THE REAL ESTATE MARKET.

GOOD VOLUME OF BUSINESS IN SMALL PROPERTIES.

Historic Bowery Property Sold by the Heirs of Ephemia White Cruger—Old Carlton House Site in Frankfort St. Changes Hands—The Florence Leased.

The brokerage transactions reported yesterday form a good index to the general character of the activity current in the realty market. The volume of trading was very considerable, without including a single deal of large importance. Business practically did not extend beyond the flat and tenement districts. The movement in those districts, however, has probably never before in the history of the city been so widespread as now. The fact of its extensiveness is sufficient proof that it is not a mere speculation certain to run its course in a short time, like some more showy activities that have attracted public attention in the last few years.

The effect of this movement on prices is constantly being illustrated in the brokerage reports by sales of properties which have been held by old New York families for generations past. In other words, prices are reaching a point where they tempt owners of inherited property to realize on it and reinvest the proceeds. Yesterday at least two deals of this kind were made public.

Private Sales.

BOWERY.—The McVickar, Gaillard Realty Company has sold for the heirs of Ephemia White Cruger, consisting of the estate of S. V. R. Cruger and the Misses Cornelia and Catherine Church Cruger, the property at Nos. 170 and 170½ Bowery, a three-story tenement with store, on lot 25x100. This property was part of the Bayard farm and was owned by the Patroon Stephen Van Van Rensselaer of Albany, who died in 1841. It has not been transferred by sale for more than a hundred years.

SEVENTY-THIRD STREET.—The McVickar, Gaillard Realty Company has sold for the Rev. Abbot Brown No. 179 East Seventy-third street, a three story high stoop dwelling, on lot 20x100.2, now occupied by the Republican Club of the Twenty-sixth district of New York.

MULBERRY STREET.—The McVickar, Gaillard Realty Company has sold to Stabile Bros., Italian bankers, No. 164 Mulberry street, a five story store and loft building, on lot 25x100, for Kidansky & Levy, who bought the property recently through the same brokers.

SIXTY-SIXTH STREET.—The McVickar, Gaillard Realty Company has sold to a Mr. Heyman Nos. 235 and 237 West Sixty-sixth street, two five story tenements, on plot 50x100.

109TH STREET.—Mrs. H. Elizabeth Foster has sold Nos. 249 and 251 West 109th street, two five story flats, on plot 50x100.11.

WILLIAM STREET.—Daniel R. Freedman has bought through E. H. Ludlow & Co., from the Cromwell estate, the old Carlton House property, at Nos. 200, 202 and 204 William street, and Nos. 18 and 20 Frankfort street, at the junction of William, North William and Frankfort streets, with a frontage of 79 feet on William street and about 57 feet on Frankfort street.

103D STREET—Max Marx has bought from Edward De Noyelles, No. 302 West 103d street, a three story dwelling, on lot 20x100.11, adjoining the southwest corner of West End avenue.

118TH STREET.—The Schwab Realty Company has bought from Edmund Coffin No. 368 West 118th street, a three story dwelling on lot 18x100.11, adjoining the southeast corner of Morningside avenue.

128TH STREET.—Isaac Williams has sold 128 West 128th street, a three story dwelling, on lot 15x99.11.

125TH STREET.—John E. Smithers has sold No. 542 West 125th street, a five story plot, on lot 25x100.11.

ST. NICHOLAS TERRACE.—Elias Feinberg has sold Nos. 8 and 10 St. Nicholas terrace, two five story flats, each on plot 38.7x80.

EIGHTY-THIRD STREET.—The National Biscuit Company has sold Nos. 613 to 619 East Eighty-third street, a five story building, on plot 109x100, formerly occupied by the Howe Baking Company.

141ST STREET.—Weisberger & Heine have sold for H. Lichtenberg to Max Lederer No. 222 West 141st street, a five story double flat, on plot 37.6x99.11.

EIGHTY-THIRD STREET.—Lowenfeld & Prager have bought No. 403 East Eighty-third street, a five story flat, on lot 26x102.2.

FIRST AVENUE.—William P. Mangam has sold for Abram Goldman No. 2319 First avenue, a five story flat, with stores, on lot 25x100.

102D STREET.—Myron W. Robinson and R. W. Appleton have sold for W. J. and S. H. Davenport, No. 17 West 103d street, a five story flat, on lot 20x100.11, adjoining the northeast corner of Manhattan avenue.

MORTON STREET.—Weil & Mayer have sold No. 13 Morton street, a six story tenement, on lot 25x87.

AMSTERDAM AVENUE.—The Brainerd estate has sold No. 1464 Amsterdam avenue, a five story triple flat, on lot 25x100.

FIFTH AVENUE.—The Rolston estate has sold the northwest corner of Fifth avenue and 136th street, a five story flat, on lot 25x85.

MADISON AVENUE.—Jacob Stone has bought the southeast corner of Madison avenue and 108th street, a five story double flat, on lot 25.11x84.

FIFTH AVENUE.—Max J. Klein has bought from Robert Hartshorne No. 2244 Fifth avenue, a five story double flat, with stores, on lot 25x85.

EIGHTY-FOURTH STREET.—William Winter has sold to Frederick Heins No. 507 East Eighty-fourth street, a three story building, on lot 19.5x102.2.

112TH STREET.—John Katzman has sold No. 105 West 113th street, a five story flat, on lot 25x100.11.

EIGHTH STREET.—John Katzman has sold Nos. 339 and 341 East Eighth street, old buildings, on plot 40x94.

FIRST AVENUE.—Leon Bleyer has sold to F. Beck No. 1514 First avenue, a five story tenement, on lot 25x113.

AVENUE B.—Tansend & Hirsh have bought from Otto Kinsel No. 261 Avenue B, a five story tenement, on plot 26.6x88.

AVENUE C.—Morris Lipsman has bought Nos. 145 and 147 Avenue C, northwest corner of Ninth street, a six story tenement, on plot 46.3x83.

SECOND AVENUE.—Gerson Krimsky has sold to J. Berkowitz No. 2407 Second avenue, a five story flat, on lot 25.2x90.

106TH STREET.—Julius Berkowitz has sold to J. Pearlmutter No. 227 East 106th street, a five story tenement, on lot 25x100.11.

ESSEX STREET.—Hyman Shulman has bought No. 87 Essex street, a six story tenement, on lot 26x87.6.

DAWSON STREET.—Richard Dickson has sold for Mary E. Nicklas No. 1126 Dawson street, a two story brick dwelling, on lot 28x100.

WASHINGTON AVENUE.—Kane L. Roller has sold No. 1526 Washington avenue, a five story flat, on lot 25x175, near Wendover avenue.

BROOK AVENUE.—Michael Hoffman has sold to Stein & Von Doem Nos. 1362 to 1366 Brook avenue, three four story flats, on plot 75x100.

TWENTY-EIGHT STREET.—Charles E. Duross has leased the southwest corner of Twenty-eighth street and Tenth avenue to ex-Assemblyman Richard Butler. Mr. Butler intends, after extensive alterations, to open a hotel.

SEVENTY-SIXTH STREET.—Arnold & Byrne have sold for Messrs. Hyams & Small to L. Cohen No. 432 East Seventy-sixth street, a five story modern tenement.

117TH STREET.—M. & L. Hess have leased for Joseph Rosenberg the five story flat houses, Nos. 42, 44, 53 and 57 West 117th street, for a term of years to one tenant at an aggregate rental of $50,000.

FOURTEENTH STREET.—Charles E. Duross has leased the building at No. 450 West Fourteenth street, for Conron Bros. Company; the upper part to James Cunningham, and the store and basement to Hoehn & Mayer. Also a loft in the building corner West Twelfth and Greenwich streets to Horner Worden. Also two lofts in the building Nos. 422 and 424 West Fourteenth street for D. Fink to Alexander & Reid Company for a term of years. Also the four story and basement private house for a term of six years at $2,000 per year at No. 133 West Fourteenth street for Bridget Kelly to a client. Also the private house at No. 206 West Fourteenth street for Douglas Taylor. Also the four story private house at No. 152 West Fourteenth street for a client.

Miscellaneous.

Charles A. Gould is the buyer of No. 131 East Thirty-ninth street, sold recently by William M. Laffan. The property will be altered into an automobile house.

Louis Frankel represented Max J. Klein in the purchase of No. 155 East 105th street.

J. Jordan Hopkins, as the representative of Mrs. Mary A. Early, denies the reported sale of the property No. 818 Sixth avenue.

The Florence apartment house, at the northeast corner of Fourth avenue and Eighteenth street, is to be converted into a transient hotel. Frank E. Smith has closed a lease of the property for the Virginia Matthews estate for twenty-one years. The lessee is a syndicate formed by Mr. Smith. The Florence was one of the first apartment houses to be built in this city.

The McVickar, Gaillard Realty Company is the name of a new corporation, of which H. W. McVickar is president and W. E. G. Gaillard vice-president. It was formed at the time the McVickar Realty Trust Company and the Empire State Trust Company were consolidated, and has taken over the real estate business of the former company.

To-day's Auction Sales.

(At 161 Broadway, 12 o'clock.)

BY PARISH, FISHER, MOONEY & CO.

Broadway, 369, west side, 50 feet north of Franklin street, 25x150 to Franklin alley, five story stone front office building; P. H. Hart vs. V. M. Hart et al.; Kellogg & B., attorneys; Randolph Hurry, referee; partition.

BY JOSEPH P. DAY.

St. Nicholas avenue, No. 620, east side, 20.1 feet south of 141st street, 18.8x102.4x18x105.4, five story brick tenement; F. C. Huntington, as trustee, vs. Johanna Spellman et al; T. N. Rhinelander, attorney; Sol Kohn, referee; due on judgment, $22,293.40; subject to taxes, &c., $566.53.

Yesterday's Auction Sales.

BY PARISH, FISHER, MOONEY & CO.

163d st, Nos. 676 and 678, south side, 175.6 feet east of Melrose avenue, 50x100, two three story frame tenements on rear; Metropolitan Savings Bank vs. M. A. Hayes, et al.; due on judgment, $7,036.61; subject to taxes, &c., $592.02; to the plaintiff..... $7,050

BY BRYAN L. KENNELLY.

Broadway, No. 2300, northeast corner of Eighty-third street, 20.6x83.6x20.6x83.4; five story flat, with store; executor's sale; to Garret Nagle..... $56,500

Broadway, Nos. 2302 and 2304, east side, 20.6 feet north of Eighty-third street, 40.11x82.11x40.8x83.4; five story flat, with stores; executor's sale; to Mrs. Anna M. Muller. 65,750

Eighty-third street, No. 229, north side, 83.6 feet east of Broadway, 31.1x102.2, five story flat; executors' sale; to Charlotte S. Kruse 89,000

Sixty-sixth street, No. 241, north side, 200 feet east of West End avenue, 25x100.5, five story stone front tenement; Equitable Life Assurance Society vs. Mary O'Connor, et al.; due on judgment, $16,377.65; subject to taxes, &c., $459.11; to the plaintiff..... 12,000

BY JOSEPH P. DAY.

Park avenue, West, No. 4465, west side, 111 feet south of 182d street, 18x87.2x18x83.6, two story frame dwelling; Fanny Flitingoff vs. Olga Balaban, et al; due on judgment, $475.28; subject to taxes, &c., $375; sold subject to a mortgage of $2,500; to the defendant..... $4,200

101st street, north side, 80 feet east of Lexington avenue, 240x100.11, National Citizens' Bank vs. Provident Realty Company, et al.; due on judgment, $5,530.30; subject to taxes, &c., $844.05; prior mortgage, $30,000; to Freda Hart..... 37,532

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.]

Bowery, 357, e s, runs e 70.9 x s w 19.5 x n w 5 x s 7 x w 60 x n e 24.8; Elizabeth S Gould and ano et al, excrs and trustees, to Samuel Doughty..... nom

Carmine st, 78, s s, 25x60; Alice K Webb to Lillian Kellar, mtge $18,000..... nom

Rutgers st, 64-66, 84.4x64.5x89x64; Henry Sofranski to Newman Sofranski, mtge $90,125..... nom

Thompson st, 220, e s, 25x85; Julia A Hannoe to Pincus Lowenfeld and ano..... nom

14th st, 638 E, 26.11x103.3; Louis Haims to Abraham Remnek, mtge $15,000..o c and $100

14th st, 642 E, 27.4x103.3; same to David Solomon, mtge $15,000..... o c and 100

14th st, 640 E, 27.5x103.3; same to same, mtge $15,000..... o c and 100

EAST SIDE.

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

Avenue A, 1601, w s, 25x75; Louis Clauder to Christian Clauder, ½ part, all title, rerecorded..... $6,000

Same property; Christian Clauder to Hermann Heidelberger, mtge $14,000..o c and 100

Madison av, 793, e s, 22.5x84; Minnie A Blanchard to Alice H Haight, mtge $60,000..... o c and 100

Madison av, 793, e s, 22.5x84; Alice H Haight to Minnie A Blanchard..... o c and 100

2d av, 2074, e s, 25x99.2; Adolf Milleto Regina Heinecke, ½ of R T and J, mtge $11,000..... o c and 100

17th st, n s, 200 e 4th av, 25x92; The Farmers Loan and Trust Co to Thomas H Powers.. nom

41st st, s s, 225 e Park av, 25x98.8; Minna Pfeiffer to Julius B Fox, mtge $26,000..... nom

74th st, 492 E, 25x102.2; Josef Pilc to Elizabeth Pilc and ano, mtge $10,500..... nom

76th st, 418 E, 25x102.2; Henry Spielmann to Otto Kinzel, mtge $10,000..... 100

78th st, 222-24 E, 26.8x102.2; Pincus Lowenfeld and ano to Augusta Greenwald, mtge $10,000..... nom

79th st, s s, 110 w 1st av, 17x80; Clara Maier to Michael J Egan, mtge $5,500..... nom

81st st, 210 E, 25.5x102.3; Anne Gilligan to James Kelly, ½ part..... nom

Same property; same to Mary T Kelly, ½ part..... nom

81st st, 210 E, 25.5x102.2; Mary T Kelly and ano to Anne Gilligan..... nom

83d st, 610 E, 25x87.2x25.3x83.8; Henry S Van Duzer and ano, trustees, to Joseph Haft..... 15,000

97th st, 212 E, 27x100.11; Morris Claman to David Stoff, mtge $9,200..... nom

102d st, 216 E, 25x100.11; Samuel Kaplan to Emil Seidls, mtge $12,000..... 17,250

105th st, n s, 175 e 2d av, 25x100.11; George Ilsen to William Pelzer, mtge $12,500..... 22,500

105th st, s s, 230 w Park av, 25x100.11; Benjamin G Paskus to Lena Wasserzug, mtge $13,000..... o c and 100

WEST SIDE.

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

52d st, 22 W, 25x100.4; Treadwell Cleveland to Julia Schlefelin, mtge $95,000..... nom

66th st, 245 W, 25x100.5; Bernard Gordon to Fanny Gordon, mtg $11,000..... o c and $100

80th st, n s, 82 w Amsterdam av, 18x102.2; Saul Adams to Louise Lamin, mtge $15,000..... o c and 100

104th st, 242 W, 40x100.11; Sylvester J Wright to Van Norden Trust Co, trustee, mtge $60,000..... exch

107th st, 66 W, 98x100.11; Albert V Donellan to Salamon Farlan, mtge $32,000..... nom

109th st, s s, 175 e Columbus av, 25x100.11; Richard Bullwinkle to Stephen J Weaver, mtge $24,000..... o c and 100

HARLEM.

(Manhattan Island, north of 110th st.)

Madison av, n e cor 116th st, 100x50; Ewing Publishing Co to Beauchamp Realty Co, mtges $110,000..... o c and $100

Madison av, s e cor 118th st, 100.11x25.6; Morris Simon to Samuel Kurlan, ½ part, mtge $40,000..... o c and 100

Park av, w s, 25 n 116th st, 25.5x90; Jonas Weil and ano to Samuel Spiwak et al, mtge $17,000..... nom

St Nicholas av, e s, 129.7 s 141st st, 18.3x89.2x18x92.2; Robert C Ten Eyck to George B Goldschmidt et al, trustees..... 18,000

4th av, e s, 72 s 120th st, 58x90; Agnes Cochrane to Max J Klein, mtge $16,000..o c and 100

8th av, s e cor 140th st, 99.11x100; Howell A Webster to Henry I Pell..... nom

110th st, n s, 200 w Amsterdam av, runs n 191.10x w 250x s 100.11x e 50x s 90.11x e 200; Mary A P Draper to Central Building Improvement and Investment Co, mtge $150,000..... 100

115th st, 5 E, 25x100.11x irreg; Charles G Bauer and ano to William S Hofstatter, mtge $20,000..... nom

119th st, s s, 330 w 3d av, 0.1x100.11x6.1½x100.11; Francis W Poyntz, Jr, and ano to Alice A Poyntz, q c..... nom

121st st, s w cor Park av, 20x100.11; Isaac Heifer to Frederick W Broehle, mtge $18,000..... nom

124th st, n s, 335 e Broadway, 52x100.11; Alfred E Davidson to George H Storm, mtge $75,000..... nom

128th st, s s, 160 e Lenox av, 50x99.11; Amelia Newmark to McKinley Realty and Construction Co..... o c and 100

133d st, 12 W, 25x99.11; Samuel Kaplan to Leopold Barthof, mtge, $17,000..... nom

143d st, 239 W, 25x99.11; Max F Hoberg to Charles Wynne and ano, mtge, $20,700..... o c and 100

143d st, n s, 100 e 7th av, 150x99.11; Amelia Newmark to McKinley Realty Construction Co..... o c and 100

BRONX.

(Borough of The Bronx.)

3d av, e s, 275.7 n 161st st, 25.2x123x25x125.11; Benjamin G Paskers referee, to Thomas P Howley..... $8,800

16th av, n s, lot 232 map Wakefield; Joseph Schneider to Patrick J McCool..... nom

Bronx Terrace, north ½ lot 105 map Wakefield, 50x105; John H Maloy and ano to Michael J Egan, mtge, $2,000, rerecorded..... nom

Same property; Peter R Egan to Edward H Weber..... o c and 100

Brook av, n w s, at n s 3d av, runs n e 89.2; w 75.4; s 86.8x e 46.3; Harold C Knoeppel referee to Arthur Sandy s..... 41,000

Clay av, w s, 689 n 169th st, 25x82.5x25.2x80.2; Catharine R Phasey to Handel V Phasey, mtge, $3,000..... nom

Creston av, w s, 119.9 n 196th st, 25x100.4; Bryant L Beecher to Gustav J Niemeyer, mtge, $2,500..... o c and 100

Forest av, e s, 143.7 n Home st, 21x135x27.8x135.2; Charles F Hagemeyer to Annie M Hagemeyer, mtge $5,000..... nom

Green lane, s w cor Castle Hill av, 90.9x176.5x88.8x125; Hudson P Rose to the Roman Catholic Church of St Raymond..... nom

Juliana st, n s, 65 e Duncombe av, 30x100; Thomas F Keogh, referee, to Floyd Appleton, mtge $2,500..... 100

Juliana st, s s, 100 w Elliott st, 50x100; Edward West to Charles Christ..... 1,500

La Fontaine av, 2124, e s, 24.10x95; Lilly Cornish to Alick Fischer, mtge $4,500..... o c and 100

Morris av, 696, e s, 27x95; Moses Harlam to Savino Zugolo, ½ part, mtge $7,500..... o c and 100

Same property; Elwood Harlam to same, all title..... 1,750

Same property; Lena Harlam to Savino Zugolo, q c, all title..... nom

Norwood av, s s, 469.4 e 205th st, 25x100; Gustav P Bofinger to George McVickar, Jr. nom

Trinity av, w s, 27 s 164th st, 73x100; James G Barry to Gilbert E Orcutt..... 17,500

Westchester av, s e cor Matilda st, runs s 25 x e 50 x s 25 x e 25 x n 50 x w 75; Josephine Toepfer to Christian W Rohm..... 1,500

150th st, s s, 279 e Brook av, 25x100; Henrietta Gerken to Margaret Sullivan, mtge $5,000..... o c and 100

178th st, s s, 105.6 e Daly av, 60.9x22.8x59.11x20.2; Joseph A Toscani to John L Toscani, ½ part, all title..... nom

Recorded Leases.

3d av, 148; Benjamin F Allen, trustee, to Clinton W Van Tassell, 3 yrs..... $1,440

Bleecker st, 261; Serena Rhinelander to

BOARD OF BROKERS OF REAL ESTATE OF CITY OF NEW YORK ORGANIZED 1896

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

WANTS.

FOLSOM BROS., 835 Broadway—Want flats, steam heated. Also elevator apartments and tenements in any section of the city, particularly Harlem, for cash purchasers.

J. CLARENCE DAVIES & CO., 149th st. and 3d av.—Want acreage property with small house, near White Plains, or in that vicinity, for cash, or in exchange for Bronx property.

OFFERS.

RULAND & WHITING CO., 5 Beekman st.—Offer a small business corner, close to City Hall; all leased for $3,450; price, $45,000. Also, estate mortgage, $30,000, at 4 per cent.; ninth ward corner, covering nearly 3 lots; price, $65,000; mortgage, $37,500; rent, $4,000 to monthly tenants. Also, a plot on South and Water sts. covering nearly 13,000 square feet; price, $70,000. Also, a shore front with fine beach, covering 6½ acres of shaded ground, at Stamford, Conn.; price, $20,000, free and clear; exchanges will be considered for the above properties. Also, a very strong South st. building, 5 stories, 23x86; price, $25,000; immediate possession. Also, factory sites and water fronts in New York city and neighborhood.

FOLSOM BROS., 835 Broadway—Offer Morningside av. corner, 112x119, choice plot, suitable for high class building; easy terms. Also, corners and inside lots above 125th st., river to river; especially in present boom section. Also, 13,000 square feet forming "T" fronting on Centre, Elm and White sts.; at present carrying itself nicely; suitable for lithographers, factory or mercantile purposes. Also, stores and buildings on Broadway and all the principal thoroughfares to rent at temptingly low rents. Also, an 8 story granite and marble Broadway corner apartment house, a few blocks below 59th st.; rents for $28,000; price, $300,000; will trade equity $120,000; will leave second mortgage; nothing turned down, every offer will be thoroughly sified and receive consideration; the best thing offered this season; strictly high class. Also, 6 story elevator apartment, near 5th av., Harlem; rents, $9,500; price, $76,000; equity, $14,000. We also have several very tempting propositions in trade; some are lots in choice sections, including corners; also flats, apartments and tenements; let us have what you have got. We also have a private house on 102d st., near Broadway, 18.10x100; 4 story and basement; new, hardwood finish; equity, $12,000; owner will trade for tenement house and add anything up to $6,000 cash.

Schwarzschild & Sulzberger Co, 4 4-12 yrs..... 2,000

1st av, 2263; David Weisler et al to Simon M Stemfels, 1 yr..... 780

Maiden lane, 105; Louis Schortemeier to Gustav Guam, 4 yrs..... 500

2d av, 2407; Isidore Abramowitz to F McVeigh, 2 10-12 yrs..... 420

Avenue A, 247; Anna Mueller to Jacob Levy, 1 7-12 yrs..... 600

100th st, 206-10 E; 99th st, 211 E; David Robinson to Isaac Feinblonn and ano, 5 yrs..... 9,600

8th av, 587; Morris Alkus to Nathan Morris and ano, 5 yrs..... 2,700

Greenwich st, 198; Emma L Smith to Smith & Nevill, 10 yrs..... 3,500

Greenwich st, 200; Helen F Newel to same, 5 yrs..... 2,000

6th av, 460-62; Louis Buchler to Louis Buchler et al, 10 yrs..... —

4th av, n e cor 8th st; James B Matthews et al to Hotel Florence Co, 21 yrs..... $25,000-36,666

6th st, 441; Emmeline C Rickerson, trustee, to Hugo Wenskl, 3 yrs..... 900

7th av, 227; Gilbert F Ackerman to Lucy Potter, 3 yrs..... 2,500

2d av, 1201; Babetta Hausman to Isaac Rettenberg, 10 yrs..... 1,320

Forsyth st, 46; Wolf Flaxman to Sam Charnak, 2 9-12 yrs..... 314

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

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

Carmine st, 78; Lillian Kellar to Edgar E Ewers, 2 yrs, 6 per cent..... $5,500

Cherry st, n w cor Rutgers st; Newman Sofranski to Henry Sofranski, 2 yrs, 6 per cent..... 2,437

Thompson st, 220; Pincus Lowenfeld and ano to American Mortgage Co, 1 yr..... 12,000

Same property; same to same, prior mtge $12,000, 1 yr, 6 per cent..... 2,000

14th st, s w s, 380.6 n w 2d av; Bertha Sirotta to Emily M Wheeler, due March 1, 1909, 4½ per cent..... 20,000

14th st, 638 E; Abraham Remnek to Louis Haims, prior mtge $15,000, installs, 6 per cent..... 7,500

14th st, 640-42 E; David Solomon to Louis Haims, 2 mtges, prior mtge $30,000, installs, 6 per cent, each..... 7,000

EAST SIDE.

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

Madison av, 793 n e cor 67th st; Minnie A Blanchard to Title Guarantee & Trust Co, 2 yrs, 4½ per cent..... $60,000

81st st, n s, 103.6 w Lexington av; Ethel R Bouget to Emily V Jackson, 1 yr, 6 per cent..... 1,000

41st st, 112 E; Julius B Fox to Joseph L Buttenweiser, due April 1, 1904, 6 per cent..... 10,000

83d st, 234 E; Frieda Hart to Gustav Bernheim, 5 yrs..... 21,500

Same property; same to Martin Berg, prior mtge $21,500, demand, 6 per cent..... 2,000

76th st, 418 E; Otto Kinzel to Henry Spielmann, installs..... 4,000

78th st, n s, 325 e Park av; Aaron S Rathkowsky and ano to Morris Zucker, prior mtge, — rerecorded, 3 yrs, 6 per cent..... 4,000

83d st, 610 E; Joseph Haft to Henry S Van Duzer and ano, as trustees, installs..... 13,500

86th st, 443-45 E; Jacob Katkowsky and ano to Abraham Silverson, demand, 6 per cent..... 5,000

102d st, 216 E; Emil Seidls to Samuel Kaplan, 1 yr, 6 per cent..... 1,250

105th st, s s, 230 w Park av; Lena Masserzug to Benjamin G Parkus, prior mtge $13,000, due April 1, 1908, 6 per cent..... 5,000

WEST SIDE.

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

Broadway or 7th av, n e cor 45th st, 173-77; Thomas B Hidden to Franklin Savings Bank, 3 yrs..... $250,000

7th av, 331; Ellen P Manning to Title Guarantee and Trust Co, 5 yrs, 4½ per cent..... 22,000

41st st, s s, 250 e 9th av; Herman Ralchle to Matthews Micollus et al, ¼ part, 3 yrs..... 2,000

41st st, s s, 250 e 9th av; Christina Dougherty to Matthew Micolino, ¼ part, all title, 3 yrs..... 2,000

54th st, n s, 100 w 7th av; Andrew J Kerwin, Jr, to Union Dime Savings Institution, due May 1, 1907..... 305,000

Same property; same to Margaret W Cassidy, prior mtge $305,000, coordinate with mortgage below, due April 1, 1905, 6 per cent..... 7,000

Same property; same to Agnes H Conolly, prior mtge $305,000, coordinate with above mortgage, due April 1, 1905, 6 per cent..... 8,000

Same property; same to Andrew J Kerwin, Jr, and ano, excrs and trustees, 2 yrs, 6 per cent..... 50,000

95th st, 105-107 W; Julius Ashrii and others to Hyman Howitz, 2 mtges, prior mtge $40,000, 4 yrs, 6 per cent, each..... 8,800

HARLEM.

(Manhattan Island, north of 110th st.)

Madison av, n e cor 113th st; Samuel Kurlan to Morris Simon, prior mtge, due April 1, 1905, 6 per cent..... $10,000

Park av, w s, 25 n 116th st; Samuel Spwak et al to Jonas Weil and ano, installs, 6 per cent..... 3,750

Same property; same to May B Moffat, 5 yrs..... 16,000

4th av, e s, 72 s 120th st; Max J Klein to Agnes Cochrane, due July 1, 1906, 6 per cent..... 4,500

8th av, s e cor 140th st; Howell A Webster to Halsey K Smith, all liens, 1 yr, 6 per cent..... 16,384

115th st, s s, 475 w 5th av; Fannie H Kelly to Union Dime Savings Institution, due May 1, 1907..... 26,000

122d st, s s, 357 e 8th av; Caroline E Tucker to the Bank for Savings, 3 yrs, 4½ per cent..... 8,000

123th st, 17 W; Clarence Cary, admr, to Emily O Butler, demand..... 25,000

BRONX.

(Borough of The Bronx.)

Bronx terrace, being n ½ gore lot 105, map Wakefield; Edward H Weber and ano to Peter R Egan, 5 yrs..... $1,800

Jennings st, 1055; Frank J Morris to Henry H Glass, 1 yr..... 854

Juliana st, n s, 100 e Barker av, Olinville; Emma S Hines to Harlem Savings Bank, 1 yr..... 14,250

La Fontaine av, 2124; Alick Fischer to Lilly Cornish, prior mtge $4,500, installs..... 2,000

Park av, n e cor 180th st; Jane Kelly to David A Tower, 3 yrs..... 1,250

Morris av, 696; Savino Zuzolo to Moses Harlam and ano, 5 yrs, 6 per cent..... 7,500

Prospect av, 1410; Wahlig & Sonsin Co to Seymour Realty Co, due April 1, 1909..... 2,000

St Ann's av, s w cor 137th st; Christian Wehdebrock to the Emigrant Industrial Savings Bank, 1 yr, 4½ per cent..... 60,000

Washington av, w s, 258.9 s 171st st, as proposed; Bertha K Weisensel to Emily Cook, 2 yrs..... 18,000

Westchester av, s e cor Matilda st, Washingtonville; Christian W Rohm to Josephine Toepfer, 1 yr, 5½ per cent..... 3,500

150th st, s s, 325 e Brook av; Margaret Sullivan to Henrietta Gerken, prior mtge $5,000, due June 1, 1908..... 1,800

152d st, n e s, at s e s Grote st; the Roman Catholic Church of St Martin of Tours to William Bradley, 5 yrs, 4 per cent..... 8,500

Lot 31, map 120 lots, Daily estate; Norbert Robillard to Emil Sorgenfrei, due April 1, 1904, 6 per cent..... 1,000

Mechanics' Liens.

21st st, 57 W; Lewis S Davis vs United States Trust Co..... $10

8th av, 352; William Glen vs Mr Elson..... 70

Greenwich st, e s, 52.7 n Murray st, 26.9x88.6 x irreg; E H Ogden Lumber Co vs Ernest Roloff..... 111

45th st, 38 W; E E Pulls Co vs Forty-fifth Street Co..... 167

124th st, 242-44 W; John J Kelly vs John R Simpson and ano..... 3,000

8th st, 376-78 E; Henry J Braun vs Aaron Miller and ano..... 150

Satisfied Mechanics' Liens.

182d st, n e cor Grote st, 138x180; Joseph Palladino vs Christopher B O'Reilly, Nov 13, 1903..... $3,166

44th st, n s, 216.10 e 6th av, 44.10x100.5; Atlantic Terra Cotta Co vs City Club Realty Co, Dec 8, 1903..... 1,005

Same property; Eastern Stone Co vs same, Dec 12, 1903..... 167

Same property; same vs same, Dec 5, 1903..... 1,458

Same property; Denton & Co vs same, Dec 5, 1903..... 863

Same property; Michael Harrison vs same, Dec 4, 1903..... 1,225

Same property; National Fireproofing Co vs same, Dec 5, 1903..... 1,306

Same property; McGraty & Sons vs same, Dec 4, 1903..... 3,871

Same property; John J Roberts vs same, Dec 3, 1903..... 3,087

Same property; George A Suter vs same, Dec 2, 1903..... 3,195

Same property; Peck Bros & Co vs same, Dec 12, 1903..... 1,598

Same property; Tuttle Roofing Co vs same, Dec 4, 1903..... 1,010

Same property; Lewis Harding vs same, Nov 10, 1903..... 17,748

Same property; F Bradley Currier Co vs same, Dec 5, 1903..... 968

Same property; James B Brady vs same, Dec 28, 1903..... 96

Same property; Marine Engine and Machine Co vs same, Dec 24, 1903..... 5,407

Same property; Johnston Livingston, Jr, & Co vs same, Dec 17, 1903..... 3,727

Same property; Charles E Dowdall vs same, Dec 21, 1903..... 185

104th st, 67 E; Max Sussman and ano vs Max L Lowenstein, Aug 31, 1903..... 75

Grand st, 521; Nathan Goldstein vs Max Fertig, Feb 5, 1904..... 107

182d st, n e cor Grote st; Uvalde Asphalt Paving Co vs Christopher B O'Reilly, Jan 18, 1904..... 841

Same property; Crane & Clark vs same, Jan 21, 1904..... 1,678

Same property; John Bell Co vs same, Jan 21, 1904..... 497

Same property; same vs same, Jan 21, 1904..... 647

Same property; A C Newkirk & Co vs same, Jan 22, 1904..... 198

Same property; Joseph Buellesbach and ano vs same, Jan 23, 1904..... 345

Same property; Henry Doscher and ano vs same, Jan 25, 1904..... 4,690

Same property; George Pfister vs Church of St Martin of Tours, Jan 28, 1904..... 217

Same property; Emil Bartolicius vs St Martin's Church, Feb 4, 1904..... 149

5th av, s e cor 92d st, 100x100; Powhatan Clay Manufacturing Co vs I Townsend Burden, Dec 16, 1903..... 924

Park av, n w cor 162d st, 100x125; Laing & Moonan vs William E Diller, March 5, 1904..... 506

Assignments of Mortgages.

Louis Haims to Cornelius Daniels..... $50,000

Same to Joseph L Buttenwieser, assigns 2 mtges..... 10,000

David Solomon to Louis Haims..... 1

John Simken to Barbara Stein..... 1

Jacob Gold to Katie Greenwald, ½ part..... 1

Louis Weinstein to John Katzman..... 1

Meyer Rosenberg to Annie V Bryan..... 1

George W Grote, trustee, to Emma M W Grote et al..... 25,000

Welz & Zerweck to Franklin Brewing Co..... 600

Solomon W Albro to Ellen Albro..... 1

The Washington Trust Co to Harry N Beggs. 2,000

George H Purser Jr exr, to George H Purser. 4,804

American Mortgage Co to Mutual Life Insurance Co, 5 assts..... 60,000

The Mount Sinai Hospital to Frederica Rosenfeld..... 14,250

City Mortgage Co to New York Security and Trust Co..... 1

Joseph Polstein to Amanda Siesel..... 10,088

Title Guarantee and Trust Co to Domestic and Foreign Missionary Society of the Protestant Episcopal Church, U S A..... 60,000

Andrew J Kerwin, Jr to Andrew J Kerwin, Jr and ano, exrs and trustees..... 1

Foreclosure Suits.

82d st, n s, 325 e Amsterdam av, 25x79.8x irregular; Joseph Byers, as trustee, &c, vs David Levy et al; atty, Hyde, L & L.

44th st, 544 W; Henry Wiener vs Mary McWalters et al; atty, C D Townsend.

142d st, n s, 314.4 e Boulevard, 19.8x90.11; Henry Roemer vs Anna M Clement and ano; atty, H A & C E Heydt.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

St Mark's pl, 115-19; two six story flats and stores; Harris & Ely Maran, 235 Henry st, owners; Horenburger & Straub, 122 Bowery, architects; cost..... $60,000

67th st, 17 W; four story stable; John S Huyler, 64 Irving pl, owner; Bannister & Schell, 60 Wall st, architects; cost..... 20,000

BOROUGH OF THE BRONX.

Shakespeare av, e s, 99 s 170th st; five two story dwellings; G Fusco, 2241 1st av, owner; E. Wilbur, 55 Liberty st, architect; cost..... $20,000

Boston rd, e s, 33 s Bryant st, one story office; Mary T Berrian, Harrison rd, West Chester, owner; Paul C Hunter, 21 Park row, architect; cost..... 150

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $1,000 omitted.]

15th st, 423 E; five story and basement tenement and store; George I Miller, 412 E 15th st, owner; Max Muller, 8 Chambers st, architect; cost..... $3,500

Clinton st, 6; six story tenement; John Eiler, 1438 Lexington av, owner; O Reissmann, 30 1st st, architect; cost..... 5,000

5th av, 13; roof studio on nine and a half story hotel; Municipal Realty Co, 115 Broadway, owner; Pollard & Steinman, 1,000

3 E 16th st, architects; cost..... 1,000

Whitehall st, 51; five story lofts and store; D R Jacquemin, 120 Broadway, owner; F A Whelan, 115 W 45d st, architect; cost..... 1,000

CITY REAL ESTATE. CITY REAL ESTATE.

MORTGAGE INVESTMENTS

THE OLD WAY — A legal opinion without guarantee against defects.

THE NEW WAY — $8,000,000 TO GUARANTEE A GOOD TITLE.

An appraiser's opinion on the property — SUBJECT, HOWEVER, to mistakes of judgment, changes of value, etc. — $4,000,000 TO GUARANTEE PRINCIPAL AND INTEREST.

LAWYERS' TITLE INS. CO., 37 Liberty St.
LAWYERS MORTGAGE CO., 47 Liberty St.
Combined Capital and Surplus. $12,000,000

J. ROMAINE BROWN. A. P. W. KINNAN,
ESTABLISHED IN 1856.
J. ROMAINE BROWN & CO.
Brokers, Agents, Appraisers,
NO.