Financial.

OFFICE OF
THE HOCKING VALLEY RAILWAY COMPANY.
COLUMBUS, OHIO, March 1, 1899.
NOTICE.

This Company has made an arrangement with Messrs. J. P. Morgan & Co. to extend the First Mortgage Sinking Fund Bonds issued by The Columbus and Hocking Valley Railroad Company (which matured October 1, 1897, and have been extended during the receivership, from April 1, 1899, to October 1, 1948, with interest at the rate of four per cent. per annum, payable semi annually, on the first days of October and April in each year, at the agency of The Hocking Valley Railway Company, in the City of New York, both principal and interest to be payable in gold coin of the United States of the present standard of weight and fineness, without deduction for any tax or taxes which the Railway Company may lawfully be required to pay or retain therefrom, under present or future laws. The lien of the mortgage now securing said bonds to continue unimpaired.

The right to extend as above has been reserved to such of the present holders as shall deposit their bonds for that purpose with J. P. Morgan & Co., New York, on or before April 1st, 1899.

The six months' interest at six per cent., due April 1, 1899, will be cashed at time of deposit.

THE HOCKING VALLEY RAILWAY COMPANY.
By N. MONSARRAT, President.

NEW YORK, March 1, 1899.

Referring to the above notice, we are ready to receive at our office any of The Columbus and Hocking Valley Railroad Company First Mortgage Sinking Fund Bonds for extension, and to make the cash payment above indicated.

We are also prepared to buy at par, and interest at the rate of six per cent. per annum to April 1, 1899, less discount at the rate of two per cent. per annum, any of the bonds which the holders may prefer to sell rather than to extend.

J. P. MORGAN & CO.,
23 Wall Street, New York.

23 Wall Street,
New York, March 1, 1899.

TO THE HOLDERS OF
Reorganization Certificates
or Receipts for
Preferred Stock and Common Stock
OF THE
Columbus, Hocking Valley and Toledo Railway Company.

(Deposited under the plan and agreement dated January 4, 1899.)

Pursuant to the provisions of said Plan and Agreement, notice is hereby given that the remainder of the amount of cash payable for Stock of the "New Company" which depositors of the present stock are entitled to acquire (as provided in Plan and Agreement) is hereby called for, and is payable at our offices, No. 23 Wall Street, New York, on March 20, 1899, and all holders of our certificates or receipts for stock of the present Company are notified to make such payment on or before that date.

Their reorganization certificates or receipts must be presented so that such payment may be indorsed thereon.

The sums to be paid under this present call are respectively equal to:

$3.75 on each share of the present preferred stock specified in our receipt or certificate.
$2.50 on each share of the present common stock specified in our receipt or certificate.

J. P. MORGAN & CO.,
Reorganization Managers.

UNION PACIFIC R. R. CO.
Oregon Short Line Railroad Co.
EXCHANGE OF SHARES.
To Holders of Stock of
OREGON SHORT LINE R. R.

HOLDERS OF STOCK OF THE OREGON SHORT LINE RAILROAD COMPANY MAY EXCHANGE THEIR SHARES FOR SHARES of the increased common capital stock of UNION PACIFIC RAILROAD COMPANY, share for share, by depositing with The Mercantile Trust Company, No. 120 Broadway, New York City, their certificates duly indorsed in blank and witnessed or proved and stamped as required by the United States Internal Revenue Law, and paying to the credit of Union Pacific Railroad Company at the time of such deposit the sum of $3 per share. The privilege of making such exchange is subject to termination at any time without notice.

The Mercantile Trust Company will receive and hold for depositors certificates of the Union Pacific Railroad Company for the new stock, and will issue to depositors temporary receipt exchangeable for such stock certificates when same are listed on the New York Stock Exchange.

Dated January 27, 1899.

THE MERCANTILE TRUST COMPANY.
By H. C. DEMING, Vice-President.

Referring to the above, the new Union Pacific Railroad Company Stock Certificates are now ready for delivery. Over seventy-five per cent. of the entire capital stock of the Oregon Short Line Railroad Company has been deposited for exchange under the terms of the above offer. Notice is hereby given that after MARCH 15TH, 1899, the privilege of making such exchange will be withdrawn.

Dated March 1, 1899.

THE MERCANTILE TRUST COMPANY.
By H. C. DEMING, Vice-President.

Bankers and Brokers.

Redmond, Kerr & Co.
BANKERS.
41 WALL ST., N. Y.
Members N. Y. Stock Exchange.
Execute orders for securities in New York, Philadelphia, Boston, and Providence. Connected by private wires. Receive deposits subject to draft. Act as fiscal agents for and negotiate and issue loans of Railroads, Street Railways, Gas Companies, &c. Transact a general banking business.
DEAL IN
High-Grade Investment Securities.
List of current offerings sent on application.
PHILADELPHIA CORRESPONDENTS, GRAHAM, KERR & CO.

American Linseed Co.
Pressed Steel Car Co.
American Car & Foundry Co.
SECURITIES DEALT IN BY
P. J. GOODHART & CO.,
MEMBERS N. Y. STOCK EXCHANGE.
38 WALL STREET.

KOUNTZE BROTHERS,
BANKERS,
Broadway and Cedar Street, New York.
Deposit accounts received.
Advances made upon railroad, municipal and other approved securities.
Letters of Credit Issued.

NORTON & TUNSTALL,
33 WALL STREET, NEW YORK.
Members of the NEW YORK STOCK EXCHANGE NEW YORK COTTON EXCHANGE.
Stocks, Grain, Cotton.
Bonds & Investment Securities.

HAVEN & STOUT
1 Nassau Street, Cor. Wall St.
Members New York Stock Exchange, New York Cotton Exchange, Chicago Board of Trade.
Orders executed on the above Exchanges in
BONDS, STOCKS, COTTON, GRAIN

Bankers and Brokers.

DOUGLAS & JONES,
Members New York Stock Exchange,
ESTABLISHED 1886.
24 Broad St., New York City.
STOCKS AND BONDS BOUGHT AND SOLD FOR CASH AND CARRIED ON MARGIN.

Dividends and Interest.

Winslow, Lanier & Co., 17 Nassau St., N. Y. City

THE INTEREST AND DIVIDENDS ON THE FOLLOWING BONDS AND STOCKS ARE PAYABLE AT OUR BANKING-HOUSE ON AND AFTER MARCH 1ST, 1899:

Cleveland and Pittsburgh R. R. Co. Quarterly Dividend 1¾ per cent.
Dunkirk, Ind., School 6s.
Greentown, Ind., Electric Light 6s.
Lima, O., Water Works 5s.
Pittsburgh, Ft. Wayne and Chicago Ry. Co. First Mortgage 7s, Series C; Second Mortgage 7s, Series I.
Pendleton, Ind., Improvement Bonds.
Union City, Ind., School City 5s.
Washington, Ind., Funding 6s.
March 7th.
Blackford County, Ind., Powell Gravel Road 6s.
March 15th.
Tipton, Ind., Improvement Bond 6s.
Union City, Ind., Water Works 6s.
March 30th.
Hamilton County, Ind., Samuel Cook Gravel Road 6s.

The Farmers' Loan & Trust Co.
16, 18, 20 & 22 William Street,
New York.

COUPONS AND DIVIDENDS DUE IN MARCH ARE PAYABLE AT THIS OFFICE ON AND AFTER MARCH 1, 1899, AS FOLLOWS:
American Water Works & Guarantee Co.
Bernal Valley Co.
Clinton Water Works Co.
City of Seattle, Washington.
City of Hastings, Minn. (in favor of St. Paul & Chicago).
Eastern Illinois Coal Co.
Fond du Lac Water Co.
Horton Water Works Co., Kansas.
Jamestown Water Supply Co.
Keokuk Water Co. 1st Mortgage.
Kingston City Railroad Co.
Fred Krug Brewing Co.
Marinette Water Co.
Merrill Water Co.
Minneapolis Gas Light Co.
Mount Vernon Water Co. Cons'd Mtge.
Orford Copper Co.
Olympic Club.
Pierce County, Washington, School District No. 34.
Salisbury Water Works Co. 1st Mtge.
Sheboygan Water Works Co.
Terre Haute & Southeastern R. R. Co.
Town of Hancock (N. Y.) Bonds and Coupons.
Wichita Water Co.
Waterloo Water Co.
Wabash Water Co. 1st Mtge.
Fort Wayne & Jackson R. R. Co. Dividends.
MARCH 4, 1899.
James Everard's Brewing Co.
MARCH 20, 1899.
La Crosse City, Wis., Coupons.

United States Mortgage and Trust Company,
59 CEDAR STREET, NEW YORK.

Coupons due March 1, 1899, on the following bonds will be payable at the office of this Company on and after that date:

U. S. Mortgage and Trust Company, Series F	4s
Commercial Light & Power Company, 1st	5s
Le Sueur, Minn., Funding	5s
Itasca County, Minn., Court-house	6s
Broadway Realty Company, 1st	5s
Long Island Railroad Ferry, 1st	4½s
Brooklyn & Montauk 1st	6s
Brooklyn & Montauk 2d	6s
Smithtown & Port Jefferson, 1st	7s
New York & Rockaway Beach	5s
New York & Flushing, 1st	6s
Prospect Park & Coney Island, 2nd	6s
Westerly, R. I., Water	6s
Everett, Washington, General	6s
Snohomish County, Funding	6s
Clarke County, Washington, School District No. 58	7s
Skagit County, Washington, School District, Park Row Construction Company, 2nd	8s

DUE MARCH 15TH, 1899.

City of Minneapolis, Minnesota:	
Bridge	4s
Permanent Improvement	4s
Permanent Improvement	4½s

KNICKERBOCKER TRUST CO
Coupons payable at our office, 66 Broadway, on and after March 1, 1899.
Beech Creek Car Trust.
Brooklyn Borough Gas Co. 1st 5s.
Chillicothe Water Co. 1st 5s.
Corning School Dist. No. 9 4s.
Democratic Club 6s.
N. Y., Rutherford and Suburban Gas Co. Con. 6s.
Rutherford and Boiling Springs Gas Co. 1st 6s.
Washington Central Ry. Co. 1st 4s.
MARCH 2D.
Village of Depew.
MARCH 21ST.
Ticonderoga School Dist. No. 5.

OFFICE OF EMPIRE STATE-IDAHO MINING AND DEVELOPING COMPANY,
Stock Exchange Building, 45 Cedar Street,
NEW YORK, February 27th, 1899.
DIVIDEND NO. 10.

A monthly dividend of one and a half per cent. on the capital stock of this Company has this day been declared, payable March 15th, to stockholders of record at the close of business on March 3d.

F. J. KILNER, Secretary.

DELAWARE AND HUDSON CANAL COMPANY,
NEW YORK, Feb. 23d, 1899.—A quarterly dividend of ONE AND ONE-QUARTER 1¼ PER CENT. on the capital stock of this Company will be paid at the office of the Company, 21 Cortlandt Street, in this city, on and after Wednesday, March 15th, 1899. The transfer books will be closed from the close of business to-day until the morning of Thursday, March 16th, 1899.

By order of the Board of Managers,
CHARLES A. WALKER, Treasurer.

THE COLUMBUS, HOCKING VALLEY AND TOLEDO RAILWAY COMPANY.
N. Monsarrat, Receiver.

The coupons due March 1st, 1899, on the Columbus and Toledo Railroad Company's second mortgage 7 per cent. bonds will be paid on and after March 1st, 1899, on presentation at the office of The State Trust Co., No. 100 Broadway, New York city.

N. MONSARRAT, Receiver.
Columbus, Ohio, February 20th, 1899.

MISSOURI, KANSAS & TEXAS RY CO.
45 Wall Street, New York, Feb. 27, 1899.

Coupons of the MISSOURI, KANSAS AND TEXAS RAILWAY COMPANY OF TEXAS maturing March 1st, 1899, will be paid upon presentation at this office on and after that date.

C. G. HEDGE, V.-Pres't and Treasurer.

Elections and Meetings.

NOTICE is hereby given that the annual meeting of the Stockholders of the New York Mail and Newspaper Transportation Company will be held at the office of the Company in the Tribune Building, 154 Nassau st., in the Borough of Manhattan in the City of New York, on Tuesday, the 7th day of March, 1899, at 12 o'clock noon on that day, for the purpose of electing directors of the Company for the ensuing year, for the purpose of amending the By-Laws of the Company, and for the purpose of transacting such other business as may properly come before such meeting. The amendments of the By-Laws proposed to be submitted to the Stockholders at said annual meeting are as follows:

In Article II., Section 5, for the words, "Regular monthly meetings of the Board of Directors shall be held on the first Tuesday of each month at 12 o'clock noon," substitute the following: "Regular quarterly meetings of the Board of Directors shall be held on the first Tuesday after the second Monday of the months of March, June, September and December in each year, at fifteen minutes past 12 o'clock noon."

In Article III., Section 1, after the words, "The officers of this corporation shall be a President," insert the words "a Vice-President."

To Article III. add a new section as follows:

"Section 4½. The Vice-President shall, during the absence or inability of the President, do and perform all the duties of the President as set forth in these By-Laws or in the acts under which this Company is organized, and when so acting shall have all the powers and be subject to all the restrictions thereby given to or imposed upon said President."

In Article III., Section 9, after the words "other than the President" insert the words "the Vice-President," and after the words "and the President" insert the words "or Vice-President."

Add to Article III. a new section, as follows:

"Section 10. Executive Committee—The Board of Directors may appoint an Executive Committee consisting of three members of the Board, who shall have all the powers of the Board of Directors when the Board is not in session, subject to the subsequent approval of the Board; and who shall regularly report all their proceedings to the Board at its quarterly meeting, but such Committee may be relieved from duty at any time by the Board."

For Article X. substitute the following: "These By-Laws may be altered, amended or repealed at any meeting of the Board of Directors by a vote to that effect of two-thirds of all the members of the Board, provided a copy of the proposed changes shall have been sent by the Secretary to each director at least three weeks in advance of the meeting at which said vote is taken."

The transfer books of the Company will be closed on Thursday, the 23d day of February, 1899, at 3 P. M., and will be reopened on Wednesday, the 8th day of March, 1899, at 10 A. M.

By order of the Board,
J. B. HENSON, Secretary.

Dated New York, Feb. 20, 1899.

Copartnership Notices.

OFFICE OF KNAPP BROS., 66 Broadway, New York, March 1, 1899. Mr. John S. Taylor is admitted as partner in our firm from to-day. The business will be conducted under the same style and firm name as before. GEORGE C. KNAPP, ROBERT M. KNAPP, JR., JOHN S. TAYLOR.

REAL ESTATE NEWS.

Yesterday was another day of activity for the realty market. In the auction branch, besides the regular offerings, the realty holdings of two estates were offered at public sale by the executors. The estates were those of Elias Jacobs and David Moss, and the parcels consisted, for the most part, of east side tenements and dwellings. There was a good-sized crowd in attendance, and the prices realized were good.

Among the private sales reported was one involving a good-sized parcel of Central Park West property. The purchasers, Judge Dugro and John J. Gibbons, who are associated in the control of the Hotel Savoy, intend to erect a family hotel on their newly acquired site.

Private Sales.

Samuel Goldsticker has sold for John J. H. Pollion to Judge P. Henry Dugro and John J. Gibbons of Gilman, Collamore & Co. a plot of seven lots on the southwest corner of Central Park West and Sixty-fifth street, 150x75 feet on Central Park West by 125 feet on Sixty-fifth street. This, with the plot bought by him some time ago, gives Judge Dugro a plot fronting 550 feet on Central Park West, running north from Sixty-second street. It is the intention of the purchasers to erect a large family hotel on part of the property.

Holdridge & Ward have sold for W. E. Dennis the five-story flat No. 204 West Sixty-fourth street to H. E. Cox for $20,500.

H. D. Winans & May have sold the American basement dwelling, on lot 25x75x100.5, No. 19 East Eighty-second street, to E. A. Kerbs.

W. D. Taylor & Sons have sold for Dr. M. Allen Starr, No. 22 East Forty-eighth street, Columbia College leasehold, on lot 24x100.5.

George F. Johnson & Son have sold the three-story brick and stone dwelling, on lot 25x100, No. 1125 Dawson street, to Mary and William Haussten for about $16,500.

George R. Read has sold for the Equitable Life Assurance Society the four-story, high-stoop, brownstone dwelling No. 8 East Seventy-fifth street to E. T. H. Talmage.

The New York Life Insurance Company is reported to have sold to Sire Brothers the four-story brick dwelling, on lot 25x102.2, No. 38 West Seventy-second street, for about $75,000.

Daniel Lawson has sold the plot, 83x150, on the northwest corner of Third avenue and 180th street, for about $25,000.

L. J. Phillips & Co. have sold for W. A. Taylor to Samuel J. Ruth a lot, 25x100.11, on the south side of 105th street, 280 feet west of Park avenue.

The Potty, Soulard & Walker Realty Company has sold the four-story brick flats Nos. 661 and 671 East 158th street.

James C. Crawford has sold the three-story and basement dwelling No. 128 West 119th street, and the similar dwelling No. 124 West 119th street, for about $28,000.

Mordecai & Hibbard have sold for Mitchell A. C. Levy to Ida Ransom the north side of 102d street, 100 feet west of Columbus avenue.

Henry Chamberlain has sold the four-story dwelling, 20.6x55x100, No. 32 East Sixty-ninth street.

Auction Sales.

At the New York Real Estate Salesroom yesterday Bryan L. Kennelly sold for the David Moss estate the following properties: The six-story double tenement, 25x100, No. 154 Norfolk street, to Mark L. Abrahams for $35,100; the four-story brick flat, 23.10x100, No. 182 Henry street, with two-story extension, to Morris Fowler for $23,000; the three-story brick flat, 21.9x75, No. 115 Hester street, to Henry B. Wesselman for $20,000; the two five-story brick tenements, with stores, Nos. 189 and 191 First avenue, to Charles Schmidt for $34,000; the four-story brick tenement, with stores, 18x62, No. 422 First avenue, to J. W. O'Connor for $8,700; the two four-story brick tenements, with stores, Nos. 1408 and 1410 Second avenue, to Myer Putzel for $31,200; the three-story and basement brownstone dwelling, 18x55, No. 1491 Lexington avenue, to Henry Myer, for $12,450; one story, 48x64, on the northwest corner of Third avenue and 182d street, to Ferdinand Hecht for $11,800, and the three-story and basement brick flat No. 219 Henry street to I. Bloch for $20,200.

Peter F. Meyer & Co. sold the following properties: The vacant plot, 54.3x132.9x57.3x125.11, on the west side of Convent avenue, 54 feet north of 129th street, to James L. Lawson for $11,600; the three-story brick dwelling, on lot 14.10x100.8, No. 245 East Eighty-sixth street, to Cornelius O'Reilly for $10,400; the four-story brick tenement, on lot 25x100.4, No. 236 West Sixtieth street, to Henry Brothers, for $18,000; the three-story brick and frame building No. 551 Grand street to Lowenfeld & Prager for $7,500; the six-story stone and brick apartment house, on plot 50x102.2, No. 45 West Seventy-second street, to A. McCormick for $125,000; the four-story brick tenement, on lot 24.9x100.11, No. 212 West 108th street, to Margaret Ryan for $11,000. The same auctioneers also sold for the estate of Elias Jacobs the following properties: The four-story brick building, with three-story building in rear, on lot 24x100, No. 192 Second street, to Schmeidler & Bachrach for $20,000; the four-story brick front and rear buildings, on lot 23.11x100, No. 190 Second street, to Schmeidler & Bachrach for $20,000; the five-story brick building front and five-story building in rear, on lot 25x100, No. 13 First avenue, to A. Mayer for $50,500; the five-story brick building, with store, on lot 18.9x87.10, No. 143 Ludlow street, to A. Kahn for $15,100; the five-story brick building, 18x87.10, No. 141 Ludlow street, to A. Kahn for $15,000; the five-story brick building front, with four-story building in rear, on lot 24.9x100, No. 135 Pitt street, to George Margraf for $27,100; the five-story brick building front and five-story building in rear, on lot 25.2x100, No. 159 Attorney street, to Max L. Harris for $23,000; the five-story brick building, 27x99.1, No. 141 Avenue A, to F. Beinhauer for $40,000; the five-story brick building, on lot 26.4x27, No. 438 East Ninth street, to J. Kaufa for $10,950; the similar building, No. 440, adjoining, to F. Beinhauer for $12,000; the four-story brick building, on lot 25x100, No. 147 First avenue, to E. H. Hoffman for $24,750; the brick building, on lot 23.2x94.2, No. 175 First avenue, to Charles A. Kohl for $16,800; the brick building, on lot 27x94, No. 1480 First avenue, to Edward J. Mangles for $37,750; the five-story brick apartment house, on lot 25.1x100, No. 203 Avenue A, to Thomas Kroeseler for $29,100; the five-story brick building, on lot 20.3x80, No. 1616 Avenue B, to R. Hoffman for $31,750; the five-story brick building, 30x64.6, No. 263 William street, to R. Hoffman for $25,100; the five-story brick building, on lot 25x95, No. 29 Perry street, to Henry Thole for $28,000; the five-story brick flat, on lot 24.3x90, No. 785 Tenth street, to Henry Herrman, for $34,400; the five-story brick flat, on lot 24.3x90, No. 783 Tenth avenue, to Henry Weiman for $24,000; the five-story brick flat, on lot 15x75, No. 502 West Fifty-third street, to David Schwartz for $9,000; the five-story brick flat, on lot 20x129, No. 303 West Forty-second street, to Jacob I. Weiner for $47,450, and the four-story brick building, with three-story building in rear, on lot 24.10x75x25x75, No. 142 North Fifth st., Brooklyn, to Julius Kauffman for $9,750.

George R. Read sold the two four-story brick dwellings, on lots 16.8x80 each, Nos. 330 and 334 West Fifteenth street, to Frederick Stewart for $16,050 each; also the seven-story brick apartment house on lot 40x100.5, No. 325 West Fifty-sixth street, to F. J. Goodnoe for $80,250, and the three-story stone front dwelling, on lot 20.6x102.2, No. 121 West Eighty-second street, to C. M. Pope for $10,800.

William M. Ryan sold the three-story stone-front dwelling, on lot 17.6x100.11, No. 126 West Ninety-seventh street, to the plaintiff, the Metropolitan Trust Company, for $11,000.

D. Phœnix Ingraham & Co. sold the four-story brick building, on lot 20x100.5, No. 235 East Fiftieth street, to the plaintiff, Henry Meigs, Jr., for $11,250.

William Kennelly sold the three and four story brick tenements, Nos. 223 to 227 Stanton street, to M. L. Gregson for $93,000; also the five-story double brick tenements, with stores, with five-story double tenement in rear, Nos. 104 and 106 Pitt street, on plot 50x100x25x50, to M. L. Gregson for $30,800.

New Buildings.

Plans were filed with the Department of Buildings yesterday for the following:

By George G. King, owner, for a five and six story dwelling at 16 East Eighty-fourth street; architects, Clinton & Russell; cost, $40,000.

By Ethel Rhinelander King, owner, for a six-story dwelling at 24 East Eighty-fourth street; architects, Clinton & Russell; cost, $40,000.

By Edith Edgar McCagg, owner, for a six-story dwelling at 18 East Eighty-fourth street; architects, Clinton & Russell; cost, $40,000.

By Emeline Glass, owner, for a six-story flat and stores at southeast corner of Bleecker and Jones streets; architect, Max Muller; cost, $30,000.

By Francis J. Schnugg, owner, for three five-story flats and stores at southeast corner of Fifth avenue and 110th street; architect, Martin Johnson; cost, $64,000.

By A. J. McCosh, owner, for improvements to 16 East Fifty-fourth street; architects, Schmitt Brothers; cost, $3,000.

By Theresa Shappert, owner, for improvements to southwest corner of Second avenue and Ninety-fourth street; architect, Edward Wenz; cost, $1,500.

By Charles Winters, owner, for improvements to 22 Grove street; architect, J. Odell; cost, $1,000.

Real Estate For Sale—Country.

FOR SALE A fine country seat in a beautiful town. Large two-story house and barns, with 38 acres of land. Extensive lawns, shaded by 15 varieties of trees. Convenient to church, Post Office, stores and R. R. Price only $4,000. For particulars address L. B. RANDALL, Lebanon, Conn.

FOR SALE—In an aristocratic village 20 minutes from New York, fine building plot of ground, 185x248, corner two principal streets; best position for villa or large hotel; near depot. Address for conditions, BRISSON, 480 Palisade av., Jersey City.

Real Estate For Sale—City.

FOR SALE.—TWO LOTS: 138TH ST., NEAR 3D AV.; FINEST LOCATION ON NORTH SIDE. CALL OR ADDRESS C. B. LAWSON (OWNER), 108 5TH AV.

Real Estate.

$6.00 to $8.00 per week covers total cost, including payment against principal, of beautiful, modern, up-to-date houses. Seven to ten rooms. To see are in a refined old-established residential section; only 35 minutes from 34th st. and Broadway, Manhattan. Every convenience. Gas, electricity, running water, open plumbing, hardwood trim, &c. Write for full particulars to Realty Trust 60-62 Liberty st., Manhattan.

Real Estate For Sale—Borough of Queens.

$500 CASH!
Balance installments; artistic, convenient houses; splendid location; near trolleys and railroad stations; 22 minutes Manhattan; $2,200 to $5,200; houses built where desired; plans, specifications, free. FALKINBURG, builder, opposite Murray Hill station, Flushing.

Real Estate For Sale—New Jersey.

FOR SALE—Best part of Palisade av., Jersey City, thoroughly first-class brick dwelling, built on full lot, three stories and basement; 15 large rooms; attractively decorated; all improvements; must be sold to settle an estate.
BRISSON, 480 Palisade av., Jersey City.

Real Estate For Sale or Exchange.

14TH ST., WEST, near 5th av.—Business building; will entertain exchange for country place or tenements. J. J. & A. LYONS, Attorneys, 320 B'way.

To Let for Business Purposes.

TO LET FOR THE SUMMER.
ST. NICHOLAS SKATING RINK,
69 West 66th st.
25,000 SQUARE FEET OF SPACE.
Terms moderate. Apply on premises.

OFFICES TO LET
IN
TEMPLE COURT.
RULAND & WHITING, Agents,
on premises, 3 to 9 Beekman st.
119 to 129 Nassau st.

79 FULTON STREET, Cor. Gold.
STORE, VERY LIGHT, with steam heat, in WILSON BUILDING. JOHN H. MORRIS, 2d story.

ROOMS VERY LIGHT, with or without steam power, in Wilson Building, 79 Fulton, corner Gold. Apply MORRIS, executor, second story.

LOFT TO LET, 43x90, with power, steam heat, elevator. Apply C. H. SIMMONS, 110 Centre st.

Flats and Apartments To Let.

BARROW ST., 77.—First or third floor; 4 light rooms, all improvements; quiet home; $18—$20.

Select Board.

WHY DO YOU
spend your time and weary yourself looking for suitable living accommodations? We have a large list of choice rooms with and without board, $8 to $50 weekly; bachelor and housekeeping apartments, $40 to $150 monthly; which we will gladly furnish you FREE OF CHARGE.
METROPOLITAN AGENCY, 18 West 34th st.

APARTMENTS, bachelor apartments, apartment hotels, board, rooms; only high-class accommodations where references exchanged; everything inspected; bachelor and housekeeping apartments, $40 to $150 monthly; which we will gladly furnish you FREE OF CHARGE.
METROPOLITAN AGENCY, 18 West 34th st.

East Side.

1 MADISON AV., 158-155.—Second floor; private bath; other single rooms for gentlemen.

1 MADISON AV., 87.—Handsomely furnished rooms, with first-class table board.

25TH ST., 116 EAST (near Madison Square).—Handsome large and small rooms; delightful table board; reasonable.

41ST ST., 42 EAST.—Parlor floor; suitable doctor or dentist; two $25, one $15; also large and small well-furnished rooms; superior table and attendance.

54TH ST., 24 EAST.—Large front room; dressing room; hot and cold water; terms moderate; references.

West Side.

A.—A.—ATTENTION.—Attractive suites with bath; also single rooms; with or without board; bachelors' rooms; doctors' offices; references.
S. C. LELAND & CO., 2 West 33d st.

21ST ST., 463 WEST (Chelsea square).—Parlor floor; heated; suitable for couples; excellent table; moderate rates.

23D ST., 229 WEST.—Medium-sized rooms, for gentlemen; double rooms; superior board; reasonable; references.

34TH ST., 211 WEST.—Handsomely furnished sunny rooms, large and small, en suite or single; superior table; references.

34TH ST., 339 WEST.—Nicely furnished front rooms; running water, large closets; excellent board; terms moderate.

39TH ST., 45 WEST.—Large front room; southern exposure; private bath; superior table; references.

55TH ST., 249 WEST.—Handsomely furnished rooms; heated; hot and cold water; excellent table; references.

61ST ST., 100 WEST.—Outside room for two; hot water; steam heat; elevator; home board; moderate. SAYRE.

64TH ST., 133 WEST.—Handsome sunny front room; superior table and attendance, parlor dining room; references.

78TH., 216 WEST.—Handsomely furnished room; private bath; table and other appointments high class.

90TH ST., 41 WEST.—Large front room, third story; table board; references.

Select Board—Brooklyn.

JEFFERSON AV., 53, Brooklyn.—Desirable rooms, with all conveniences, for gentlemen or married couples; good table.

Furnished Rooms & Apartments to Let

East Side.

PARK AV., 1020, corner 85th.—Beautiful sunny rooms, single, en suite; parlor, doctor, dentist; reasonable; hall room, $8.

33D ST., 26 EAST, between 5th and Madison aves.—Large rooms; heated; newly furnished; gentlemen; references.

West Side.

12TH ST., 40 WEST.—Large sunny room; private bath; gentlemen only; good service; breakfast served; references.

32D ST., 35 WEST.—Elegantly furnished parlor bedrooms, singly or en suite, with private bath; board optional.

33D ST., 36 WEST.—Handsome parlor floor, suitable physician or dentist; also furnished room; terms moderate.

35TH ST., 51 WEST.—Desirable rooms, with private bath; also parlor for doctor's office; references exchanged.

35TH ST., 52 WEST.—Furnished room, privilege of bath, suitable for gentleman; references.

44TH ST., 107 WEST.—Handsome large and small rooms, by day or week; meals served in apartments, at option of guests; terms moderate.

56TH ST., 206 WEST.—Three fine sunny rooms for gentlemen in large apartment. Address ELEVATOR.

63D ST., 118 WEST.—Handsomely furnished parlor floor, en suite or single; every convenience; also bachelors' rooms; use of parlors, suitable for couples; transient; central location.

61ST ST., 88 WEST.—A parlor floor, adapted for physician or dentist; board optional.

Railroads.

New York and Boston All Rail.
N. Y., N. H. & H. R. R. and connections.
From Grand Central Station.

Leave		Arr.
10:00 A.M.	Springfield and Worcester.	3:30 P.M.
10:00 A.M.	*New London and Providence.	9:00 P.M.
10:00 A.M.	New London and Providence.	4:25 P.M.
12:00 M.	Springfield and Worcester.	7:40 P.M.
11:00 P.M.	Air Line. via Willimantic.	6:00 P.M.
1:02 P.M.	New London and Providence.	7:00 P.M.
3:00 P.M.	*New London and Providence.	9:00 P.M.
4:00 P.M.	Springfield and Worcester.	10:00 P.M.
5:00 P.M.	New London and Providence.	11:00 P.M.
11:00 P.M.	Springfield and Worcester.	6:15 A.M.
12:00 P.M.	*New London and Providence.	6:25 A.M.

*Runs daily, including Sunday.
(Bay State Limited, all parlor cars; fare, $7, including parlor car seat.
Through parlor and sleeping cars by each train.
C. T. HEMPSTEAD, Gen. Pass. Agent.

BALTIMORE & OHIO R. R.
SCHEDULE IN EFFECT NOVEMBER 20, 1898.
Leave New York, Whitehall Terminal (South Ferry) and foot of Liberty street.
*Daily. Except Sunday. ‡Sundays.
CHICAGO *4:30 A. M. from Liberty street only, *1:25 P. M. and *12:15 night.
PITTSBURG *4:30 A. M., from Liberty street only, *5:55 P. M., *12:15 night.
CINCINNATI, ST. LOUIS, *5:55 A. M., *5:55 P. M.
NEW ORLEANS *5:55 P. M.
ROYAL BLUE TRAINS.
WASHINGTON, BALTIMORE, *7:55, *9:05 Diner, *11:27 A. M. Diner, *12:55 P. M. *1:20 Diner, *2:55 "Royal Limited." Exclusive Pullman train, *4:05 Diner, *5:05 P. M. and *12:40 night. NORFOLK, *12:55 P. M.
All trains are illuminated with Pintsch Light.
Offices: 113, 172, 201, 484, 1284 Broadway, 31 East 14th st., 127 Bowery, N. Y., 366 Fulton st., 180 Graham av., Brooklyn. Whitehall Terminal. Baggage checked from hotel or residence to destination.

Railroads.

Pennsylvania RAILROAD.

STATIONS foot of West twenty-third Street and Desbrosses and Cortlandt streets.

☞ The leaving time from Desbrosses and Cortlandt Streets is ten minutes later than that given below for Twenty-third Street Station.

7:50 A. M. FAST MAIL.—Pullman Buffet Parlor Car New York to Pittsburg. Sleeping Car Pittsburg to Chicago. No coaches to Pittsburg.

8:50 A. M. FAST LINE.—Pittsburg and Cleveland.

9:50 A. M. PENNSYLVANIA LIMITED.—Pullman compartment, Sleeping, Dining, Smoking and Observation Cars. For Chicago, Cleveland, Toledo, Cincinnati, Indianapolis, Louisville, St. Louis.

1:50 P. M. CHICAGO AND ST. LOUIS EXPRESS.—For Nashville (via Cincinnati), Indianapolis, Chicago, St. Louis.

5:50 P. M. WESTERN EXPRESS.—For Chicago, For Toledo (except Saturday).

7:40 P. M. SOUTHWESTERN EXPRESS.—For Pittsburg, Cleveland, Cincinnati, Louisville, Indianapolis, St. Louis.

7:40 P. M. PACIFIC EXPRESS.—For Pittsburg and Chicago. Connects for Cleveland except Saturday.

8:22 P. M. MAIL AND EXPRESS.—Pullman Buffet Sleeping Car New York to Altoona, East Liberty, Pittsburg and points West, daily except Sunday. No coaches.

WASHINGTON AND THE SOUTH.

7:00, 8:20, 9:20, 9:50 Dining Car, 10:50 Dining Car) A. M., 12:50, 1:50 (3:20 "Congressional Limited," all Parlor and Dining Cars), 4:20 (Dining Car), 4:50 (Dining Car), 5:50 P. M., 12:05 night. Sunday, 8:20, 9:20, 10:50 Dining Car, A. M., 12:50, 3:20 "Congressional Limited," all Parlor and Dining Cars), 4:20 (Dining Car), 4:50 (Dining Car), 5:50 P. M., 12:05 night.

SOUTHERN RAILWAY.—"Florida Limited," 11:50 A. M. week days. Express, 4:20 P. M., 12:05 night daily.

ATLANTIC COAST LINE.—"Florida Special," 12:20 P. M. week days. Express, 9:20 A. M. and 8:50 P. M. daily.

CHESAPEAKE AND OHIO RAILWAY.—4:50 P. M. daily.

FOR OLD POINT COMFORT and NORFOLK.—7:50 A. M. week days and 7:40 P. M. daily.

ATLANTIC CITY.—1:50 P. M. week days (Desbrosses and Cortlandt Streets 2:40 P. M.). Through Vestibuled Train. Buffet Parlor Cars. Passenger Coach and Combined Coach.

CAPE MAY.—12:50 P. M. week days.

Long Branch, Asbury Park (Interlaken, Sundays), Ocean Grove and Point Pleasant, from West Twenty-third Street Station, 8:50 A. M., 12:20, 3:20 and 4:50 P. M. Sundays, 9:20 A. M., 4:50 P. M. (From Desbrosses and Cortlandt Streets, 9:10 A. M., 12:50, 3:40 and 5:10 P. M. Sundays, 9:45 A. M., 5:15 P. M.

FOR PHILADELPHIA.

6:10, 7:20, 7:50, 8:20, 8:50, 9:20 (9:50 Penna. Limited), 10:50 (Dining Car), 11:50 (Dining Car) A. M., 12:20, 1:50, 2:50, 3:50, 4:20, 4:29 (Dining Car), 4:50 (Dining Car), 5:50 (Dining Car), 7:40, 8:50 P. M., 12:05 night. Sundays, 6:10, 8:20, 8:50, 9:20, 9:50 (Limited), 10:50 (Dining Car) A. M., 12:20, 1:50 (Dining Car), 3:50, 4:20 (Dining Car), 4:50 (Dining Car), 5:50 (Dining Car), 7:40, 8:50 P. M., 12:05 night.

Ticket offices No. 461, 944, 1196, 1323, 111 and 201 Broadway, 1 Astor House, West Twenty-third Street Station, and station foot of Desbrosses and Cortlandt Streets, 4 Court Street, 366 Fulton Street, 98 Broadway, and Pennsylvania Annex Station, Brooklyn; Station, Jersey City. The New York Transfer Company will call for and check baggage from hotels and residences through to destination.

Telephone "2757 Eighteenth Street" for Pennsylvania Railroad Cab Service.

J. B. HUTCHINSON, General Manager. J. R. WOOD, General Pass'r Agent.

"AMERICA'S GREATEST RAILROAD."

NEW YORK CENTRAL.

All through trains stop at Albany, Utica, Syracuse, Rochester and Buffalo.

Trains leave Grand Central Station as follows:

8:30 A. M. Mondays excepted, Sundays only, famous EMPIRE STATE EXPRESS. LIMITED. Fastest train in the world. Due Buffalo 4:45, Niagara Falls 5:32, Toronto 9:00 P. M., Detroit 11 10 P. M. Limited to its seating capacity.

8:45 A. M.—DAY MAIL.—For Buffalo, Niagara