THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

Valuable Water Front on the East River Changes Hands—Elevator Flat to Be Erected in Upper Broadway—Bronx Block Front Sold—Brokers' Diary.

The brokerage business reported yesterday was very considerable in volume. The bulk of it was made up of deals in flats and tenements and of transactions in sites adapted for improvement with that class of housing. Several elevator apartment houses figured in the trading. A rumor that Park & Tilford are negotiating a lease of a building to be erected for them on the old Broadway Tabernacle property was denied by Hobart J. Park, as well as by a representative of Edward F. Searles, the owner of the site. Particulars will be found elsewhere of a lease of the old Koster & Bial music hall in Twenty-third street.

The Real Estate Board of Brokers' Diary and Manual for 1904, issued yesterday, is an unusually valuable and handy volume. It contains eighty pages of statistical and other information bearing on realty interests, including all that a broker generally cares to know about the various city departments, the Tenement House Law, the Building Code, the Dispossess Law and similar subjects.

William A. White & Sons have sold for the estate of W. P. Abendroth to a corporation, a plot on the East River at 118th street, containing about fourteen lots, with piers and riparian rights. The property was formerly used as the Abendroth foundry. The buyer will make extensive improvements and occupy it.

The plot, 75x100, containing old buildings, at Nos. 46, 48 and 50 West 129th street, has been sold to a builder for improvement. The price was about $35,000.

D. H. Scully has sold two lots on the north side of 131st street, 125 feet east of Madison avenue, for the Pelham Hod Elevator Company to Jacob Weinstein.

Clement H. Smith, as broker, has sold the block front on the south side of 183d street, between Washington and Bassford avenues. He has also sold for R. Clarence Dorsett a three story frame dwelling, on lot 19.6x100, at No. 910 East 165th street, at $7,500; for Duane P. Cobb a lot on the east side of Vyse avenue 150 feet south of 172d street, at $2,000; for Ferdinand Hecht two lots on the east side of Tinton avenue 151 feet north of Webster avenue, at $7,500, and for Katharine P. Hooks a five story double flat, with stores, at No. 1704 Park avenue, at $25,000.

Gutwillig Bros. have sold the plot, 100x100 at the northeast corner of Broadway and 150th street, to Patrick McMorrow, who will build a six story elevator apartment house.

Tucker Speyers & Co. have sold for George T. Butler to Clarence M. Phipps of Phipps & Atchison, No. 211 to 215 West Twentieth street, a seven story flat, on plot 50x83x50x81.

John H. Berry has sold for the Brogan Construction Company Nos. 540 and 542 West 112th street, a six story elevator apartment house, on plot 50x100, at about $125,000.

J. Clarence Davies & Co. have leased for Valentine Loewi to the United States Government for post office purposes the ground floor in the building to be erected, on plot 50x100, on the north side of 138th street, 150 feet west of Willis avenue, and for Arthur R. Morris the building on plot 100x100 at the northeast corner of 138th street and Third avenue to I. Honigman for twenty-one years.

Folsom Bros. have sold for Annie Schenck Anable to Martha Fishel No. 47 Irving place, a three story high stoop dwelling on lot 19x60, adjoining the southeast corner of Seventeenth street.

The Fleischmann Realty and Construction Company has sold Nos. 204 and 206 West 141st street, a six story elevator apartment house, known as the Laurington, on plot 65x99.11, adjoining the southwest corner of Seventh avenue.

Samuel Wacht has bought the plot, 150x100.11, on the south side of 116th street 250 feet east of Lenox avenue.

The Sun Realty Company has bought from Walter N. Wood No. 315 West 116th street, a five story flat, on lot 25x100.11.

L. M. Mosauer & Co. have sold for Samuel Greenfeld No. 1689 Madison avenue, a five story flat, with stores, on lot 27.6x70.

Lowenfeld & Prager have sold Nos. 184 and 186 East Seventy-sixth street, two five story flats, on plot 50x102.2.

Louis Lese has sold through L. J. Phillips & Co. to Jacob Wertheimer No. 170 East 113th street, a four story flat, on plot 30x100.11.

Herman J. Levy has sold for David Mainzer No. 454 Lenox avenue, a five story double flat, on lot 25x84.

The Stabler & Smith Company have sold for Thomas Scholes to William H. Valentine No. 771 Amsterdam avenue a five story flat on lot 25x74.

Herman Cohen has sold the plot 50x100.11 on the south side of 111th street 83 feet west of St. Nicholas avenue.

Charles Rubinger & Co. have sold for the Herter Realty Company No. 234 East 106th street, a six story flat on lot 25x100.11.

G. Brettell & Son have sold for a client to Max M. Pullman No. 204 East 126th street, a five story flat, on lot 27.6x99.11, adjoining the southeast corner of Third avenue.

I. Cohen has sold for Henry Strauss Nos. 15 and 17 West 114th street, two five story flats, on plot 50x100.11.

Herman J. Levy has sold for Leopold Michael to Joseph L. Buttenweiser Nos. 312 and 314 West Twenty-seventh street, a a five story building, on lot 37.6x98.9.

Hall J. How & Co. have sold for Christina Becker No. 69 Manhattan street, a two-story frame building, on lot 20.5x100.

William Lemberg & Co. have bought from Max Goldstein No. 242 East 121st street, a four story tenement, on lot 27x100.11.

Mandelbaum & Lewine have sold to Hyman Levin, for improvement, Nos. 317 and 319 East Eighteenth street, a plot 40x92.

Eisman & Levy hve sold to Robert Friedman Nos. 312 to 318 East 106th street, old buildings on plot 100x100.11.

Max Marx has bought from George, A. Feld Nos. 506 to 510 West 151st street, three five story flats, each on plot 33.4x100, and has sold through George J. Stricker to John Koch No. 322 Mott avenue, a four story flat, on lot 25x157.8x25x152.6.

McChain & Hershfield have sold for Edwin L. Meyers a plot, 100x100, on Wendover avenue, east of Webster avenue, for improvement with three five story flats.

Pocher & Co. have leased No. 147 East Fifty-first street for the Holland estate to Manuel Garcia and No. 635 West Forty-second street for A. V. Holmes to Charles Morton.

White & Phipps have leased for Mrs. E. S. Scott No. 36 West Thirty-seventh street, a four story dwelling, to M. Alice Lyon, who has also bought the furniture in the house.

Pocher & Co. have leased No. 166 East Fifty-first street for the Nursery and Child's Hospital to Ernest Karlberg for five years, No. 825 Lexington avenue for A. H. Lawrence to C. F. Miller and No. 284 Lexington avenue for the Edward Morgan estate to Charles L. Ewart for four years.

To-day's Auction Sales.

BY S. DE WALTFARBS.

Chatham Square, No. 14, northwest corner of Mott street, 69.3x80.10x48.10x50.6, five and four story buildings; executors' sale; estate of Esther B. Marks, deceased.

BY JOSEPH P. DAY.

Riverside Drive, No. 181, east side, 110.8 feet north of Ninetieth street, 28.9x103.0x28.5x107.6, five story brick dwelling; Domeitie Dunson, as trustee, vs. J. T. Kirk et al.; Lord, D. & L., attorneys; V. J. Dowling, referee; due on judgment, $83,599.08; subject to taxes, &c., $996.46.

Eighth avenue, No. 2917, west side, 74.11 feet north of 154th street, 25x100; H. A. Brann vs. Ann Sufferain et al.; J. E. O'Brien, attorney; G. E. Kent, referee; due on judgment, $6,085.46; subject to taxes, &c., $1,131.80.

BY D. PH NIX INGRAHAM & CO.

133d street, No. 209, north side, 120 feet west of Seventh avenue, 20x99.11, three story brick dwelling; Louis Whitestone vs. Caroline Wiedhopf et al.; Sanders & F., attorneys; E. H. Pomeroy, referee; due on judgment, $2,005.44; subject to taxes, &c., $217.33.

BY PHILIP A. SMYTH.

131st street, No. 140, south side, 300 feet east of Seventh avenue, 16.10x99.11, three story stone front dwelling; S. L. Horn vs. Louisa Bluxome et al.; G. W. Ellis, attorney; J. E. Salomon, referee; due on judgment, $11,409.47; subject to taxes, &c., $343.24.

BY BRYAN L. KENNELLY.

Tenth street, southeast corner of Fourth street, Wakefield; Herbert Reeves vs. E. F. Smith et al.; H. R. Ham, attorney; G. T. Capron, referee; partition.

BY PETER F. MEYER.

Eleventh avenue, No. 2489, east side, 50.4 feet south of 134th street, 25.2x92.9x25x96.3, four story brick tenement; Theodore Sattler vs. W. H. E. Rechenberg, as executor et al.; Theodore Sattler, attorney; M. Schenck, referee; due on judgment, $2,258.76; subject to taxes, &c., $260.

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.]

Clinton st, 16, e s, 25x100.2; Pauline Jacobs to Albert Gordon and ano, mtges $23,000 ... o c and $100

Forsyth st, 50, e s, 25x100; Moses Lachmann to Marl Lachmann, mtge $15,000 ... nom

Prince st, 160-66, s e cor Thompson st, 77.7x62.4x77.5x62; Abraham S Iverson to Nathan Silverson, mtge $61,000 ... nom

Roosevelt st, 18-20, e s, runs e 133.2x s 8.11x w 0.11x s 25.9x w 133.10x n 34.9; Samuel Shapiro to Benjamin R Goodman ... o c and $100

43d st, n s, 170 w Avenue B, 50x103.3; Arthur J McQuade to Leopold Kaufmann ... o c and 100

EAST SIDE.

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

East End av, w s, 71.1 n 86th st, 18x46; W G Efot to Maud Efot, mtge $3,500 ... nom

Madison av, 949, e s, 16.8x100; Seth M Milliken to Margaret M Hatch ... nom

Madison av, 1490, s w cor 102d st, 100.11x70; Elias Rosenthal to Harry Shwitzer, mtges $80,000 ... o c and $100

Same property; Samuel Green to Elias Rosenthal, mtges $80,000 ... o c and 100

18th st, n s, 210 e 2d av, 40x92; Harris Mandelbaum and ano to Hyman Levin, mtge, $18,000 ... o c and 100

52d st, 412 E, 31.8x100.5; Margaret E Mulligan et al to Henry Siemers Jr and ano, mtge $20,000 ... nom

58th st, 234-38 E, 60x100.5; Robert Friedman to Elias Silverstein, mtge $88,000 o c and 100

85th st, n s, 97 e Avenue A, 26x102.2; Mary L Gietjen and ano to Philipp Braunels, mtge $15,000 ... o c and 100

98th st, 48-50 E, 50x100.11; Solomon Boehm to Isaac Male and ano, mtge $45,000 o c and 100

105th st, s s, 27.6 w Park av, 26x75.11; Eleanor Frank to Harris M Goldberg, mtge $15,000 ... o c and 100

106th st, 344 E, 25.4x100.11; Benedetti Lopinto to Giuseppa Lopinto ... nom

WEST SIDE.

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

Central Park West, s w cor 109th st, 40.11x100; Patrick McMorrow to Emma Bloch, mtge $68,500 ... o c and $100

18th st, s s, 147.6 w 8th av, 27.6x92; Minnie H Whitesell to Alfred T Stanley, q c ... nom

19th st, n s, 376.6 w 6th av, 20.5x92; Anna M Thompson administrator and trustee to Edward C. A. Globner.

59th st, 325 W, 17.10x100.5; William S McGuire to Henry D Hotchkiss, mtge $16,000

59th st, n s, 319.8 e 6th av, 17.10x100.5; William S McGuire to Henry D Hotchkiss, mtge $15,000 ... 1,000

HARLEM

(Manhattan Island, north of 110th st.)

Broadway, n e cor 150th st, 99.11x100; Alois Gutwillig to Patrick McMorrow, mtge $87,500 ... o c and $100

113th st, n s, 180 w Lenox av, 20x100; Mary Stavenhagen to Morris Osmansky, mtge $16,000 ... o c and 100

144th st, 540 W, 20x100.11; Ella F Monteith, trustee, to Margaret E Sullivan ... 26,000

147th st, 138 W, 25x100.11; Mathias Buchholz to Caroline Steinau, mtge $14,000 ... o c and 100

148th st, s s, 100 e Morningside av, 18x100.11; Kelsin D Hertline and ano to Lewis H Wolf, mtge $9,500 ... o c and 100

120th st, s s, 250 w 8th av, 24.11x100.11; Crowley Wentworth, referee, to George F Mabken, mtge $20,000 ... 3,850

121st st, 336 E, 25x100.11; Max I Rosenbaum to Harris Goldberg, mtge $22,000 ... 30,000

126th st, s s, 175 e Boulevard, 25x99.11; Matthew Sheedy to Edmund Coffin, mtge $5,000 ... nom

128th st, s s, 100.8 w 4th av, 18.9x99.11; Esther E Vernet to Frances I Vernet, mtge $4,000 ... nom

129th st, s s, 335 w 3d av, 25x99.11; Michael Miller to Caroline Duempelman, mtges $15,000 ... o c and 100

BRONX.

(Borough of The Bronx)

21st st, s s, being lot 797, map Wakefield, 100x114; Gilbert T Reeder to Effie P Vandegrift, q c ... nom

Same property; Samuel Conn to same, q c ... nom

Same property; Effie P Vandegrift to G A Moses ... nom

Albany road, e s, 546 n Macomb or 281st st, 25x90.7x26.5x99.2; Realty and Commercial Co to Joseph Giordagno ... $500

Beach av, 153-55, w s, 50x96.5x38x100; Caroline Duempelmanu to Michael Miller, mtge $72,000 ... o c and 100

Bryant av, 1312, e s, 25x100; Arthur D Truax, ref, to Bertha Finken, mtge $2,500 ... 750

Digney av, e s, 165.11 s Kingsbridge road, 50x100, Edenwald; Kate Mortimer to Charles H Baechler, mtge $150 ... o c and 100

Elm av, s s, 450 e Orchard terrace, 50x100; Taylor av, e s, 225 n Columbine st, 75x102; Margaret J Becker to Mortimer L Reynolds et al, exrs, q c ... 60

Marion av, 2673, w s, 15x178.8x15.9x172.2; Wilbur T Wright to Arena A Wright, mtge $2,500 ... nom

Marion av, 2659, w s, 25x161.2x25.1x158.8; Irene E Wright to Edna M Wright, ½ part, all title, mtge $4,500 ... nom

Marion av, 2663, w s, 25x166.2x25.1x168.8; Wilbur T Wright to Irene E Wright, mtge $14,500 ... nom

Park av, n e cor 170th st, 25x70; the Mutual Bank to William G McCrea, mtge 11,000 ... nom

Same property; William G McCrea to Rudolph Ranze, mtge $11,000 ... o c and 100

Pleasant av, e s, 200 s 2d st, 100x100, Olinville; Georgianna Briggs to Christian Woessner ... 3,500

Prospect av, e s, 330 n 167th st, 22.6x64.6x22.9x61.5; Jane Kelly to Michael Kelly, q c, ½ part ... nom

Tiffany st, s s, w cor 160th st, 118.1x73.6; Ella Gundlach to Frederick H Vocke, mtge $14,000 ... 20,000

Union av, or road, e s, 297 s Morris av, 25x168x27x—; Royal Hamer to Annie A Campbell ... nom

Valentine av, s w cor 192d st, 55.7x100x27.9x103.9; William H Wright to Wilbur T Wright ... nom

4th st, e, or s s, 105 from Avenue A, runs e or n—x e or s to 3d st x s w x—, contains 1⅛ acres; Avenue A, cor 4th st, runs s w — x s e to 3d st x — to Avenue A x w or n to beginning, Unionport; William J Hyland to Mary F Walsh, ½ part ... nom

Lots 34 and 35, map "University Heights, North; Henry M. MacCracken to Jessie F Woodhouse ... 3,790

Recorded Leases.

Lexington av, 2002, w s, William Hayes to Otto A Heinrich, 2 4-12 yrs ... $1,200

2d av, 34; Frederick A Booth, excr, to Charles Fleischman and ano, 21 yrs ... 1,050-1,300

Amsterdam av, 364; Augustine Massa to George Perretti and ano, 4 yrs ... 600

102d st, 212-14 E; Samuel Goldberger to Asher Brotsfield and ano, 3 yrs ... 4,300

8th av, 59-63, w s, Katherine M Ryan to Christian Yere and ano, 10 yrs ... 2,200-2,500

6th av, 691; Giovanna Maresi to Israel Raved, 5 yrs ... 2,800

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

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

5th av, 70, s w cor 13th st; Geo A Plimpton to Mutual Life Insurance Co, due Jan 1, 1907, 4½ per cent ... $65,000

Bank st, s s, 95.10 w Greenwich st; John Peters to Greenwich Savings Bank, 1 yr, 4½ per cent ... 500

Broad st, 78-80; Maritime Association of the Port of New York to Eastern Trust Co, New York, prior mtges $225,000, deed of trust due Jan 1, 1924, bonds ... 60,000

Clinton st, 16, e s, 25x100; Albert Gordon and ano to Pauline Jacobus, prior mtge $19,000, installs, 6 per cent ... 3,000

Prince st, 160-66, s e cor Thompson st; Abraham Silverson to Pincus Lowenfeld; and ano, 1 yr, 6 per cent ... 5,000

Same property; Nathan Silverson to Abraham Silverson, 1 yr, 6 per cent ... 4,000

8th st, 23-25 W; Adelaide Gutmann to New York Mortgage and Security Co, 3 yrs ... 35,000

13th st, n s, 95 w Avenue B; Leopold Kaufman to Arthur J McQuade, 5 yrs ... 22,500

13th st, n s, 170 w Avenue B; same to same, 5 yrs ... 22,500

EAST SIDE.

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

Lexington av, 811, n e cor 64th st; Carrie Peiser to Jeanne R Kalish, due Nov 1, 1905, 6 per cent ... $2,000

Madison av, s w cor 102d st; Elias Rosenthal to Samuel Green, prior mtge $52,000, installs, 6 per cent ... 9,000

18th st, n s, 210 e 2d av; Hyman Levin to Harris Mandelbaum and ano, prior mtge $18,000, 1 yr, 6 per cent ... 16,000

48th st, 22 E; John S Barnes to Mutual Life Insurance Co due Jan 1, 1905, 4½ per cent ... 50,000

52d st, s s, 189.4 e 1st av; Henry Siemers, Jr, to Mary E Dolan and ano, 1 yr ... 4,000

58th st, 150-52 E; Annie Goldstein to George Ehret, prior mtge $52,500, 1 yr ... 10,000

85th st, n s, 97 e Avenue A; Philipp Braunus to Mary L Tietjen, 4 yrs ... 3,000

98th st, 48 E; Isaac Male and ano to Solomon Boehm, due Jan 1, 1907, mtge $22,500, 6 per cent ... 1,700

98th st, 50 E; same to same, mtge $22,500, due Jan 1, 1907, 6 per cent ... 1,700

103d st, 227 E; Rafael Stravitz to Elias Summerfield, exer and truster, 5 yrs ... 15,000

Same property; same to Jonas Weil and ano, prior mtge $15,000, installs, 6 per cent ... 3,75

WEST SIDE.

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

89th st, 311 W; Laura S Hellier to the Greenwich Savings Bank, 3 yrs, 4½ per cent ... $16,000

104th st, s s, 100 e Columbus av; Matilda E Squires to J Herbert Carpenter, as trustee, 3 yrs ... 22,500

HARLEM

(Manhattan Island, north of 110th st.)

Lenox av, e s, 25.2 n 118th st; Louis Cohen to Abraham Ruth, prior mtge $40,000, 1 yr, 6 per cent ... $13,000

114th st, s s, 260 e Boulevard; Margaret E Sullivan to Ella F Monteith, trustee, 3 yrs, 4½ per cent ... 22,000

121st st, 339 E; Harris Goldberg to Max I Rosenbaum, prior mtge $22,000, due Dec 1, 1904, 6 per cent ... 3,000

133d st, 257 W; George Schweppenhauser to Empire City Savings Bank, 1 yr ... 19,000

BRONX.

(Borough of The Bronx)

21st av, S s, lot 797, map Wakefield; Arnold G Mosca to Ella C Burns, 3 yrs ... $1,200

Same property; same to Pauline Hennessey, 1 yr, 6 per cent ... 300

Boston av, n w cor 169th st; Joseph Richter to Henry E Helland, due Jan 1, 1907, 6 per cent ... 3,900

Park av, n e cor 170th st; Rudolph Kanze to William G McCrea, 5 yrs ... 4,000

Pleasant av, e s, 200 s 2d st, Olinville; Christian Woessner to Georgiana Briggs, 3 yrs ... 2,500

Assignments of Mortgages.

William G McCrea to Mutual Bank ... $1

James A and Alfred Roosevelt, trustees, to James A Roosevelt and ano, trustees ... 5,000

Bronx Borough Bank to Mutual Bank ... 1

Henry S Blake and ano, trustees, to Lawyers Mortgage Co ... 18,000

Title Insurance Co to New York Mortgage and Security Co ... 12,000

Title Guarantee and Trust Co to M P Palmer, trustee ... 70,000

John O Baker to Title Insurance Co ... 1,000

Lucia D Haubner to Magdalena C Baetjenhaussen ... 21,000

Theodore L Flammer to Charles A Flammer ... 4,000

Lawyers Mortgage Insurance Co to Charles W Watson and ano, trustees ... 18,000

Harris Friedman and ano to Charlotte Hastor ... 10,500

Charles W. Watson and ano, trustees, to William G Gaston ... 18,000

Daniel Froad to Charles F Bauerdorf ... 1,000

Kate B Gilman to Park Mortgage Co ... 1

Frederick V Haas to Harry B Davis ... 1

John D Crimmins to City Trust Co of New York ... 40,150

Samuel Wacht to State Bank, assigns 2 mortgages ... 1

Clara E Mapes to Mary E S De Grauw ... 3,500

Margaret E Mitchell and ano, trustees, to Manhasset Investment Co, 6 assignments ... 95,500

Walter R Gillett, exr, to Daniel G Gillette ... 10,014

Margaret E Mitchell and ano, trustees, to Manhasset Investment Co ... 40,000

Emma Heinz to Charles F Heinz ... 1

Abraham H Feuchtwanger to Jacob Cooper and ano trustees ... 2,000

Mechanics' Liens.

77th st, 1 E; James B Brady vs William A Clark ... $71

5th av, s e cor 92d st, 100x100; same vs I Townsend Burden ... 230

44th st, 55-57 W; same vs City Club ... 95

West End av, 232; same vs A L Erlanger ... 22

Wales av, s w cor 150th st, 50x105; Albert Blechner vs William Reubel and ano ... 427

Monroe av, 1787; Charles Huter vs John Gohring ... 93

Hewitt pl, w s, 100 n Macy pl, 50x100; Fred Schnaufer vs Catherine Meehan ... 170

163d st, 438 W; Rider Ericsson Engine Co vs Max Marx and ano ... 375

West End av, 232; Reading Hardware Co vs Abraham L Erlanger ... 94

Fordham st, e s, 300 s Fordham av, 50x30; Church E Gates & Co vs Archibald Robinson ... 287

Essex st, 71; Isidore Sinkovitz vs Samuel Pollock ... 400

11th st, 237-39 W; Carmino Altieri vs L Spielberger ... 55

127th st, 133-35 W; Antonio Congialosi vs Joseph A Dempsey ... 300

107th st, 210 W; August Mugler vs Ivy Courts Realty Co ... 1,687

Satisfied Mechanics' Liens.

Spring st, n w cor Macdougal st x w 65 x n 21 to Vandam st x e ss x irreg to Macdougal st x s 3 x irreg to beginning, New York Expanded Metal Co vs Butterick Publishing Co, L'td, Dec 14, 1903 ... $58,585

7th av, 1858-60; George Kitt vs Charles G Miller, Nov 7, 1902 ... 140

7th av, 1840; same vs same and ano as trustees, Nov 26, 1902 ... 72

11th st, 224-26 E; David Solomon vs Abraham Elterman, Nov 13, 1903 ... 99

87th st, 133 E; Bartholomew Reggori vs Sarah Rayne, Dec 7, 1903 ... 25

Lis Pendens.

Brook av, 412; Meyer Goldberg, and ano vs Anna M Schrader (specific performance); atty, S Chugerman.

Pearl st, 30; Smith st, 12, and all the undivided 189-4855 part of property to First ward between Whitehall and Broad sts, being the e ½ of Pier 2 and all of Pier 3, East River, together with wharfage and privileges appurtenant thereto and to bulkhead extending along s s of South st, between middle line of Pier 2 and the point where w s of old Pier 4 intersected the said bulkhead and also rights & c, of which John Remsen died seized in and to w ½ of Pier 2 and the bulkhead extending from w s of Pier 2 to w s of old Pier 4, and all rights to Pier 2 and bulkhead, being same premises of which John Remsen died seized excepting Pier 4, East River, and rights acquired by the city of New York, Nov 3, 1900; Julia L Dwight vs Samuel R Lawrence et al (partition); attys, Harris & C.

College av, s w cor 148th st, 50x75; John P Bohling vs Louis Wienecke et al (partition); atty, T H Friend.

Forsyth st, 5; Isaac Marx vs Josef Gertner (specific performance); atty, W B Marx.

89th st, 226 E; Louis Levy vs Sophie Knepper et al (specific performance); attys, Manheim & M.

Foreclosure Suits.

137th st, n s, 300 e Willis av, 150x200, to s s 138th st; Leonard G Kirk vs City Homes Improvement Co; atty, A B Prentice.

2d st, n s, 171 w 4th av, 24x100; Wakefield, Bronx; Ella L Ray vs Malvina C Dessoir; attys, Clock & C.

40th st, 445 W; Edgar Logan vs Realty Co of New York; atty, W H Ellinger.

143d st, n s, 150 w 8th av, 50x99.11; Perry st, n w cor Hudson st, 44.6x52.7x irreg; 4th av, e s, 75 s 102d st, 25.11x105; same vs same; atty, E Logan.

Carmine av, n s, 125 w Bedford st, 25x95; Barbara Schmidt as excrx, &c, vs Solomon Cohen et al; attys Nevin & G.

Building Loan Contracts.

18th st, n s, 210 e 2d av, 40x92; Harris Mandelbaum and ano loan Hyman Levin ... $20,000

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

32d st, 404-08 E; five story bakery, Fest Biscuit Co, 187 Venango st, Philadelphia, Pa, owner; John W Ingle, 109 W 42d st, architect; cost ... $40,000

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $1,000 omitted.]

Monroe st, s s, 47 e Jefferson st; four story tenement converted into a synagogue and school; Congregation Anshe Salem, 142 Monroe st, owner; William Rouse, 1207 Park av, architect; cost ... $10,000

Broadway, 1953; six story offices and store; J L Mailler, 1947 Broadway, owner; Smith, Westervelt & Austin, 7 Wall st, architects; cost ... 7,500

75th st, 52 E; four story and basement residence; Mary M Johnson, premises, owner; L C Holden, 1133 Broadway, architect; cost ... 2,500

MARINE INTELLIGENCE.

MINIATURE ALMANAC—THIS DAY.

Sun rises....7.23 Sun sets....4.30 Moon sets....2.08

HIGH WATER—THIS DAY.

Sandy Hook; 2.33 Gov. I'd.... 3.05 Hell Gate....4.58

Arrived—MONDAY, Dec. 28.

Ss Nordkap, Progresso, Dec. 20.
Ss Ponce, Ponce, Dec. 15.
Ss Silvia, St. Johns, Dec. 22.
Ss Comus, New Orleans, Dec. 23.
Ss Lampasas, Galveston, Dec. 21.
Ss City of Augusta, Savannah, Dec. 26.
Ss City of Macon, Boston, Dec. 27.
Ss Huron, Brunswick, Dec. 25.
Ss Georgetown, Georgetown, S. C., Dec. 28.
Ss Manna Hata, Baltimore, Dec. 26.

SAILED FROM FOREIGN PORTS.

Ss Patricia, from Plymouth for New York.
Ss Furnessia, from Moville for New York.

OUTGOING STEAMSHIPS.

Sail To-day.

	Mails Close.	Vessels Sail.
Main, Bremen		1 00 P M
Vincenzo Florio, Naples	8 30 A M	11 00 A M
Horace, Argentina	7 00 A M	10 00 A M
Prinzess Irene, Porto Rico	9 00 A M	12 00 M
Maraval, Grenada	10 00 A M	1 00 P M
Adirondack, Jamaica	9 30 A M	12 00 M
Kansas City, Savannah		3 00 P M
Princess Anne, Norfolk		3 00 P M
Segurance, Colon	9 30 A M	1 00 P M
Comanche, Charleston		3 00 P M

Sail To-morrow.

Cedric, Liverpool		1 00 P M
Rotterdam, Rotterdam	7 30 A M	10 00 A M
Consuelo, Hull		
Comus, New Orleans		12 00 M
Comal, Galveston		3 00 P M
Hamilton, Norfolk		3 00 P M
Huron, Charleston		3 00 P M
Silvia, Newfoundland	9 30 A M	12 00 M
Fluminense, Para	12 00 M	3 00 P M

Sail Thursday, Dec. 31.

La Touraine, Havre	7 00 A M	10 00 A M
Vigilancia, Havana	8 00 A M	11 00 A M
Seneca, Tampico	12 00 M	3 00 P M
New York, San Domingo	12 30 P M	3 00 P M
El Alba, Galveston		3 00 P M
City of Augusta, Savannah		3 00 P M
Monroe, Norfolk		3 00 P M

INCOMING STEAMSHIPS

Due To-day.

Arkansas	Stettin	Dec. 1
Seriphos	St. Michaels	Dec. 13
Calabria	Gibraltar	Dec. 12
Marianne	Gibraltar	Dec. 12
Apache	Jacksonville	Dec. 25
Martello	Hull	Dec. 15
El Monte	Galveston	Dec. 22
Mexico	Havana	Dec. 25
Maracaibo	Ponce	Dec. 23
Boyle	Liverpool	Dec. 18
Chalmette	Galveston	Dec. 23
Alamo	Galveston	Dec. 28
City of Washington	Colon	Dec. 22

Due To-morrow.

Prinzessin Victoria Luise	Hamburg	Dec. 20
Majestic	Liverpool	Dec. 23
El Sigio	Galveston	Dec. 24

Due Thursday, Dec. 31.

Patria	Gibraltar	Dec. 16
Nordkyn	Gibraltar	Dec. 16
Thespis	Barbados	Dec. 23

Due Friday, Jan. 1.

Pennsylvania	Hamburg	Dec. 17
Plequa	Gibraltar	Dec. 19
Mongolian	Glasgow	Dec. 19
Seminole	Jacksonville	Dec. 29
San Jacinto	Galveston	Dec. 27

Due Saturday, Jan. 2.

St. Louis	Southampton	Dec. 26
Bordeaux	Havre	Dec. 19
Benedict	Para	Dec. 18
El Mar	New Orleans	Dec. 27
Nacoochee	Savannah	Dec. 30
Iroquois	Jacksonville	Dec. 30

CITY REAL ESTATE.

J. ROMAINE BROWN. A. P. W. KINNAN.
ESTABLISHED IN 1855.
J. ROMAINE BROWN & CO.
Brokers, Agents, Appraisers,
NO. 53 WEST 33D STREET.
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HORACE S. ELY ALFRED E. MARLING
Horace S. Ely & Co.
REAL ESTATE.
21 Liberty St. 27 West 30th St.

NINTH WARD LOT; suitable stable; 20x80; facing two streets; $7,500. DUROSS, 155 WEST 14TH.

COLORED property managed by a colored agent. Philip A. Payton, Jr., 67 W. 134th St. Telephone.

THREE-STORY House, store, 9th Ward; rent 2000; price, $8,500. DUROSS, 155 WEST 14TH.

BOROUGH OF BROOKLYN—SALE OR RENT.

DO YOU WANT TO BUY
$25,000 good, honest equity in elegant apartment house for $18,000? Will net $2,650 per year on investment. Will take $14,000 cash, $4,000 free and clear. This is good. I would be glad to have you investigate if proposition suits. Address V., Builder, 312 Washington st., Brooklyn.

2 DOUBLE FLATS
will be sacrificed to a quick buyer. Lot 60x100, building 28x60; mortgage, $9,000; rental, $1,920; price, $18,000. Make an offer; 30 minutes to Manhattan. Open Sundays. PIERCE KEEFE, 53d st. and 5th av., Brooklyn.

FLATBUSH AVE., WEST SIDE.
Near Livingston st.
Two story and cellar, lot 24 ft. wide, being sold to divide estate; $42,000. T. J. MURPHY, 665 Flatbush av., near Hawthorne st., Brooklyn.

$26 TO $30; JUST OFF PROSPECT PARK.
Elegant 5 and 6 room and bath flats; steam heat, hot water; will be ready January 1.
THOS. ROSECRANS, 315 Seventh av., Brooklyn.

BARGAIN—Three-story brick English basement; furnace in cellar; $3,800. M. J. BRADLEY, 144 Montague st., Brooklyn.

HOTELS—CITY.

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. Transients' rooms with bath $2 per day, up. Breakfast, 50c.; Lunch, 50c.; Dinner, $1.00.

PURITAN HOTEL Men only, 183 Bowery, corner Delancey.

PALMA HOUSE 92 Bowery. Men only; rooms, 25c.

REAL ESTATE—OUT OF THE CITY

WESTCHESTER COUNTY—SALE OR RENT.

GENTLEMEN'S COUNTRY RESIDENCE, for sale; finest corner 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.

MISCELLANEOUS

FARM bargains, Litchfield county, Conn., and Berkshire county, Mass. Fifty Farms for sale, 15 acres to 600 acres, from $400 to $10,000; write for list. J. K. SMITH, Station A, Winsted, Conn.

HOTEL for sale at a big bargain; profits will pay purchase price four years; best opportunity in the State. H. L. REED, Amsterdam, N. Y.

ANDREW L. BUSK—Safe 10% and 12% investments. Springfield, Mass. Bank references.

W. M. OSTRANDER, Real Estate and Investments, North American Bldg., Philadelphia.

TEXAS RANCHES FOR SALE.
W. H. GRAHAM, CUERO, TEXAS.

REAL ESTATE AT AUCTION.

AT PUBLIC SALE,
By order of Federal Court,
A SPLENDID FACTORY PROPERTY
Formerly operated by the
American Union Electric Company
Wednesday, December 30, 1903, 12 noon, on the premises at Ampere, New Jersey. Located on the Montclair Branch of the D., L. & W. R. R.

TO LET FOR BUSINESS PURPOSES.

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

THREE-STORY Stable, opposite Cunard docks; size 46x70; price $22,500. DUROSS, 155 WEST 14TH.

DWELLING HOUSES TO LET.

HOUSES furnished and unfurnished in desirable locations; rents $1,000 to $12,000.
FOLSOM BROTHERS, 835 BROADWAY.

Furnished.

CHOICE old established boarding house, always full; 40 rooms; steam heat; must be sacrificed; owner going South. DUROSS, 155 WEST 14TH.

APARTMENTS TO LET—FURNISHED.

West Side.

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. Transients' rooms with bath, $2 per day, up. Breakfast, 50c. Lunch, 50c. Dinner, $1.00.

OLD KOSTER & BIAL'S SOLD.

To Be a Billiard Hall, Bowling Alley and Gymnasium—Started as a Theatre.

The old Koster & Bial music hall at 115 and 117 West Twenty-third street has been leased by the Darling estate to French, Graham & Clarence E. Green. The property extends through to 108 and 110 West Twenty-fourth street, the building being five stories high in Twenty-third street and four in Twenty-fourth street. The site measures 50 by 200 feet. The lease is for five years.

The two lower floors of the building will be used by the lessees as a billiard hall and bowling alley. The rest of the Twenty-fourth street end has been let to Hallett & Thompson for a gymnasium, now in West Twenty-eighth street, which a new apartment hotel is soon to replace.

The Twenty-third street premises were opened in 1869 as the Twenty-third Street Opera House, conducted