MISUNDERSTANDING IN GOLF

BETWEEN TRENTON COUNTRY CLUB AND PRINCETON.

Champion Anderson Reports the Time of His Life in the West—Eighty Entries for the Apawamis Open Tournament.

A misunderstanding, having as its basis the fact that in nearly every league of clubs for team matches some special system of scoring has ousted the orthodox method of hole play, has arisen between the Trenton Country Club and the Princeton University Golf Club. It appears that in Saturday's meeting between the Trenton and Princeton teams the first part of a home and home match which was to have been seven a side dwindled to four a side, and the result, by hole play, was:

Princeton—Pyne, 0; Sloane, 8; Conover, 6; Van Doren, 0. Total, 14.

Trenton—Scammel, 1; Hunt, 0; Roebling, 0; Anderson, 1. Total, 2.

Nothing was said beforehand about the method of scoring, but afterward Trenton claimed a halved match, on the ground that under the general usage in the Metropolitan Golf Association each single match should be counted as one point. As the M. G. A. has no official system of team scoring save the old-time one of result by holes won, the Trenton objection is not sound. The one official match of the M. G. A. is with the Golf Association of Philadelphia, the score of the ten a side spring contest at Bala being 27 to 17 in favor of Philadelphia, which makes plain that a system was not used. The one point, or Tuxedo, system and the three point, or Nassau, system do not supersede the regular hole play count unless the captains of the teams so agree in advance.

Will Anderson, the Apawamis professional, who won his third open championship of the United States on Saturday at Glen View, returned last night. The Apawamis members extended a hearty greeting to him and many congratulations. Before winning the open, Anderson won the Western championship at Grand Rapids.

"I have had the time of my life," said Anderson. "Every one in the West treated me with the greatest cordiality, and I have been nearly overwhelmed with congratulations. It is impossible for me to answer all the letters and telegrams I have received, and, through THE SUN, I want to thank all my well wishers and golfing friends for their kind messages on my success."

Eighty are entered for the Apawamis open tournament that begins this morning. Walter J. Travis, who won it last year, will play for the first time since his return. He was on the links yesterday with Simeon Ford as opponent. Others out were Findlay Douglas, Murray Slaphant, Gillman F. Tiffany, the two Havemeyers, George Brokaw, W. W. Lowery and the Philadelphians George J. Cooke and H. P. Smith.

The August handicap will be played to-day at the Dyker Meadow Golf Club. These events are of especial interest to the members from the fact that the players returning the sixteen lowest gross scores in these competitions qualify for the club championship in November. In addition, a cup is offered to be played for by the eight men who have the lowest average of four net scores in these monthly contests, which gives the long handicap men a chance.

HARTFORD, July 13.—More than eighty contestants handed in scores in the qualifying round of the State championship golf tournament on the links of the Hartford Golf Club and the first sixteen played off the first round to-day. This round resulted as follows: S. H. Patterson of the Brooklawn club defeated J. E. Platt of Wallingford, 5 up and 4 to go; H. H. Taylor of the Brooklawn club defeated Fred O. Tyler of the New Haven club, 2 up and 1 to go; W. J. Honeyman of Norwich defeated S. B. Page by default; T. Hooker of Hartford defeated M. S. Hart of Maple Hill club, 1 up and 2 to go; R. H. Dover of Hartford defeated W. H. Pease of New Britain, 3 up and 2 to go; F. R. Coley of Hartford defeated T. W. Hall, Jr., of New Canaan, 4 up and 2 to go; T. J. Alsop of the Arawana club defeated R. D. Cutler of Hartford, 4 up and 3 to go; J. E. Howes of Hartford defeated R. W. Cutler of Hartford, 2 up and 1 to go. The first round in the consolation match and the first in the Bunker tournament were also played to-day.

MANCHESTER, Vt., July 13.—A. M. Reed to-day won the Arthur Taylor Memorial cup in the annual tournament here on the Ekwanok links. He gave C. M. Clark an allowance of two strokes and finished 2 up in eighteen holes. In the semi-finals this morning Reed beat R. D. Brown, 2 up and 1 to play, and C. M. Clark beat F. H. Herresshoff, 5 up and 4 to play. The summary:

Semi-final Round—C. M. Clark beat F. H. Herresshoff, 5 up and 4 to play; A. M. Reed beat R. D. Brown, 5, 2 up and 1 to play.

Final Round—A. M. Reed beat C. M. Clark, 2 up.

FREEPORT, L. I., July 13.—With a net score of 53, Miss O. E. Yale cleverly won the Ladies' cup of the Freeport Golf Club to-day, defeating a field of some of the best golfers who are spending the summer on the South side of Long Island. The cup event was a handicap and Miss Yale received 15. Miss N. Tyler, scratch, was second, with a net score of 54, and Miss P. Perrin, handicapped at 15, was third, with a score of 55. Miss L. Soule was 64 and the remainder of the field of players was above 65.

POLO.

Three Entries for the Championship Tournament Booked.

At a meeting of the Polo Association committee yesterday the time for the closing of entries for the championship was extended to Saturday, when the junior championship also will close. The teams of the Myopia Hunt Club, winner in 1895; Dedham Polo Club, winner in 1900, and the Bryn Mawr Polo Club have been entered for the championship. The tournament will be played next month at the Point Judith Country Club, Narragansett Pier.

The Country Club of Westchester now holds the championship, but J. M. Waterbury, Jr., is the only one of the team that won at Philadelphia last year still with the club. The Country Club will not defend the title unless its team wins the junior championship. Rockaway also will have an entry in the junior.

The conditions for the championships debar "freebooter" teams, and the New York players are now so scattered that, save as winners of the junior, which entails a post entry in the championship, it is possible that there will not be a metropolitan team to compete.

CEDARHURST, L. I., July 13.—By a score of 6½ goals to 5¾ the Westchester Country Club beat the crack four of the Rockaway Hunt this evening on the field of the latter in a special match, which proved to be the most interesting and hotly contested of any held at Cedarhurst this season. There were a large number of polo enthusiasts present and also many well known New Yorkers and Brooklynites.

Shortly before the commencement of the game Daniel Chauncey, one of the Rockaway players, was warned by an officer of the S. P. C. A. that he must not wear spurs in the game. These Chauncey refused to take off and twice the officer warned him that he would be compelled to force him to.

Upon the young man again riding in the field he was arrested by Constable Prendergast of Cedarhurst. J. E. Cowdin, one of the Rockaway Hunt Club members, went on the ball of the young polo'ist, and he was allowed to resume the match. His case will come up to-morrow morning before Justice A. E. Wallace at Lynbrook. The officer stated that he had warned Mr. Chauncey yesterday to desist from the use of the spur. Considerable discussion occurred last year when some of the club members used spurs while playing polo.

Trotting and Pacing at Utica.

UTICA, N. Y., July 13.—Forest Wilkes, in the 2:20 pace, was the only favorite to suffer defeat in today's programme of the Hudson and Mohawk Valley racing circuit's meet in this city. Considering the heavy rain of yesterday, the track was fast. In the first heat of the 2:16 trot Driver Matthewson, who was piloting Shuttle, was thrown but escaped serious injury. T. E. N., who was backed heavily in the 2:16 trot, was a winner from the start, his competitors never having a show. T. E. N. has won every race in which he has been entered this year. Summaries:

2:16 class, pacing; purse $400:

Cella, gr. m. (Moody)	1	1	1
Leo S., ch. g. (Nichols)	2	2	3
Corinna, b. m. (Armling)	7	3	2
John W. Patterson, ch. g. (Davis)	3	5	5
Prince A., b. g. (Swan)	6	4	4
Olamay, b. m. (Ellis)	4	7	6
Dan L., b. g. (Leary)	5	6	7

Time—2:15¾, 2:15¾, 2:15¾.

2:30 class, trotting; purse $400:

Uno, b. m. (Moody)	2	4	2	1 1
Bonnie Lass, b. m. (Doble)	1	3	3	4 2
Bedella, b. m. (Murphy)	5	5	1	2 3
Janvier, b. g. (Dougrey)	3	1	4	5 4
Night Sirene, blk. g. (Sivalls)	4	2	5	3 5 dr
Miss Delmar, b. m. (Burnes)	6	6	6	dis.

Time—2:28¼, 2:27¼, 2:27½, 2:23¼, 2:22¼, 2:22¼.

2:30 class, pacing; purse, $400:

The Friend, blk. s. (Leary)	5	1	1	1
Forest Wilkes, b. m. (Moody)	1	5	10	3
Merchant Boy, b. g. (Coffey)	2	4	2	4
Franroy, b. g. (Sild)	3	8	4	2
Odine, b. g. (Armling)	10	2	3	9
Sheridan Wilkes, br. g. (Andrews)	4	9	7	8
Lady Hal, b. m. (Sears)	6	3	9	7
Kansas Chief, blk. s. (Gobel)	8	7	5	5
Baron Trump, ch. g. (Doble)	9	10	8	6
Zip, b. m. (Kathan)	7	6	6	dr

Time, 2:21¾, 2:20¼, 2:20¼, 2:20¼.

2:20 class, trotting; purse, $400:

Alex Cummings, b. g. (Cummings)	1	1	1
Louis S., b. g. (Ralph)	2	2	2
Katie Gay, b. m. (Russell)	3	4	3
Belle Benton, b. m. (Burke)	5	3	5
The Lad, b. g. (Downer)	4	5	4

Time, 2:20¼, 2:19¼, 2:19¼.

2:16 class, trotting; purse, $400:

T. E. N., b. s. (Moore)	1	1	1
Gov. Roosevelt, ch. g. (Graham)	5	3	2
Bertha K., b. m. (Moody)	6	2	3
Bill Nice, b. g. (Hunt)	2	6	7
Lorne McGregor, ch. m. (Davis)	3	4	6
Intact, ch. m. (Murphy)	4	7	4
Shuttle, b. g. (Matthewson)	7	5	5

Time, 2:16¼, 2:16¼, 2:15¼.

Hitch Over Referee in Neil-Attell Contest.

There is a hitch in the contest between Frankie Neil, the bantam champion, and Abe Attell of California, and the pair may not come together. They are scheduled to box six rounds before the Waverly A. C., Chicago, on Friday night. When the articles were signed George Siler was agreed upon as referee, but for some reason not made clear, he has since declined to act. Another man has been proposed, but Attell says he will not go on unless Siler or another man as competent as the veteran is selected to act. Neil declares that any capable referee will suit him, and thus the matter stands. Siler has been asked to reconsider his determination not to officiate, and it is thought that he may consent to referee after all.

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

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

Avenue C, n w s, at n e s 3d st; Adolf Mandel and ano to Elise King, exr, 2 yrs $37,000
Avenue C, w s, 48 n 3d st; Adolf Mandel and ano to American Mortgage Co, 1 yr 31,000
Same property; same to same, prior mtge $31,000, 1 yr, 6 per cent 5,000
Avenue C, w s, 24 n 3d st; same to same, 1 yr 15,000
Avenue C, n w cor 3d st; same to same, prior mtge $32,000, 1 yr, 6 per cent 7,000
2d av, 317-19; Henry Lippmann to Harry W Watrous and ano, 5 yrs, 4½ per cent 44,000
Same property; same to Harris Mandelbaum and ano, prior mtge $44,000, demand, 6 per cent 13,300
Bleecker st, n e cor 10th st; Sarah Hamburger and ano to Harris Mandelbaum and ano, prior mtge $125,000, demand, 6 per cent 23,750
Same property; same to New York Savings Bank, 3 yrs 75,000
10th st, n s, 49.7 e Bleecker st; same to Bronx Investment Co, 3 yrs 50,000
Broome st, n s, 43.6 w West Broadway, old time; also West Broadway, w s, 80 n Broome st, Sarah A Griffin et al to William C Lessteg, 2 yrs 4,000
Broome st, 132; Marcus Hyman and wife to Lena Green, prior mtge $18,400 2,000
Eldridge st, e s, 87.6 s Broome st; Rebecca Lipschitz to Lena Schwartz et al, 3 yrs, 6 per cent 5,500
Franklin st, 96-98, n w cor Church st; Harry M Billings to Charles K Billings, trustee, 1-7 part, 4 yrs 12,000
Oliver st, e s, 27.8 s Madison st; Ann Sheehan et al to Emigrant Industrial Savings Bank, 1 yr, 4½ per cent 4,000
Stanton st, s s, 125 e Willett st; Beni Faden to Nathan Kirsh, prior mtge $26,000, installs, 6 per cent 7,000
William st, 162; Mary F Betts to Henry H E Taylor, 1 yr, 4½ per cent 80,000

EAST SIDE.

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

2d av, 1382, n e cor 71st st; Sarah Waldheimer to Seymour Realty Co, 5 yrs, 4½ per cent $18,000
3d av, 801-803, also 49th st, 207-209 E; Jane H Haggerty et al to Bowery Savings Bank, 5 yrs, 4½ per cent 15,000
3d av, 1361; Ida Rappaport to Isabel M Cobden, 3 yrs 15,000
76th st, 516 to 520 E; Isaac Chauser and ano to Addison G Hawks, prior mtge, $45,000, 3 mtges, installs, 6 per cent each 2,500
98th st, n s, 150 e Madison av; Harris Lisman and ano to Ravitch Bros., prior mtge, due July 1, 1906, 6 per cent 4,250
27th st, 230-32 E; same to same, prior mtge, $65,000, due Jan 15, 1905, 6 per cent 1,000

WEST SIDE.

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

Columbus av, s e cor 93d st; Ann J Rutledge to Eagle Insurance Co, half part, all title; re-recorded, due —, 6 per cent $18,000
7th av, s w cor 58th st; Isidor J Pocher to Lawyers' Title Insurance Co, 3 yrs, 4½ per cent 25,000
15th st, n s, 545 e 6th av; James Fanning and ano to Realty Mortgage Co, prior mtge, $49,000, due March 8, 1905, 6 per cent 22,000
23d st, 119-21 W; also 24th st, 112-14 W; Harry M Austin to Title & Trust Co, 5 yrs, 4½ per cent 375,000
Same property; Isaac H Clothier to Louis Sachs and ano, 3 yrs 100,000
100th st, 153 W; Max Scheuer to Sarah Baum, prior mtge, $18,000, 3 yrs, 6 per cent 4,000
105th st, 107-09 W; Alfred E Hanson to Thaddeus Moriarty, 2 mtges, 3 yrs, each 4,000
106th st, 19 W; Richard H Abbott and ano to Lizzie A Abbott, 1 yr 9,000
106th st, 17 W; same to Anna D Abbott, 1 yr 9,000

HARLEM.

(Manhattan Island, north of 110th st.)

Amsterdam av, n w cor 152d st; Herman Hoyes to Emigrant Industrial Savings Bank, 1 yr, 4½ per cent $20,000
Broadway, s w cor 138d st; Isaac A Van Bomel to Frederic B Jennings, 3 yrs, 4½ per cent 25,000
Madison av, 1673, n e cor 111th st; Solomon Jacobs to Title Guarantee & Trust Co, 5 yrs, 4½ per cent 10,000
Madison av, 1974, n w cor 125th st; Solomon Miller to Jessie Gillender, 3 yrs 18,000
5th av, 2165; Charles J Smith to Israel Schneitacher, installs, 6 per cent 2,500
117th st, 231-33 E; Julius Kaplan to Jacob Siegel and ano, prior mtge $40,000, installs, 6 per cent 14,500
Same property; same to same, collateral, demand, 6 per cent 2,200
118th st, 285 e 7th av; Israel Block to James O Crawford and ano, trustees, 1 yr 6,000
124th st, s s, 88 e Columbus av; Eleanor I Parsons to Gustav Grossman, 2 yrs, 6 per cent 1,000
137th st, n s, 173.2 w 5th av; Simon Lefkowitz to Isaac Rothschild et al, prior mtge $70,000, 2 mtges, installs, 6 per cent, each 4,500
151st st, s s, 150 e Grand Boulevard; Martin Hess to Martin D Fink, 3 yrs 20,000
Same property; same to same; prior mtge $20,000, 1 yr, 6 per cent 2,000

BRONX.

(Borough of The Bronx.)

Beekman av, w s, 95.2 n 141st st; Otto Kindler to Henry B Hall, 1 yr $2,500
Belmont av, s e s, 857.6 s w Union av; Patrick Dillon to Michael Murphy, 3 yrs 5,000
Brook av, s e cor 148th st; Morris Garfinkel to Frederick P Forster, 3 yrs 12,000
Same property; same to same, prior mtge, 2 yrs 2,000
Brook av, e s, 25 s 148th st; same to same, 5 mtges, 3 yrs, each 6,000
Brook av, 437, Elizabeth G Mortimer to Charlotte Ewald, prior mtge $14,000, 2 yrs 3,500
Cauldwell av, 907; Simon Adelson to Henry Chapman, 5 yrs 5,000
Clinton av, n w s, 349.8 s w, Jefferson pl; Levin Lavelle to Lucy G Barnard, due Jan 12, 1905, 6 per cent 30,000
Cole, or 194th, st, n s, 141 w Decatur av; William T B Whittier to Frank J Butler, 1 yr 7,500
Crotona Park E, s w cor Southern Boulevard; Emanuel G Bach to Christopher Belton, 3 yrs 5,000
Grove st, or av, w s, 132.2 n 181st st; John Farrell to Frederick W Brooker, 3 yrs, 6 per cent 1,000
Intervale av, w s, 42.10 n Westchester av; Mary Norz to Casper Bornmann, 3 yrs, 6 per cent 1,000
Jennings st, s s, w s, 178 n w Southern Boulevard; John F Croly to Louise S Abecle, due June 1, 1908 3,000
Poplar st, being lots 3 and 53; Amelia Steinmets to Charles Funck and ano, partition map Wells et al vs Storer et al, 3 yrs, 6 per cent 500
Trinity av, 1050; Harry Aronson to Ernestine C Dendick, prior mtge $18,500, 3 yrs 8,500
Westchester av, w s, at e s Jackson av; Louis Reiter to Gottlob Haaf, due April 9, 1906 9,400
138th st, s s, 99.3 w 3d av; also 138th st, s s, 183.11 w 3d av; Patrick Brennan to Margaret A Demarest, prior mtge $15,200, 5 yrs 2,500
142d st, n s, 161.6 e Alexander av; John Boyland to Title Guarantee and Trust Co, 1 yr, 6 per cent 26,000
147th st, s w s, 250 n w St Ann's av; Solomon Ornstein to Frederick Hecht, 5 yrs, 6 per cent 2,500
152d st, s s, 85 w Washington av; Susan C Steers and ano to Arthur Sandys, 3 yrs 6,500
Lots 160-61, amended map part Gleason property; Mary E Barell to Joseph J Gleason, 3 yrs 400
Lot 94 map 120 lots Daily estate; Vito Ricci to Hudson P Rose, 5 yrs 345
Lots 99-160 map 120 lots Daily estate; Antonio Dalzinie et al to Hudson P Rose, 5 yrs 800
Lot 36 map 120 lots Daily estate; Thomas P Murray to Hudson P Rose, 5 yrs 550
Lot 91 map 120 lots Daily estate; Giuseppe Gollo to Hudson P Rose, 5 yrs 225

Mechanics' Liens.

6th st, 65-67 E; Julius Mueller vs Patrick B Egan $12,000
Grove st, 55; Henry L Rausch vs Charles C McKeever 41
7th st, 287-89 E; Louis Bornstein vs Abraham Siegel 815
118th st, 60-62 W; Louis Sprigg vs Leavey & Wineburg 22
Same property; Charles Howard vs same 22
Elizabeth st, 278; New York Slate Works vs Catherine Weeks et al, exrs and trustees 135
Greenwich st, 535; same vs same 78
25th st, 406-8 E; Louis Pinaslck vs Samuel Goldstein 800
Columbia av, s e cor 60th st, 78x80; Charles Askey vs Louis Brandt and ano 2,997
113th st, 77 E; Samuel Friedenbach vs Mary Conehan 16
122d st, 52 E; same vs same 20
Prospect av, e s, 100 n 163d st, 75x100; Henry L Mueller et al vs John McGrath 425

Lis Pendens.

124th st, s s, 200 e 5th av, 100x99.11; Max Marx vs Sundel Hyman; specific performance; atty, L S Marx.

96th st, 22 W; George W Prichard and ano vs James M Sigafus et al; to declare deed void; atty, H Aplington.

Columbus av, w s, 25.8 n 75th st, 25.5x100x irreg; William N Ingram vs George Davis; to establish lien, &c; atty, W A Walling.

43d st, s s, 231.6 e Alexander av, 25x100; William F Smith vs Herman K Nelson; to impress a lien, &c; atty, M J Sullivan.

81st st, s s, 100 w Amsterdam av, 27.8x102.2; Anna K Daniel vs Sidney M Teeter; to set aside deed; atty, A L Sire.

THE REAL ESTATE MARKET.

LITTLE ACTIVITY SHOWN IN ANY DIRECTION.

The Liberal Republican Club Leases a House on 155th Street, Adjoining St. Nicholas Avenue—Few Private and No Public Sales Are Announced.

Private dwellings figured prominently in yesterday's brokerage business. Most of them, however, were bought by operators and will eventually be torn down to make way for enements. No transactions were reported from the lower East Side. The new flats and vacant lots that changed ownership were located uptown, chiefly in Harlem. The Bronx contributed its usual quota of deals in flats and two family houses. No auction business was transacted in the real estate salesroom.

Private Sales.

WEST END AVENUE.—Slawson & Hobbs have sold for Oakleigh Thorne No. 914 West End avenue, a four story dwelling, on lot 20x90.

NINETY-EIGHTH STREET.—Agnes M. Pragnell has sold No. 116 West Ninety-eighth street, a four story dwelling, on lot 16.11x100.11.

TWENTY-FIRST STREET.—F. & G. Pfiomm have sold No. 154 West Twenty-first street, a three story and basement dwelling, on lot 20.8x92.

EIGHTY-SEVENTH STREET.—Estelle G. Coventry has sold No. 318 West Eighty-seventh street, a three story and basement dwelling, on lot 20x100.8.

132D STREET.—Shaw & Co. have sold Nos. 51 and 53 West 132d street, two two story dwellings, on plot 33.4x99.11.

111TH STREET.—Lowenfeld & Prager have bought No. 107 East 111th street, a three story dwelling, on lot 16x100.11.

115TH STREET.—Lowenfeld & Prager have bought No. 209 East 115th street, a three story dwelling, on lot 18x100.11.

SHERMAN AVENUE.—Max Marx has bought from William Cumming, Jr., through J. Romaine Brown & Co., the plot, 150x180, on the south side of Sherman avenue, 100 feet west of Hawthorne street.

133D STREET.—Abram Bachrach has bought from Mark Blumenthal No. 219 West 133d street, a four story flat, on lot 19.10x99.11.

ST. NICHOLAS AVENUE.—Jackson & Stern have sold to Dr. Julius Frankel and Adolph Berklamer Nos. 602 to 606, 612 to 618 and 622 St. Nicholas avenue, including the corner of 141st street.

WEST END AVENUE.—Emanuel Simon has sold for Prof. Emil Wolf No. 169 West End avenue, a five story flat, on lot 25x100.

NINETY-SEVENTH STREET.—A Lutz has sold to M. Rosenblum No. 225 East Ninety-seventh street, a five story flat, on lot 24.8x100.11.

NORTH WILLIAM STREET.—Horace S. Ely & Co. have sold for Sarah J. G. Spencer and Elizabeth D. G. Lane Nos. 26 and 28 North William street, a four story building, on lot 28x66x23x53, to Valentine Schmitt of Brooklyn, who will erect an office building with a rathskeller.

BRONX.—The firm of Lionel Froehlich has sold for Max F. Scholer to a Mr. Seifert No. 558 East 136th street, a four story flat, on lot 25x100.

BRONX.—Harris & Siegel have sold to Morris Asinof No. 996 Brook avenue, a five story flat, on lot 26.6x111.5x25x120.4.

BRONX.—James Bloomer has sold to Eliza Follain the two story frame dwelling No. 2327 Washington avenue.

BRONX.—J. Herzog & Co. have sold for Annie Robinson Nos. 1970, 1976 and 1982 Daly avenue, three two family dwellings, each on lot 25x43.

MACOMB'S LANE.—Sonn Brothers, who own a one-third interest in the westerly block front on Macomb's Lane, between 153d and 154th streets, have bought from the Green-Baer syndicate its two-thirds interest.

WEST END AVENUE.—Slawson & Hobbs have sold for Oakleigh Thorne the four story high stoop dwelling, No. 914 West End avenue, size 20x90. The purchaser will occupy the premises after extensive alterations.

GREENWICH AVENUE.—Edgar T. Kingsley of the offices of Charles E. Duross has sold for Harris Ratner to an investor the six story three family flat and store property on plot 40x100 at Nos. 111 to 113 Greenwich avenue and No. 2 Jane street. The property was being held by the owner at $75,000.

Miscellaneous.

Louis Becker has leased for M. Taylor Pyne the entire building on plot 50x100 on the south side of 155th street, adjoining the southwest corner of St. Nicholas avenue, to the Liberal Republican Club for a term of years.

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.]

Avenue C, n w s, 24 n e 3d st, 72.1x90; Elizabeth W Stevens and ano to Adolf Mandel and ano ..... nom
Avenue C, n w s, at n e s 3d st, 24x90; Charles A King and ano to Adolf Mandel and ano, all title ..... nom
Same property; Elise King and ano, excrs, to same, 1-3 part, all title $15,833
Same property; Elise King to same, all title, q c 100
Same property; John G Herring and ano to same, all title, q c ..... nom
Broadway, 194-96, e s, 27.8x160x25.4x162; Broadway, 394, e s, 27.9x175; 5th av, w s, 141 s 26th st, 26.2x100; 9th st, n s, 344.4 w 6th av, 16.8x92.8x16.8x92.2; 25th st, s s, 250 w 6th av, 25x81.4x25x81.6; John W Southack to Farmers' Loan and Trust Company, trustee, all title ..... nom
Broome st, 132, n e s, 25x100; Lena Greene to Marcus Hyman and wife, mtge $18,400 100
Eldridge st, e s, 87.6 s Broome st, 25x87.6; Lena Schwartz et al to Rebecca Lipschitz, mtge $18,000 ..... nom
Jones st, 23, n s, 25x100; Frederick Preil to Isabella M. Pettet, mtge $25,000 ..... nom
South st, n e cor Oliver st, 19x54.11x19.1x55; Mary Clancy to Liedrich Knabe, mtge $12,500 30,000
Stanton st, s s, 125 e Willett st, 25x75; Nathan Kirsh to Beni Faden, mtge $26,000 100
William st, 162 s e s, 24.11x84.10x23.7x62.8; Wilbur Larremore, referee, to Max Marx, mtge $17,000 34,000
Same property; Max Marx to Mary F Betts, mtge $17,000 100
Same property; Mary F Betts to Daniel B Freedman, mtge $30,000 100

EAST SIDE.

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

Avenue C, w s, 45.9 s 16th st, 46x88; John E Brodsky, ref, to Daniel T McNamara, ½ part $780
Same property; Daniel T McNamara to Kate Hastings, ½ part 100
Lexington av, e s, 20.8 n 70th st, 20x75.6; Abraham Schwab to Leo L Schwab, ½ part, mtge $16,500 100
Lexington av, w s, 88.11 s 94th st, 16.8x75; Eugene H Pomeroy, ref, to Mary G Murphy 12,500
Lexington av, w s, 67.4 s 94th st, 16.7x75; Eugene H Pomeroy, ref, to Daniel M Griffin and ano, exors 12,500
5th av, n e cor 28th st, 25x100xirreg; Bacon Hill Real Estate Co to Glengariffe Realty Co, mtge $275,000 100
81st st, 121 E, 18.6x56; Mary D Gaige to Gracie N Gaige and ano, mtge $10,000 ..... nom
82d st, 310 E, 20x68.9; Francis Donohue to Rosehill Realty Corporation ..... nom
74th st, 212-14 E, 25x102.2; Joseph Horowitz et al to Moses Shapiro and ano, mtge $13,000 100
76th st, 516-20 E, 75x100.9x76x96.3; Madison G Hawke to Isaac Chauser and ano, mtge $45,000 ..... nom
98th st, n s, 150 e Madison av, 50x100.11; Ravitch Bros to Harris Lisman and ano, mtge $22,000 100

WEST SIDE.

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

7th av, s w cor 25th st, 24.9x78.3; Albert J Adams to Isidor J Pocher, mtge, $25,000 ..... $100
15th st, n s, 545 e 6th av, 25x103.3; W S Baker to Conrad F Kruse, q c 100
Same property; Conrad F Kruse to James Fanning and ano, mtge, $71,000 100
23d st, n s, 175 w 6th av, 50x197.6; Louis Sachs and ano to Harry M Austin, o c and 100
Same property; Harry M Austin to Isaac H Clothier, mtge, $375,000 100
82d st, s s, 75x156.6x irreg; Chelsea Realty Co to Pennsylvania, New York & Long Island R R Co ..... o c and 100
62d st, 218 W, 25x100.5; Annie E Greene to Mabel Clarke, mtge, $15,000 ..... nom
69th st, 211 W, 19.8x100.5; George D Ebermayer to Solomon Wronker, mtge $18,000 ..... o c and 100
100th st, 158 W, 25x100.11; William Stuhlmiller to Max Scheuer, mtge, $18,000 ..... o c and 100
106th st, 107-09 W, 50x100.11; Thaddeus Moriarty to Alfred E Hanson, mtge, $38,000 ..... o c and 100

HARLEM.

(Manhattan Island, north of 110th st.)

Broadway, s w cor 138d st, runs w 125x s 99.11x e 50x n 25x e 75x n 74.11; Frederic B Jennings to Isaac A Van Bomel ..... nom
Madison av, e s, 50 n 113th st, 25x75; Mathilda Gordon to Harriet Shrier, mtge $22,307.50 ..... o c and 100
Madison av, 1974, w s, 19.11x88; Alice Floy et al to Solomon Miller ..... nom
5th av, 2165, e s, 25x100; Israel Schneitlacher to Charles J Smith, mtge $18,500 ..... o c and 100
112th st, 504-06 W, 50.7x100.11x79.6x104.8; John Reilly and ano to Rosalie Abrahams, mtge $157,410.73 ..... nom
117th st, 231-33 E, 50x100.11; Jacob Siegel et al to Julius Kaplan, mtge $40,000 ..... nom
118th st, n s, 285 e 7th av, 40x100.11; James C Crawford and ano, trustee, to Israel Block, ¼ part, mtge $9,000 10,000
Same property; George W Ruddell to same, ¼ part, mtge $9,000 ..... nom
124th st, s s, 84 e 7th av, 21x100.11; Bella

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A.—By no means. A large amount of land is useless and hence valueless, and all misplaced buildings are valueless.

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A.—Absolutely, and the broader the scope of utility the surer the basis of value.

[To be continued.]

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