## REAL ESTATE EXCHANGE SALES.

By Richard V. Harnett & Co.: No. 24 Grove street, a three story brick front dwelling, with lot 22.4x100, to H. Page for $12,300.

E. Flanagan & Son sold for the Coddington estate Nos. 137, 139, 141, 143, 145, 147, 149, and 151 Fourth avenue, northeast corner Thirteenth street, being 54 feet on Thirteenth street and 142.10 on Fourth avenue, for $250,000.

### Real Estate Transfers.

| | |
|---|---|
| Gerard av, w s, 437½ s 138th st, 103xirreg; Chas H Wilson et al to Ephraim G Gates | $35,550 |
| 140th st, n s, 300 w Courtlandt av, 25x100; Henry Ruhl and wife to Conrad R Schmitt | 1 |
| Same prop; Conrad R Schmitt to Maria Ruhl | 1 |
| Same prop; Maria Ruhl to Henry Ruhl | 1 |
| 139th st, s s, 250 e Willis av, 75x100; Anna T Dale and husb to John W Cornish | 1 |
| 138th st, s s, 150 e Courtlandt av, 50x100; Joseph Graner to Sarah R Lawrence | 8,000 |
| 141st st, n e cor Clinton av, 50x100; John W Cornish and wife to Anna T Dale | 1 |
| Gerard av, n s, cor Charles place, 45.5x148.6; Madeline Pierce to J R Brown | 1 |
| Same property; J R Brown and wife to Katharine M Brady | 1 |
| Prospect st, s s, now 160th st, 150 e Washington av, 25x99; Edwd A Rawlings and wife to Sophie Otto | 8,500 |
| Tiffany st, w s, 24.8 s 167th st, 65x100; Wm R Lamberton to Hermann Wauer | 3,400 |
| Belmonico place, e s, now Grove av, 88.2 s 165th st, 18.9x100; August O Waetering and wife to Wm A Stromoyer | 8,800 |
| Lots 29 and 30 map Ettona, 18.11x90; Newbury D Lawton and wife to John A Knox | 6,750 |
| Bathgate av, w s, 90 n 175th st, 18x78; Geo W Briggs and wife to Edwd F France | 14,000 |
| Highbridge road, n w s, 187 n Kingsbridge road, 10xirreg; Jas H Jones and wife to Eva A Sailer | 8,525 |
| Valentia av, e s, 885.2 s Highbridge road, 25x100; Fredk Vonderheide to John J Haggerty | 8,500 |
| Washington av, w s, 40.2 n 184th st, 15x85; Newbury D Lawton and wife to Wm Gallagher | 1 |
| Washington av, w s, 25 n 184th st, 15x80; same to same and ano | 1 |
| Hill av, s w cor Mosholu Parkway, 40x103; Wm Gallagher to Newbury D Lawton | 1 |
| Jerome av, e s, 250 s Van Cortlandt, 50x100; same and ano to same | 1 |
| Cherry st, n s, 37.5 e Roosevelt st, 19.3x80; Chas Friedman and wife to Moses Lubelsky | 13,000 |
| Monroe st, 244; Moses Lubelsky and wife to Chas Friedman and ano | 20,500 |
| Cherry st, n s, 104 w Jefferson st, 26.2x112.8; Saul Weil and wife to Anna Altschuler | 27,000 |
| Webster st, 48; Catherine Topf and husb to Josephine Wiegers | 1,875 |
| Suffolk st, 65 and 67; Wilhelmine Heesler et al to Louis Rosenberg and ano | 58,200 |
| 138th st, n s, 275 w 8th av, 16x103.11; John J Hooper and wife to Annie E Pollock | 1 |
| Same property; Daniel E Sickles, sheriff, to John J Hooper | 200 |
| 7th st, s s, 258 w Av C, 98.4x280; Kate Spitz to Fanny Wolfers | 20,000 |
| 8d st, 16 and 18 West; Louis Charden to Amanda Coon and ano | 1 |
| Jones st, 23; Wm S Andrews, ref, to Samuel Kempner | 18,000 |
| 126th st, s s, 134.12 e 2d av, 17.3x irreg; Elizabeth Beyer to Anna M Hoch | 15,000 |
| 17th st, n s, 89.4 e 2d av, 20.4x100; Martin Schreckeisen and wife to Sami Karlen | 28,500 |
| 22d st, 330 East; Mary E Fitzsimons to Laurence F Collins | 2,021 |
| Same prop; Jas M Fitzsimons et al to Laurence F Collins | 8,982 |
| Same prop; Peter L Fitzsimons, by gdn, &c, to L F Collins | 9,950 |
| Lot 18, map of estate John Staples; John Dalton and wife to Fredk Hoffmann | 13,000 |
| 28th st, n s, 121.10 e 6th av, 21x98.9; Marie H Brohman to Chas R W Savage | 1 |
| 40th st, s s, 280 w 7th av, 20x98.9; Edw Dodd to Mary A Ughetta | 25,750 |
| 6th av, w s, 40.4 n 20th st, 24.8x72; Amelia C Shaefer to Jno R Lewis | 1 |
| 93d st, n s, 249 e Amsterdam av, 17x84.8; Adelia F Philip to Sarah J Merritt | 18,250 |
| 46th st, 433 W; Jos L Ryan to Jac Abel | 20 |
| Riverside drive, s e cor 82d st, 82.2x66.5; Ernest Hall, ref, to Frank L Smith | 1,000 |
| 42d st, s s, 100 w 7th av, 32.6x98.9; J Fredk Kounchaw, ref, to Nath E Carnwald | 36,355 |
| Columbus av, n w cor 80th st, 25.8x100; James R Rae to Simon Fevser | 35,000 |
| 82d st, s w cor Central Park, west, 102.2x120; James J McComb and wife to Alva O Walker | 150,000 |
| 77th st, n s, 172 west West End av, 19x102.2; Francis M Jencks to Elphalet W Tyler | 3,500 |
| 8th av, 344 to 346; Francis P Cavannagh to Wm Donald | 100 |
| 85th st, 223 West; Leonard M Thorn, jr, and wife, to Park Brady | 11,850 |
| 72d st, s s, 320 e 5th av, 27x102.2; Alex Maitland et al, exors, &c, to Joseph Agustini | 8,982 |
| 72d st, s s, 298 e 5th av, 27x102.2; same to Robert W Tailer | 1 |
| 72d st, s s, 241 e 5th av, 27x102.2; same to same | 1 |
| 67th st, s s, 100 e 2d av, 100.5x225; Wm C Schermerhorn, exor, &c, to Fredk A Schermerhorn | 70,000 |
| 66th st, n s, 100 e 2d av, 100.5x225; Ellen S Auchincloss to F A Schermerhorn | 63,000 |
| 66th st, n s, 100 e 2d av, 100.5x225; Fred K A Schermerhorn to same | 70,000 |
| 66th st, n s, 100 e 2d av, 100.5x225; Ellen S Auchincloss to F A Schermerhorn | 68,000 |
| 88th st, s s, 325 w Av B, 24.11x100.5; Joseph Schreiner and wife to Henry Collenburg and ano | 21,000 |
| 66th st, s s, 125 e 4th av, 25x100.5; Leopold S Aschaffenburg and ano, exrs, &c, to John Terpe | 21,500 |
| 61st st, n s, 275 e Lexington av, 19x100.5; Ellen Peck to Sarah Schmittberger | 20,700 |
| Doyers st, 24 and 26 Bayard st, 25x100.11; A J Mitchell to Mary Leck | 24,000 |
| Colum hus av, e s, 25.2 s 75th st, 51x100; Hy Schneider to Lawrence Lawson | .... |
| 90th st, 63 West; Warden P Anderson to Adelia Price | 700 |
| 72d st, n s, 350 e West End av, 50x102.2; John C Unmiel and wife to Jos W Stokes | 6,000 |
| West End av, w s, 50.2 s 83d st, 20x80; Richd G Platt to Wm H Garcia | 25,000 |
| 42d st, n s, 100 w 7th av, 32.6x98.9; Nathaniel E Cornwall and wife to Alex W Fraser | 36,355 |
| 8th av, 2,494; Phil Brandes and wife to Hy A Hecht | 40,000 |
| 126th st, s s, 100 e 7th av, 25x100.11; Stephen J Wright to Saml O Wright | 10,000 |
| Lexington av, e s, 74.6 n 145th st, 16.6x129.11; Marcus Schramme to Carmen Crosby | 18,000 |
| 138th st, s s, 250 w Boulevard, 99.11x100; Mary J Gresham to Wm Turner | 1,000 |
| Same prop; Geo N Lawrence et al to Mary Gresham | 11,200 |
| 124th st, n s, 150 e 8th av, 99.11x100; Georgiana Richters to Geo Clarke | 24,250 |
| 100th st, s s, 125 w 3d av, 25x100.11; Claus Mangels and wife to Mena Oppenheimer | 9 |
| 6th av, e s, 66.8 s 130th st, 16x75; Louisa E Molloy to Frances A Molloy | 1 |
| 123d st, 67 e 7th av; Hannah Rosenthal and husb to Ellen Fitzgerald | 15,500 |
| 72d st, s s, 245 e 5th av, 25x102.2; Alexander Maitland et al, exrs, to Robert W Tailer | 1 |

RECORDED MORTGAGES.

| | |
|---|---|
| Auchmuty, Ellen S, to Wm C Schermerhorn, extr, n s 66th st, 150 e 2d av, 1 yr | $55,000 |
| Assarone, Assunto, to Simon E Bernheimer, 351 East 111th st, 5 yrs | 500 |
| Altschuler, Anna, to Saml Weil, n s Cherry st, w Jefferson st, installs | 10,500 |
| Baldwin, Homer S, to Thos McCracken and ano, w s Valentine av, s Central Bridge road, 2 mo rgs, 1 yr | 4,000 |
| Byrne, Bridget, to Elizabeth Vonderweiden, s s 135th st, w Willis av, 3 yrs, installs | 250 |
| Christie, David, and wife to Philip J Sands and ano, n s 104th st, e West End av, 2 morts, 5 yrs | 34,500 |
| Coleen, Alex, to Dry Dock Savings Institution, 18 Wooster st, 1 yr | 25,000 |
| Cornish, Lucy, to Wm Robinson, trustee, n e cor 126th st and 7th av, 3 yrs | 5,000 |
| Coon Amelia, to Louis Charden, 16 and 18 W 42d st, trustees | 27,550 |
| Cole, Jno, et al to Wm H Payne, s w cor 8th av and 135th st, installs | 1 |
| Friedman, Chas, to Moses Lubelsky, 244 Monroe st, installs | 3,000 |
| Gilmore, Wm H, to Geo E Hyatt, n s 132d st, e 4th av, installs | 3,000 |
| Greenan, Mary E, to Geo Newbold et al, s s 125th st, e Madison av, 3 yrs | 7,840 |
| Gardner, Wm H, to Richard G Platt, 415 West 125th st, 1 yr | 2,500 |
| Baggerly, John, to Daily News Band, 1 Assoc and ano, s s Selleck av, s s Highbridge road, installs, 2 morts | 3,000 |
| Hennessy, Jas, to Bowgrave Inst Savings Bank, s s Selleck av, s s Bleecker st, 1 yr | 11,000 |
| Kennedy, Marvin, to Virginia Anderson, Lind av, s e cor 10th st, 5 yrs | 1,500 |
| Haven, Frank, to Martin Schrenkeisen, 309 East 17th st, 3 yrs | 6,000 |
| Kaufmann, Louis, et al to Louisa Strong, 109 Norfolk st, 5 yrs | 27,000 |
| Kane, John A, to Nesbitt A Lawton, parts of lots 25 and 26 on map of village of Ettona, 3 yrs | 4,000 |
| Lawson, Newbury D, to Wm Gallagher and ano, s s Jerome av, w s Van Cortlandt av, 2 mo rgs | 2,500 |
| Lawrence, Sarah E, to Jos Graner, n s 178th st, e Morgan av, installs | 3,000 |
| Marsh, J H, and wife to Saml Grance and ano, n s 74th st, w Columbus av, 5 yrs | 1,400 |
| Otto, Conrad, to Jos A Laughlin, s s Fordham av, n s 169th st, w Washington av, 3 yrs | 1,000 |
| Person, Simon, to Amos Eaton, n w cor Columbus av and 66th st, 3 yrs | 31,000 |
| Payne, Georgiana M, to Stephen L Whitrop, Jr, w s 8th av, n 126th st, 1 yr | 5,000 |
| McKenny, Fredk, and wife to Hannah N Brosius, 1 yr | 5,000 |
| Rosenberg, Chas, and ano to The Common Wealth Inst of N Y, s s 8th st, 3 yrs | 19,000 |
| Same to Fredk J Niedhofer, installs, 3 yrs | 17,000 |
| Richey, David, and wife to Jas Boyd et al, exors, &c, to 8 sales st, w Central Park West, 2 yrs | 50,000 |
| Schaefer, Ferdinand, and wife to Albert C Clark, 6th av, s s 124th st, w Lenox av, 3 yrs | 20,000 |
| Schmitt, Conrad, to Julien Pentz, n s 41st st, w Lexington av, 1 yr | 3,000 |
| Schubert, Catharine, to the F & M Schaefer Brewing Co, 1st st, demand lease | 1,000 |
| Stromeyer, Wm A, to Aug Waetering, s w cor Trinity av, s 165th st, 5 yrs | 3,400 |
| Stokes, Joseph W, to Hugh Lamb, n 72d st, w Av A, 1 yr | 11,000 |
| Same to John C Umberfield, s s West End av, n 72d st, 1 yr | 17,000 |
| Spaulding, Catharine M, to the Murray Hill Bk, s s 40th st, w Central Park, west, 3 yrs | 26,000 |
| Spellmeyer, Chas, and wife to Henry F Quast, 130 West and 200 Fulton st, 3 yrs | 10,000 |
| Souvenirs, Chas, and wife to J H Wright, exor, &c, w s Fort Washington Ridge road, n lands of N Y Institu for the Blind, 5 yrs | 1,000 |
| Same to the Count Chas de Montsaulnin et al, trus, &c, same prop, 5 yrs | 13,000 |
| Schwind, Wm, to the Dry Dock Savings Institution, s s 4th st, w 2d av, 1 yr | 15,000 |
| Schermerhorn, Fredk A, to Wm C Schermerhorn, exor, &c, s s 67th st, e 2d av, 1 yr | 60,000 |
| Sutter, Carl, to Geo Ehret, 120 East Houston st, demand, lease | 6,000 |
| Tomer, Owen, and wife to Frances A Bryan, s s 137th st, e Arthur st, 3 yrs (3 mtgs) | 51,000 |
| Tyler, Elizabeth W, to Francis M Jencks, n s 77th st, w West End av, 5 yrs | 22,000 |
| Tyler, Elphalet W, to Francis M Jencks, n s 77th st, w West End av, installs | 5,000 |
| Tempe, John C, to Mercantile Trust Co, s s 56th st, e 4th av, 3 yrs | 10,000 |
| The Congregation Shaarait Tefila, in city N Y, to Emigrant Indus Savgs Bk, n s 44th st, w 9th av, 1 yr | 5,000 |
| Walker, Alva S, and wife to the Mutual Life Ins Co, N Y, n w cor 81st st and 6th av, 1 yr | 200,000 |
| Williamson, Smith, and wife to Harlem Savgs Bank, N Y, n s 145th st, e Willis av, 1 yr | 4,500 |
| Wolfers, Fanny, to Kate Spitz, s s 7th st, w Av C, installs | 5,500 |
| Youngbere, Mary, and wife to the Union Bldg and Loan Savgs Institu, s s Fort Independence st, lot 56, map land at Kingsbridge of Wm O Giles, installs | 2,400 |

RECORDED LEASES.

| | |
|---|---|
| Bullwinkel, Christian, to Albert Sich, 716 10th st, 5 yrs, per yr | $1,540 |
| Burckle, Susan, to Solomon A Arnstein and ano, 926 and 928 3d av and 164 East 56th st, 5 yrs, pr yr | 9,500 |
| Bean, Bridget, to Wm Binnieu, store, &c, 559 West 52d st, 2 yrs, pr yr | 836 |
| Decker, Geo, to Catharina Schubert, 903 East 181st st, 5 yrs, pr yr | 720 to 900 |
| Fuchs, Christian, to Robt C Fuchs, store, &c, 87 Rivington st, 5 yrs, pr yr | 1,560 |
| Goldstein, Saml, to Carl Sutter, store, &c, 120 E Houston st, 7 yrs, per yr | 1,200 |
| Hegeman, Adrian G, and ano, trustee, &c, to Garret D Rainebard, 1,520 Broadway and 110 to 114 W 35th st, 12 yrs, per yr | 10,000 |
| Kirwan, Mary, to Wm McElroy, 618 W 55th st, 5 yrs, per yr | 600 |
| Langdon, Philander C, to Fisher Bros, s s Bank st, w Washington st, 1 yr, per yr | 1,800 |
| Levy, Hannah, et al to Horace L Harriman, 491 Broadway, store, &c, 3 yrs, per yr | 2,400 |
| O'Gorman, James A, to Antonio Assabone, 317 East 111th st, 3 yrs, pr yr | 1,140 |
| Rath Bros, to Gaignio Bros, 72 Barclay st, basement, 2 yrs, pr yr | 1,820 |
| Smith, F A, and ano to Solomon A Arnstein and ano, store, &c, 924 3d av, 5 yrs, pr yr | 2,400 |
| Strong, Chas E, trustee, and ano to Peter J Dooling, 572 and 574 10th av, 3 yrs, pr | 8,500 |
| Schlosser, Jacob, to Fredk Sundheim, 1,258 Lexington av, 5 yrs, pr yr | 1,500 |
| Solomon, Abraham, to Peter Donnelly, store, &c, 923 2d av, 5 yrs, per yr | 1,000 |

## Select Board.

### East Side.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

LEXINGTON AV., 586.—Large room, with good board; terms reasonable.

MADISON AV., 157.—Large front rooms, with extra closets, with board.

WANTED.—A young man to board in a small family; good board and plain washing done at $5 a week. 1,543 Broadway; ring third bell.

2D ST., 85 EAST.—Nicely furnished room for one or two gentlemen, with good German cooking, $4.50.

10TH ST., 34 EAST.—Pleasant double and single rooms; good board; all conveniences; terms moderate.

11TH ST., 214 EAST.—Large and small rooms, with board; gents or man and wife; early breakfast.

12TH ST., 113 EAST, near Broadway.—Large front rooms; excellent board; visitors to city accommodated; table board.

30TH ST., 100 EAST.—Furnished rooms, large and small, with or without board.

34TH ST., 220 EAST.—Furnished rooms, large and small; board optional; light housekeeping; second floor; references.

34TH ST., 155 EAST.—Nicely furnished double and single rooms; good table. Owner.

41ST ST., 241 EAST.—Comfortable furnished rooms, with board; homelike; excellent table; table boarders wanted.

55TH ST., 106 EAST.—Desirable single rooms, with or without board; summer prices.

56TH ST., 153 EAST.—Large room for two; also a single room; $6.50; with first-class board.

60TH ST., 103 EAST.—Elegant back parlor; also other choice rooms; excellent board; Southerners accommodated; references exchanged.

72D ST., 172 EAST.—Elegant furnished room with superior table board; all comforts; low terms.

126TH ST., 108 EAST.—Nicely furnished room with all conveniences, with or without board; first flight.

### West Side.

BROOME ST., 575.—Nicely furnished large and small rooms, with board; terms reasonable.

CHARLTON ST., 26.—Large, finely furnished room (facing south), with board, suitable for two gentlemen.

PRINCE ST., 206.—Well-furnished rooms, large and small; gentlemen only; French family; also table board.

THE JUDSON, 53 Washington square south.—Nicely furnished rooms, with board; steam heat, elevator, and electric bells.

WASHINGTON SQUARE, 35 WEST.—Desirable single and double furnished apartments; excellent table; beautiful corner back parlor; reference.

WAVERLEY PLACE, 124.—Nicely furnished rooms, with or without board; rents only; strictly respectable.

4TH ST., 177 WEST, near 6th av.—Furnished rooms, with first-class board; also table board.

23D ST., 328 WEST.—Large, pleasant room; all conveniences; with excellent board; location central; references exchanged.

40TH ST., 271 WEST.—Comfortably furnished rooms; pleasant home; good table; ladies, $3.50; gentlemen, $5.

42D ST., 142 WEST.—Handsomely furnished rooms; excellent board; adjoining St. Cloud Hotel; central location.

44TH ST., 221 WEST, near Broadway.—Handsomely furnished large and single room; first-class board; references.

53D ST., 150 WEST.—The Marshall; sunny rooms, $5 up, with first-class board; also table board.

57TH ST., 411 WEST.—Rooms with board, convenient to Central Park, Ninth and elevated roads.

61ST ST., 56 WEST.—Furnished rooms to rent; board optional; private family; good location; convenient to cars.

64TH ST., 150 WEST, second flat, west.—Gentleman and lady can have handsomely furnished room; board for lady only; fine street; house new; all light rooms, newly furnished; everything strictly first class; only two blocks from L station.

97TH ST., 63 WEST.—Two gentlemen can find comfortable home with refined family, in modern house near Central Park; good board; terms moderate.

## Furnished Rooms & Apartments To Let

### East Side.

BLEECKER ST., 19, near Bowery.—Cheap, nice, newly furnished rooms, double and single.

NEWLY FURNISHED ROOMS; light housekeeping if desired; rent very moderate. 54 Great Jones st.

NICE SQUARE furnished room to let; breakfast if desired. 334 2d av.

2D AV., 150.—Very desirable furnished front room; also large parlor; suitable for two gentlemen or dentist.

2D AV., 324.—Newly furnished rooms, large and small, with all conveniences, from $2 upward.

13TH ST., 314 EAST, near 2d av.—Light furnished rooms to let in private house.

21ST ST., 157 EAST, near Gramercy Park.—Nice newly furnished square rooms; gas, bath; terms moderate.

22D ST., 126 EAST.—Large and small room, also connecting room, furnished; location central; private family.

29TH ST., 145 EAST.—Handsome square rooms; all conveniences; private family; terms moderate.

33D ST., 311 EAST.—Neatly furnished rooms, from $2 up; conveniences; house newly renovated; light housekeeping.

34TH ST., 303 EAST.—Furnished rooms for gentleman, near L station.

50TH ST., 204 EAST.—Handsomely furnished rooms, large and small; conveniences; breakfast optional; very reasonable.

50TH ST., 207 EAST.—Furnished rooms for light housekeeping and for gentlemen; also back parlor.

50TH ST., 204 EAST.—Furnished rooms to let, front and back.

59TH ST., 55 EAST.—Nicely furnished rooms, single or en suite; large parlor, with mirror, for business purposes.

59TH ST., 55 EAST.—Furnished floor, large back parlor, or first hall room, fourth floor.

67TH ST., 300 EAST.—Comfortably furnished rooms for gentlemen; every convenience; door attendance; an apartment house built expressly for gentlemen.

69TH ST., 229 EAST.—Three handsomely furnished rooms, first flat, front; bath, gas; housekeeping. Mrs. WILLIAMS.

109TH ST., 226 EAST.—Furnished rooms by the day or week; three blocks from L station.

110TH ST., 107 EAST.—Large room for housekeeping, gas, bath, hot and cold water, $3.50 weekly.

120TH ST., 113 EAST.—To let, handsome furnished hall room; gas and bath. Hoirch bell.

### West Side.

A BINGDON SQUARE, 23, 8th av. and 12th st.—Handsomely furnished second floor front room; two gents; breakfast optional.

BROOME ST., 560—Large, finely furnished front room; first floor; gas, bath.

VARICK ST., 129.—Comfortable rooms; married or single people; light housekeeping; front basements suitable for dressmakers.

VANDAM ST., 119.—Private family has large front room suitable for two; also hall room.

WASHINGTON PLACE, 123, near 6th av.—Light, pleasant, convenient rooms; gas, water; reasonable; light housekeeping if desired.

WASHINGTON PLACE, 117.—Large front room, closet room, running water, good board; two gentlemen or married couple.

WAVERLEY PLACE, 147.—Connecting front and back rooms; housekeeping; large and small rooms; to respectable parties.

WAVERLEY PLACE, 156.—Large, handsomely furnished rooms; water, gas, bath, and ample closets; $3.

4TH ST., 225 WEST.—Large sunny rooms; closets, baths, hot and cold water; gentlemen only; reasonable.

6TH AV., 155.—Nicely furnished large rooms, front and back, large closets, gas, water, $4 and $4.50.

10TH ST., 143 WEST.—Second story front; private family; suitable for two gentlemen.

11TH ST., 62 WEST.—Large room, hall room; also want room mate.

12TH ST., 243 WEST.—One room $1.50; two rooms $3; closets, bath; gentlemen or housekeeping. OWNER.

12TH ST., 303 WEST, opposite Park.—Front rooms, second floor; single rooms, $1.50, $2; neatness.

12TH ST., 206 WEST.—Nicely furnished rooms, single or double; central location; moderate rents.

17TH ST., 46 WEST, near 5th av.—New house, superb rooms; plenty of light, sanitary plumbing; references.

22D ST., 127 WEST.—Hall room; hot and cold water; gentlemen preferred; private family.

24TH ST., 472 WEST.—Two connecting rooms, suitable for gentlemen or light housekeeping; private family; terms reasonable.

31ST ST., 331 WEST.—Nicely furnished large and small rooms; closets; hot and cold water.

34TH ST., 411 WEST.—Two large bedrooms, nicely furnished; bath; close to L; crosstown cars; terms moderate.

34TH ST., 223 WEST.—Nicely furnished large square room; ample closets; hot and cold water; also small room.

43D ST., 445 WEST.—Second floor; large front, square parlor; adjoining bedroom; closets, bath, spare kitchen; all conveniences; respectable house, handsomely furnished.

46TH ST., 357 WEST.—Large back room and others, all conveniences; good board; terms moderate.

50TH ST., 319 WEST.—Furnished rooms, with or without board, for gentlemen and ladies; terms moderate.

58TH ST., 446 WEST.—Furnished room, near Central Park, for lady. Mrs. ADAMS.

## Furnished Rooms & Apartments To Let

### West Side.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

64TH ST., 103 WEST.—Desirable second floor, private bath, together or separate; table fine; terms moderate.

125TH ST., 384 WEST.—Large light room, one block from station; $2 per week. MIDDLETON.

127TH ST., 282 WEST.—Cool, pleasant furnished room for gentleman and wife; all improvements; terms moderate.

132D ST., 141 WEST.—Large, nicely furnished front room, square room; folding bed; running water; attendance; private house.

467 HUDSON ST.—Light, airy, large, and small rooms for gentlemen, also rooms for light housekeeping.

469 HUDSON ST.—Furnished rooms for gentlemen or light housekeeping; with or without board.

## Flats and Apartments To Let.

TO LET. TO LET. The finest steam-heated Flats in the city, consisting of seven, eight, and nine large airy rooms and bathroom; all handsomely decorated and papered, and in the rear having a large courtyard laid out as a flower garden, with shrubs, &c.; no one knows how nice these flats are except they call and see them for themselves; best attention from janitors and hall boys in halls of the corner houses; rents from $37.50 to $65 a month; the cheapest rents in the city; the location cannot be beat for health, and only two blocks from the elevated station, 116th st. and 8th av.; express trains morning and evening; either in the 6th or 9th av. "L;" there are only fourteen of these splendid flats vacant out of 96; rent from May 1; can be seen daily from 7 A. M. to 7 P. M., and Sundays from 12 A. M. to 2 P. M. Inquire in office on premises, 164 St. Nicholas av., cor. 116th st.

**$50 FLAT FOR $35.**
THE ONLY ONE LEFT IN
**THE FENIMORE.**
ALL IMPROVEMENTS; CONVENIENT TO 59TH ST. STATION OF 6TH AND 9TH AVS. L.
Suitable for small family. Apply to Janitor, on premises, 442, 444, 446 West 57th st.

**THE RUTLEDGE.**
FIRST-CLASS APARTMENTS, 6 AND 7 ROOMS AND BATH, ALL LIGHT, N. W. CORNER 82D ST. AND CENTRAL PARK WEST. RENTS LOW. JANITOR, OR T. A. STODDART, ATTY., 31 CHAMBERS ST.

**"THE CENTRAL,"**
68 SOUTH WASHINGTON SQUARE.
Seven light rooms and bath, $50; in personal care of owner; reference required; see janitor.

**MODEL FLATS.**
134TH ST., EAST, 592 TO 596.
Six large light rooms, decorated and heated, $17 to $20. Janitor.

**THE CHOISIC.**
Northwest corner of 5th av. and 26th st. An apartment of three rooms and bath to rent, unfurnished, from July 1. Also single room from June 1, furnished or unfurnished; private bath; attendance. Seen 1 to 3.
JAMES M. FAGAN, Superintendent.

**A LIGHT CORNER FLAT.**
58 East 52d st., corner Park av.; newly painted; excellent order; rent $45. Premises, or
KILPATRICK & CO.,
640 Madison av., corner 59th st.

APARTMENTS in the improved dwelling, 364 East 72d st., west of 1st av., and four rooms; all light, with bath, laundry, hot and cold water, and halls heated; rent $6.25 and $14.
FOLSOM BROS., 826 Broadway, cor. 12th st.

A.—NOS. 223 AND 224 CENTRAL PARK WEST.—8 rooms and bath; single flats, steam heat, handsomely decorated; rents reduced for the summer months. Particulars of FRANK L. FISHER & CO., 446 Columbus av., near 81st st.

AIRY, LIGHT APARTMENTS.
7 to 9 rooms. CLOSE TO STATIONS. $25 to $80.
WILLIS, 650 Columbus av., near 92d st.

CHRISTOPHER ST., 74.—Elegant four-room, hot and cold water, flats at reduced rents.

ELEGANT FLATS, 14 West 133d st.,
All improvements,
To rent from June 1.
Reasonable rents.

ELEGANT FLAT to let; six rooms and bath, all improvements; 12 Amsterdam av., near 59th st.; $23. Also fine apartment, 4 rooms, 270 Spring st., near Varick. Inquire of janitor on premises.

FREE TO JUNE 15.
Flats of 5 rooms, hot and cold water, $16 and $17. 228 to 236 West 144th st.
COLLIN H. WOODWARD, 304 West 145th st.

5 ROOMS AND BATH, $16 TO $20.
BEST LOCATED FLATS IN WASHINGTON HEIGHTS.
YOU CAN'T DUPLICATE THEM.
RAYDEN & CO., 320 West 145th st.

FLATS AND APARTMENTS, unfurnished and furnished, in all parts of the city.
FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

FURNITURE SOLD.—Nothing required down; longest credit, lowest price, largest stock. Manufacturer's agent, 103 West 29th st.

HANDSOMELY DECORATED FLATS to let, all improvements; six rooms and bath; rent $20. 170 West 98th st.

LEROY ST., 82.—Elegant single flat; 4 large light rooms; all improvements; $23. Janitor.

VICTORIA FLATS, 11th st., near 6th av.—Handsomely decorated; ranges, baths, wash trays, &c.; rents from $30. Apply to janitor, 67 West 11th st.

10TH AV., 691, near 47th st.—Choice apartments; 3 and 4 light rooms; painted walls; reasonable rents; select families. Janitor.

10TH ST., 209 EAST.—Elegant 4-room, hot and cold water, all improvements; reduced rents.

15TH ST., 231 WEST.—Small family flats, six rooms and bath; all modern improvements; prices, $28, $30, $31, and $33 monthly. Apply owner, on premises.

18TH ST., 237 WEST.—Elegant 3 room, hot and cold water, flats.

19TH ST., 422 WEST.—Fourth floor, full width, $33. Seven rooms and bath. Apply 437 West 19th st.

24TH ST., 339 EAST.—Three rooms, with improvements, in clean house; $11.

25TH ST., 312 EAST.—Apartment, 3 or 4 rooms, hot and cold water; baths; $14 to $20.

32D ST., 319 WEST.—Choice decorated flats, four rooms and bath; all improvements; stationary stoves, &c., reduced to $23 and $26. Janitor.

33D ST., 239 WEST.—Room and bedroom, to respectable tenants only; rent $7. Call room 8, 239 West 33d st.

39TH ST., 259 WEST.—Four rooms and bathroom; decorated; all improvements; $25, $26, $27. Inquire janitor.

41ST ST., 319 EAST.—Five-room flat, all improvements. Owner on premises, 1 till 4.

54TH ST., 250 EAST.—Two beautiful floors; improvements, gas, washtubs, and door-openers; rents, $17 and $16; 2d and 3d floors.

56TH ST., 120 WEST.—Elegant cool single apartments, six extra large rooms and bath; rent reasonable. Janitor.

59TH ST., 47 EAST.—First floor front, handsomely furnished rooms; also other rooms; every convenience; private.

70TH ST., 314 EAST.—Choice apartments; 3 and 4 light rooms; reasonable rental to select families. Janitor, in 310.

83D ST., 170 WEST.—Third flat, eight rooms and bath; private bath; newly decorated; $30.
WILLIAM B. WARE, 451 Columbus av., 81st st.

84TH ST., 118 WEST.—Comfortable flats of six rooms and bath; steam heat; $28 to $34.
WILLIAM B. WARE, 451 Columbus av., corner 81st st.

91ST ST., 109 EAST.—Apartment one flight up; 3 nice, light rooms for small family.

92D ST. AND LEXINGTON AV.—Cheerful, sunny corner flats of five rooms and bath; house and neighborhood first-class in every particular; all improvements; rents $28 to $31.
JANITOR, 1,407 Lexington av.

92D ST., 145 EAST.—Top flat of eight large rooms, bath and store room; appointments perfect; rent $50.
JANITOR, in basement.

93D ST., 116 EAST.—Handsomely decorated, steam heated single flat, 6 light rooms, one flight up, fronting private park.

96TH ST., 147 WEST.—New house, single flat, 9 rooms, steam heat and all improvements; newly decorated; good view; near Park and L station; rents from $45 to $64. Apply on premises.
147 West 96th st.

## Dwelling Houses To Let.

**House to let, 28 West 10th st. To a private family, brown stone, English basement, five-story, $2,200 per annum. Can be seen 11 to 4. Inquire A. J. Cammeyer, 169 Sixth av.**

DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city.
FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

## Dwelling Houses To Let—New Jersey

ASBURY PARK, N. J.—Desirable furnished cottages and boarding houses to let for the season; lists forwarded upon application.
MILAN ROSS, Asbury Park, N. J.

## Unfurnished Houses to Let.

$30 MONTH.—House, 11 rooms, bath, &c.; 165th st., cor. Mott, near Jerome av.; all improvements.

## Furnished Houses To Let—Country.

ALL THE ORANGES and Asbury Park; complete list free. HOWARD & LAND, room 29, World building.

COTTAGES TO LET—Furnished, at seaside.
J. T. COMMOBS, Lawrence, L. I.

## Real Estate for Sale or Exchange.

AT LONG BRANCH, N. J.—For sale, or will exchange for Philadelphia property, three medium size furnished cottages, well located near Hotel Brighton.
E. T. DOBBINS,
Corner 11th and Washington av., Phila., Pa.

FOR SALE OR EXCHANGE CHEAP.—Farm 145 acres; wide frontage on Hudson river, near Esopus; farmer's house, outbuildings, orchard, and vineyard; high bank; fine building sites.
J. B. IRELAND, 170 Broadway, New York.

FOR SALE, cheap, or exchange, farm, 145 acres, with wide frontage on Hudson River, near Esopus; farmhouse, orchard, and fine building sites on river.
J. B. IRELAND, 150 Broadway.

WANTED—A small nearby country place for equity in a well-rented flat property, about $7,000.
WALTER & SWITZER, 171 Broadway.

## Real Estate at Auction.

**JAMES L. WELLS, Auctioneer.**

TRUSTEES' SALE, by order of Trustees of St. Luke's Hospital, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
TUESDAY, May 17,
**46 CHOICE LOTS**
And three Cottages, all finely located on Anthony av. and Crane place, 175th st. to 176th st.,
**Mount Hope,**
NEAR RAPID TRANSIT STATIONS,
**TREMONT,**
24TH WARD, N. Y. CITY.
High, healthy location. Two blocks from Claremont Park. Graded avenues and streets. Water, gas, and other city conveniences. Neighborhood one of handsome residences. Only five minutes' walk west of station of the great four-track
HARLEM R. R. RAPID TRANSIT
and the 177th st. station of the Elevated Road; 467 trains daily; quick time and low fares.
TITLE GUARANTEED FREE OF COST.
Lots sold separately; 60 per cent. may remain on mortgage at 6 per cent.
ALSO AT SAME TIME AND PLACE, 8 DESIRABLE LOTS
on Woodruff av. and Waverly place, 140 feet east of Franklin av.,
**FAIRMOUNT,**
One block from Crotona Park and convenient to Tremont Station and the Elevated Road; 60 per cent. may remain on mortgage. Title guaranteed free of cost. Also
6 VALUABLE LOTS
on Marion av. and Dorothea place,
**FORDHAM.**
Good neighborhood; only four minutes' walk west from station; lots ready for building; 60 per cent. may remain on mortgage; title guaranteed.
Send for maps of above properties to
JAMES L. WELLS, AUCTIONEER,
59 LIBERTY ST.

**JAMES L. WELLS, AUCTIONEER,**
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
MONDAY, MAY 23,
**17 Choice Plots**
OVERLOOKING THE HUDSON AT
**WASHINGTON HEIGHTS,**
NEW YORK CITY, on Northern av. and Overlook Terrace, just north of 181st st., adjoining the James Gordon Bennett property and opposite cottage of Washington. Every plot has an unobstructed view of the Hudson and Palisades; gas and water pipes laid, sewer in Overlook Terrace; only six minutes' walk from Fort Washington depot and cable cars. This handsome property offers to people of moderate means an opportunity to own a