard & Co., Broadway and 83d st.

121ST ST., 100 WEST—Elevator apartment, 6 and 7 rooms and 2 baths, $1,440 and $1,700. Apply superintendent on premises or Carstein & Linnekin, Inc., 221 4th ave. Stuyvesant 7780.

4 AND 5 ROOMS, exceptionally large; southern exposure. 654 St. Nicholas ave., ring outside bell.

SIX ROOMS, $120-$150; large outside rooms; Columbia College section; immediate possession. Apply Supt., 110 Morningside Drive, N. W. cor. 121st st.

Select List of Fireproof Apartments.
NASSOIT & LANNING, B'way and 89th St.

Brooklyn

10-20 WESTMINSTER ROAD, corner Caton av., at Prospect Park.—17 minutes from financial district; high class residential neighborhood, two modern apartment buildings just completed, suites of 5 and 6 large outside rooms with 7 and 9 closets; "California bungalow apartments," soundproofed; perfect appointments; decorations to suit tenants; Church av. express station, B. R. T. subway.

OCEAN PARKWAY, 572 (cor. Ave. F), Florence Court—4 and 5 rooms; ready for occupancy. Agent on premises.

REAL ESTATE AT AUCTION

AUCTION OF FOX HILLS LOTS AT STATEN ISLAND
Saturday, Sept. 23d, at 2 P. M.
On Premises, Rain or Shine.
The Rapid Transit Commission has laid out the new subway under The Narrows and through Pennsylvania Ave.
PENNSYLVANIA AVENUE
is the principal street through the property on sale. The city authorities have adopted this street as continuation of Southfield Boulevard, and propose to widen it to 100 feet and pave it throughout.
Terms: 10% on day of sale, 40% 30 days, balance in 12 equal monthly payments; 2% off for cash.
Cornell Real Estate & Auction Co.
65 WATER ST., STAPLETON, S. I.

REAL ESTATE BROKERS

Established 1853
Horace S. Ely & Co.
REAL ESTATE
Bishop Building, 76 William Street, New York

Business Properties — M. & L. HESS INC. — Country Properties

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SALE OR RENT

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STRIKES SETTLED
ARE YOU?
If not, we have a dandy bargain in an eight-room house, garage, convenient to trains and trolleys; every modern appointment; near schools, etc. Come and make us an offer as owner wants to sell.
PROPERTIES FROM $4,000 TO $50,000.
BOYD & TERHUNE, INC.,

MAHWAH

NEW HOUSE, 6 rooms, bath, steam heat; two-car garage; plot 50x270; near church, school and R. R. station. Inquire Box 271, Mahwah, N. J.

REAL ESTATE BROKERS

CUSHMAN & WAKEFIELD, INC.,
50 East 42d St. Tel. Murray Hill 7820.

REAL ESTATE AT AUCTION

TO-DAY
Sat. Sept. 23—on Premises at 2 P. M.
BAYSIDE Boro of Queens New York City
Absolute Auction
300 BAYSIDE Little Neck Bay LOTS
On and near Crocheron Ave.
28 Minutes from "Penn." Station—60 Trains Daily
to close Estate of late
SIR FREDERICK MIRRIELEES
of LONDON, ENGLAND
70% ON MORTGAGE
TITLE GUARANTEE & TRUST CO. POLICIES FREE
CHARLES P. NORTHROP, Attorney, 31 Nassau St., N. Y. City
Send for Bookmap
67 Liberty Street New York City — Joseph P. Day Auctioneer INC. — Telephone Cortlandt 0744

UNFURNISHED APARTMENTS TO LET

105 West 73rd St.
New nine-story fireproof apartment
3 and 5 rooms.
115 West 73rd St.
Recently constructed
4 and 6 rooms, 1 and 3 baths.
2131 Broadway
Bet. 74th and 75th Sts.
7 and 8 rooms, 2 baths.
700 West 179th St.
Southwest cor. Broadway
10 story fireproof apartment
4-5 and 6 rooms, 2 baths.
Under ownership management
Every convenience for tenants' comfort
Apply to Louis Israelson
Tel. Vanderbilt 9546. 565 Fifth Ave.
or Superintendent on Premises.

2 Rooms and Bath
Furnished and Unfurnished
15 East 48th St.
Spacious living rooms, open fireplaces, each apartment complete in every detail, including artificial refrigeration. Restaurant "Crillon"; maid and valet service.
Apply to Supt. on premises or
Edgar A. Levy Leasing Co.,
505 5th Ave. Tel. Murray Hill 6960.

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Bonny Castle
601 West 191st St.
Highland Court
600 West 192d St.
Elevator Apartment.
4 Rooms, $75; 5 Rooms, $85;
6 Rooms, $90; 8 Rooms, 2 Baths, $125

940 Park Ave.
CORNER 81ST ST.
Modern fireproof sunny apartments, 7 rooms, 2 baths, $3,300, one left; 5 rooms (living room 15x30), 2 baths, $2,800; 4 rooms, bath, one left, $2,200. All housekeeping apartments. Apply on premises.

Bronx

3-4 ROOMS
WITH EVERY CONCEIVABLE IMPROVEMENT.
Inquire on premises.
De Kalb Ave., Bronx
ONE BLOCK EAST OF JEROME AV.
SOUTH OF GUN HILL ROAD.
Near Mosholu Parkway Station of 6th and 9th Ave. L and Lexington Ave. Subway

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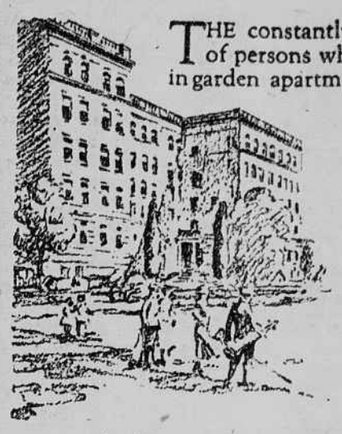
APARTMENTS FOR SALE OR TO LET — Queens

You can own a Garden Apartment for the rent you now pay



THE constantly increasing number of persons who are coming to live in garden apartments under the practical and liberal Jackson Heights Plan of Tenant-Ownership, is the best evidence of its soundness. Automatically reducing your rent to "cost," each month's payment increases your equity in your garden apartment.

The newest group of garden apartments which is passing rapidly to new tenant-owners, still enables you to exercise your choice as to arrangement and floors by acting quickly.

The rooms are all large, sun-shiny and airy; with open fireplaces, sun-parlors, and most completely equipped kitchens.

Reduce your rent to "cost" by paying only your pro-rata share of the building operating expenses.

Your present rent will buy a Garden Apartment at Jackson Heights, if you are now paying $150 to $250 a month; small initial payment; balance same as rent.

Jackson Heights
22 Minutes from 42nd St. Subway Station
New Elevator Garden Apartment Homes
5, 6 and 7 Rooms—2 to 4 Baths
Larger suites arranged to suit your requirements
Golf, Tennis, Children's Playgrounds, Gardens, Etc.
Tenant-Ownership Plan—Liberal Terms — Social and Business References Required
The Queensboro Corporation Manhattan Office 50 East 42d St.
VISIT JACKSON HEIGHTS TO-DAY
Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)
By Motor—59th via Queensboro Bridge, Jackson Ave. to 25th St.
Apartments Open for Inspection, Daily and Sunday, Until 9 P.M.

Find your apartment —save steps

THERE is an easy way to avoid the weary trudging and many disappointments that have come to be part and parcel of any attempt to find a suitable apartment in New York.

The New York Tribune is publishing every Sunday throughout the renting season a very complete list of available apartments at all prices in all boroughs of the city.

If you plan to move within the next few weeks get a copy of

The Tribune's
Apartment House Guide

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Send in your list of vacant apartments for publication in The Tribune's Apartment House Guide. Give in each case number of rooms, yearly rental, street number and renting agent. Corrections will be made weekly. Forms close Wednesday. Blanks for listing will be furnished on application.