THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

A West Seventy-second Street Residence Sold — Sixty-seventh Street Studio Association Acquires a New Building Site—A Harlem Corner Lot Sold.

Mrs. Ledyard Stevens has sold for Mrs. Charlotte D. Ferry the brownstone high-stoop house, No. 35 West Forty-fifth street, 16.8x100.5, for $48,500 to Mrs. George Eustis.

J. Scott has sold for E. Guthman to M. Stagenlagen No. 112 West 113th street, a five-story and basement single flat, 20x90.

G. Willett Van Nest has sold Nos. 123 and 125 East Fifty-eighth street, two three-story and basement dwellings, on a plot 38x100.5.

Pizer Bros. have bought No. 200 Broome street, a five-story building, on plot 25x68, from the Waring estate.

Frederick Zittel has sold for Gardner Sperman the five-story American basement dwelling, No. 235 West Seventy-second street, 23x75x100, to a client for occupancy; terms private.

E. S. Willard & Co. have sold for Mrs. Elizabeth Hubener the property, Nos. 127 and 129 West Twenty-fourth street, covering a plot 50x115. They have resold this property for the purchaser to a builder, who will improve it with a seven-story store and loft building.

Ames & Co. have sold for C. W. McNeilly to Lizzie L. George the five-story business building on lot 27.4x98.9, at No. 20 West Thirtieth street, for about $100,000.

Davis & Robinson have sold for David H. Taylor No. 157 East Sixty-first street, a four-story dwelling on lot 21x100.5.

Frederick T. Barry has sold for the City Real Property Investing Company No. 1303 Madison avenue at the southeast corner of 105th street. It is a three-story and basement dwelling on a lot with a frontage of 17 feet 7 inches.

Morris Weinstein and H. E. Distelhurst have bought from a Mr. Ludwig the northwest corner of Lexington avenue and 115th street, a five-story flat with stores, on lot 25.11x75.

Louis Lese has bought from Mary B. Dempsey Nos. 250 and 252 East Fifty-third street, two three-story dwellings, on lot 40x100.5, and Nos. 222 and 228 East 113th street, four three-story frame buildings, on plot 65.4x100.11.

James Kyle & Sons have sold for the various owners Nos. 242 to 246 East Fiftieth street, three three-story dwellings, on plot 50x100.5.

The estate of Frederick Smyth has sold the plot, 99.11x100, at the northwest corner of St. Nicholas avenue and 125th street. The buyer will improve.

Henry Beste and another, executors, have sold No. 181 West 134th street, a five-story flat on lot 25x99.11.

J. Herbert Carpenter and another, executors, have sold No. 2165 Fifth avenue, a five-story flat, on lot 25x75.

Bullowa & Bullowa, as attorneys, have sold the property they bought last month for a client, No. 1126 Park avenue, sixty feet north of Ninetieth street, 40x85. It is a five-story brownstone apartment house and was sold through Arnold & Byrne to Max Cohen.

Julius Miller has sold to A. C. Weingarten the southwest corner of Avenue B and Sixth street, old buildings, on plot 402 x89.1x irregular.

The A. C. & H. M. Hall Realty Company has sold to a client of L. H. Johnson No. 141 West 142d street, a five-story flat, on lot 25x98.

Elizabeth Lane has sold to Joseph Farley No. 21 West 114th street, a five-story flat, on lot 25x100.11, taking in exchange the plot 50x150 on the west side of Washington avenue, 50 feet north of 171st street.

McMillan & Koch have sold the two-story and basement brick stables, No. 238 West 108th street, 186 feet east of Broadway.

The Realty Mortgage Company has purchased a half interest in the property Nos. 107 to 113 West Twenty-fifth street and No. 112 West Twenty-sixth street, recently purchased at auction by S. H. Stone from the Gilman estate.

Rosie L. Bohner has sold No. 528 East Twelfth street, a four-story building, on lot 25x103.3.

These directors of the Hudson Realty Company have been elected: Maximilian Morgenthau, president; Henry S. Herrman, vice-president; Samuel E. Jacobs, secretary and treasurer; Joseph Fox, Lyman G. Bloomingdale, Jesse W. Ehrich, Gustav Heidelberg, Leon S. Mendel and Samuel Weil.

The Sixty-seventh street Studio Association has bought from Daniel E. Seybel, through Henry Hellman, a plot 75 feet by half the block, on the north side of Sixty-seventh street, 250 feet east of Columbus avenue, for about $60,000. The plot adjoins the Studio Apartment Building, Nos. 23 to 27 West Sixty-seventh street, a twelve- and fourteen-story fireproof structure, designed for artists and their families. The association will erect a structure similar to the one now standing and adjoining it to the west, at an estimated cost of $225,000.

Arnold, Constable & Co. deny that they have bought Nos. 14 and 18 West Twenty-fourth street.

G. Tuoti & Co. have sold for Wells & Snedeker the three five-story tenements, Nos. 2054, 2056 and 2058 First avenue, and have sold for Simon Epstein No. 307 East 106th street.

Duff & Conger have sold for Louis Korn to William M. Benjamin the lot, 25x102.2, on the south side of Eighty-fifth street, 75 feet east of Madison avenue.

The firm of Charles R. Faruolo & Co. have leased for the estate of the late Marc Eidlitz the two five-story brick tenements Nos. 538 and 540 East 117th street for ten years to a client, at an aggregate rental of $20,000.

Yesterday's Auction Sales.

BY L. J. PHILLIPS & CO.

Third avenue, No. 11, east side, 84 feet south of Eighth street, 17x74, four-story brick tenement; T. J. Sturgis et al., vs. J. B. Morse et al.; Norwood & D., attorneys; Emil Goldmark, referee; partition; to Joseph H. Bennett $19,000

BY PETER F. MEYER & CO.

Eleventh street, No. 267, north side, 125 feet west of Fourth street, 25x102.5x24.5x102.5, four-story brick dwelling; to George B. Deane $17,900

Hudson street, Nos. 585 and 587, northwest corner Bank street, 49.10x79.4x51.2x71.9, portion seven-story brick store; to G. W. Gwyer 62,500

Bleecker street, Nos. 272 to 278, northwest corner Morton street, 86x50, four story brick stores, hall, &c.; H. W. Chadcayne, as executor, vs. Christopher Gwyer et al.; Howard Thornton, attorney; C. T. Terry, referee; partition; to Polstein Bros. 71,900

BY D. PHOENIX INGRAHAM.

Sixteenth street, No. 338, north side, 325 east of Ninth avenue, runs east 25 x north 45.8 x east — x north — x west 100 x south 50.9 x east — x south 41.4, five and two-story brick stable No. 1; George Young vs. Eva Totten, individual and as executrix, et al.; Stanton & H., attorneys; Emil Goldmark, referee; due on judgment, $28,286.11; subject to taxes, &c. $4,301.95, to the plaintiff $25,000

Thirty-fifth street, Nos. 147 to 151, north side, 208.4 feet east of Seventh avenue, 66.8x100x irreg.x100.8x167.9; Mary F. O'Donnell vs. Samuel K. Jacobs, mtge $9,000 160,994

Park View Terrace, e s, 50 n Wellesley st, 50x100; Lydia A. Strong to Luke Blake, mtge $1,500, all liens 100

Southern Boulevard, e s, 25 s Longwood av, 50x100; George Reubel to Henrietta Hahn 1

White Plains rd, w s, 196.10 s Becker av, 20.2x158.2x irreg.x161.2; Washingtonville; John Stahl to Joseph Wadick 1

162d st, 757 E, 27x100; George J Stricker to Conrad Wickhiller, mtge $14,000 100

179th st, s s, 100 w former Grant av, runs s w 100 x e 100 to w s Webster av x n 100.1x n w 100; Margaret L V Shepard to Margaret L V Shepard et al, trustees, b and s 1

64th st, n s, 180 e Lexington av, 16x100.5; Frederick Rohltscher to Julia S Gay 100

78th st, 815-17 E, 50x102.2; Pincus Lowenfeld and ano to Lizzie Koleszar, mtge $20,000 1

84th st, s s, 220.4 w 2d av, 16.10x102.2; Abby R Reynolds to Alice C Guernsey, exrx and trustee 1

WEST SIDE.

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

Columbus av, 749-51, e s, 50.11x100; Klara Rosenstock, widow, et al to James J. Nolan, mtge $30,000 ..... $1

West End av, w s 32 n 90th st, 27x80 x irreg; John D Higgins to Clara S Jerger, C & g 1

6th av, 102, e s, 20x77.7; Townsend B Baldwin exor and trustee to George W Cornell 25,000

25th st, 10 W, 18.4x98.9; William S Patton to Aby Real Estate Co, mtge 5,000 1

25th st, s s 118 e 7th av, 18.4x98.9; Wm G Rose to City Real Estate Co, mtge $10,000 1

27th st n s, 250 w 10th av, 25x98.9; James P Keenan, referee, to Herman Kountze et al trustees 19,000

80th st, 20 W, 27x98.9; Charlotte A Markoe to Lizzie L George, mtge $47,500 1

35th st, n s, 300 E 9th av, 18x98.9; Sarah H. Clark to William G Clark for life and then to Estelle Thompson, ½ part 1

40th st, 520 W, 25x98.9; Isaac Haft to Ignatz Roth, mtge $3,700 100

58th st, s s, 175 W 5th av, 25x100.5; Philip H Dugro to Harriet C Alexander, mtge 100,000 100

70th st, 164 W, 21x102.2; Caroline Friedland to Thomas Thacher, mtge $18,500 1

84th st, s s, 455 w Central Park West, 19.6x102.2; Amos M Lyon to Cora L Canning, b and s 1

Same property; Lucenia M McLaughlin and ano to same, q c 1

HARLEM.

(Manhattan Island, north of 110th st.)

1st av, w s, 100.10 n 114th st, 25x150x irreg; Andrea Cirolli to Nathaniel Bernstein, all liens $700

Amsterdam av, s w cor 180th st, 25x100; Joseph P McDonough, referee, to Abraham Goldsmith 17,000

Broadway, n s, 188 w Terrace View av, 25x100; Elise M J Fernschild to George J Fernschild 1

Seaman av, n s, 25 e Emerson st, runs n e 273.3x n w 179.9x n e 153.2x n w 181.8x s w 31.8 to st x s w 468.7x e 25x s 108.5; George J Ebert to New York Operating Co, mtge $280,000 300

119th st, n s, 318 e Lenox av, 17x100.11; Jennie Silberstein to Albert L Silberstein, mtge $12,500 1

121st st, s s, 125 w Park av, 25x100.11; John Fedden to Lena Maas, mtge $10,000 1

BRONX.

(Borough of The Bronx.)

Bergen av, 540, s e s, 27x93x irreg; Albert Rothermel to Peter Goetz, mtge $13,000 ..... $100

Franklin av, w s, 100 n Grant st, 125x100, West Chester; Thomas C Arnow to Charles F Baxter 1

Mott av, e s, 66.8, s 150th st, 16.8x101.3x 16.8x101.1; John B Haskin to Joseph Weiper 6,000

Park av, 4050, e s, 16x150x16.4x150; William L Turner, referee, to Lisette Loos, exrx 5,000

Park av, s w cor Itner pl, 100x140.11 to e s River st x103.6x167.9; Mary F O'Donnell to Samuel K Jacobs, mtge $9,000 1

Park View Terrace, e s, 50 n Wellesley st, 50x100; Lydia A Strong to Luke Blake, mtge $1,500, all liens 100

Southern Boulevard, e s, 25 s Longwood av, 50x100; George Reubel to Henrietta Hahn 1

White Plains rd, w s, 196.10 s Becker av, 20.2x158.2x irreg x161.2; Washingtonville; John Stahl to Joseph Wadick 1

162d st, 757 E, 27x100; George J Stricker to Conrad Wickhiller, mtge $14,000 100

179th st, s s, 100 w former Grant av, runs s w 100 x e 100 to w s Webster av x n 100.1x n w 100; Margaret L V Shepard to Margaret L V Shepard et al, trustees, b and s 1

Same property; Margaret L V Shepard et al trustees, to A Percival Kirkland, all liens 11,500

Lots 65 and 66, Block B map H P Rose Mapes estate; H P Rose to Sarah T Weber, q c 1

Recorded Leases.

Greene st, 159-61; Adolph Strauss to Wertheimer & Hollander, 2 yrs $5,000

Avenue A, 195-97, n w cor 12th st; Louis Haupt to Joseph Colazzo, 5 yrs 3,600

Roosevelt st, 90-92; Frederick Lausser to Ralph Bellino, 5 yrs 3,360

Forsyth st, 517-523 W; Jacob Epstein to Shiloma Schmulowitch, 1 yr 480

Clinton st, 216, n e cor Madison st; Samuel Golde to Lazarus Dillon and ano, 4 11-12 yrs 780

6th av, 485-87, n w cor 29th st; Henry van Schaick to Olstreicher Bros, 21 yrs 14,000

117th st, 538-40 E; execrs and trustees of Marc Eidlitz, to Ralph Bellino, 10 yrs 2,000

Franklin st, 125, s e cor West Broadway; James S Hearns to Henry C Opitz, 5 yrs 5,750

Same property; extension for 5 yrs 5,000

Same property; extension for 5 yrs 5,000

Same property; extension for 5 yrs 5,750

Division st, 18; Ida Weinstein to Henry Newman, 3 yrs 1,450

Mulberry st, 170; Nicola Cimino, attorney, to Abraham Schwascopf, 5 yrs ..... 384—420

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

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

Charles st, 35-37; Joseph Polstin and ano to American Mortgage Co, 1 yr $31,000

Same property; same to same, prior mtge $31,000, 1 yr, 6 per cent 5,000

Cherry st, 301-09; Annie Pariser to Jonas Weil and ano, installs, 6 per cent 7,200

East Broadway, 278; Abraham Fine to Yette Kaufman et al, execrs and trustees, 5 yrs 12,000

Same property; same to Samuel J Silberman, prior mtge $12,000, 3 yrs, 6 per cent 2,500

Houston st, s s, begins at n e cor block bounded by Houston, Clinton, Stanton and Attorney, runs s e Houston st 188.8 s w 52.8 n w 18.8 n e 52; Abraham Silberman to Harris Mandelbaum, prior mtge $20,000, 1 yr, 6 per cent 10,000

Houston st, s e cor Clinton st; Harris Mandelbaum and ano to Hugo L M Metz, 5 yrs 20,000

John st, 24; Andrew S Glover to Title Guarantee and Trust Co, 1 yr, 4 per cent 25,000

Madison st, 77-79; Samuel Pollak and ano to Jacob Fischel, due Dec 24, 1903, 6 per cent 24,000

Mangin st, e s, 75 n Broome st; Louis Sackin and ano to Jonas Weil and ano, installs, 6 per cent 10,500

Mangin st, e s, 150 s Delancey st; same to same, installs, 6 per cent 10,500

Monroe st, 6; Solomon Jacobs to Margaret E Mitchell and ano, trustees, 5 yrs, 4½ per cent 23,000

Rivington st, n w cor Allen st; Barnet Finberg and ano to General Theological Seminary of the Protestant Episcopal Church in the United States, 3 yrs, 4 per cent 57,500

Stanton st, 76; Charles Rudinsky to Samuel Greenfeld, prior mtge $15,000, installs, 6 per cent 2,000

Stanton st, n e cor Chrystie st; Julius Tishman to Henry Meyer, prior mtge $75,000, 5 yrs, 6 per cent 21,400

Same property; same to same, prior mtge $96,400, due Nov 4, 1903, 6 per cent 4,000

7th st, n s, 35 e Avenue C; David Jacobowitz to John Schneider, 3 yrs, 4½ per cent 7,000

11th st, 537 E; Pincus Lowenfeld and ano to American Mortgage Co, 1 yr 11,500

Same property; same to same, prior mtge $11,500, 1 yr, 6 per cent 1,500

11th st, 520-524 E; same to same, 1 yr 38,000

Same property; same to same, prior mtge $5,000, 1 yr, 6 per cent 5,000

EAST SIDE.

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

Avenue A, w s, 25.4 n 9th st; Lina Struck and ano to Bowery Savings Bank, 5 yrs, 4 per cent $6,500

Avenue A, 1516; Rosalie Schacht and ano to Sadie V Brady, 2 yrs 10,000

Madison av, 1787; J Herman Voight to Henry H Rosenthal, installs, per cent, notes 375

51st st, s s, 100 w 2d av; Max Gold to Lawyers Title Insurance Co, 5 yrs, 4½ per cent 40,000

64th st, n s, 180 e Lexington av; Julia S Gay to Frederick Rohltscher, 1 yr, 4 per cent 10,000

79th st, 315-17 E; Lizzie Koleszar and ano to Pincus Lowenfeld and ano, installs, 6 per cent 8,800

78th st, 317 E; same to same, installs, 6 per cent 8,500

WEST SIDE.

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

Columbus av, 749-51; James J Nolen to Bernhard Rosenstock et al, 2 mtges, 3 yrs, 5½ per cent, each $10,000

Columbus av, 749 and 751; same to same; prior mtge $56,000, 1 mo, 6 per cent 6,000

6th av, 102; George W Cornell to Lilly W Beresford et al, trustees, 3 yrs, 4½ per cent 17,000

7th av, n w cor 36th st; Central Realty Co to Metropolitan Life Insurance Co, due Sept 1, 1905, 6 per cent 525,000

30th st, s s, 298 w 5th av; Lizzie L George to Thomas G Field, trustee, 3 yrs, 4½ per cent 75,000

37th st, n s, 350 w 8th av; Louis Fessler to Catharine Abel and ano, 1 yr, 4½ per cent 10,000

40th st, 520 W; Ignatz Roth to Isaac Haft, prior mtge $6,000, 3 yrs, 4½ per cent 2,290

49th st, s s, 175 w 8th av; William Wick to Mina Wick, demand, 4 per cent 7,000

84th st, s s, 455 w Central Park West; Cora L Canning to Bank for Savings, 1 yr, 4 per cent 10,000

86th st, 317 W; Elles B Southworth to Mary D Kelly, 3 yrs, 4½ per cent 29,000

HARLEM.

(Manhattan Island, north of 110th st.)

St. Nicholas av, e s, 74.11 n 164th st; Thomas Bailey to Annie C Meurer, 3 yrs, 4½ per cent $7,000

St. Nicholas (Eleventh) av, s e cor 181st st; Wadsworth av, s e cor 181st st; Wadsworth av, s w cor 181st st; Wadsworth av, n e cor 181st st; Edward Rafter to John S Lyle, 5 yrs, gold 42,500

121st st, s s, 125 w Park av; Lena Maas to John Fredden, prior mtge $10,000 9 yrs 7,000

128th st, s s, 180 e 3d av; Annie H Haft to Emanuel Blumenthal, installs—per cent 2,000

149th st, s s, 125 w 8th av; Ida J Walker to Alice H Sturges, demand, 6 per cent, gold 16,000

BRONX.

(Borough of The Bronx.)

Beck st, 19; Henrietta Hahn to Lawyers' Title Ins Co, 1 yr, 4½ per cent $5,000

Bergen av, s e s, 19.8 w 149th st; Peter Goetz to Lawyers' Title Ins Co, 5 yrs, 4½ per cent 14,000

Bergen av, 540; Peter Goetz to Albert Rothermel, prior mtge $14,000, 5 yrs 3,900

Elsmere pl, s s, 105 e Prospect av; Susan McLellan, formerly Berry, to Ella T Townsend, due March 1, 1904, 6 per cent 200

Forest st, e s, 134 n 163d st; Mathilda Steiner to Charles Koch, due July 1, 1904, 6 per cent 870

Franklin av, w s, 110 n Grant st; Charles F Baxter to Thomas C Arnow, 1 yr 1,000

Samuel st, s s w s, being part lot 117, map East Tremont; Thomas or Thomas H Kremser to Augusta Larned, 1 yr 1,250

Southern Boulevard, e s, 25 s Longwood; Henrietta Hahn to George Reubel, due Aug 5, 1903 1,000

Stebbins av, e s, 408.9 n Freeman st; Conrad Mueller to Emily Strang, gdn, 5 yrs 3,000

162d st, 757 E; Conrad Wickhiller to George J Stricker, installs, 6½ per cent 3,000

179th st, s s, at w s former Grant av; also 179th st, s w cor former Grant av; A Percival Kirkland to Margaret L V Shepard et al trustees, 3 yrs 10,000

Mechanics' Liens.

West End av, 677; Charles E Ryder vs Seba Rogers $519.00

43d st, 35 W; Michael F O'Neill vs Louisa J Webel 131.00

58th st, n e cor 6th av, 100x150.5; Robert A Keasbey vs Mela Realty Co 200.00

Satisfied Mechanics' Liens.

137th st, s s, 475 e St Ann's av, 100x100; United States Gas Fixture Co vs Michael J Egan, Feb 18, 1902 ..... $245.00

Avenue D, 135-35; Bertha Helman vs Sarah Michelson, Jan 8, 1903 ..... 1,447.00

St. Nicholas av, 200; Marion A Howden vs John Doe, Jan 8, 1903 ..... 129.00

Park av, e s, 350 s 182d st, 72.8x141; William P Clarke vs Harriett F Lockwood, Jan 24, 1903 ..... 200.00

Foreclosure Suits.

105th st, n e cor Riverside Drive, 100x100.11; Walter E Coe vs Joseph A Farley et al; attys, A L & S F Jacobs.

Lots 55 to 57, map section A of the Vyse estate; William Allan vs Katherine P Hooks et al; atty, J G Farrell.

Park av, e s, 20.11 n 121st st, 20x75; Samuel Henry vs Eliza Burke et al; attys, Kurzman & F.

Saxe av, e s, 125 n McGraw av, 25x100; Amelia Steps vs Aaron Hunter et al; attys, Johnston & J.

Prospect st, s s, adjoining land of Ethan Waterhouse, 151.6x100, and also 16.6 of land in width on the whole northern front of said lot, x151.6, city island; Isabella Lomax vs Charlotte A McClennon and ano; atty, D R Horton.

130th st, n s, 175 e 8th av, 15x99.11; Charlotte E Hall vs Charles D Comfort et al; atty, F B Wightman.

28th st, 144 W; Effie P Bartlett vs Annie R Neeler; attys, Atwater & C.

45th st, s s, 516.8 w 6th av, 16.8x100.4; Eliza Duane and ano vs William F Donnelly et al; atty, L S Goebel.

48th st, 252 E; Arthur W Saunders vs Samuel Green et al; atty, W H Zantsinger.

91st st, s s, 191.8 w 3d av, 33.4x100.8; Josephine E Carpenter vs Betsy Frank et al; attys, W B & G F Chamberlin.

Lis Pendens.

3d av, n w cor 162d st, 50x94.5; Ira L Otis and ano vs Otto H Georgi; notice of execution; atty, J Kearney.

Same property; same vs same and ano; notice of execution; atty, same.

Same property; Maria W Dittmar vs Otto H Georgi; notice of execution; atty, same.

Same property; Samuel C Boehm et al vs same and ano; notice of execution; 2 actions; attys, Jeroloman & A.

Same property; Minnie Mohr vs Otto H Georgi; notice of execution; 2 actions; attys same.

Same property; Jeremiah J O'Connor vs Otto H Georgi; notice of execution; atty, J Kearney.

Same property; Anna Dougherty vs same and ano; notice of execution; atty same.

14th st, s s, 113 e Avenue B, 25x103.3; Christina Miller and ano; indiv and as exors, &c, vs Annie Clegg et al; partition; atty, M Hoyt.

74th st, 453 E; Sarah Wittenstein vs Yetta Simonson et al; partition; atty, S F Hyman.

Building Loan Contracts.

Broome st, 32; Max Gold and ano loans Wolf Sigel $12,000.00

Water st Ackerman st, w s, 226.5 n Spuyten Duyvil and Port Morris Railroad Co, 87.6x100; Provident Savings Loan Investment Co loans James Mullholland and ano 3,700.00

140th st, s s, 125 w 8th av, 50x99.11; Alice H Sturges loans Ida J Walker 16,000.00

77th st, s s, 50 e Columbus av, 100x102.2; Title Guarantee and Trust Co loans West Side Construction Co 400,000.00

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

Amsterdam av, e s, 75 s 103d st; two story dwelling and store; S. A & G Welch, 224 E 59th st, owners; Walter Hornum, 288 Lenox av, architect; cost $2,000

112th st, s s, 100 e 8th av; six story flat; Henry & Robert Arnstein, 2115 8th av, owners; G F Pelham, 503 5th av, architect; cost 65,000

Cannon st, 119-21; six story flat; Samuel Klein, 5 Manhattan st, owner; same architect; cost 42,000

29th st, 517-523 W; six story factory and stable; Charles P Rogers, 145 5th av, owner; John A Hamilton, 32 Broadway, architect; cost 50,000

68th st, 604-06 W; five story stable; Joseph Mack, premises, owner; F Jacobsen, 54 W 18th st, architect; cost 25,000

Broad and Front sts, n e cor; eight story offices and stores; B Biehl, 115 Hamilton pl, owner; Max Muller, 3 Chambers st, architect; cost 70,000

2d st, 264-66; six story tenement and stores; Max Weinstein, 151 E 81st st, owner; Horenburger & Straub, 122 Bowery, architects; cost 85,000

18th st, s s, 100 e 8th av; five story stable; David W Stein, 932 President st, Brooklyn, owner; C T Mott, 99 Nassau st, architect; cost 45,000

BOROUGH OF THE BRONX.

Ryer av, e s, 357 n Burnside av; three two-story dwellings; Katherine P Hooks, 1986 Walton av, owner; W C Dickerson, 149th st and 3d av, architect; cost $36,000

Park av, e s, 180 s 166th st, rear; two-story dye shop; Frederick Pflueger, 622 E 142d st, owner; John A Hamilton, 32 Broadway, architect; cost 3,000

Trinity av, e s, 119 s 166th st; one story and basement church and schoolroom; Protestant Episcopal Church of the Holy Faith, 166th st and Trinity av, s e cor, owner; Robert E Rogers, 150 Broadway, architect; cost 6,500

Woodlawn rd, s s, 50, 75 and 100 e Perry av; three two-story and basement dwellings; James O'Neill, 271 Montrose av, Orange, N J, owner; Charles S Clark, 709 Tremont av, architect; cost 16,500

Hull av, e s, 393 n Woodlawn road; two-story dwelling; Edward McKeown, Prospect av and 178th st, owner, same architect; cost 3,000

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $1,000 omitted.]

3d av, 1892; improvement to dwelling and store; Moe Israel, premises, owner; Max Muller, 3 Chambers st, architect; cost $1,500

Avenue C, 118; improvement to tenement and store; B Springer, 311 E 8th st, owner; O Reissman, 32 1st st, architect; cost 2,300

Duane st, 116; improvement to lofts and salesrooms; Emanuel Stern, 133 W 129th st, owner; Deisler & Stevenson, 1133 Broadway, architect; cost 12,000

125th st and 1st av, n e cor; improvement to workshops and store; Clark & Hopps, 71 W 125th st, lessees; F A Reinisch, 2315 Cambreling av, architect; cost 1,500

Park row, 105; improvement to hotel and store; F A Zunlna, premises, owner; Bernstein & Bernstein, 111 Broadway, architects; cost 5,000

6th av, 518; improvement to offices and store; M L Goldstone, 534 6th av, owner; Louis Korn, 31 W 33d st, architect; cost 4,000

Judgments Against Sylvester H. Kneeland.

Two judgments, aggregating $28,352, were entered yesterday against Sylvester H. Kneeland, both in favor of the Rhode Island National Bank. One of the judgments, for $15,354, is on notes of the Toledo, St. Louis and Kansas City Railroad Company, made in 1893, which were indorsed by Mr. Kneeland and the other for $12,998 is on his own note made on Nov. 15, 1894. Mr. Kneeland was served with the summons at 18 Broadway.

Real Estate Advertising

IN

The Sun (Daily & Sunday)

increased more than

127% *In January, 1903,*

as compared with the same month last year.

CITY REAL ESTATE.

TO INSURE PROPER CLASSIFICATION IN THE SUNDAY SUN ADVERTISEMENTS MUST BE HANDED IN NOT LATER THAN 6 P. M. SATURDAY.

Capital and Surplus, $8,000,000.

TITLE GUARANTEE AND TRUST COMPANY

146 Broadway, New York. 175 Remsen St. Brooklyn.

Manuf'rs Branch, 198 Montague St., B'klyn.

Interest paid on Deposits, subject to check.

Higher interest on time certificates.

Real estate titles examined and guaranteed.

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301 WEST 76TH STREET, CORNER OF WEST END AVE. FOUR STORIES, 29 FEET WIDE, WILL BE SOLD AT A SACRIFICE TO CLOSE AN ESTATE.

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AM FAMILIAR with the care and management of real estate; superintend, give personal attention to improvements, repairs, &c.; renting; collection of rents. Desire to have charge of any property in New York or vicinity, for estates or individuals. Furnish first class references; security if required. Parties needing a responsive address H. W. MYERS, Watson Building, room 22, 256 Church st., New York.

$250 CASH, $750 Mortgage—Eight lots, near Broadway and Rapid Transit station. OWNER, 1364 Broadway.

23D ST. EAST—53x100; two 5-story double; rent, $4,464; price, $50,000. SYDNEY FISHER, 58 Lex. av

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DESIRABLE HOUSES—8th st. to 12th st., inclusive, near 5th av., $22,500 up. FOLSOM BROTHERS, 835 Broadway.

RARE CHANCE—Modern residence, 9th st., near 5th; extra wide; price reasonable. FOLSOM BROS., 835 Broadway.

ABOVE 14TH ST., 5TH AVE. TO EAST RIVER.

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

DOOLEY AFTER POLICY SHOP.

Catches a Man Who Had the Slips, but Can't Find the Room.

When Capt. Dooley was put in command of the Bedford avenue police station, Williamsburg, two weeks ago, he learned that a policy shop existed in Dunham place near Broadway in defiance of police warnings. He decided to get evidence against the place himself and frequently watched the premises while in plain clothes. Somebody tipped off the "poke" shop and business was apparently discontinued.

The captain learned Wednesday that "runners" were doing business in the street and with Policeman Richard Owens he began an investigation. At Broadway and Dunham place he saw a young man, who subsequently described himself as Tony Murphy of Maspeth, L. I., approach men and women with whom he appeared to be acquainted and whisper to them. Dooley and Owens walked along unconcernedly and as they neared Murphy he approached them. He discovered his mistake and was turning away when the captain and Owens seized him.

They took him to the police station. He had a large number of policy slips and other paraphernalia used in the policy business. Murphy was held on the charge of dealing in policy slips. Yesterday in the Lee avenue police court he pleaded not guilty and his hearing was adjourned.

CITY REAL ESTATE.

ABOVE 14TH ST., 5TH AV. TO NORTH RIVER.

ATTENTION!—West 69th St.—Private house, 9 rooms, for sale or to let; $12,000. Apply JOHN J. HOECKL, 650 9TH AVE., NEAR 46TH ST.

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WE LEAD THEM ALL!

SLOCUM PARK,

The best improved property on the market. Lots in the immediate vicinity of Slocum Park are selling for double the amount we are asking. We have a few remaining lots that you can buy now at winter prices. Buy now. Value will enhance 33 to 50 per cent. when spring time comes.

Houses going up like magic. Improvements are already made and paid for. NO ASSESSMENTS. Come out to-day and take advantage of this offer. This property must be seen to be appreciated. TERMS, $10 DOWN, $5 MONTHLY. SPECIAL DISCOUNT FOR CASH. Titles guaranteed. Remember a FIVE CENT FARE direct to our property by FIVE DIFFERENT CAR LINES. A few choice business lots, good corners.

Take Smith street car from bridge. Brooklynites take Smith, De Kalb or Franklin avenue cars. Get off at Ave. P; also take Kings Co. L. Brighton Beach Division, to Kings Highway. SALES OFFICE, CONEY ISLAND AVE. AND AVE. P., BROOKLYN.

$7,500; RENT, $940; 2-story double brick flat, 4th av., Brooklyn; genuine bargain; mortgage, $5,000. MOE & CO., 5d av. and 56th st., Brooklyn.

BOROUGH OF BRONX—SALE OR RENT.

IF YOU ARE LOOKING FOR A HOME in the Bronx, see the JOHNSON & MAGUIRE Houses for one, two and three families, of brick and stone. Take 3d av., "L" to 149th st., transfer to Westchester av. trolley, ride to 156th st. and walk east to THE JOHNSON & MAGUIRE SITE. Write for descriptive booklet. GEO. F. JOHNSON & SONS, Owners and Builders, P. O. address East 156th st., Bronx Borough, N. Y.

SELF ACCOMMODATIONS.

ABOVE 14TH ST., EAST SIDE.

72D ST., 302 EAST—Apartments, two, three and four rooms; all heat, bath, hot water; modern improvements; $6 up. 22-25.
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1 room and bath, $12 per week and upward.
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5th AVENUE building, west side, between 26th and 34th; after to suit. FOLSOM BROS., 835 Broadway.

STORES, lofts, buildings, offices, exceptionally fine list; this and other desirable localities. FOLSOM BROTHERS, 835 Broadway.

DWELLING HOUSES TO LET.

A—HOUSES, unfurnished and furnished, in desirable localities; rent $1,200 to $5,000. FOLSOM BROTHERS, 835 BROADWAY.

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WILL EXCHANGE free and clear Chicago and Cleveland property for equity in New York business property, from $100,000 to $1,000,000. FOLSOM BROTHERS, 835 BROADWAY.

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PROPERTY FOR SALE OR RENT—Send particulars to WM. HENRY FOLSOM, 24 East 23d st. Specialty made of property between 14th and 42d sts.

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For $5,000—8 rooms; all improvements; 5 minutes to Erie and 6 minutes to D., L. & W. Railroad stations. Ter