

THE REAL ESTATE MARKET.

DAY'S TRADING ENLIVENED BY SEVERAL GOOD SALES.

Prices Brought by the Columbia College Leas... Lots Sold—Another Big Sale of Vacant Bronx Land Reported.

Conveyances of Columbia College leasehold lots in the block bounded by Forty-seventh and Forty-eighth streets, and Fifth and Sixth avenues, have been going on almost daily since Wednesday of last week. The time fixed for the sale of the lots to the leaseholders expired on that day. Until then the privilege of purchase was extended to the leaseholders exclusively. Sixty-two lots were offered. At the office of Douglas Robinson, Charles S. Brown & Co., the agents for the college, it is stated that thirty-three lots have been sold. The names of twenty-six purchasers have been published from time to time. The leaseholders who declined to buy claim that the prices demanded were excessive. They intend to wait until the expiration of their leases, when the college, or its successor, if it sells in the mean time, will be compelled either to arrange new leases or purchase the houses at an arbitrated value. The prices fixed by the college are given in the following: The Fifth Avenue lots and those at Nos. 4, 6, and 8 West Forty-eighth street were offered without building restrictions. The prices are net to the college.

Fifth Avenue—No. 564, \$395,000; No. 572, \$160,000; No. 590, \$700,000; No. 588, \$211,000. Forty-eighth Street—No. 4, \$85,000; No. 6, \$83,000; No. 8, \$40,000; No. 10, \$60,000; No. 12, \$70,000; No. 14, \$65,000; No. 16, \$60,000; No. 18, \$67,000; No. 20, \$63,500; No. 22, \$62,500; No. 24, \$64,000; No. 26, \$48,500; No. 28, \$50,500; No. 30, \$50,000; No. 32, \$49,000; No. 34, \$48,500; No. 36, \$48,500; No. 38, \$48,500; No. 40, \$33,500; No. 42, \$33,000; No. 44, \$32,500; No. 46, \$32,000; No. 48, \$42,000; No. 50, \$38,000; No. 52, \$37,500; No. 54, \$37,000; No. 56, \$38,500; No. 58, \$40,000; No. 60, \$38,500; No. 62, \$38,500; No. 64, \$38,500; No. 66, \$38,500; No. 68, \$38,000; No. 70, \$37,000; No. 72, \$37,000; No. 74, \$37,000; No. 76, \$37,000; No. 78, \$37,000; No. 80, \$37,000.

Private Sales. BRONX—Macy & Davis have sold for William E. Bower a lot 135x100 ft. on the south side of 134th street, 140 feet west of Park avenue.

THIRTIETH STREET—Warren & Skidlin have sold for the Floyd F. Kane estate the four and five story buildings Nos. 319 and 321 West Thirtieth street, on lot 60x103.3, to Lowenthal & Frazer.

BRONX—Warren & Skidlin have sold for Jacques Babin a lot 135x100 ft. on the north side of 142d street, on lot 210x100.

SEVENTH STREET—Lalor & Berger have sold for Edmund C. Stout the automobile stable No. 178 East Seventy-fifth street, on lot 25x100.

TENTH STREET—Albert Niederman has bought No. 89 East 101st street, a five story building, on lot 25x100.

BRONX—F. W. Bower has sold for Thomas Gordon to A. Hornheim a two family building on lot 25x100 on the west side of Arthur avenue, 150 feet south of 134d street.

BRONX—A. Shatzkin & Sons have bought from J. P. Connelly a plot 30x90 on the east side of White Plains avenue, north of 220th street, and on the north side of 223d street, east of Fourth avenue.

TWENTY-SIXTH STREET—The Broadway Helms Realty Company has sold to K. O'Shaughnessy a five story building, on lot 22x107.8.

NINTH STREET—Lowenthal & Frazer have sold to George J. Klein for improvement the plot, 163x211, on the north side of Ninth street, on lot 25x100. This is part of the Morgan Iron Works property, which the sellers bought at auction a few months ago.

EIGHTH STREET—Mark Blumenthal has bought from Matthew C. Phipps a lot 27x100 on the north side of 81st street, on lot 25x100.

LEAVINSON AVENUE—Mark Blumenthal has bought from William K. Froehlich a five story flat, with stores, on lot 25x100. George Breitell & Sons were the sellers.

FOURTH STREET—Gottlieb M. Karpas has sold a plot, 80x90 ft., on the north side of 142d street, 25 feet west of 142d street.

SEVENTH AVENUE—Max Marx has sold to A. R. Katz No. 222 Seventh avenue, a five story flat, with stores, on lot 25x100.

THIRTIETH STREET—Roseway & Elson have sold No. 115 West 118th street, a five story flat, on lot 25x100.

THIRTIETH STREET—Israel Segelowitz has sold to Louis Rosenberg the five story tenement on East Seventy-third street, on lot 25x100.

BRONX—The Westchester and Bronx Realty Company has sold to Albany this week, has bought from William Rankin a tract of about sixty-four acres, known as the Schuylkill tract, which is situated about a mile on the westerly side of Westchester road and running westerly to the Hudson river.

For bargain and sale dead; a g. for dead contains... (Real Estate Board of Brokers)

CLARENCE DAVIES, 140th st. and 84 av. Wants for cash buyer Bronx Broadway—Wants tenements in all parts of city, especially those that have not been altered, for cash buyers. Also, vacant apartment houses, especially those for cash buyers. Also, tenements in trade for private house on West 102d st. to \$10,000. Realty owner will send 1000 sq. ft. cash.

CLARENCE DAVIES, 140th st. and 84 av. Offer new, five story flat, five families on West 102d st. Rent \$20.00. Also, \$2,000.00. FOLSOM BROS., 883 Broadway—Offer several houses up town, especially those in large margin for investment. Also, 1000 sq. ft. in Yorkville, 10, 12 and 14 room tenements at very low price. Also, 1000 sq. ft. in Yorkville, 10, 12 and 14 room tenements at very low price. Also, 1000 sq. ft. in Yorkville, 10, 12 and 14 room tenements at very low price.

Baker to New York Mortgage and Security Co. prior title \$400,000. 1 1/2 % 6 per cent. Audubon av. w. cor. 181st at Atlantic R.R. 1000 sq. ft. to Title Guarantee and Trust Co. 1 1/2 % 6 per cent. 121st St. and 10th Ave. 1000 sq. ft. to Title Guarantee and Trust Co. 1 1/2 % 6 per cent. 100th St. and 10th Ave. 1000 sq. ft. to Title Guarantee and Trust Co. 1 1/2 % 6 per cent.

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REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK NO. 115 BROADWAY.

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CITY REAL ESTATE. MORTGAGE INVESTMENTS THE OLD WAY THE NEW WAY

A legal opinion without guarantee against defects. \$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. \$12,000,000 Combined Capital and Surplus.

LAWYERS' TITLE INS. CO., 37 Liberty St. LAWYERS MORTGAGE CO., 47 Liberty St.

False Personation and Forgery. In August, 1903, this Company insured the title to a piece of property in the Bronx. It is now discovered that the property BELONGED TO AN INFANT, to whom it had been conveyed by his mother just prior to her death; that the father changed his name to agree with the infant's, and made the broker and the notary believe that he was the real owner. He conveyed the property, and there was nothing to warn any one, not knowing the family and the real names of father and son, of the deception and forgery.

As the purchaser had his title guaranteed, any loss involved will fall on this Company. In a city like New York, false personations are almost impossible to detect, and this risk alone is quite sufficient to make a GUARANTEED TITLE in every case the only safe one to take.

TITLE GUARANTEE AND TRUST COMPANY CAPITAL AND SURPLUS \$8,500,000 146 Broadway, New York. 175 Remsen Street, Brooklyn.

RUBERINE ROOF PAINT TRADE MARK REGISTERED FOR METAL ROOFS. Contains no tar. Will not melt or blister. Preserves the metal. We apply it free. Sample cans at this office. 25c. Address: Contracting Dept. THE STANDARD PAINT CO. 100 William Street, New York.

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HELP WANTED—FEMALE. LADIES—Local and general representatives for company manufacturing... OSTRICH FEATHERS—Sevens and eights. HENRY R. MOTLEY CO., 60 Broadway.

HELP WANTED—MALES. Wanted, Young Men desiring to learn the Cutting of Clothing in wholesale houses to whom good wages and permanent positions can be assured. Apply after 9 o'clock to Room 19, Mercantile Library Building, 13 Astor Place.

Experienced and first class CLOTHING CUTTERS can secure steady employment at best prices by applying to HACKETT, CARHART & CO. 841 Broadway, New York.

CUTTERS Shear, knife and electric markers, lining cutters, examiners and trimmers in the houses of the New York Clothing Trade Association. To competent people permanent positions will be given. Apply Room 19, Mercantile Library Building, 13 Astor Place.

STRONG YOUNG MEN for firemen and brakemen on all railroads. Drums and average 1000. A good position. Send stamp 20 per cent. particulars. HALLWAY ASSOCIATION, box 154, Station B, Brooklyn.

SALESMEN—Experienced in agricultural and livestock business. Address: 100 Broadway, New York.

WE HAVE POSITIONS OPEN for Salesmen, Executive, Clerical and Technical. Address: 100 Broadway, New York.

FRANCO AND ORGANO. KAWAOKI PIANOS CHOICE OF THE MUSIC LOVING PUBLIC.

Special inducements on discontinued styles. Under \$1000. Cash or installment. EASY TERMS. PIANOS TO HIRE \$10 PER WEEK. YOU WILL FIND A PIANO BARGAIN HERE: About 100 pianos returned from rent, our own and other leading makes such as Steinway, Chickering, etc. available in any amount on receipt of \$100 upwards, and practically your own terms. JAMES & HOLMSTROM, 23 East 14th St.

THE PIANOTIST The Invincible Piano Player Plays any piano. Special inducements on discontinued styles. Under \$1000. Cash or installment. EASY TERMS. PIANOS TO HIRE \$10 PER WEEK. YOU WILL FIND A PIANO BARGAIN HERE: About 100 pianos returned from rent, our own and other leading makes such as Steinway, Chickering, etc. available in any amount on receipt of \$100 upwards, and practically your own terms. JAMES & HOLMSTROM, 23 East 14th St.

TRANSATLANTIC MAILS. THURSDAY, 23rd, at 7 A. M. for FRANCE, ITALY, GERMANY, AUSTRIA, SWITZERLAND, HOLLAND, BELGIUM, DENMARK, SWEDEN, NORWAY, GREECE, TURKEY, EGYPT, AFRICA and BRITISH INDIA, per steamship 'MONTROSE' (mail direct) for Europe must be directed per steamship 'Lafayette'.

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