

THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

The Hotel Spaulding at 137 to 135 West Forty-third Street and the Pierpont at 43 to 47 West Thirty-second Street Leased for Nearly \$2,000,000.

A fairly good list of brokerage transactions was reported yesterday. Its principal items were a couple of leases of apartment hotels and a purchase of a site for a new building on the West Side by a firm of manufacturers.

John H. Langton, manager of the Victoria Hotel, has leased from R. H. Spaulding the new Hotel Spaulding, which is nearing completion at Nos. 135 West Forty-third Street, for twenty-one years, at an aggregate rental of about \$2,000,000.

John J. Clancy & Co. have sold for the estate of Ferdinand Behlauer the four-story brown-stone dwelling No. 312 West Fifty-third Street, to Mrs. E. Eltzer, president of the Consumers' Blouse Company.

William P. Eno has sold the plot 50x100, in the north side of West 122d Street, 25 feet west of Central Park West, to R. M. Myers & Co., carriage builders, who will erect a building for their own use.

Leo M. Mosauer & Co. and S. I. Seigel have sold for G. R. Gross and George Herberer Nos. 680 to 586 Amsterdam Avenue, northeast corner of Eighty-eighth Street, a five-story flat with stores, on plot 100x52.

John McDonald has sold Nos. 435 and 437 East Seventy-sixth Street, two four-story flats, on plot 60x100, to Mrs. J. J. Seigel.

Charles G. Bartel has sold Nos. 10 and 12 East 114th Street, two five-story flats on plot 50x100, adjoining the southeast corner of 21st Avenue.

Nathan Karsh, who last week bought No. 179 Thompson Street, has now also bought No. 179 adjoining, making a plot 45x100. The owners of record in William L. Mitchell, who has sold for \$5,000.

Leo M. Mosauer & Co. and S. I. Seigel have sold for James Spectory to Harry Schwartz, No. 32 Madison Street, four-story front and rear building, on plot 25x100, between James and Roosevelt Streets.

Morris Weinstein has sold No. 58 Gouverneur Street, a five-story and a four-story tenement, on lot 25x100, adjoining the southeast corner of Monroe Street.

Charles E. Schuler & Co. have sold for East and Halley to John F. Phillips No. 814 West Ninety-second Street, a new five-story building, 20x100.

CITY REAL ESTATE.

Real Estate Titles

insured by this Company expeditiously and at reasonable cost. Its contract of insurance is broad and liberal, and absolutely protects the insured against loss by reason of defects and incumbrances and the expense of litigation.

CAPITAL AND SURPLUS \$8,000,000

The Lawyers' Title Insurance Company

of New York

37 Liberty St., Manhattan.

38 Court St., Brooklyn.

lat. av. block bounded on n by 9th st. on e by lat. av. on s by 9th st. on w by East River, with land under water: Solomon Island, 122d Avenue, A. No. 1, 118 to 119, at 18,100; 121st Avenue, A. No. 1, 118 to 119, at 18,100; 122d Avenue, A. No. 1, 118 to 119, at 18,100.

(West of 57th av. between Fourteenth and 10th sts.) Amsterdam av. 44, w. a. 25,000; Isidor Abraham, 122d Avenue, A. No. 1, 118 to 119, at 18,100; Isidor Abraham, 122d Avenue, A. No. 1, 118 to 119, at 18,100.

(Manhattan Island, north of 110th st.) Convent av. 174, w. a. 25,000; Isidor Abraham, 122d Avenue, A. No. 1, 118 to 119, at 18,100; Isidor Abraham, 122d Avenue, A. No. 1, 118 to 119, at 18,100.

(Manhattan Island, north of 110th st.) Convent av. 174, w. a. 25,000; Isidor Abraham, 122d Avenue, A. No. 1, 118 to 119, at 18,100; Isidor Abraham, 122d Avenue, A. No. 1, 118 to 119, at 18,100.

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HOTELS-CITY.

Hotel Woodward

IN THIS age of artistic development, where the chaste and beautiful are absolutely demanded, the Hotel Woodward offers an ideal home for its guests, wherein every modern convenience is brought to bear for their comfort. A hotel which expresses the station and individuality of its occupants.

The Hotel Woodward will be opened on the First Day of October, 1903. Single rooms with bath and suites of two, three and five rooms, furnished or unfurnished. Hotel Woodward is now open for public viewing.

Telephone No. 5774 Columbia & 1694 Franklin.

CITY REAL ESTATE.

MYRON W. ROBINSON, REAL ESTATE.

372 BROADWAY, COR. WHITE ST.

Properties for Investment.

Private Dwellings for Sale or Rent.

Real Estate Management of Estates.

Wm. M. Cruikshank, Edward A. Cruikshank.

Wm. Cruikshank's Sons

REAL ESTATE, 51 LIBERTY STREET.

4% 4 1/2% 5%

Dealers in Mortgages.

128 BROADWAY.

BOURGH OF QUEENS-SALE OR RENT.

REGENCY HILLS. One of our new modern cottages, complete in every particular, select accessible location, oak trim, workmanship and material the best, price from \$10,000 to \$15,000. Also, a number of building sites, ranging from 1/2 acre to 1 acre, with water, gas, electric light, and all other conveniences. Call on J. O. POWELL, REAL ESTATE CO., Jamaica and Bricks Aves.

BOURGH OF BROOKLYN-SALE OR RENT.

HIGH-CLASS COLONIAL RESIDENCE. BEST LOCATION ON DEAN PARKWAY. Boulevard, corner of Beverly Road, just completed, hardwood trim, steam heat, decorated, price, \$12,000. Easy terms. Also, detached residence adjoining, on plot 40x120, 25 BEVERLY ROAD, PAUL HOFFMAN, 1200 BROADWAY.

ON PROSPECT PARK SLOPE, BROOKLYN.

Two-story and basement brick house, complete in every particular, select accessible location, oak trim, nickel plumb, gas and electric light, 20x24 ft. lot, paved and up to date. Apply on premises, 208 9th st., near Prospect Park West, or J. JUNG, Builder and Owner, 85 Broadway, Brooklyn.

ONE MONTH FREE.

FLATS ON PARK SLOPE, FROM 10c TO 85c, 5 TO 7 ROOMS AND BATH. JOHN S. WATSON, 131 SEVENTH AVENUE, BROOKLYN.

TH AV. HAY RIDGE, Pk. 50x100, clear, \$1,500, or lease it. CLINE, 104 Waverly av. Brooklyn.

Brennan, Mary, to Gustav W. Brennan, 3,000

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CITY REAL ESTATE.

BOURGH OF BROOKLYN-SALE OR RENT.

412 CHALICE ST. Between Franklin and Housatonic Aves. 2-story and basement brick. \$6,000. Only \$1,000 cash required.

BEAUTIFUL BAY RIDGE. Part of the 5th Ward, Brooklyn. Only 30 minutes from New York City Hall; on high ground overlooking the city. 12 rooms, good order; 3 bath; central heating; decorated; hardwood floors; bookcases, china and glass cabinets; built in terms; price, \$8,000. Also several other properties.

TO LEASE OR FOR SALE. Best location for help, shipping, etc. 1 1/2 miles from Greenpoint terminal of East 10th and 2nd sts. ferries, cable cars, street cars, trolley lines and all railroads. 40 ft story and cellar brick factory premises, 20,000 square feet, with water front, other services, excellent driveway into building, 40 horse power boiler, engine and other machinery. \$12,000. Call on CORWATH BROS., 811 Manhattan av., Brooklyn.

HEATED FROM CENTRAL HEATING PLANT.

Three-story brick and stone house, semi-detached; supplied with hot water for domestic purposes; alley in rear; parking place; located on first floor, 2 bedrooms, hardwood floors and built in terms; price, \$12,000. Call on CORWATH BROS., 811 Manhattan av., Brooklyn.

A BARGAIN.

AT BEAUTIFUL HENSONHURST. Taken under foreclosure, new modern detached home, every improvement; plot 50x120, 2 minutes' walk to Park Ave. Station; 10 rooms, 2 1/2 baths, electric train direct, without change; face and will sell at once; purchaser invests; price, \$8,000, easy terms. FRANK A. SLOCUM, 80th and 2nd av., Hensonhurst.

KENNINGTON BARGAIN.

Why not buy one of my two-family houses? Five houses, all improved, on Kennington, 10 rooms, 2 1/2 baths, with Queen Anne house, 12 rooms, all improvements, including stable, with three bay window and carriage porch. \$12,000. Call on FRANK A. SLOCUM, 80th and 2nd av., Hensonhurst.

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APARTMENT HOTELS.

THE BRISTOL



NEW APARTMENT HOTEL, 122-124 West 49th St. BETWEEN 7TH AV. AND 8TH AV. 200 ROOMS WITH BATHS. TELEPHONE AND ALL MODERN IMPROVEMENTS. SINGLY OR EN SUITE. Monthly or Yearly Agreements. REFERENCE: THE BRISTOL