THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

Tract of Eighty Acres in The Bronx Purchased by the Bankers' Realty and Security Co.—West Side Apartment House Also Figures in the Trading.

Yesterday's brokerage reports included a number of items of more than commonplace interest. Among the properties that figured in the trading were a couple of elevator apartment houses and several high grade private dwellings. The principal transaction was a purchase of a tract of eighty acres, facing Pelham Bay Park. This is the second important deal in vacant land put through in The Bronx this week, the first being a purchase of fifty lots on the old Fleetwood Park race track. Both deals are preliminary to a considerable amount of building construction.

The city north of the Harlem has been gaining in activity for some time past, while the tendency in Manhattan is now quite the reverse. As compared with last year, building construction has fallen off in Manhattan; in the Bronx it has more than doubled. About one-fourth of the brokerage deals reported this week were concerned with Bronx property.

Private Sales.

BRONX.—The Bankers' Realty and Security Company, of which S. H. Gainsborg is president, has bought the Conrad Buhre and J. Ferris estates at West Chester. The combined purchase includes about eighty acres. The tract will be laid out under the direction of J. G. Van Horne, civil engineer. It is the intention to sell improved, as well as unimproved, lots and twenty private dwellings will be erected that will be offered at $8,000 to $10,000 each. The tract fronts on Eastern Boulevard and Pelham Bay Park. The surface and elevated roads will, it is said, be extended to the property, the purchase of which was occasioned by the improvements about to be made in Pelham Bay Park.

PROSPECT PLACE.—John H. Berry has sold for George Fuchs the four story and basement brownstone dwelling, No. 48 Prospect place, adjoining the northwest corner of East Forty-second street, to a Mr. Morgan. This is the last of the properties recently acquired by Mr. Fuchs through the same broker in exchange for his eight story loft building at No 42 West Fifteenth street.

105TH STREET.—Stefano La Sala has sold to the Cooperative Society Ignazio Floria Nos. 319 to 325 East 105th street, two six story tenements, on plot 80x100.11, for $96,000.

MORNINGSIDE AVENUE.—Nathan Adelsdorfer has sold to Frank Feldman, at $78,000, the northeast corner of Morningside Avenue East and 123d street, a five story flat, on lot 35x100. He takes in exchange, at $73,000 Nos. 85 and 87 Willett street, a six story tenement with stores, on plot 40x100.

124TH STREET.—Charles Adams has sold to Charles Cohen, at $90,000, the six story apartment house, on plot 50x100.11, at No. 534 West 124th street.

BRONX.—Luella B. Blair has sold to Stephen S. Haight, at $4,000, the two story frame dwelling, on lot 25x100, on the south side of Buchanan place, 150 feet west of Grand avenue.

FIFTH STREET.—Adolph Sauerstorn has sold to Moritz Markowitz, at $32,000, the five story tenement, on lot 24.9x96.2, at No. 616 East Fifth street. The seller takes in exchange, at $25,000, No. 213 East Seventy-third street, a five story tenement, on lot 25x102.2.

126TH STREET.—Louis Bernstein has purchased from the Bell estate the five story flat No. 16 East 126th street, 25x85x100. Richard V. Harnett & Co. were the brokers.

CENTRAL PARK WEST.—Turner & Kiernan have sold to a Mr. Morrison the seven story apartment house on plot 55.11x100, at the south corner of Central Park West and 105th street.

MADISON AVENUE.—The estate of Mrs. Charles H. Hartman has sold No. 837 Madison avenue, a four story and basement dwelling, on lot 22.5x100, between Sixty-ninth and Seventieth streets.

FIFTY-FIRST STREET.—The Joseph A. Farley Construction Company has sold No. 42 East Fifty-first street, a five story American basement dwelling, on lot 18x100.5.

FIFTY-SECOND STREET.—De Lancey T. Smith has sold for Lowenfeld & Prager Nos. 306 to 312 West Fifty-second street, a plot 100x100.5, adjoining the southwest corner of Eighth avenue.

OLD BROADWAY.—James M. McLean and others have sold the plot 100x151.5, at the northwest corner of Old Broadway and 126th street. There are several old brick and frame buildings on the property.

121ST STREET.—Emanuel Alexander has sold No. 254 West 121st street, a three story dwelling on lot 18x100.11.

SIXTEENTH STREET.—The Prudential Real Estate Corporation, Charles E. Duross, president, has sold through Morris Borowitz to Frank Rosen the five story flat No. 345 West Sixteenth street on lot 25x91.9, for $27,500.

EIGHTY-SECOND STREET.—William Rankin & Son have sold to S. Krasnoff & Bro. Nos. 210 and 214 West Eighty-second street, two five story flats, each on lot 27x102.2.

116TH STREET.—Cohen & Glauber have bought Nos. 302 and 304 West 116th street, two five story flats, on plot 37.6x100.11. Catharine Hopkins and Franz X. Wagner hold title.

SIXTY-SECOND STREET.—Isaac Goodstein has sold the five seven story tenements, Nos. 340 to 348 East Sixty-second street, each on lot 27.4x100.5.

SIXTEENTH STREET.—Weil & Mayer have sold No. 526 East Sixteenth street, a five story tenement, on lot 25x103.3.

BRONX.—Weil & Mayer have sold Nos. 3741 and 3743 Third avenue, old buildings, on plot 50x110; also a plot, 66x150, on the west side of Southern Boulevard, north of 180th street.

BRONX.—Wolf Burland has bought the three story detached private frame dwelling on plot 50x100, at the northeast corner of Belmont avenue and 183d street.

BRONX.—Cohen & Glauber have resold Nos. 557 and 559 East 136th street, two four story flats, on plot 50x100.

BRONX.—Marcus Nathan has sold 2022 Fulton avenue a three story three family house, on lot 18x87.

110TH STREET.—Osk & Edelstein have sold the five story dwellings, on plot 83.4x100.11, at Nos. 240 to 248 East 110th street, to a builder, who will erect two six story flats.

106TH STREET.—Osk & Edelstein have bought Nos. 239 and 241 East 106th street, two three story frame houses, on plot 40x100.11. Ward J. Belknap was the broker.

BRONX.—Joseph Weill has sold for S. J. Evans the three story house, on lot 25x100, on the west sid of Clinton avenue, 25 feet East of 178th street, and for C. Friedrick the three family house, on plot 50x100, on the north side of 156th street, 100 feet west of Elton avenue.

NINETY-NINTH STREET.—Schmeidler & Bachrach have purchased six lots on the south side of Ninety-ninth street, 100 feet west of Second avenue, making a plot 150x100.11.

MANHATTAN AVENUE.—C. Schierloh has bought from Mrs. Pearsall the private dwelling No. 545 Manhattan avenue. D. J. McDonald was the broker in the transaction.

BRONX.—Haynes & Pittman have sold No. 2134 Washington avenue, a two story one family house, to Mr. Wiesberger; also No. 1052 Trinity avenue, a three family brick house, to Mr. Wagner.

Miscellaneous.

Blame & Schotz have leased No. 471 Fifth avenue, a four story and basement dwelling, on lot 26.5x100. The lease is for ten years at $18,500 net. The building, which is between Forty and Forty-first streets, will be altered at a cost of $25,000.

N. A. Berwin & Co. have leased for the Buchan estate to the Whitehall Realty Company the premises, 20x75, at the northeast corner of Columbus avenue and Sixty-second street. The lease is for twenty-one years. The Whitehall Realty Company last month bought the adjoining property, 20x75, at No. 49 West Sixty-second street. The parcels, which contain two old four story and basement dwellings, have been leased to a restaurateur for twenty-one years. They are flanked by the L shaped site of the theatre which the United States Realty and Construction Company is building for Charles Bimberg.

A. M. Johnson & Co. have leased for the Roosevelt estate the store and basement at the southwest corner of Broadway and Fourteenth street for five years, from Feb. 1, 1905, at an aggregate rental of $70,000; for Jacob Litt the store and basement at the southwest corner of Broadway and Forty-first street for five years from May, 1, 1904, at an aggregate rental of $45,000; for the Childs Unique Dairy Company, the store, basement and first loft at No. 1 East Forty-second street for ten years, from July 1, 1904, at an aggregate rental of $80,000, and for A. B. Ansbacher the four lofts at No. 28 Warren street to the Universal Talking Machine Manufacturing Company.

G. P. Trusloe, broker, 74 Broadway, Brooklyn, has sold the three story brick dwelling on the south side of Division avenue, 216 feet east of Lee avenue, to E. Richards.

Yesterday's Auction Sales.

[At No. 101 Broadway, 12 o'clock. A complete list of auctions scheduled for the ensuing week is printed every Sunday.]

BY JOSEPH P. DAY.

Moore street, No. 34, west side, 62.5 feet north of South street, 18x39.2x18x38.5; five story brick loft building; J. L. Fitzgerald vs. John Myers et al.; due on judgment, $4,070.78; subject to taxes, &c., $587.81; to Rudolph C. Blancke $10,300

Forsyth street, No. 206, east side, 150 feet south of Houston street, 25x100, five story brick tenement and three story brick tenement on rear; Farmers' Loan and Trust Company vs. Rebecca Weisel et al.; due on judgment, $19,671.44; subject to taxes, &c., $886.43; to Mary Weiser 28,050

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 s, for deed containing covenant against grantor only.]

Avenue B, 102, w s, 24.6x70x irreg; Annie Schwartz to Isidor Singer, mtge $23,500 ..... o c and $100

Bank st, 117, n s, 26x100.1x irreg; Simon Epstein to Giuseppe Tuoti, ½ part, mtge $18,000 ..... o c and 100

Broome st, n s, 69.8 e Bowery, 40x98.8; Hyman Adelstein and ano to Abraham Goodman, mtge $36,500 ..... o c and 100

Houston st, s e cor Clinton st, runs s 70x, e 54x n 18x w 18x n 52x w 36; Abraham Silverson to Leopold H Rothman, mtge $70,000 ..... o c and 100

Lewis st, 3-5, w s, 40x100x irreg; Joseph Rosenberg and ano to Annie Goodman, mtge $30,000 ..... nom

Washington st, 702-04, n w cor Perry st, 41x82.3x58.10x76; Edward J McGean, ref, to Jacob A Geissenhainer and ano, true 45,000

Water st, 194, n s, 24.8x80.10x27.6x68; George B Mercereau to Charles Lane, mtge $15,000 100

Watts st, 26, n s, 21x80.6x irreg; Marie Penquet to Leontine Penquet ..... nom

Willett st, 85-87, w s, 40x100; Frank Feldman and ano, indiv, to Samuel Oppenheim, mtge $52,300 ..... o c and 100

EAST SIDE.

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

1st av, w s, 50 n 108th st, 50.5x100; Louis Krulewitch to Emanuel M Krulewitch, mtge $12,500 ..... o c and nom

1st av, 1107, w s, 25x91 Charles F David to Lawrence Lippl, mtge $18,000 ..... nom

3d av, w s, 49.4 n 41st st, 24.8x100; Joseph A Tierney to William J Tierney, 1-5 part, all title ..... nom

17th st, 624 E, 25x92; Nathan Randell to Elke Zuchtman, ½ part, mtgs $12,500 ..... nom

24th st, n s, 150 w 3d av, 44x197.6x irreg; Fiss Doerr & Carroll Horse Co to Centaur Realty, q c ..... nom

30th st, 232 E, 18.4x98.9; Charles Hoyer to G Romer, all title, mtge $7,000 ..... nom

60th st, 159 E, 20x100.5; William K Hartpence to Patrick J Conway ..... nom

88th st, 6 E, 21.6x100.8; Abraham H Feuchtwanger to Morris Aron, ½ part, mtge $15,000 ..... nom

89th st, s s, 150 w 2d av, 25x100.8; Samuel Wacht to Philip M Bernstein and ano, mtge $20,000 ..... o c and $100

89th st, s s, 175 w 2d av, 25x100.8; same to same, mtge $20,000 ..... o c and 100

91st st, s s, 74 e 1st av, 20x50.8; Giuseppe Tuoti to Simon Epstein, ½ part, ½ of mtge $5,800 ..... o c and 100

94th st, 231-33 E, 51.5x100.8; Theresa Schappert to Joseph Louis, mtge $20,000 ..... o c and 100

107th st, 215 E, 25x100.11; Nathan Levy and ano to Fire Well, mtge $10,000 ..... o c and 100

108th st, 222 E, 24.6x100.11; Yetta Meyer to Luigi Pitelli, mtge $7,000 ..... o c and 100

108th st, 174 E, 17x100.11; Morris Kronovet and ano to Morris L Rosenbaum, mtge $7,500 ..... o c and 100

108th st, 174 E, 17x100.11; Leo Herzfeld to Morris Kronovet and ano 10,500

WEST SIDE.

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

Amsterdam av, n e cor 100th st, 25x75; Isaak Goodfriend to Julius Lochman, mtge $27,500 ..... o c and $100

8th av, w s, 91.3 n 32d st, 100x7.6x irreg; Clarence M Davis to the Pennsylvania, New York and Long Island Railroad Co, o c ..... nom

24th st, 433-35 W, 50x98.9x irreg; P J Herter to Herter Realty Co, mtge $87,000 ..... nom

43d st, 100 W, 20x100.5; Henrietta Anderson to County Realty Co and ano, mtge 25,000 100

48th st, 515 W, 25x100.5; Alice C Pardo to Karl M Wallach and ano, mtge $12,000 ..... o c and 100

57th st, 508 W, 20x75.5; Emma V Duryee and ano, excrs, to Thomas F J Tynan 8,000

83d st, 215-17 W, 49.4x102.2; Annie Brown to Solomon Frankel, mtge $80,000 ..... o c and 100

87th st, 11 W, 16.8x100.8; Julius Oppenheimer to Rachelle Oppenheimer, mtge $16,500 ..... nom

90th st, 148 W, 16.4x81.6x15.4x80.8; T Astley Atkins, referee, to Frederick E Platt 7,950

100th st, 157 W, 25x100.11; Annie Simon to Simon Lefkowitz, mtge $23,500 ..... o c and 100

HARLEM.

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

Bradhurst av, s s, 26.5 n 143d st, 52.10x77.9x52.6x83.6; Herman Hellberg to John E Simons and ano, mtge $36,000 ..... nom

Manhattan av, w s, 63.5 s 123d st, 16x74; Anna Pearsall to Christian Schlerich, mtge $9,000 12,750

St. Nicholas terrace, 8-10, e s, 77.2x80; Annie Reinberg to Bolton Hall, mtge $56,000 ..... o c and 100

7th av, w s, 34.6 s 142d st, 19.10x75; Rosalie A Oakley to Isidor Blumenkrohn and ano, mtge $17,000 ..... o c and 100

7th av, 2432, w s, 20.7x75x26.6x75; Marguerite F L Churchill and ano to Morris Freundlich and ano 20,000

112th st, n s 281.6 w 1st av, 27x100.11; Alfonso Passarelli to Louisa Lombardozzi, mtge $22,500 ..... nom

112th st, n s, 254.6 w 1st av, 27x100.11; same to Antonia Di Lemme, mtge $22,500 ..... nom

113th st, n s, 50 w Park av, 25x100.11; Simon Epstein to Giuseppe Tuoti, 1-6 part, mtge $14,500 ..... o c and 100

116th st, 208-10 E, 99x100.11; Franz Pohr to August Zinsser ..... nom

Same property; August Zinsser to Ephraim Gottlieb and ano ..... nom

Same property; Ephraim Gottlieb and ano to Abraham Samuel, mtge $45,000 ..... o c and 100

118th st, 277 W, 25x100.11; Eva Schreiberg and ano to Esther Greenfield, mtge $20,000 100

121st st, 155, 161, 165-67, E; George Zieger to John T Zieger, mtge $45,000 ..... nom

126th st, s s, 100 E Lenox av, 50x99.11; McKinley Realty and Construction Co to Isaac M Bernstein, mtge $22,000 ..... o c and 100

144th st, 309 W, 25.6x99.11; Anne A Curtis to Isaac Helfer ..... o c and 100

149th st, n s, 225 e Broadway, 25x99.11; William J Reinhardt to Alphonse Hogenauer et al 100

162d st, n s, 440 e Broadway, 18x99.11; John F Cowan, referee, to Irene P Tuthill 12,310

182d st, 513 W, 16.10x79.9; Rachel Mulgrew to Margaret J Fisher, mtge $4,000 ..... nom

BRONX.

(*Borough of The Bronx.*)

Amsterdam av, e s, 50 n 212th st, 124.10x100; Timothy Donovan to John M Rice ..... o c and $100

Bailey av, e s, 400.5 s Kingsbridge road, 50x100; George E Poole to Jennie M Poole ..... nom

Belmont av, w s, 50 n 186th st, 25x87.6; Ellen Healy to Kate Griffin ..... nom

Lafayette av, s e cor Whittier st, 200x305.2x irreg; Lafayette av, s s, 200 e Whittier st, 110x9'x110x95.3; Lafayette av, s s, 360 e Whittier st, 260x55.8x—x82; Edgewater Realty Co to Leopold Hutter 3,600

Jackson av, s w cor 158th st, 100x80.7x100x81.7; Mathilde D Castrop to Max Katz and ano ..... o c and 100

Kelly st, n s, 285 e Robbins av, 25x145.6x25.8x137.8; Henry A Fisher to Anna F Wendling, mtge $12,000 ..... o c and 100

Leggett av, s w cor Dawson st, 26.1x91.11x25x90; Frederick McCarthy to Henry Korn and ano, mtge $22,000 ..... o c and 100

Lincoln av, n e cor 136th st, 200x100; Simon Epstein to Louis M Jones, 1-3 part, mtge $50,000 ..... nom

Main st, s e cor Mary st, 25x96.4x25x98.11; West Chester; D I Mead, referee, to Mitchel Valentine 3,600

Maple av, n w s, 90 n e Briggs av, 102.8x67.3x78.1x—; Ruskin st, s s, being lots M, N and O, map land William Duncan at Williamsbridge; Frank L Bacon to William J Edwards, mtge $10,000 ..... o c and 100

Morris av, 599-601, w s, 55.2x100; Simon Epstein to Giuseppe Tuoti, ½ part, mtge $22,000 ..... nom

Morris av, 603, w s, 33.7x100; same to same, mtge $10,000 ..... nom

Ryer av, e s, 407.4 n Burnside av, 25x98.7x25x99.4; Sarah Oakley to Bertha Hirsh, q c, mtge $4,000 ..... nom

Stebbins av, w s, 364.7 s 165th st, 20.10x120; Louise Schwartz, indiv and excr, to William Faulkhauser and ano, mtge $3,500 1,032

Same property; Evelyn L Schwartz to William Faulkhauser and wife, all title ..... nom

Valentine av, s e s, 230.8 n e Travers st, 50x98.8x50x—; John F Steeves to Arthur Knox ..... nom

Same property; Arthur Knox to Meyer Hornberger ..... nom

Westchester av, 974, e s, 25.3x86.9x irregular; Lawrence Davis to Ida Kraus, mtge $20,000 ..... nom

Willard av, n s, 221.1 w Bronx River rd, 25x100; Peter J Hopkins to Louise Hopkins ..... nom

8th st, n s, 230 e White Plains av, 50x114; Victoria d'Andrea to William E Diller, mtge $250 ..... o c and 100

132d st, s s, 50 w Park av, 25x99.11; Bernard Weinstein and ano to Esther Schaikewitz, mtge $15,000 ..... o c and 100

137th st, s s, 95 w Brown pl, 50x100; James S Potter and ano, excrs and trustees, to Michael F Cusack, mtge $6,750 9,000

139th st, n s, 100 e St Anns av, 25x100; Karoline F Wichtendahl to Ernst F Wichtendahl, ½ part, mtges $3,500 ..... nom

149th st, n s, 200 e Boulevard, 25x99.11; Amelia Scherer to Alphonse Hogenauer, et al 100

Lots 81 and 82 map 176 lots Bathgate Estate, Twenty-fourth Ward; C. A Becker to Michael A Defeo ..... nom

Lots 9 to 12 on map 51 lots on Jerome av, between 184th st and Highbridge rd; William L Hardy to Thomas Hardy, mtge $7,500 ..... nom

Plot 1 in block 3093 at Fordham rd; Sedgwick av and Andrew av; Webb's Academy and Home for Shipbuilders to the City of New York 24,500

Recorded Mortgages.

DOWNTOWN.

(*South of Fourteenth st.*)

[Where no interest is stated read 6 per cent.]

Avenue B, 102; Isidor Singer to Annie Schwartz, indiv, 5 per cent $2,000

Allen st, 137-39; Davis Berkman to Isaac Blumberg, prior mtge $80,000, 12 mos, 6 per cent, notes 4,000

Attorney st, 13-15; Samuel Lery to Jefferson Bank, prior mtge $42,000, due Dec 16, 1904, 6 per cent 5,000

Bleecker st, n w cor Morton st; Joseph Polstenl and ano to Trust Company of America, 5 yrs 30,000

Same property; same to State Bank, prior mtge $80,000, 6 mos, 6 per cent, notes 35,200

Broome st, n s, 69.8 e Bowery; Abraham Goodman to Hayman Adelstein and ano, 1 yr, 6 per cent 20,000

Same property; same to same, 1 yr, 6 per cent 6,500

Clinton st, s e cor Houston st, Leopold M Rothman to Abraham Silverson, installs, 6 per cent 15,000

Front st, 229-31; Francis X Ahern to Michael E O'Donovan, 1 yr, 6 per cent 1,200

Goerck st, 103; Israel Murick to Rebecca Rude, prior mtge $19,000, installs, 6 per cent 5,050

Same property; same to F William Heide, prior mtge $24,050, installs, 6 per cent 1,250

Grand st, 554-56, n w cor Lewis st; Joseph Rosenberg and ano to Annie Goodman, due Dec 8, 1905 3,000

3d st, s e cor Mercer st; Henry Corn to Alliance Realty Co, prior mtge $80,000, 6 mos, 6 per cent 15,000

Water st, 194; Charles Lane to George B Mercereau, prior mtge $15,000, 2 yrs 4,000

West 3d st, 18; Rosella Corn to Alliance Realty Co, prior mtge $75,000, 6 mos, 6 per cent 15,000

9th st, 34, W; Caroline Dilks to Mutual Life Insurance Co, —— per cent 16,000

EAST SIDE.

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

Madison av, e s, 22 s w 54th st; Annie M Sadler and ano to Herman J Schiff, prior mtge $3,000, 5 yrs, 6 per cent $5,000

1st av, 1107; Lawrence Lippe to Charles F David, installs, 6 per cent 3,000

21st st, 38 E; William G Pigueron to United States Savings Bank, 1 yr 85,000

Same property; same to Atlantic Dock Co, mtge $85,000, demand, 6 per cent 2,325

29th st, 227 E, also 30th st, 230 E; Joseph Personeni to Charles Dorn and ano, 3 yrs, 4½ per cent 25,000

Same property; same to Cesare Razzetti and ano, prior mtge $25,000, 1 yr, 6 per cent 5,000

30th st, 232 E; Gustav Romer to Title Guarantee and Trust Co, 5 yrs, 4½ per cent 6,000

57th st, 508 E; Thomas F Tynan Jr to Adele F Ryer and ano, 5 yrs 3,500

60th st, 158 E; Patrick J Conway to Gallatin Realty Co, 3 yrs 16,500

65th st, 348-50 E; Ida Machiz to Louis Gordon et al, 2 mtges, demand, 6 per cent, each 8,000

89th st, s s, 180 w 2d av; Philip M Bernstein and ano to Samuel Wacht, installs, 6 per cent 2,000

89th st, s s, 175 w 2d av; Philip M Bernstein and ano to Samuel Wacht, 3 yrs, 6 per cent 2,000

94th st, 231-33 E; Joseph Louis to John A Schappert, installs, 6 per cent, each 5,000

108th st, 174 E; Morris Kronovet and ano to American Mtge Co, 3 yrs 7,500

108th st, 119 E; Meyer Herman to Lydia H Hexamer, due July 30, 1907 18,000

Same property; same to Elias Gussaroff, prior mtge $18,000, due Jan 1, 1907, 6 per cent 1,500

108th st, 174 E; Morris L Rosenbaum to Morris Kronovet and ano, prior mtge, installs, 6 per cent 2,500

108th st, 222 E; Luigi Pitelli to Beatrice Tuoti, prior mtge $7,000, installs, 6 per cent 3,000

109th st, 222 E; Jacob D Lipkowitz to Joseph Rosenfeld, 5 yrs 25,000

WEST SIDE.

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

Amsterdam av, n e cor 100th st; Julius Lochman to Isaak Goodfriend, 3 yrs, 6 per cent $7,500

West End av, s e cor 62d st; Samuel Klatz and ano to Amelia Goridt, 5 yrs 16,000

27th st, 327-35 W; Abraham Silbermentz to Bernhard Mayer, 1 yr, 6 per cent 50,000

40th st, s s, 100 E 9th av; Julia Schneider to Eastern Brewing Co, prior liens, 1 mo, 6 per cent 300

45th st, n s, 350 e 10th av; Frederick Buschorn to Emigrant Industrial Savings Bank, 1 yr, 4½ per cent 9,000

48th st, 515 W; Karl M Wallach and ano to Alice C Pardo, installs 3,000

57th st, n s, 500 w 8th av; William G Broksw to Joseph S Richards, prior mtge $7,500, 1 yr, 6 per cent 15,000

57th st, 627-29 W; Claude L Hagen to Conrad N Plicher, 2 yrs, 6 per cent 2,500

79th st, 141 W; Sarah L Homans to Title Guarantee and Trust Co, 5 yrs, 4½ per cent 15,000

83d st, 213-15 W; Solomon Frankel to Annie Brown, 2 mtgs, prior mtgs $50,000; 4 yrs, 6 per cent, each 4,000

90th st, 148 W; Frederick E Platt to Henry D Sewall, 5 yrs 7,000

Same property; same to same, 6 mos, 6 per cent 500

HARLEM.

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

7th av, w s, 34.6 s 142d st; Isidor Blumenkrohn and ano to Rosalie A Oakley, due July 1, 1909 ..... $17,000

7th av, 2432; Morris Freundlich and ano to Henry V Satterlee, trustee, 5 yrs 17,000

116th st, 306-10 E; Ephraim Gottlieb and ano to August Zinsser, 5 yrs, 4½ per cent 45,000

128th st, n s, 110 w 3d av; Henry Brown to City Mortgage Co, 1 yr, 6 per cent 20,000

128th st, n s, 193.4 w 3d av; same to same, 1 yr, 6 per cent 30,000

128th st, n s, 151.8 w 3d av; same to same, 1 yr, 6 per cent 30,000

132d st, s s, 50 w Park av; Esther Shaikewitz to Bernard Weinstein and ano, prior mtge $15,000, installs, 6 per cent 3,850

133d st, s s, 100 w 8th av; James F Graybill to Jacob Schmitt, prior mtge $16,000, 1 yr, 6 per cent 2,000

143d st, 227 W; John W Mulvey to Dennis J Harrington, prior mtge $14,000, 2 yrs 1,500

144th st, n s, 169.6 w 8th av; Isaac Helfer to Harlem Savings Bank, 3 yrs 13,500

149th st, n s, 225 e Broadway; Alphonse Hogenauer et al to William J Reinhardt, 2 yrs, 4½ per cent 8,500

162d st, n s, 440 e Broadway; Irene P Tuthill to Effe V V Knox, 3 yrs, gold 11,000

BRONX.

(*Borough of The Bronx.*)

Amsterdam av, e s, 124.11 n 213th st; John M Rice to Timothy Donovan, 3 yrs $5,000

Amsterdam av, e s, 50 n 213th st; same to same, 3 yrs 7,500

Boulevard Lafayette, s w cor 161st st; North Riverside Drive Improvement Co to Catharine Pilkington, 7 yrs, 4 per cent 20,000

Boulevard Lafayette, n e s, 442 on curve n w 158th st; same to same, 7 yrs, 4 per cent 20,000

Bryant st, e s, 275 n 172d st; Mary Hanso to Peter Rogan, 3 yrs 1,000

Bronx pl, s w cor Vernon Parkway, South Vernon park; Andrew Carlson to Wulf A Jurgens, 1 yr, 6 per cent 200

Fulton av, w s, 21.9 n Weidover av; Michael A Defeo to C Adelbert Becker, 1 yr 5,500

Jackson av, s w cor 158th st; Max Katz and ano to Mathilde D Castrop, due Dec 15, 1905 9,500

Lafayette av, n e cor Whittier st, also Lafayette av, s s, 200 e Whittier st; also Lafayette av, s s, 360 e Whittier st; Leopold Hutter to The Edgewater Realty Co, 3 yrs 4,677

Mayflower av, n s, 675.5 n Pelham rd; Joseph Gadonneix to Teachers Cooperative Building and Loan Association, installs 1,680

Park av, e s, 50 n 181st st; Union Mason and Construction Co to Isabella Urban, 3 yrs 5,000

Same property; same to Newbury D Lawton, due July 1, 1904, 6 per cent 400

St Ann's av, s e cor 159th st; Agnes Kromer to Enoch C Bell, due Dec 14, 1910 4,000

Stebbins av, w s, 364.7 s 165th st; William Faulkhauser et al, excrs, to Louise Schwartz, 2 yrs 500

Westchester av, 974, also Beach av, 199; Lawrence Davis to Abraham H Feuchtwanger, 3 yrs 3,000

137th st, s s, 95 w Brown pl; Michael F Cusack to James S Potter and ano, excrs and trustees, 1 yr 6,750

149th st, n s, 200 e Boulevard; Alphonse Hogenauer et al to Amelia Scherer, 2 yrs, 4½ per cent 6,500

160th st, s w cor Tinton av; Frederick H Wocker to Realty Operating Co, 1 yr, 6 per cent 2,000

175th st, s s, 25 w Prospect av; Mary E Hailey to Emigrant Industrial Savings Bank, 1 yr, 4½ per cent 8,000

Mechanics' Liens.

33d st, 28 W; Manhattan Composition Co vs Charterhouse Book Shop $306

106th st, 169-73 E; Harry W Bell vs Abraham A Kaufman et ano 234

143d st, 310-12 W; Charles Wynne vs Caroline Bloch 840

111th st, 232 E; Robert L Hailey vs Watson & Pittinger 50

Madison av, 1581; Louis Levin vs Saddie Josephy 250

145th st, 146 E; David Solomon vs John Doe 18

Same property; same vs same 98

1st av, w cor 105th st, 75x86.6; Murray & Hill Co vs Israel Lippmann and ano 468

12th st, 233 E; Isaac A Adler vs Kantor & Tauber et al 75

Lis Pendens.

86th st, s s, 325 e 6th av, 20x98.9; William C Adams and ano vs Samuel F Adams et al; partition; attys, Merrill & R.

117th st, n s, 320 e 7th av, 25x100.11; Helen D Adams trustee, vs Nathan Stern and ano; to cancel a satisfaction of mortgage &c; atty, L B Adams.

126th st, 238 E; Charles Navasky vs Paul Sommerlatte; specific performance; atty, I Ellis.

St Nicholas pl, w s, 140.11 n 152d st, 17x77.1x irreg; Henry Belden as admr, &c, vs William Belden and ano; to determine ownership, &c; atty, C L Craig.

113th st, 339, 341, 349, 351 E; Clara Max and ano vs Gottlieb Kramer and ano; to impress a lien, &c; attys, Davis & K.

Foreclosure Suits.

Palisade av, e s, 154 s River st, 183x385x irreg; Josiah B McCoy and ano vs George D Eldridge; attys, Otis & P.

Cauldwell av, 717; Charles M Preston as receiver, &c, vs Kate S Hill and ano; atty, C W Dayton.

East Houston st, 175; Max Siegel vs Samuel Ershowsky et al; atty, I Cohn.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

Broadway and 90th st, n w cor; three two story dwellings and stores; Henry A Siebrecht, 426 5th av, owner; Theodore E Visscher, same, architect; cost $25,000

134th st, 314 W; five story flat; Ellen Cournan, 52 Lind av, owner; James W Cole, 403 W 51st st, architect; cost 20,000

109th st, n s, 100 w Amsterdam av; two five story flats; Barhard Realty Co, 1947 Broadway, owner; A B Kight, same, architect; cost 130,000

West Broadway and 3d st, s w cor; twelve story lofts, offices and store; Ann Foley, 255 W 11th st, owner; C Cavanato, 66 W 3d st, architect, cost 140,000

BOROUGH OF THE BRONX.

Inwood av, e s, 125 s 170th st; two three story tenements; Fairmount Realty Co, 1948 Anthony av, owner; W C Schrienkeiser, 1969 Monroe av, architect; cost $10,000

Classon av, e s, 200 s McGraw av; one story church; J H Falconer, 240 W 75th st, owner; H S Waterbury, 350 W 56th st, architect; cost 2,900

Morris Park av, s s, 95 w Victor st; two story dwelling; Fred Kraesenberg, 284 St Ann's av, owner; B Ebeling, West Farms road, architect; cost 3,500

8th st, s s, 180 e White Plains road; six two story dwellings; Peter Duncan, Wakefield, and J F Scurry, 208 W 138th st, owners; J M Laurence, Wakefield, architect; cost 72,000

171st st, n s, 100 e Park av; five story flat; Germano Fioravanti, 423 Pleasant av, owner; Henry Anderson, 1168 Broadway, architect; cost 40,000

Creston av, w s, 200 n 196th st; two story dwelling; D L Delaney, 690 Highbridge road, owner; William Guggols, 2268 Washington av, architect; cost 5,000

152d st, s s, 104 e Robbins av; five story flat and stores; Brown Construction Co, 209 Broadway, owner; G F Pelham, 503 5th av, architect; cost 50,000

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $5,000 omitted.]

55th st, 208-18 E; repairing fire damage to three and four story storage and ice house; Hoffmann Brewing Co, 211 E 53d st, owner; Franklin Bayles, Bible House, architect; cost $12,000

5th av, 471; four story dwelling enlarged and remodelled to studios and warerooms; Mrs Jenny K Stafford, Hotel Imperial, owner; Lionel Moses, 156 5th av, architect; cost 35,000

Park av and 60th st, s e cor; four story and basement dwelling converted into bachelor apartments and stores; Esther McMurray, 52 Wall st, owner; Joseph H McGuire 45 E 42d st, architect; cost 6,500

34th st, 160-64 E; remodelling two story lyceum building; William Waldorf Astor, 21 W 26th st, owner; B W Berger, Bible House, architect; cost 10,000

64th st, 166 E; three story dwelling; Mary B and Sarah Steward, Goshen, N Y, owners; Foster, Gade & Graham, 281 4th av, architects; cost 8,000

DR. GRINNELL'S VERDICT UPSET.

Was Arrested by Mistake—Got $12,500 From Jury, but Trial Was Faulty.

Because of errors at the trial, the Appellate Division yesterday reversed the judgment entered in Dr. Ashbel P. Grinnell's favor in his suit against Edward Weston for damages for false imprisonment. At the trial, before Supreme Court Justice Truax and a jury, a verdict for $12,500 was rendered against Weston, who is a manufacturer in New Jersey.

Dr. Grinnell is a professor of the University of Vermont. He alleged that on March 23, 1901, Weston caused him to be arrested, taken to police headquarters, photographed and arraigned before a Magistrate, who discharged Dr. Grinnell.

Weston's defence was that he had been honestly mistaken in believing Dr. Grinnell to be identical with a crook called Raynor who had defrauded Weston while the latter and the Grinnells were at the Waldorf.

Justice Truax charged the jury that Dr. Grinnell was entitled, as a matter of law, to compensatory damages, and to punitive damages if they found that Weston had acted without proper discretion.

Justice Ingraham, for the Appellate Court, says that the jury was entitled to decide whether Weston was justified. If they found against Weston on this point, then the question of damages, both compensatory and punitive, could be determined.

The failure of the trial Judge to charge that exemplary damages should not be awarded unless actual malice existed is also commented upon by Justice Ingraham.

Another error in the charge, says Justice Ingraham, was the express instruction to the jury that the detective sergeant who made the arrest was Weston's agent, and that his act was Weston's. Justice Truax refused to instruct that, after the arrest had been made, Weston was not responsible for any act of the police officer, who was then governed by the rules of the police department.

NEW TRIAL FOR MASTERSON.

Evidence of Abduction Against Policeman Not Corroborated.

The conviction of Eugene A. Masterson, a policeman, on the charge of abducting a girl under 18 years old was reversed yesterday by the Appellate Division, and a new trial ordered. The testimony against Masterson was given by the girl herself and a woman who kept a disorderly house, to whom Masterson had sent the girl. Both women were, the court says, depraved and dissolute characters, unworthy of belief without corroboration. The girl, says the court, seems to have been inspired by a sense of revenge against Masterson who had been active in arresting her on a charge of grand larceny preferred by the other woman.

For the lack of corroborative evidence, and also because of what is termed a lack of discretion on the part of the trial judge, Justice Davis, in keeping the jury out after they had announced their inability to agree, and then later accepting a verdict of guilty with a strong recommendation to mercy, the verdict is