THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

The St. Paul Apartment Hotel, at Columbus Avenue and Sixtieth Street, Leased to D. P. Rickey—William G. Park and H. E. Coe Out of Broadway Syndicate.

The brokerage business reported yesterday was made up of less than a dozen small deals in the uptown residence districts. The transactions were somewhat evenly divided between dwellings and flats. One vacant plot changed ownership. No other classes of property than those three figured in the news. The trading was in line with the statement made in this column last Sunday to the effect that the speculative movement in improved residence property, which was the only active feature of the market this summer, appears to be undergoing some contraction.

This is notably the case on the lower East Side. Yesterday not a single transaction in the tenement district south of Fourteenth street was reported. So far this week only four deals there have been made public in a total of more than fifty for Manhattan and Bronx boroughs. Last week the lower East Side tenement deals numbered only seven in a total of not far from seventy private sales for the two boroughs. The speculative movement in Harlem flats has perhaps held its own.

The trend of current trading appears to be toward inexpensive dwellings and small flats. Such housing is found chiefly in The Bronx, and that borough is consequently showing not a little gain of brokerage activity. The demand for dwellings and for small flats accommodating from one to three families besides the landlord's own household is excellent and will undoubtedly increase with the approach of the time for the opening of the rapid transit road.

The Harlem Property Owners' Association issued a call yesterday for a mass meeting to be held in Majestic Hall, No. 125 East 125th street, on Monday next, at 8:15 o'clock in the evening, to protest against the levying of a local assessment for the Park avenue viaduct.

The New York Realty Corporation has bought the shares of William G. Park and H. E. Coe in the syndicate which owns the block front on the west side of Broadway between Sixty-first and Sixty-second streets, together with five lots at the northwest corner of Broadway and Sixty-second street and four at the southwest corner of Broadway and Sixty-first street. The syndicate paid $1,225,000 for the property.

As reported yesterday, the New York Realty Corporation had previously bought out the other members of the syndicate and is now the sole owner of the property, Messrs. Flake and Dowling said yesterday that no decision has yet been taken with regard to what will be done with it.

Collins & Collins have sold to Mrs. M. B. Wale for Minot E. Robinson, No. 34 East Fifty-third street, a four story brownstone front dwelling, on lot 13.8x100.5.

Slawson & Hobbs have sold for the Atlantic Realty Company No. 143 West Seventy-fourth street, a four story brownstone dwelling, on lot 20x102.2.

Charles E. Duross has sold for Edmund J. Fitzpatrick to a client of Cornelius B. Fish No. 230 West Fifteenth street, a three story dwelling, on lot 25x88.

Shaw & Co. have sold for Miss Vera MacLean No. 222 West 137th street, a three story and basement dwelling, on lot 16.6x99.11, and for Max J. Klein No. 161 East Ninety-fifth street, a five story flat, on lot 25x100.8.

Isaac S. Engard and G. F. Godley have sold No. 951 Amsterdam avenue, a five story flat, on lot 25.8x100, between 106th and 107th streets.

Stephen McCormick has sold for James Forbes Nos. 50 and 52 East 131st street, two five story flats, on plot 55x99.11, adjoining the southeast corner of Madison avenue.

William P. Mangam has sold for C. E. Erwin and C. P. Vedder the lot, 25x100, on the south side of 143d street 225 feet east of Eighth avenue.

O'Hara Brothers have sold for George L. Holeur, the four two and one-half story frame dwellings on the north side of 237th street 250 feet west of Martha avenue. The houses are detached, each occupying a plot 25x100. The buyers are Christian Schnekenburger, Sarah L. Conklin, Louis Glider and Wilhelmina Ruehl, all of whom will occupy the houses they have bought, except Mrs. Conklin, who buys for investment.

Jacob Oppenheimer has sold for Samuel E. Jacobs the northeast corner of St. Ann's avenue and 139th street and the southeast corner of St. Ann's avenue and 140th street, two five story flats, each on plot 30x100.

L. & J. Brandt have leased to D. P. Rickey the St. Paul, a ten and a half story apartment hotel on plot 80x75.5, at the southeast corner of Columbus avenue and Sixtieth street. The lease is for twenty-one years at $40,000 per annum.

George J. Demlin, J. Bernard English and Arthur J. Levy have been elected members of the Board of Real Estate Brokers.

C. A. Du Bois announces that he has entered into partnership with James E. Taylor and Arthur C. Jones under the firm name of Du Bois & Taylor. The firm's offices will be at No. 1780 Amsterdam avenue, northwest corner of 148th street, Mr. Du Bois's present place of business.

To-day's Auction Sales.

BY JAMES L. WELLS.

145th street, East, No. 625, north side, 178.1 east of Third avenue, 17.7x100; two story brick and stone dwelling; voluntary sale.

BY HERBERT A. SHERMAN.

Forty-second street, No. 25, north side, 351.2 west of Fifth avenue, 20.1x100.5, leasehold, four-story stone front building; William Ostbout, Jr., vs. B. J. Sturges et al.; Jacob Halstead, attorney; Frank Cochrane, referee; due on judgment, $12,705.75; subject to taxes, &c., $1,200.

Third avenue, No. 719, east side, 37.9 south of Thirty-fifth street, 18.2x90, five-story brick tenement; trust of the Fund for Aged and Infirm Clergymen vs. Emma Johnson et al.; Peckham, M. & K., attorneys.; L. A. Abrams, referee; due on judgment, $17,370.19; subject to taxes, &c., $1,449.38.

BY L. J. PHILLIPS & CO.

Eldridge street, No. 134, east side, 105 feet north of Broome street, 22x85, five-story brick tenement mortgage, $16,000; American Mortgage Company vs. Joseph Friedman et al.; Bowers & S., attorneys; M. S. Cohen, referee; due on judgment, $2,231.18; subject to taxes, &c., $642.67.

BY JAMES L. WELLS.

Downing street, No. 41, south side, 154.1 feet west of Bedford street, five story brick tenement; G. H. Byrd vs. H. A. Koelsch et al.; Harrison & B., attorneys; G. B. Winthrop, referee; due on judgment, $28,226.84.

Yesterday's Auction Sales.

BY M'VICKAR REALTY TRUST COMPANY.

Seventh avenue, Nos. 729 to 737, southeast corner of Forty-ninth street, 100.5x100, three and four-story tenements with one and two-story frame buildings on rear; T. B. Hidden vs. F. S. Godfrey et al.; T. G. Prioleau, attorney; G. B. Townsend, referee; due on judgment, $84,513.16; subject to taxes, &c., $2,926.30; to Joseph J. Corwin $266,192

BY PARISH, FISHER, MOONEY & CO.

Forest avenue, No. 735, west side, 118 feet south of 156th street, 18.9x87.6, two-story brick and frame dwelling; voluntary sale; to Neuman London $3,575

BY JOHN N. GOLDING.

Fifth avenue, southeast corner of 136th street, 50.11x100, two-story frame dwelling, one-story frame extension; E. H. Williams vs. Antonio D'Andre et al.; Peckham, M. & K., attorneys; W. C. Arnold, referee; due on judgment, $16,085.22; subject to taxes, &c., $247.30; to the plaintiff $16,650

Fifth avenue, east side, 39.11 feet south of 136th street, 30x100, vacant; Thomas Worth vs. same; same attorneys; J. W. Russell, referee; due on judgment, $8,196.16; subject to taxes, &c., $123.69; to the plaintiff $8,575

Fifth avenue, east side, 69.11 feet south of 136th street, 30x100, vacant; G. M. Miller and another as trustees vs. same; same attorneys; E. H. Pomeroy, referee; due on judgment, $8,201.42; subject to taxes, &c., $123.69; to the plaintiff $8,575

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.]

1st av, w s, 46.9 s 11th st, 23.2x64.2; Frank Kando to Carmelo Ianni, mtge $14,000 ..... $100

Greenwich st, 710, w s, 25x84.6x26.6x93.9; John J Glynn to Frank B Littell, mtge $8,500 ..... nom

Monroe st, 142, s s, 23.6x100; Terence Foley to Isaac Grossman, mtge $9,500 ..... o c and 100

18th st, n s, 275 w 9th av, 27x103.1; Joseph P Hennessy, referee, to Abingdon Warehousing Co 35,690

14th st, 436 E, 22x78.3 x irreg; 1st st, 32 E, 24.2x80.1x33.9x67 S; Henry Essig, Jr., to Henry Essig, Sr, rerecorded ..... nom

EAST SIDE.

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

Madison av, 1563, e s, 25.6x70; Conrad Heberer to John H Bredehoff, mtge $12,000 ..... nom

18th st, 425 E, 25x92; Biagio Cassese to Pasquale Ninziata, h and s, mtge $9,000 ..... nom

21st st, s s, 195.3 e 3d av, 20x92; Louisa Clausintzer to Bertha Wolkenberg and ano, mtge $8,000 ..... nom

40th st, s s, 125 e 2d av, 50x98.9; Anne Stone to Ellen J Stone, ½ part, b and s ..... nom

46th st, 242 E, 25x100.5; Charles Caprano to Frank Sachse, mtge $12,000 ..... nom

70th st, 111 E, 20x100.5; John B Garrison to George L Miller ..... o c and

Same property; George F Miller to Sterling Heavy Co, mtge $32,500 100

84th st, s s, 41.8 w Lexington av, 25.6x102.2; Henry J Bigham to Terence F Murphy, mtge $12,000 18,000

106th st, n s, 80 e 4th av, 25x100.11; Saul Simon to Reba E Welher, q c ..... nom

WEST SIDE.

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

West End av, 356, e s, runs e 66x s 24x w 13x n w 7.3x w 48x n 19; Mary E Platt to Rose Klee, mtge $21,000 ..... nom

8th av, s e cor 33d st, 40.5x75; Charles S Furst to Pennsylvania, New York and Long Island Railroad Co ..... o c and 100

22d st, 222 W, 20x98.9; Thomas E Bunever, exr, to Henry P Gardner, mtge $7,500 15,250

47th st, 129-31 W, 40x100.5; Ezra R Champion to Somerset Hotel Co, mtge $191,000 226,000

61st st, 237 W, 25x100.5; William C Breed to Solomon Miller ..... nom

69th st, 306 W, 25x100.5; Israel Schatz to Lena Schatz, ½ part, mtge $16,200 ..... nom

74th st, 143 W, 20x102.2; Atlantic Realty Co to Martin H Sullivan ..... o c and 100

Same property; Martin H Sullivan to Julia O Tierney ..... nom

84th st, n s, 264.8 w Columbus av, 39.6x102.2; James King to Ellen E Cunningham, mtge $40,000 100

106th st, 11 W, 25x100.11; Gustav Bluth to Charles Hoass, mtge $24,000 ..... o c and 100

HARLEM.

(*Manhattan Island, north of 110th st.*)

125th st, 529 W, 25x99.11; David Klein to Adolph Kornbluh and ano, mtge $16,000 ..... $25,000

BRONX.

(*Borough of The Bronx.*)

Adams av, e s, 38.7 n Lawrence st, runs e 100x s 104x s w 71.1x n w 75.9x n 38.7; James A Deering, exr and trustee, to Helen Grunwald $36,000

Beck st, w s, 125 n 156th st, 25x100; George F Johnson to Herman Hellberg, mtge $6,000 1,000

Bristow st, 1387, w s, 25x58.1x25x59.2; Alexander Seitz and ano to Hugo Seitz, ¼ of ½ part 625

Dyckman st, n e s, 900 n w Prescott av, 50x200; Francis A Thayer to Timothy Donovan, q c 100

Same property; Timothy Donovan to the New York Magdalen Benevolent Society 6,500

Franklin av, e s, being lot 30, map estate of William Cooper, 25x100; Michele Sasso to Giuseppe Facchinello 400

Green lane, or av, e s, lot 145, map Section 2, St Raymond Park, 25x105.4x25x104; Samuel Engel and ano to Christian Broschart, mtge 430 ..... nom

Jennings st, n s, 87.2 w Bristow st, 25x100; Abraham Kaufman to John J Farbridge and ano ..... o c and 100

Prospect av, 589, w s, 20x100; May L Kinloch and ano to Augusta Kretsch, mtge $8,750 ..... nom

Valentine av, 2094, e s, 18.11x89.8x18.8x87.4; Ada A Neumann to John W Newbery, mtge $5,000, b and s ..... nom

237th st, s w cor Spuyten Duyvil Parkway, runs w 108x s 100x w 209x s 261x e —x n to beg; James A Hayden to James Douglass ..... nom

Plot begins 100 n e Dyckman st and 700 n w Prescott av, runs n e 259x n 354x w 433.10x s 425x s e 183.9x n e 100x s e 50x s w 100x s e 200 to beg; Francis A Thayer to New York Magdalen Benevolent Society, mtge $65,000 90,000

Recorded Leases.

58th st, 620-22 W; Ruth A Wallace to M G Rieser, 10 yrs $8,500

2d av, 2238; Sophie Dunkak to Ernest Hilker, 5 yrs 2,400

12th st, 328 W; Hugh E O'Reilly to John Hughes, 5 yrs 720

Cherry st, 412; Adolph Shapiro to Jacob Buchbinder, 3 7-12 yrs 2,850

6th av, 92; Aaron Kieselstein to Morris Abrams, 1 7-12 yrs 1,620

Recorded Mortgages.

DOWNTOWN.

(*South of Fourteenth st.*)

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

Monroe st, 142; Isaac Grossman to Terence Foley, due Nov 1, 1906, 6 per cent $3,500

Mott st, 5; Solomon Lent to Henry De F Weekes, due Nov 1, 1904, 6 per cent 3,000

Pitt st, 16; Leah Hyman and ano to Nathan Molner, due Nov 14, 1905, 6 per cent 1,500

10th st, n s, 75 w Bleecker st; Evangeline Gruber to Title Guarantee and Trust Co, prior mtge $11,000, 1 yr, 4½ per cent 2,000

13th st, 419 W; The Abingdon Warehousing Co to Broadway Savings Institution, 1 yr 30,000

EAST SIDE.

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

21st st, s s, 195.3 e 3d av; Adolph Danziger and ano to Sarah Holzman, 1 yr, 6 per cent $3,000

33d st, 322 E; Frederick Vogel to Francis Cavagnaro, exr, 3 yrs, 4½ per cent 7,000

35th st, s s, 175.6 e 5th av; Florence L Kenwessy to William Sundlhelmer, ½ part, 1 yr, 6 per cent 5,000

70th st, 111 E; George F Miller to John B Garrison, 1 yr, 4½ per cent 37,500

106th st, n s, 80 e 4th av; Reba E Welher to Saul K Simon, due April 13, 1904, 6 per cent 1,000

WEST SIDE.

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

10th av, 883; Frederick C Scheele to Amelie Schwarzwalder, due Nov 1, 1906, 4½ per cent $15,000

48th st, n s, 115 w 6th av; Elise G Vanauken to Lawyers' Title Insurance Co, 3 yrs, 4 per cent 11,000

49th st, s s, 300 e 8th av; Elizabeth Dunlop and ano to North River Savings Bank, prior mtge $9,000, 1 yr, 4½ per cent 1,000

61st st, 237 W; Solomon Miller to American Mortgage Co, 3 yrs 8,000

84th st, n s, 264.8 w Columbus av; Ellen E Cunningham to Emanuel Congregation of the City of New York, 5 yrs, 4½ per cent 40,000

HARLEM.

(*Manhattan Island, north of 110th st.*)

125th st, 529 W; Adolph Kornbluh and ano to David Klein, installs, 6 per cent $3,000

133d st, 120 W; Edw H Murphy to James McGee, 3 yrs, 4½ per cent 7,000

BRONX.

(*Borough of The Bronx.*)

Amsterdam av, e s, 38.7 n Lawrence st; Helen Greenwald to James A Deering, exr and trus, 3 yrs, 4 per cent $18,000

Beck st, w s, 125 n 156th st; Herman Hellberg to George F Johnson, prior mtge $6,000, 5 yrs, 4½ per cent 3,000

Jennings st, n s, 87.2 w Bristow st; John J Farbridge and ano to John Jerolomon, 3 yrs 5,000

Norwood av, e s, 188.4 s 205th st; Annie M J Muller to Elizabeth Bader, 3 yrs 5,000

West Farms road, n w s, on line dividing land of Episcopal Church from land of Eleanor Rowland, 1 yr 1,000

16th st (av), s s, being w 25 ft, lot 478, map Wakefield; Anna C Stein to Harlem Savings Bank, re-recorded, 1 yr 2,000

17th st, s s, e 2-3 lot 27 map George Rapelye; Veronika Farlach to Union Dime Savings Institution, due Nov 1, 1905 5,000

237th st, s w cor Spuyten Duyvil Parkway; James Douglas to James A Hayden, 3 yrs, 4 per cent 8,000

Lis Pendens.

Pearl st, 456; City of New York vs Fred Koessel; 53d st, 127 W; same vs Interborough Rapid Transit Co; 98th st, 61-67 E; same vs Alexander Herzog; Baxter st, 13; same vs John N A Griswold; 61st st, 227-29 W; same vs Greenwood Cemetery Co; Nassau st, 140; same vs Charles W Hall; Centre st, 106-10; same vs John M Jones as exr, &c; 8th av, 171-75; same vs Walter O Jones; 4th st, 338 W; same vs John C Kluber and ano; Cannon st, 149-51; same vs Samuel Klein; Walker st, 89; same vs Thomas F Kaughran; 38th st, 273-75 W; same vs Timothy J Kieley; 63d st, 41-43 W; same vs Abraham Stern and ano; 45th st, 136-44 W; same vs George G. Heye; Perry st, 52; same vs William Hogg; 12th st, 259-61 W; same vs Jacob Margovitz; Madison st, 250-52; same vs Louis Davis; 29th st, 159-61 W; same vs Old Colony Realty Co; Cherry st, 297-305; also Water st, 242-48; same vs Isaac Leader et al.; 11th st, 102-10 W; same vs John Glass; Baxter st, 9-11; same vs John N A Griswold; Lexington av, n e cor 60th st, 100x30; same vs Henry Gundlach and ano; Irvington st, 108; same vs Fanny Grimes; Bleecker st, 309; same vs Henry L Goodwin; 10th av, 249-51; same vs Griffenhagen Bros; Greene st, 170; same vs Lessius Lanyr; 20 actions; violations of building laws; atty, G L Rives.

1st av, 27, City of New York vs John Koenig and ano; Jackson st, 18-20; same vs Max Kaufman; 12th st, 341 E, same vs Elias Kempner; 116th st, 500 E, same vs Maurice Kairn; 24th st, 238 E, same vs Lincoln Lowenfeld and ano; Barrow st, 101, same vs Elizabeth Moffet and ano; Southern Boulevard, 3988, same vs Michael J Maher; Broome st, 365, same vs Rocco M Morasco; 22d st, 205 E, same vs Frances Hein; Charlton st, 110, same vs Alfred L M Bullowa and ano; 120th st, 68 E, same vs Isaac M Bernstein; 3d st, 118 W, same vs Charles Becker; 116th st, 104 E, same vs Gustave F Beyer; 138th st, 96 W, same vs William F Burke; 14th st, 640 E, same vs Louis Halms; 83d st, 410 E, same vs Louis Hotecker; Baxter st, 60, same vs Louis Siegel; Avenue A, 1682, same vs Jules A Collet; Perry st, 106, same vs Grace Forgs; Macdougal st, 17, same vs Angela Franchi; Hudson st, 554, same vs Charles D Chase; Avenue A, 1431, same vs Christian Biersack; Willett st, 99, same vs Isaac Goodstein; Gansevoort st, 66, same vs Isabella Glatt; 63d st, 328 E, same vs Lena Gurgel; Cherry st, 112, same vs Bernard Golden; Baxter st, 62, same vs Rachel Gossett; 132d st, 135 W, same vs Jenny Cohen; 139th st, 614 E, same vs Dorothea Adelmann; 101st st, 116 W, same vs. Patrick Canavan; 4th st, 182 W, same vs Jacob Boolman; 2d av, 2004, same vs Bernhard Bopp; 102d st, 302 E, same vs Ada H Arnold; Suffolk st, 118, same vs Louis Cohen; Delancey st, 23-25, same vs. Moritz L Ernst et al; Rivington st, 152, same vs Margaretha Bonillon; Jefferson st, 63, same vs Isaac Ginsburg; Christie st, 87, same vs Louis L Goldstein and ano; 61st st, 118 W, same vs John H Hudson, trustee, &c; Rivington st, 315, same vs Herman Gotlieb; 62d st, 235 W, same vs Herman Hellberg; 14th st, 425 E, same vs Charles Klein; Cherry st, 258, same vs Simon Levy; 20th st, 307 W, same vs Margaret Lemon; Forsyth st, 68, same vs Bertha Nonnenbacher; 122d st, 135 E, same vs Annie E O'Connor; 1st st, 34 E, same vs George Rehfuss; 39th st, 543 W, same vs Richard Stackpole; Madison av, 1735, same vs Rose Spiegel; Hamilton st, 36, same vs Elise Underhill; Lewis st, 95, same vs Adolph Ullman; 3d st, 87 E, same vs Marie Werckle; Renwick st, 20, same vs Martha M Wysong; Monroe st, 76, same vs Jonas Well; Allen st, 105, same vs Morris Weinstein and ano; 6th st, 309 E, same vs Anna C Port; 53d st, 308 W, same vs Henry E Stevens; 57 actions; violations tenement house act; atty, G L Rives.

117th st, n s, 127.4 e 1st av, 16.8x100.11; Morris Abramowitz vs Thomas McLaughlin; specific performance; atty, M Cooper.

70th st, 9 W; 85th st, 203-05 W; Marion G Salomon vs Estelle L Campbell; warrant of attachment; attys, Van Schaick & N.

Mechanics' Liens.

19th st, 322 to 326 E; Julius Rehberg vs Leo Spielberg and ano $76

58th st, 44 E; Paul J Hall vs Mrs Cornelius Vanderbilt 160

3d st, 180 E; Morris Berkowitz vs Markus Weil 1,100

Satisfied Mechanics' Liens.

Stanton st, 83 to 87; Harris Maskin vs Moe Levy; Sept 18, 1903 ..... $220

Avenue D, 94 and 96; William H Schmohl vs Jacob Margovitz et al, Sept 19, 1903 1,408

Henry st, 71; Union Granite Co vs Well & Mayer, Oct 6, 1903 66

9th st, s w cor 2d av; same vs Samuel Barkin, Oct 6, 1903 52

156th st, n e cor Westchester av; L C Phelan vs Henry Dattwyler et al, Oct 5, 1903 175

Assignments of Mortgages.

John B Garrison to Hopewell National Bank, an interest $4,500

Eugen C Potter to City Real Estate Co 1

New York Life Insurance Co to New York Security & Trust Co 40,000

Minard G Smith to Mary E Smith 1

James L Conway to Lawyers' Title Insurance Co 20,500

Samuel Scholle and ano, exrs, to Matilda Ehrmann; 2 assignments 16,500

Same to Samuel Scholle 15,000

Clara Max and ano to William W Coller ..... o c and 100

Adelia J Walgrove to George M Walgrove 1

American Mortgage Co to Emily V Jackson 5,040

Lilly R Stern to Arthur S Cox, 2 assignments 1,800

Charles A Stein to Martin L Strauss 1

Foreclosure Suits.

13th st, 131 W; Frank Dudensing vs Margaret V Smith and ano; R Dudensing, Jr, Atty.

3d av, e s, 115 n from old n s of 2d st, 16.6x— to Boston Road, being p o lot 149, map of village of Morrisania.; Knickerbocker Building Loan Co vs Anna J Daly and ano; H H Gibbs, Atty.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

32d st, 351 E; one story lavatory; William A Taylor, 68 Broad st, owner; W P Bannister, 16 Monroe st, architect; cost $700

BOROUGH OF THE BRONX.

Reptile st, s s, 30 w Zoological Park entrance; one story ostrich and mammal house; City of New York, owner; Heins & La Farge, 30 E 21st st, architects; cost 73,800

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $1,000 omitted.]

William and Duane sts, s w cor; twelve story and basement addition to twelve story and basement lofts; Rhinelander Real Estate Co, 31 Nassau st, owner; Clinton & Russell, 32 Nassau st, architects; cost $100,000

57th st, n s, 51 e Lexington av; five story tenement; George A Laville, 149 E 51st st, owner; Israels & Harder, 31 W 31st st, architects; cost 8,000

76th st, 59-61 E; two story stable; Howland Estate, 62 William st, owner; Clarence L Sefert, 247 W 107th st, architect; cost 1,100

BOARD OF BROKERS REAL ESTATE ORGANIZED 1888 CITY OF NEW YORK

WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 115 BROADWAY.

WANTS.

FOLSOM BROS., 835 Broadway—Want building suitable for automobile storage between 23d and 67th sts., 3d to 7th av.; quick customer, 5 years lease. Also, small store on Broadway between 29th and 42d sts. Also, parlor floor store, vicinity 23d st., suitable for dressmaker. Also, wanted to rent Bowery near Canal st., five story and basement building in first class condition; store and basement can be rented separately.

OFFERS.

J. CLARENCE DAVIES & CO., 149th st. and 3d av.—Offer vacant corner plot of 2 lots adjoining rapid transit station, The Bronx; good corner for builder.

FOLSOM BROS., 835 Broadway—Offer corner plot facing Stuyvesant Park; excellent location for apartment house or hotel. Also, 34th st. corner, 97x117, seven story building; rental, $45,000; price, $425,000; in the heart of the busy section; $9,000 for investment and speculation. Also, Broadway near Circle 13,000 corner square feet; will be sold cheap. Also, Irving place near 16th st., four story private house, 20.6x100; price, $30,000. Also, Bronx corner on 3d av. near 149th st., at present flourishing department store, 50x150; will be sacrificed; immediate possession.

CITY REAL ESTATE.

Mortgage Fraudulently Released

"This is a case of exceedingly great hardship and we have diligently, but in vain, sought some tenable ground upon which the appellants could be relieved from loss," are the words of the Court of Appeals in the case of a purchase from P., where it afterwards turned out that a mortgage had been fraudulently released. The purchaser sought relief in the courts, taking his case to the Court of Appeals, but the courts decided against him and he lost his property.

If this company had insured the title

It would have conducted, at its own cost, the litigation involved.

It would, if defeated, have made good the loss to the insured.

TITLE GUARANTEE AND TRUST COMPANY

CAPITAL AND SURPLUS, $8,000,000

146 Broadway, Manhattan.
175 Remsen Street, Brooklyn.
Manuf'rs Branch, 198 Montague St., B'klyn.

HANDSOME BROWNSTONE, 25 FOOT; 11 BEDROOMS, 6 DRESSING ROOMS; MODERN, SANITARY, BRIGHT AND CHEERFUL; FINE ORDER; HARD WOODS; 70's. KEATING, 156 5TH AVE.

TO LET FOR BUSINESS PURPOSES.

Wall Street Exchange BUILDING

41 Wall St. and 43 Exchange Place, FOR RENT.

BANKING ROOM, FIRST FLOOR.

Area of 6,000 square feet. Perfect Natural Light. 20-foot ceilings. Also three entire floors and a few corner offices. High-class equipment throughout. For plans and particulars apply to

A. J. MURPHY, Managing Agent, on premises.

FOUR LOFTS TO LET. 50x90. STEAM HEAT AND ELEVATOR. 79 AND 81 WORTH ST., WEST OF BROADWAY. RULAND & WHITING CO., 5 BEEKMAN ST.

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

MYSTERY OF ABANDONED BABY.

Fashionably Dressed, Heavily Veiled Woman Involved in It.

WHITE PLAINS, Oct. 14.—A pretty and well dressed baby boy, about 6 weeks old, was found last night on the front veranda of William Schampner's home, near the entrance to the White Plains Rural Cemetery. The baby's cries attracted the attention of the residents. It wore a pink cap and was wrapped in a pink worsted shawl.

Chief of Police Carpenter learned to-day from Thomas Brown, a White Plains hackman, that a fashionably dressed woman, with her face hidden by a thick black veil, hired him to drive to the home of a colored woman near the residence of Supreme Court Justice McLean, on the White Plains pipe line road, where she got a white baby attired in a pink cap and shawl. The woman hugged the little one to her and was last seen sitting in the White Plains station of the Harlem Railroad. In the evening she disappeared, and it is believed she boarded a train for North White Plains, which is not far from the cemetery entrance. Since then all trace of her has been lost.

Col. Savage Buried at West Point.

WEST POINT, Oct. 14.—The body of Col. Richard Henry Savage was brought here to-day and interred in the West Point Cemetery with military honors. Col. Savage was graduated from the Military Academy in 1868 in the class with Major-Gen. Charles F. Roe and Col. E. W. Bass of New York city.

APARTMENT HOTELS. | APARTMENT HOTELS.

SELECT APARTMENT HOTEL

JUST COMPLETED. STRICTLY FIREPROOF.

Designed Especially for Exclusive Families and Bachelors.

NUMBER TWELVE FIFTH AVENUE ADJACENT WASHINGTON SQUARE.

Suites of One to Six Rooms with Baths. Private Telephones. High Grade Service.

Office Now Open.

CITY REAL ESTATE.

J. ROMAINE BROWN. A. P. W. KINNAN. ESTABLISHED IN 1856. J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers. NO. 53 WEST 33D STREET, NORTHEAST CORNER BROADWAY. Telephone, No. 381—38th. Washington Heights Property a Specialty.

HANKINSON, CARPET CLEANSING, 520 EAST 134TH ST. PHONE 2162 HARLEM

RESIDENCES, vicinity Washington Square and Gramercy Park and other sections; $21,000 up. FOLSOM BROTHERS, 835 BROADWAY.

FROM BATTERY TO 14TH ST., INCLUSIVE.

THE VALUABLE PROPERTY S. E. COR. 7TH AV. AND 14TH ST., New York; 100x100. HORATIO S. STEWART, 261 Flatbush av., Brooklyn.

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

109TH ST., 134, 136, 138—Six-room flats; perfect order; built under old law; steam heat; hot water; private halls; tiled baths; elevation 106 feet; convenient to Central, Riverside and Morningside parks; stations 110th st. and Broadway and 110th st. and 8th av.; rents $3,384, $3,360 and $3,264; every flat rented. CHAS. BLAUVELT, 138 West 109th st.

BOROUGH OF BROOKLYN—SALE OR RENT.

THE ARLINGTON, 62-64 Montague St., Brooklyn Heights. Apartments of 2, 3, 4 and 7 rooms to lease from October 1. Furnished or unfurnished. Restaurant, American plan. Full hotel service. Apply to R. S. BISHOP, 11 Broadway, N. Y., or on premises.

JUST FINISHED.—Row of two-family two-story and basement brick houses, well planned, well built; all modern improvements; fine location overlooking New York Bay; 20 minutes to Park Row by 5th av. L. Price, $6,200; easy terms. MUNROE STINER, Owner and Builder, on premises, 54th st., between 5th and 6th avs., Brooklyn.

BEFORE DECIDING look at those elegant new apartments, just completed in accordance with new law; fireproof tiled halls; 1058 Bergen st., near Bedford av.; 7 rooms and tiled bathroom; steam heat; hot water; every room light; rents moderate and convenient to all cars. Apply on premises. TO OWNER, THOS. H. FRASER.

BUILDERS, INVESTORS, CLUBS—Great investment at Bensonhurst; select neighborhood; will sell all my parcel of land, 22½ acres, 372 lots; to close estate; snap for $70,000; 50 per cent. down; real worth $100,000; will double in few years; only cash payers need apply. SCHNEIDER, 231 East 21st st., Manhattan.

NEW TWO-STORY BRICK BUILDINGS, WITH STORES; all latest improvements, $4,000, $800 CASH; balance easy terms. NEW TWO-FAMILY BRICK HOUSES; $4,800; all improvements, easy terms. CLAUS DOSCHER, CITY LINE TRAIN, VAN SICLEN AVE. STATION.

THE CHEAPEST PRIVATE HOUSE IN STUYVESANT HEIGHTS SECTION.

4-story stone; American basement; elegant block; good car facilities; ideal home. CHARLES TRITSCHLER, 120 Bainbridge st., or room 6, 508 Broadway, Brooklyn.

FOR SALE ON EASY TERMS—Two three-story brownstone single flats; all improvements; asphalt street; size, 20x65x100 each; price, $6,900; mortgage, $3,000 at 4 per cent.; rent, $684 each; net income, $400 each. C. N. SAGE, 16 Court st., Brooklyn.

DON'T FAIL TO SEE the one and two-family up-to-date Houses on Eastern Parkway, near Bedford av., prior to buying a home; location superb; lower part will rent readily for $480; upper part for $360. BENJ. C. RAYMOND, OWNER, ON PREMISES.

$5,000 buys a 2-story and basement brick and stone house; 12 rooms and 2 baths; bay windows, decorated and everything in good shape. Open Sundays. PIERCE KEEFE, 54th st. and 5th Ave. Brooklyn.

DO YOU WANT MONEY? If you have real estate and will sell at fair price I have the purchaser. A REPRESENTATIVE WILL CALL by appointment. R. W. HAFF, 189 MONTAGUE ST., BROOKLYN.

LOOK AT CORNER STORE PROPERTY, Eastern Parkway and Rogers av.; good opportunity for a business or investment. HORATIO S. STEWART, 261 FLATBUSH AV., BROOKLYN.

REAL PROPERTY FOR SALE—$5,000—A beautiful little two-story and basement, imitation white stone, house; modernized; handsomely decorated. 366 Monroe st., Suite 76, 26 Court st., Brooklyn.

FOR SALE. $1,200 cash, balance as rent; 2-story and basement 2-family houses; elegantly finished in hardwoods; guaranteed. 15th st. and 9th ave., Brooklyn; open.

ALWAYS HAVE MONEY To loan on Mortgage at 5 per cent. HORATIO S. STEWART, 261 Flatbush av., Bklyn.

IF YOU WANT A HOME OR LOTS, visit Borough Park; 27 minutes from Manhattan; fare 5 cents. 49th st. and 12th av., Brooklyn.

$4,800—NEW two-story and basement two-family brick houses. Premises, 875 Herkimer st., near Buffalo av.

BROOKLYN property sold for cash, quick results. W. J. T. LYNCH, 26 Court st., Brooklyn.

COTTAGE—8 rooms and bath, $3,300; bargain. WANDELL, 74th st., bet. 11th and 12th avs.

SELECT APARTMENTS.

Brooklyn.

Suites of 2 & 3 rooms & bath, at 22 Pierrepont St., near Columbia Heights. Parquet floors throughout, separate Long Distance Telephone; electric elevator, uniformed Hall servants. These are the only Apartments remaining in this new building, and are superior to anything to be had in Brooklyn. Rents, $30 & $50. Apply to Custodian on premises.

Ernestus Gulick Co., 350 Fulton St.

HOTEL GALLATIN, 70 & 72 WEST 46th ST. Elegantly furnished apartment, parlor, bedroom and bath, including meals for two, $35 weekly. New and up-to-date. Telephone, etc. Transients.

SELECT APARTMENTS.

ABOVE 14TH ST., EAST SIDE.

CORNER Bachelor Apartments, 133 East 24th st.; two rooms and bath; latest improvements; rent, including light and attendance, $40 up. FOLSOM BROTHERS, 835 BROADWAY.

ABOVE 14TH ST., WEST SIDE.

BACHELORS, "ATTENTION"—Elegant suite of rooms, with bath and all improvements, first or second floor; also large rooms, third floor. 175 West 93d st.

THE JEANNETTE, 546 West 165th st.—New single apartments; 7 rooms, bath; all light; every modern improvement.

REAL ESTATE—OUT OF THE CITY.

WESTCHESTER COUNTY—SALE OR RENT.

GENTLEMAN'S COUNTRY RESIDENCE for sale; finest corner on restricted Chester Hill, Mount Vernon, N. Y., house 14 rooms and bath; all improvements; fine stable; lot 137x115 feet. OWNER, BOX 12, MT. VERNON, N. Y.

FOR SALE OR RENT—A modern 11-room cottage at Park Hill, Yonkers; am offering a bargain, as am leaving New York. J. J. R., 12 East 42d street.

AT NEW ROCHELLE, N. Y.—House and lot for sale, cottages for rent, season or year; bargains at a sacrifice; open Saturday afternoon and Sunday. JAMES F. FITZPATRICK, 262 Main st.

NEW JERSEY—SALE OR RENT.

HOBOKEN—Tenement property, right near ferries; four story double brick houses, renting $1,000 annually; only $6,600; four-story double frame, $4,300; factory, stable, other property very cheap. KRUSE, 108 Willow av., Hoboken.

PALISADES PROPERTY FOR SALE, acreage or lots; also large piece of water front, near Fort Lee, on the Hudson. J. F. BURDETT, Fort Lee, N. J.

MISCELLANEOUS.

A FULL SCHOOL DAY for the children, can be had in the subur