THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

Two Stable Properties in Fifty-second Street Reclaimed for Dwellings—Oscar M. Lipton to Have a Cafe in the Siegel Building in Sixth Avenue.

S. Osgood Pell & Co. have sold No. 11 East Fifty-second street, a two-story stable, on lot 25x100.5, for Elizabeth C. Oakman to a client of Frederick J. Middlebrook. The property adjoins the residence of T. Harley Proctor at 13 and 17 East Fifty-second street, which was erected last year on a site that had been occupied by three stables. The site of No. 11 will also be improved with a private dwelling.

Henry D. Winans & May have sold No. 9 East Fifty-second street, a two-story stable, on lot 22.6x100.8, for James A. Roosevelt. The buyer is understood to be T. Harley Proctor. This sale leaves three stables between the Hotel Langham property, on the Fifth avenue corner, and Mr. Proctor's residence.

W. K. Vanderbilt, Jr., it has been announced, will build a house for himself on this corner, and Morton F. Plant recently bought the opposite southeast corner of Fifty-second street and Fifth avenue for a similar purpose. The stable at No. 3 East Fifty-second street is owned by H. P. Archer, and those at Nos. 5 and 7 are the property of the Goelets. It is understood that none of these can be bought. But it is generally believed that they will soon be removed to make way for improvement in keeping with the changed character of the neighborhood.

Oscar M. Lipton has leased from Charles Laue a store, 40x40, at the southeast corner of Pearl and Fulton streets, in the three-story building which is being erected on the site of the old United States Hotel. The lease was negotiated by Otto Blum and is for fifteen years. The rental, which is graduated, aggregates about $90,000.

Mr. Lipton is also negotiating for the basement, sub-basement and part of the store floor in the four-story building which Henry Siegel proposes to erect at the northwest corner of Sixth avenue and Thirty-fourth street. Mr. Lipton's purpose is to put a restaurant in the basement. The store would be occupied as a café. It faces Thirty-fourth street and is in the rear of the store that is to be occupied by the Royal Cigar Company.

John McCarthy has sold for Randolph Guggenheimer No. 116 East 101st street, a three-story and basement dwelling, on lot 16.5x100.11, to D. Greenberg of Greenberg Bros., at $9,350.

M. Sturtz, Sr., has sold Nos. 241 to 245 Eldridge street, old buildings, on plot 75x100, for Weil & Meyer to Falk & Fine, who give in exchange Nos. 60 East Third street, a six-story tenement, on lot 23x101.6. Title passed yesterday. Falk & Fine will build.

M. Sturtz, Sr., has also sold Nos. 18 and 20 First avenue, old buildings, on plot 44x100, for Nathan Kirsh to Baum & Lapin, who will build.

Charles Galewski has sold Nos. 419 and 421 East Sixteenth street, two four-story and basement brick tenements, on plot 50x92, for Joseph M. Smith to Mrs. Nellie Voit.

Ogden & Clarkson have sold for the Municipal Realty Company No. 21 East Sixtieth street, a four-story dwelling on lot 26x75.

Slawson & Hobbs have sold to a client of L. H. & J. W. Slawson No. 317 West Eighty-eighth street, a four-story and basement dwelling, on lot 20x100.8.

Duff & Conger sold for Louis Steckler to William Wolff No. 58 East Eightieth street, a four-story and basement dwelling, on lot 18x102.2.

L. Mordecai & Son have sold Nos. 145, 147 West Forty-seventh street, two four-story dwellings, on plot 40x100.5, to Solomon Wolf, who recently bought a similar plot adjoining; he will erect two nine-and-a-half-story apartment hotels.

M. & L. Hess have leased for the Varick Realty Corporation to Butler Bros. the ten-story warehouse covering the block bounded by Washington, Laight, West and Hubert streets, formerly occupied by the United States Public Stores.

M. C. Brand is the buyer of No. 332 West Seventy-first street.

A deed was recorded yesterday in which Caroline O'Neill and others conveyed to William C. Strange the O'Neill store, occupying the block front on the west side of Sixth avenue between Twentieth and Twenty-first streets. A nominal consideration was named in the deed. The property was transferred subject to a mortgage of $1,750,000, held by the O'Neill heirs. It expires in 1913 and bears interest at the rate of 3 per cent. Mr. Strange reconveys the property to the Sixth Avenue Realty Company, a subsidiary company of the United States Realty and Construction Company, subject to the mortgage mentioned.

The McVickar Realty Trust Company has been appointed agent of the new building at Nos. 35 to 42 Broadway, which will be completed by May 1, 1903. The building is being erected for the Forty-two Broadway Company by the United States Realty and Construction Company, from plans by Henry Ives Cobb. It is twenty stories high and is the second largest office building in New York, containing more than 5,500,000 cubic feet. It is said that applications are already on hand for a large proportion of the rentable area, prospective tenants in some cases desiring more than one floor.

To-day's Auction Sales.

BY PETER F. MEYER & CO.

Twenty-seventh street, Nos. 519, north side, 250 feet west of Tenth avenue, 25x98.9, five-story brick tenement; Herman Kountz et al., as trustees, vs. M. B. Schramm et al.; G. W. Van Slyck, attorney; P. Keenan, referee; due on judgment, $18,454.02; subject to taxes, &c., $631.32.

Ninety-first street, No. 307, north side, 125 feet east of Second avenue, 25x100.8, five-story brick tenement; S. M. Tuthill vs. Frieda Hart et al.; Jacob Newman, attorney; Gherardi Davis, referee; due on judgment, $19,103.58; subject to taxes, &c., $1,185.

Amsterdam avenue, No. 689, east side, 95.8 feet north of Ninety-third street, 18.11x74, two-story brick store and dwelling; Isaac Schlachter vs. Simon Fleit et al.; Strasburger, W. E. & S., attorneys; J. P. McDonough, referee; due on judgment, $4,814.96; subject to taxes, &c., $334.37.

Courtlandt avenue, No. 762 and 764, east side, 118.6 feet south of 157th street, 30x92, two one-story frame stores; William Meyer vs. Estelle Silverman and another; D. T. McNamara, attorney; J. E. Brodsky, referee; due on judgment, $1,172.90; subject to taxes, &c., about $100; prior mortgage, $3,500.

By Samuel Goldsticker.

109d street, Nos. 209 to 215, north side, 160 feet east of Third avenue, 100x100.11, five four-story brick tenements; Dry Dock Savings Institution vs. Millie Brecher, et al.; F. M. Tichenor, attorney; Moses Herman, referee; due on judgment, $27,200.41; subject to taxes, &c., $733.56.

By D. Phoenix Ingraham & Co.

Grand street, Nos. 349 and 351, south side, 45.6 feet west of Essex street, 42x50, a three-story brick building, with store and a two-story and attic brick building, with store; sale by order of the heirs of Mary Morris, deceased.

By Bryan L. Kennelly.

Livingston street, Nos. 198 to 214, west side, whole front between Bridge and Pill streets, 200.9x200x90.6; No. 198, four-story frame (brick front) tenement; No. 200, one-story brick stores; Nos. 202 and 204, two three-story brick tenements; Nos. 206 and 208, two four-story brick tenements; Nos. 212 and 214, two two story brick tenements; Nos. 85 and 87 Pitt street, two two-story brick tenements; No. 108 Bridge street, three-story brick tenement; Richard Cromwell vs. W. T. Cromwell and another, individual and as committee, &c.; A. Townsend, attorney; R. M. Henry, referee; partition.

Yesterday's Auction Sales.

BY D. PHOENIX INGRAHAM & CO.

Ninety-first street, No. 402, south side, 74 feet east of First avenue, 20x50.8, five story brick tenement; A. P. Fitch vs. Mary Bleger et al.; A. P. Fitch, Jr., attorney; A. D. Truax, referee; due on judgment, $6,962.90; subject to taxes, &c., $317.98; to the plaintiff $6,200

Eleventh avenue, Nos. 404 to 410, southeast corner of Thirty-fifth street, 98.9x100, four-story brick stores (No. 8); George Young vs. E. A. Totten, individually and as executor; Stanton & H., attorneys; G. B. Winthrop, referee; due on judgment, $35,907.80; subject to taxes, &c., $5,135.74; to Herbert A. Post 49,500

Eleventh avenue, No. 502, east side, 74.1 feet north of Thirty-ninth street, 24.8x100, five-story brick tenement (No. 9); George Young vs. E. A. Totten, individually and as executrix, et al.; Stanton & H., attorneys; T. J. Rush, referee; due on judgment, $16,023; subject to taxes &c., $4,070.58; to the plaintiff 15,000

Eleventh avenue, No. 504, east side, 98.9 feet north of Thirty-ninth street, 24.8x100, five-story brick tenement (No. 10); same vs. same; same attorneys; C. N. Flint, referee; due on judgment, $16,025; subject to taxes, &c., $4,476.56; to the plaintiff 15,000

Eleventh avenue, 506, east side, 123.5 feet north of Thirty-ninth street, 24.8x100, five-story brick tenement (No. 11); same vs. same; same attorneys; W. W. Niles, referee; due on judgment, $16,042.50; subject to taxes, &c., $4,200.06; to the plaintiff 15,000

Eleventh avenue, No. 508, east side, 148.1 feet north of Thirty-ninth street, 24.8x100, five-story brick tenement (No. 12); same vs. same; same attorneys; G. P. Breckenridge, referee; due on judgment, $14,925.94; subject to taxes, &c., $3,823.21; to Sebastian Dorfmuller 15,100

BY PETER F. MEYER & CO.

Jackson avenue, Nos. 880 and 882, east side, 179.8 feet north of 161st street, 47x83, two-story frame dwelling and several one-story frame buildings; Peter Daly vs. Gertrude Otto et al.; Daniel Daly, attorney; L. F. Doyle, referee; due on judgment $5,399.38; subject to taxes, &c., $500; to the plaintiff $6,000

Third avenue, Nos. 4418 to 4417, west side, 58.8 feet north of 181st street, 75x102.11, three three-story brick flats; Patrick Monahan vs. Alice McDaniel et al.; G. E. Hyatt, attorney; Robert Walker, referee; due on judgment $7,978.36; sold subject to three mortgages aggregating $24,007.83; to the plaintiff 40,374

BY PHILIP A. SMITH.

104th street, No. 64, south side, 181.4 feet east of Columbus avenue, 31.4x100.11, five-story brick flat; United States Trust Co., vs. Edgar Coles et al.; D. P. Toucey, attorney; Benjamin Tuska, referee; due on judgment $36,624.11; to George F. Bliel $37,625

BY JAMES L. WELLS.

First avenue, southeast corner of 115th street, 100x100, Laconia Park; H. I. Nixon vs. S. A. Dessoir and another; Smith Williamson, attorney; J. C. De La Mare, referee; due on judgment $3,908.80; subject to taxes &c., $115 to the plaintiff $3,000

BY BRYAN L. KENNELLY.

Fifty-third street, No. 441, north side, 225 feet east of Tenth avenue, 25x100.5, five-story brick tenement, with stores; executrix sale to close the estate of Catharine Rice, deceased; bid in at $16,750

Real Estate Transfers.

DOWNTOWN.

(South of Fourteenth st.)

[The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g, for deed containing covenant against grantor only.]

Columbia st, 79, w s, 25x100; Israel L Prager to John Prager, ½ part, mtge $26,000. $100

Chrystie st, 17, w s, runs n 24.11x w 94.3x s 21.11x e 17.6x s 8x e 77.6; Israel Friedberg and ano to Leopold Kaufmann, q c ..... nom

Same property; Leopold Kaufmann to Jonas Weil and ano ..... nom

Eldridge st, 241 45, w s, 75x100; Jonas Weil and ano to Selig Falk and ano, mtge $54,000 ..... nom

Eldridge st, 247, w s, 25.6x50; Eldridge st, 241 45, w s, 75x100; Sophia Mayer to Jonas Weil and ano, mtge $67,000 ..... nom

Forsyth st, w s, 75 s Rivington st, 25x100; Hannah Schmitzer to Jonas Weil and ano, mtge $19,000 ..... o c and 100

Mott st, 187, w s, 25x100; Mott st, 189, w s, 25x100; Jacob Eidt and ano, exors, to Charles Vonhof, mtge $18,000 56,300

3d st, 60 E, s w s, 22.9x101.5x22.9x101.4; Selig Falk and ano to Jonas Weil and ano, mtge $31,850 38,000

EAST SIDE.

(East of Fifth av., between Fourteenth and 110th sts.)

3d av, w s, 25.5 s 94th st, 26x100; Annie Levy to Julius Silverman, mtge $25,000 ..... $1

15th st, s s, 119 w Avenue A, 25x103.3; John J Astor to Antony Spielman, b and s ..... Omitted

14th st, n s, 144 w Avenue A, 25x103.3; John J Astor to Nicholas Klippel, b and s ..... o c and 100

15th st, s s, 144 w Avenue A, 25x108.3; John J Astor to John Doll, b and s ..... o c and 100

15th st, s s, 269 w Avenue A, 25x100.3; John J Astor to Anna M Froelich, b and s ..... o c and 100

15th st, n s, 219 w Avenue A, 25x103.3; John J Astor to Martin Schramm, b and s ..... o c and 100

60th st, n s, 115 w 3d av, 20x100.5; Minnie Hirsch to Julius H Gross, 1-6 part 1

100th st, n s, 229.6 e 3d av, 40x100.11; Albert Bielefeld et al to Samuel Newmann et al; mtges $14,000 ..... o c and 100

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

20th st, s s, 303.8 w 6th av, 75x92; 6 av, n w cor 20th st, 23.4x341 x irreg; Caroline O'Neill et al, indiv and exors, to William C Strange, b and s $100

Same property; William C Strange to Sixth Avenue Realty Co, mtge $1,750,000 1,000

27th st, 232, s s, 398.9 w 7th av, 18.9x98.9; Anton W Gerstner to Isidore Jackson 100

46th st, n s, 300 e 9th av, 100x98.9; Moses Chamberlain to Edw W Chamberlain and ano, b and s 1

42d st, n s, 281.3 e 8th av, 18.9x½ block; Moses Chamberlain to Edw W Chamberlain and ano, b and s 1

42d st, n s, 125 w 6th av, 25x100.5; same to Edw W Chamberlain and ano, b and s 1

43d st, n s, 93.6 w 6th av, 18.6x100.5; United States Trust Co, exr, to John A Johnson 38,000

46th st, 108, s s, 140 w 6th av, 20x100.5; William F Donnelly to Daniel F Mahony 100

48th st, 153 W, 20x99.9x20.2x97.5; Amelia F G Atkins to Hannah Maher, mtge $12,000 1

HARLEM.

(Manhattan Island north of 110th st.)

5th av, s e cor 134th st, 24.11x75; Edwin A Bradley et al to William J Nicklas, mtge $23,000 ..... nom

St Nicholas av, 849, w s, 46.5x134.9x45.5x124.11; Jacob D Butler to Pierrepont Realty Co, b and s, mtge $60,000 ..... nom

St Nicholas av, s w cor 153d st, 81.4x124.11x70.6x100.10; Jacob D Butler to Pierrepont Realty Co, b and s ..... nom

111th st, n s, 175 w Broadway at s s of old De Peyster or Hospital lane, runs n e along lane to a cross lane to a thence s w to 111th st x e 71.8; Henry de Peyster, exer, to Nathaniel A McBride $167

111th st, n s, at s s old De Peyster or Hospital lane leading from Bloomingdale rd and 175 w Broadway, runs n e x thence across lane to n s thereof x s w to 111th st x e 71.8; Henry de Peyster to Nathaniel A McBride, r s $1.25 ..... nom

116th st, s s, 62.3 e Park av, 37.9x100.11; Job E Hedges, referee, to Metropolitan Savings Bank 45,000

117th st, n s, 244.6 w 3d av, 19.1x100.11; John O'Connell to Cornelius Reid, mtge $6,000 ..... nom

127th st, s s, 100 e 7th av, 25x99.11; George Slayne to Elizabeth Sweeney, mtges $15,500. nom

BRONX.

(Borough of The Bronx.)

Anthony av, n e cor Burnside av, 82x25x91.5x26.10; George Harper to Thomas W Seele, mtges, $14,500 ..... nom

Forest av, w s, 190 s 166th st, 19.9x87.3x19.11x87.3; E F Bliss, Jr, to Helen A Fredericks, indiv and gdn, 258-1,000 part $1

Kingsbridge av, w s, 149.10 n 181st st, 30.3x194.11x30x188.5; Clifford W Harbridge, referee, to William H Flitner 4,200

Same property; William H Flitner to Robert Gordon and ano, all liens 10

Morris av, n e cor 165th st, 75x100; Juliet M Livingston to Archdeaconary of New York 7,500

Washington av, 123.6 s 2d st, 37.6x100, Westchester; George E Harrison to Ellen Fanning ..... nom

Westchester av, s e s, at w s Southern Boulevard, 206.10x120x206.11x irreg, to intervale av; Westchester av, s e s, at w s Intervale av, 417.5x353x181.2; Real Estate Corporation, New York city, to American Real Estate Co, mtge $261,791 10,000

Westchester av, s e s, at e s Southern Boulevard —x—with street and avenues, except conveyed to R. R. Real Estate Corporation of New York City to American Real Estate Co, mtge $470,000 10,000

Gore lot 100, map Wakefield; John Case to Catherine Close, q c ..... nom

Lots 40 and 41, map 107 lots, Hudson Park; Hudson P Rose to Michael Conway ..... nom

Lot 123, map Hunt estate, Van Nest station; Frank Lotz to Hattie A Lotz, mtge $3,200 ..... nom

Lots 173 to 177 and 190 to 193, map S Cambreling et al at Fordham, each 25x87.6; Annie P N Hurlbert to Tuomas F Costello, q c ..... nom

MISCELLANEOUS.

All lands, &c, whereof Michael A Corrigan, late Archbishop of New York, died seized; Henry Gabriels, Bishop of Ogdensburg, to John M Farley of New York, b and s $1

Same property; Charles E McDonnell, DD, Bishop of Brooklyn, to same, b and s 1

27th st, 230-32, s s, 45x98.9; Abraham Goldsmith to Haskel Silverman, mtge $20,000 ..... o c and 100

52d st, 519, n s, 25x100.5; James M Varnum and ano, trustees, to William G Gehringer and ano 16,000

73d st, 209, n s, 26x102.2; Joseph P O'Neill and ano, exors, to Benjamin Talsey, mtge $11,000 14,000

102th st, 179, n s, 17.10x100.11; 100th st, 171-75, n s, 53.8x100.11; 2d av, s w cor 54th st, 25.5x100; 58th st, n s, 75 e Lenox av, 24x99.11; Lilian S Cheney et al to Preston B Spring, 1-15 part ..... nom

Recorded Leases.

Goerck st, 81; Morris Prowler, gdn, and ano to Samuel Gebart, 3 yrs $1,300

Broome st, s w cor Tompkins st, 125x125; Rosalie M Steele, et al, exors and trustees, and ano to H Gordon and ano, 2 9-12 yrs 2,100

Melrose av, 802, Konrad Kramer to John T Brembs, 3 yrs 720

7th av, 152; Ellen Albro to Frederick Winter, 4 yrs 1,080-1,200

14th st, 238-40; Nieberg Brothers to D G Coumoulos and ano, 5 yrs 1,100-1,200

Centre st, 100; William Stretz to John Haas, 2 yrs 960

Spring st, 11; Albert A Muench to Andrew Aiello, 2 yrs 8½ mos 4,000

31st st, 5 w; Elizabeth A Wilcox to Camera Club, 5 yrs 3,125

Broadway, 72-74 New st, 9 13; Century Building Company to Frederick G Eberlin, 21 yrs 10,000

5th av, 307; Adolphe H Benoit to Ly Hoisang et al, 3 yrs 4,000

Same property; same to same, 3 yrs 1,000

3d av, n e cor 46th st; Mary L Cassidy, administrator to City of New York, 3 yrs 4,700

32d st, 533-39 W; Goehan F Smith to J P Sjoblog & Co, 10 yrs 1,500

4th st, s e cor 1st av; New York Building Loan Banking Co to Barabara Buz, 12 yrs, monthly rental $26.78 and ... on account 315

6th av, 213-15; Marie L Fanshawe, et al to John H Halloran, 5 yrs 14,000

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

[Where no interest is stated read 5 per cent.]

Bowery, 230-24, also Bleecker st, 1-5; John L Stephens to American Mortgage Co, 1 yr, 6 per cent $4,800

Bowery, 291-93, also 2d av, 7-9; Julius P Fox to Joseph L Buttenwieser, due Feb 1, 1903, 6 per cent 85,000

Broome st, 145, s w cor Ridge st, 35-37; Solomon Lewine and ano to Harris Mandelbaum, prior mtge $36,500, building loan, 1 yr, 6 per cent 16,000

Eldridge st, 241 45; Selig Falk and ano, to Jonas Weil and ano, due April 1, 1904, 6 per cent 11,850

2d st, 244; Morris Green to Emma D Kemeys, 3 yrs, 4½ per cent 27,000

Same property; same to Jacob Shire, prior mtge —3 yrs, 6 per cent 5,000

3d st, n s, 197 e Avenue D; Lena Michelson to Zoe D Underhill, due March 14, 1908 41,000

EAST SIDE.

(East of Fifth av, between Fourteenth and 110th sts.)

2d av, 2291½; Lydia B Koch to Title Guarantee and Trust Co, 1 yr, 4½ per cent $5,000

14th st, n s, 144 w Avenue A; Nicholas Klippel to Title Guarantee and Trust Co, 3 yrs, 4 per cent 14,000

15th st, s s, 119 w Avenue A; Anthony Spielman to Title Guarantee and Trust Co, 3 yrs, 4 per cent 13,500

15th st, s s, 219 w Avenue A; Martin Schramm to Title Guarantee and Trust Co, 3 yrs, 4 per cent 10,000

15th st, s s, 144 w Avenue A; John Doll to Title Guarantee and Trust Co, 3 yrs, 4 per cent 13,500

15th st, s s, 269 w Avenue A; Anna M Froelich to Title Guarantee and Trust Co, 3 yrs, 4 per cent 13,500

17th st, 222 E; Gertrude S Gillette to Title Guarantee and Trust Co, 3 yrs, 4½ per cent 12,000

27th st, 230-32 E; Haskel Silverman to Benjamin M Holgman, 1 yr, 6 per cent 4,000

71st st, 136 E; Maria B Roos to Frank C Avery, due May 1, 1903, 6 per cent 1,000

77th st, s s, 117 e 2d av; Vincenzo Serritella to Samuel Levy, demand, 6 per cent 1,000

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

19th st, 27 W; Inga M Olsen to Antoinette L Edwards $70,000

Same property; same to Jacob Wolf, mtge $70,000, demand, 6 per cent 14,500

20th st, s s, 303.8 w 6th av, also 6th av, n w cor 20th st, also assigns lease on 6th av, 323; William C Strange to Caroline O'Neill, et al, indiv and exors, installs, 4 per cent 1,750,000

22d st, 156 W; John W McCune to Title Guarantee and Trust Co, 3 yrs, 6 per cent 5,000

22d st, s s, 150 e 7th av; John G Gould to Duncan Edwards, due May 27, 1904 16,000

27th st, 232 W; Isidor Jackson to Thomas S Ollive, commissioner, 2 yrs, 4½ per cent 12,000

43d st, 250 W; George Nicholas to Frederick Froebel, prior mtge $24,000, 1 yr, 6 per cent 8,000

43d st, n s, 93.6 w 6th av; Joseph A Johnson to Bronx Investment Co, 3 yrs 31,500

46th st, 108 W; Daniel F Mahony to Title Insurance Co, 3 yrs, 4½ per cent 18,000

48th st, n s, 220 e 7th av; Hannah Maher to Bowery Savings Bank, 5 yrs, 4 per cent 15,000

52d st 519 W; William G Gehringer and ano to James M Varnum and ano, trustees, 3 yrs, 4½ per cent 11,200

Same property; same to John G Benedict, prior mtge $11,200, 3 yrs, 6 per cent 1,500

HARLEM.

(Manhattan Island, north of 110th st.)

St Nicholas av, 849; Jacob D Butler and wife to George A Barker and ano, exors and trustees, due Dec 29, 1904 ..... $60,000

St Nicholas av, s w cor 153d st; Pierrepont Realty Co to City Real Estate Co, prior mtge $169,500, demand, 6 per cent 20,000

Same property; same to Mutual Mortgage Co; prior mtge $98,000, 1 yr, 6 per cent gold 11,500

BRONX.

(Borough of The Bronx.)

3d av, n e cor 174th st; Stephen M Anderson to George H Fletcher, building loan, due Jan 1, 1904, 6 per cent $52,500

3d av, n e cor 174th st; Stephen M Anderson to Fred T Nesbit, as trustee, prior mtge $52,500, due June 13, 1903, 6 per cent 5,944

3d av, n e cor 174th st; Stephen M Anderson to Rosamond Herbert, prior mtges — due Aug 4, 1903, 6 per cent 8,580

Aqueduct av, s e cor Buchanan pl; Marbelle E Blair to A Percival Kirkland, due July 9, 1903, 6 per cent 1,500

Clinton av, n w cor 175th st; Jane Bedell and ano to Duane S Everson, 5 yrs 7,000

Bronx av, 303-11; William F Kayser to J Edward Bentz, prior mtge $5,800, 3 yrs 1,500

Bainbridge or Marion av, s e s, 22 n e 184th st; William F Kayser to J Edward Bentz, due May 13, 1903, 6 per cent 250

Morris av, n cor 165th st; Archdeaconry of New York to Rector et al Trinity Church, 1 yr 7,500

Washington av, e s, old line, 484 n Talmadge st, old line, now 180th st; Nicholas Lalor to John Lalor, 1 yr 3,500

Mechanics' Liens.

102d st, 52-56 E; Hugh A Thornton and ano vs Trustees of the People's Tabernacle $4,200.00

30th st, 33-35, and 40th st, 34-36 W; E Pruden Hardware Co vs Walter Stabler and ano 187.00

47th st, 148-54 W; same vs Realty Investment Corporation, et al 269.00

7th av, 562; Pierre Aguado vs J Kempner and ano 65.00

9th av, 405; Frank Auty vs Mary E Darmody 270.00

Clinton av, e s, 100 n Tremont av, 25x100; Henry Villamme vs Albin Kirchner and ano 300.00

Satisfied Mechanics' Liens.

Monroe st, 284; Louis Cohen vs John H Oeters, June 6, 1902 ..... $108.00

100d st, 206-18 E; Simon Klein vs Millie Breeher and ano, Nov 21, 1902 ..... 20.00

103d st, n w cor Amsterdam av, 76x100; N J Adamant Manufacturing Co vs James N Smith, Feb 1, 1901 ..... 192.00

177th st, n s, 95 w Morris av; Connell & Son vs Rosalia Coniglio, Dec 20, 1902 ..... 245.00

153d st, s s, 70-72 W; Amsterdam av, 849-53; G Pelli & Co vs Jacob D Butler, May 29, 1902 ..... 460.00

St Nicholas av, 849; Richard E Thibaut vs same, June 26, 1902 ..... 412.00

Same property; Samuel H Glasser vs same, June 23, 1902 ..... 200.00

140th st, s w cor 8th av, 100x25; M Pizzutillo & Bro vs David Karp, Sept 6, 1902 ..... 165.00

153d st, 440-42, and St Nicholas av, 849-55; Thompson, Coudy & Co vs Jacob D Butler, May 14, 1902 ..... 310.00

Same property; Maxwell & Dempsey vs same, May 14, 1902 ..... 1,561.00

Same property; August C Grimm vs same; May 14, 1902 ..... 485.00

Same property; Maxwell & Dempsey vs same, May 12, 1902 ..... 1,561.00

Same property; Cassidy & Son Manufacturing Co vs same, May 5, 1902 ..... 2,883.00

153d st, s w cor St Nicholas av, — x —; Richard E Thibaut vs same, June 26, 1902 ..... 65.00

Building Loan Contracts.

Rigde st, 35 37, and Broome st, 145; Harris Mandelbaum and ano loans Solomon Lewine and ano $16,000.00

Foreclosure Suits.

131st st, n s, 150 w Park av, 25x99.11; Albert Deutsch and ano vs Sarah Alexander et al; atty F Lese.

Whitlock av, s e s, 178.10 n e Legget av, 50x136.8x irreg; Thomas W Smith vs Ellen M Quinlan; atty J J Lawson.

Park av, e s, 135 s 176th st, 27x150; Metropolitan Savings Bank vs Daniel Flynn et al; atty A S Hutchins.

172d st, 752 E; Mary C Mathews vs Alexander Winick and ano; atty E A Allen.

27th st, n s, 100 w 10th av, 25x98.9; Joseph Stickney vs Anna M Underhill; atty a Murray & M.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

54th st, n s, 100 e 10th av; three story workshops; Jean Hammerstein, 148 W 44th st, owner; Hammerstein & Benwelb, 120 W 30th st, architects; cost about $5,000

BOROUGH OF THE BRONX.

Hancock st, e s, 275 s Morris Park av, Van Nest; two story dwelling; William Peters, Morris Park av, Van Nest, owner; Bernhard Ebeling, St Lawrence av, Van Nest, architect; cost $4,500

Cedar, Oak and Elm sts; one story freight station; New York, New Haven and Hartford Railroad Co, New Haven, Conn, owner; W J Clark, 132d st and Willis av, architect; cost 15,000

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

(Items under $1,000 omitted.)

5th av, 415; improvement to warehouse and store; A A Anderson, Bryant building, owner; Joseph Rusch, 295 5th av, architect; cost $4,000

18th st, 525 E; improvement to factory; John S Huyler, 128 E 18th st, owner; Schickel & Ditmars, 11 5th av, architects; cost 30,000

Tremont and Prospect avs, s e cor; moving and improving dwelling and store; Ferdinand C Bamman, 1995 Amsterdam av, owner; R C Davis, 247 W 125th st, architect; cost 1,800

Courtlandt av and 161st st, n e cor; improvement to dwellings and stores; Herman Moritz, 443 E 118th st, owner; Louis Falk, 2785 3d av, architect; cost 5,000

WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY.

WANTS.

RULAND & WHITING CO., 5 Beekman St.—Want plot 50 or more x 100 in neighborhood of 6th av. and 37th st. for cash purchaser. Also, investment property in A1 neighborhood, $50,000 to $70,000 cash; must be free and clear or encumbered with small mortgage.

DE SELDING BROS. 149 Broadway—Want Eighth avenue fronts, 23d to 48th street.

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WM. HENRY FOLSOM, 24 East 23d St.—Wants private house 20 ft. front in the 50s or 60s near Park av., to alter to American basement; price about $55,000. Also, 10,000 sq. ft. of loft space for manufacturing purposes, near 23d st.; must have elevator, power and live steam; possession February 1, 1903.

OFFERS.

RULAND & WHITING, 5 Beekman St.—Offer a fine corner apartment house in St. Nicholas av., at a bargain to close an estate. Also, corner plot on Beekman st., very low price.

POST & REESE, 18 East 60th St.—Offer for sale a 28 feet house close to Fifth av., on 21st st.; has dining room and bedroom extension, in excellent order; asking price only $75,000. Also, a bargain on 68th st., between Madison and Park avs.

DE SELDING BROS., 149 Broadway.—Offer corner plot 100x100, Varick st., opposite Grand Central freight depot. Also smaller plots same neighborhood. Also, five story building, 50x100; Greenwich st., near Rector st.; great bargain. Also, Amsterdam av. & 77th st., apartment paying 10% on equity; mortgage, $55,000; offered at $86,000; corner house. Also, Lexington av. and 80th st; apartment paying 10 per cent. on equity; mortgage, $65,000; offered at $118,000; corner house. Also, cold storage plant, Greenwich st., above Franklin, 50x90; six story artesian well, up-to-date mechanical plant doing a paying business, offered at $125,000. Also, West 19th st., 40-stall, three-story stable, 38x98.

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DESIRABLE RESIDENCES near 5th av.; between 34th and 72d sts.; tempting prices. FOLSOM BROTHERS, 835 Broadway.

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