

THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

Business of Moderate Volume Reported From Brokers' Offices—Decrease of Activity Noted on the Lower East Side, Due to the Attitude of Lenders.

The amount of trading reported yesterday was hardly up to the recent daily average. It was confined exclusively to small deals in the residence districts. The falling off in business affected chiefly the lower East side. It is said that the tenement house speculation which has been in progress there is being discouraged by lending institutions. The anti-high rent agitation has apparently called attention to what many market observers believe to be an excessive inflation of values on the lower East Side. Loans are consequently scrutinized more carefully than heretofore, and wider margins of security are demanded. Money continues to be offered at 5 per cent., but lenders generally refuse to accept current selling prices as a safe basis of appraisal for mortgage loans.

Private Sales.

TWENTY-SEVENTH STREET.—The Frank Fisher Company has sold for H. E. Stevens the five-story tenement, No. 152 West Twenty-seventh street, containing 100 rooms, for \$1,200,000.
NINTH STREET.—Christian Volzing & Son have sold No. 228 West 100th street, a five-story flat, on lot 251,000, to Theodore Lamborn.

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THE TITLE INSURANCE COMPANY OF NEW YORK, 149 BROADWAY. Examines and Guarantees Titles to Real Estate on Sales and Loans. Money or Bond or Mortgage at Lowest Rates & Least Expense.

MORTGAGE INVESTMENTS THE OLD WAY THE NEW WAY. A legal opinion without guarantee against defects. \$8,000,000 TO GUARANTEE A GOOD TITLE.

LAWYERS' TITLE INS. CO., 37 Liberty St. Lawyers' Mortgage Co., 47 Liberty St. \$12,000,000 Capital and Surplus.

A Mortgage which you own may turn out To cover the wrong property. To omit a part of the description. To be improperly recorded. To leave outstanding equities. To have been executed by a bankrupt. To lack the signature of the wife of the mortgagor. To be signed by an infant wife. To have a prior mortgage or judgment or mechanics' lien, or various other unpleasant things ahead of it.

Wm. A. White & Sons REAL ESTATE. 115 BROADWAY. Management and Sale of BUSINESS PROPERTY A SPECIALTY.

Wm. Cruikshank's Sons REAL ESTATE. 51 LIBERTY STREET. Estate Funds to Loan on Bond and Mortgage. No commissions. Lowest charges for examining titles.

Horace S. Ely & Co. REAL ESTATE. 21 Liberty St. 27 W. 30th St. ADRIAN G. HEGEMAN & Co. REAL ESTATE. HAVE REMOVED FROM 34 PINE STREET TO 170 BROADWAY.

Lawyers Mortgage Company Guaranteed Mortgages on New York City Real Estate, netting 4 and 4 1/2 at all times for sale. Absolute security obtained and all care avoided by investors. Capital & Surplus \$4,000,000 47 Liberty Street.

DIYKER HEIGHTS HOUSES \$4,500 to \$12,000. 47th Street, New York. BULKLEY & HORTON, 414 Myrtle Ave., Corner Clinton.

RICH STREET SWEEPER, THIS Negro, Arrested for Wife Beating, Says He Has \$85,000 and Three Houses. Joseph Scroggins, a negro street sweeper, who was arraigned in the Harlem police court yesterday for having beaten his wife, told Magistrate Baker that he was the owner of three tenement houses in Harlem and that he had more than \$85,000 in banks.

Plans Filed for New Buildings. AMSTERDAM AND 64TH ST. A three-story brick building, 30 by 100 ft., on lot 10, bounded by Amsterdam, 64th, and 65th streets, and by the East River, has been approved by the Board of Health.

Plans Filed for Alterations. MANHATTAN AND THE BROOKLYN. Items under \$5,000 allowed. Duane at 109 1/2 ft. five-story building, James H. Hoyer, architect, cost, \$4,000.

AGENTS CLUB DISBANDED. Farmington Alumnae Give Up Their Club-house, as They No Longer Care to Return. NEW HAVEN, Conn., April 21.—The recent failure of Mrs. Ruth Hanna McCormick, daughter of the late Senator Hanna, and other former Farmington girls, to wrest their old school from the grip of Dr. Keop, resulted today in the disbanding of the "Ancient Club" at Farmington, composed of former students. There were ninety members in the club.

Park Row Building 13-21 PARK ROW OFFICES TO RENT. Modern 27-Story Office Building, Absolutely Fireproof. Large and small offices, single and en suite, at very Moderate Rentals. Every known improvement for comfort and convenience, including Rapid Elevators, Electric Lights, and Special Ventilating Facilities.

FOR RENT. DESIRABLE LOFTS in The Mauer Building Fifth Ave. at 31st Street, Southwest Corner. CITY REAL ESTATE. BOROUGH OF BROOKLYN—SALE OR RENT.

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