THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

New Six Story Apartment Houses at 59 and 63 West 140th Street Find a Prompt Buyer—The Rest of the Day's News Is Made Up of Small Speculative Deals.

There was little activity in the brokerage branch of the market yesterday beyond speculative trading in flat and tenement properties. The principal transaction reported was the sale of two new apartment houses in upper Harlem. The volume of business was somewhat larger than the recent daily average, due to the near approach of "settling day" at the end of the month. In the auction room two parcels were offered at voluntary sale One of these, the northwest corner of Canal and Varick streets, was disposed of; the other was bid in for the owner's account.

Private Sales.

105TH STREET.—J. B. Theiss has sold for Peter V. Stocky the five story double flat, on lot 25x100.11, No. 305 East 105th street, to M. Cohen.

BRONX.—William Stonebridge has sold for Mary Woods to Wolf Burland the two story and basement detached two family dwelling, on lot 23x145, on the south side of Crescent avenue, 100 feet west of Belmont avenue, and the vacant lot 23x126 on the south side of Crescent avenue, 54 feet east of Hughes avenue.

132D STREET.—J. P. & E. J. Murray have sold for Lowenfeld & Prager to G. Bovar, for occupancy, No. 43 East 132d street, a three story stone front dwelling, on lot 20x99.11.

140TH STREET.—Mulligan & Tiernan have sold to Edelson & Hoffman the two new six story apartment houses, at No. 59 and 63 West 140th street, on plot 75x99.11, between Lenox and Fifth avenues.

103D STREET.—M. L. & C. Ernst have sold to the Rev. H. Masliansky No. 106 East 103d street, a three story and basement stone front dwelling, on lot 16x100.11.

NINETY-SEVENTH STREET.—L. Klinger & Co. have sold for B. Banner Nos. 335 and 337 East Ninety-seventh street, two five story flats, on plot 60x100.11, for $39,000.

105TH STREET.—F. Benzer has sold for Ede Levenson No. 8 West 105th street, a five story stone front flat, on plot 30x100.11 between Central Park West and Manhattan avenue, for $47,500.

NINETY-SIXTH STREET.—L. & A. Pincus have bought from Charles Stich Nos. 202 and 204 West Ninety-sixth street, two five story flats, on plot 55x100.8.

121ST STREET.—L. & A. Pincus have sold to Mrs. A. Watterson No. 302 West 121st street, a five story flat, on plot 33x100.11.

101ST STREET.—M. Rubinger & Co. have sold for Isaac Goldowitz No. 317 East 101st street, a six story flat, on lot 25x100.11.

SEVENTIETH STREET.—Samuel Greenfield has bought from Marcus Levy No. 313 Seventieth street, a five story tenement, on plot 31.3x100.8.

SIXTEENTH STREET.—F. Benzer has sold for Ede Levenson No. 507 East Sixteenth street, a five story tenement, on lot 23.9x92.

PERRY STREET.—The estate of John H. Thode has sold to Lewenfeld & Prager the southeast corner of Perry and West Fourth streets, old buildings, on plot 50x53.

SECOND AVENUE.—Lowenfeld & Prager have sold No. 1053 Second avenue, a four story tenement, on lot 20x66.

AVENUE C.—Kidansky & Levy have sold the northeast corner of Avenue C and Eighth street, old buildings, on plot 63x70.6, to Charles Adams, who will erect a six story tenement.

BRONX.—The Sterling Realty Company has bought from J. J. Radley the plot, 127x100, at the northeast corner of Third avenue and St. Paul's place. In part payment the Sterling Realty Company gave the three story dwelling No. 111 East Seventieth street.

BRONX.—F. W. Bower has sold for Tommaso Giordano to Peter Geraghty No. 2152 Arthur avenue, a new detached two family frame dwelling, on lot 25x100.

BRONX.—The Ernst-Cahn Realty Company has sold for M. L. & C. Ernst to Joseph Prinstein No. 3878 Third avenue, a five story flat with stores, on lot 25x125.

133D STREET.—Abram Bachrach has sold No. 123 West 133d street, a five story triple flat, on plot 27x99.11.

BRONX.—A. Shatzhim & Sons have sold to J. Brandon a plot 54x90 on the east side of White Plains avenue, north of 229th street.

Miscellaneous.

Charles E. Duross has leased the three story and basement house No. 241 West Thirteenth street for Lowenfeld & Prager to Mary White for a term of years.

G. Carlucci & Co. have leased for Arnold Diamond to G. B. Grattarola the five story tenement No. 406 East Twenty-fourth street for three years at an aggregate rental of $6,450.

John Rollman is the buyer of the six story apartment house at Nos. 51 to 55 East 129th street, and Dr. Philip Meirowitz the buyer of No. 23 West 106th street.

Yesterday's Auction Sales.

[At No. 161 Broadway, 12 o'clock. A complete list of auctions scheduled for the ensuing week is printed every Sunday.]

BY BRYAN L. KENNELLY.

Canal street, No. 431, northwest corner of Varick street, 26.6x62x irregular; three story buildings with store; voluntary sale to Alfred E. Marling for $16,000

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; s g, for deed containing covenant against grantor only.]

Avenue B, 104, w s, 20x64.6; Morris Magenheim to Joseph Goldberg, mtge $16,000. $100

Houston st, s s, 106 w Congress st, 24x76; Ann Graham to James P Graham ..... nom

Lewis st, 55, w s, 25x100; Eugene H Pomeroy, referee, to Abram L Kass, mtge $12,500 17,600

Madison st, n e cor Gouverneur st, 62.3x73.8x62.9x74; David Kidansky and ano to Abraham C Weingarten and ano, mtge $70,000 ..... nom

Washington st, 81-85, e s, 60.11x54.2x irreg; John A Weekes, Jr, to Daniel J Faour et al, mtge $32,000 ..... nom

2d st, n s, 201.7 e 1st av, 0.11x100; strip; James R Roosevelt et al, trustees, to Samuel Mandel and ano, all title, q c ..... nom

Same property; William W Astor to same, all title, q c ..... nom

2d st, s s, 180.10 w Avenue A, 40.11x100; Samuel Mandel and ano to Max Meyers, mtge $48,000 100

8th st, s s, 155 w Avenue D, 27.9x97.6; Maurice J Burstein to Jonas Weiss, mtge $30,000 100

EAST SIDE.

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

Lexington av, 448, e s, 19.6x75; James Kyle and ano to James E Tower, mtge $16,000 ..... $100

Lexington av, s e cor 109th st, 20.11x68; Manuel B Berkowitz to Joseph Rabinowitz, mtges $17,750 100

31st st, 328 E, 20x98.9; Annie T Kelly et al to Charles H Wenzell, 1-3 part ..... nom

47th st, 1 E, 25x100.5; Edwin Gould to Helen M Gould, mtge $52,000 .....

62d st, 314 E, 25x100.5; Israel Tamases to Samuel Radman, mtge, $21,000 100

63d st, 234-38 E, 75x100.5; Jonas Weil and ano to Louis Levin, mtge, $63,500 ..... nom

68th st, n s, 178 e Madison av, 25x100.5; Daniel J Brodley to Mary B Averill, ½ part 109th st, 236-42 E, 100x100.10; Mendel Alterman to Simon Lefkowitz, mtge $50,000 100

WEST SIDE.

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

8th av, w s, 91.8 n 32d st, runs w 100x n 7.6x e 22.7x s and e — x e 65.7x s 0.6; Wilbur H Kirkham, exr, to Pennsylvania, New York and Long Island Railroad Co $25

25th st, s s, 275 e 11th av, 100x98.9; Herkules Wehrle and ano to Edgar B Newman, all title, q c .....

Same property; Edward M Merrill and ano, exrs and trustees, to same 65,000

45th st, 4 W, runs s w —x s 92.5x w 25x n 100.5 x e 33; trustees of Columbia College to Levantia W Boardman 100

50th st, 419 W, 25x100.5; Isabella L Dandridge and ano to Reginald S Jaffray, mtge $15,000 .....

Same property; Reginald S Jaffray to George H Raymond, mtge $12,250 .....

56th st, 414 W, 25x100.5; Fannie L Elliott to George R Raymond, mtge $19,250 ..... nom

59th st, ss, 182 e 7th av, 25x100.5; Henry C Quinby to North American Trust Co, trustees ..... nom

64th st, n s, 225 e West End av, 25x100.5; Thomas F Devine to Joseph Welk ..... nom

Same property; Joseph Welk to Ann Errett, mtge $6,500 100

69th st, 304 W, 18x100.5; Adolph Stern, referee, to Bertha Leonard, mtge $16,000 1,500

96th st, ss, 89.9 w Amsterdam av, 54.8x108.8; Jacob Gompracht to Alex H Pincus, mtge $80,250 ..... nom

HARLEM.

(Manhattan Island, north of 110th st.)

Amsterdam av, 1809-11, e s, 49.11x80; John Harper to Henry Wendt, mtge $30,000 ..... nom

Madison av, n e cor 126th st, 99.11x16.8; 126th st, n s, 99 e Park av, 18.9x99.11; Abraham C Weingarten and ano to David Kidansky and ano, mtge $22,500 ..... nom

St Nicholas pl, n e cor 150th st, 62.6x100; 150th st, n s, 475 e Amsterdam av, 25x8o; Ruth L Bailey to Henry Acker ..... nom

St Nicholas pl, e s, at centre line 153d st, runs e 200x s 25x w 100x s 25x w 100x n 50; Carrie M Butler to William Henderson, mtge $17,000 .....

St Nicholas av, w s, at centre line 142d st, runs w 75.11x n 79.11x e 62x s 81; James A Deering to John F Cockerill 18,000

3d av, e s, at centre line block between 111th and 112th sts, runs s 25x e 100x n 25x w 100; Ruben Sklamberg to Ida Mendel, mtge, $36,200 ..... o c and

111th st, n s, 251 w 4th av, 16x100.11; Charles W Hessen to Jacob D Lipkowitz, mtge $5,000 ..... nom

114th st, n s, 100 w 1st av, 25x100.10; 10th av, s e cor 2d st, 20x114, Wakefield; Francis L Golden to Eliza Golden, all title ..... nom

121st st, 302 W, 33.6x100.11; Alexander H Pincus and ano to Annie Watterson, mtge $24,500 ..... nom

126th st, 534 to 550 W, 225x99.11; Frederick W Livermore to Seymour Realty Co, mtges $139,000 ..... o c and 100

134th st, 10 W, 17.10x99.11; Walter J Dean to William S Patten, mtge $6,000 ..... nom

135th st, s s, 100 w Lenox av, 25x99.11; Manhattan Real Estate & Building Association to The City of New York 15,000

161st st, n s, 227.10 e Boulevard, 18.11x99.11; Leon Lieberman to Adolph Powel, mtge $11,600 ..... o c and 100

162d st, 453 W, 17x112.6; Richard P Messiter to Aaron P Whitehead and ano, exrs and trus ..... nom

BRONX.

(Borough of The Bronx.)

9th av, s s, e ½ lot 317, map Wakefield, 25x114; Katie Laskiewicz to Katie Laskiewicz ..... nom

10th av, s e cor 208th st, runs s 49.11x e 100x s 50x e 25x n 99.11x w 125; Isabella Bloch et al to Solomon S Schwab, all title ..... nom

16th av, s s, w ½ of lot 549, map Wakefield, 25x114; Malinda G Mace et al to Stanislaw Zbudowski, mtge $375 ..... $675

Bremer av, e s, s w lot 44, map Highbridgeville, contains 83-100 acres; Thomas Thwaite to Anna L Thwaite, rerecorded ..... nom

Same property; Anna L Thwaite to Melissa Thwaite, rerecorded .....

Brook av, 548, e s, 25x100; George Laubentracht to Louis D Livingston and ano, mtge $13,000 ..... omitted

Brook av, 988-94, e s, 108.8x111.5x102.5x75.1; Jonas Weil and ano to Jacob Rabinovitz, mtge $39,000 ..... nom

Bryant st, n e cor Freeman st, 53x100x50x85.8; Herman Mundheim to Louis Rosenstein ..... o c and 100

Burnside av, n s, 39.2 w Anthony av, 18.8x81.9x18.3x87.8; Bronx Borough Bank to Agnes M Pragnell, mtge $4,500 .....

Croton av, w s, 200 s 189th st, 25x80; John McSorley to Rose McSorley, q c ..... nom

Elizabeth st, s s, 102.5 from White Plains road, runs w 40x s 120x e 40x n 120; Charles W Saunders to Clinton S Harris and ano ..... nom

Ford st, s s, 125 w Webster av, 25x100.6x25x110.6; Henry J Salzmann and ano to Otto Helmecke and ano, mtge $4,000 100

Hughes av, w s, 162.11 s Oak Tree pl, 16.8x95; John A Straley, ref, to Charles M Preston, receiver, mtge $2,900 450

Jackson av, s e cor 158th st, 100x50; Max Katz and ano to Sigmund Katz, 1-3 part, mtge $6,000 100

Jackson av, s w cor 158th st, 100x80.7x100x81.7; Max Katz, et al, to Sigmund Katz, 1-3 part, mtge $9,500 ..... o c and 100

Middletown road, n s, 209.7 w Eastern Boulevard, 44.7x153x42.8x155; Westchester; Thomas F Donnelly, ref, to Richard W Shaw 2,100

Prospect av, n w cor Boston road; 90x25; James McGovern to Edward Schorn and ano ..... o c and 100

Tinton av, w s, 75 n 146th st, 150x100; Mary E Brugman to Joseph Huber, Jr ..... nom

Van Buren st, w s, 250 s Columbus av, 25x100; Van Nest Park; Bucarilli V Baroncini to Giovanni Cuzzocrea, mtge $2,575 ..... nom

Webster av, s e cor 209d st, 80x110; Frank Brookfield, ref, to William G Watt 4,325

12th st, n s, 305 e Avenue C, 100x108; Unionport; William F Schneider to Margaret Burfeind, q c ..... nom

154th st, n s, 182.4 e Courtlandt av, 82.4x100; Peter F Vanpel, et al, to August F Vanpel, 4-5 part ..... nom

183d st, n s, 75 e Park av, E. 100x100; Adah M McDermott, indv and exr, to C A Becker, mtge $6,000 12,000

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth St.)

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

Avenue B, 104; Joseph Goldberg to Rebecca Magenheim, prior mtge $14,000, installs, 6 per cent $2,150

Avenue B, w s, 46 s 14th st; David Solomon to Dry Dock Savings Institution, 1 yr, 4½ per cent 9,000

Allen st, 98; Chaye Cohen, widow, and ano to Elkan Kahn, prior mtge $17,000, due Jan 26, 1906, 6 per cent 1,800

Cannon st, 90; Marcus Schiff to Oscar Dobroczynski and ano, prior mtge $20,600, 1 mo, 6 per cent 14,000

Same property; same to Hyman Schiff, 3 yrs, 6 per cent 4,000

Same property; same to Lena A Weber and ano, 3 yrs 20,000

Same property; same to Oscar Dobroczynski and ano, prior mtge $20,000, due —, — per cent 10,800

East Broadway, 54-56; Bernard Ratkowsky to Joseph A Cohen, prior mtge $50,000, due Dec 26, 1904, 6 per cent 20,000

Elm st, 210; James S Jenkins and ano to Title Guarantee and Trust Co, 1 yr 13,000

Forsyth st, 50; Mari Lachmann and ano to Samuel H Frankenheim, demand — per cent 6,000

Front st, 368-72; Leonora H Wellbrock to Richard Grant, 3 yrs, 6 per cent 2,000

Gouverneur st, n e cor Madison st; Abraham C Weingarten and ano to David Kidansky and ano, 7 yrs, 6 per cent 14,000

Madison st, 326; same to same, 7 yrs, 6 per cent 7,800

Grand st, s e cor Attorney st; Israel Lippman to Greenwood Cemetery, 5 yrs 95,000

Same property; same to Harris Mandelbaum and ano, prior mtge $95,000, demand, 6 per cent 36,600

Houston st, s w cor Macdougal st; Irving Judis to Lawyers' Title Insurance Co, 5 yrs 66,000

Same property; same to Harris Mandelbaum and ano, prior mtge $87,000, demand, 6 per cent 9,000

Houston st, 157 W; same to trustees of the Fund for the Relief of Widows and Orphans of Deceased Clergymen of the Protestant Episcopal Church in United States, 5 yrs 21,000

Madison st, 331, n w cor Scammel st; Solomon Goldstein and ano to Lawyers' Title Insurance Co, 5 yrs 36,000

Washington st, 81-85; Daniel J Faour et al to John A Weeks Jr and ano, due May 1, 1908 18,000

Water st, 385; Jacob Berliner to Zion Widow and Orphan Society, 3 yrs 6,500

Water st, 383; same to Rena Salberger, 6 months, 6 per cent 340

2d st, 130-32; Max Meyers to Samuel Mandel and ano, prior mtge $18,000, installs, 6 per cent 18,000

3d st, 189 E; Joseph Goldstein to Claire L Taylor, 5 yrs 28,000

3d st, 189 E; Joseph Goldstein to Pincus Lowenfeld and ano, prior mtge demand, 6 per cent 7,600

8th st, s s, 155 w Avenue D; Jonas Weiss to Maurice J Burstein, prior mtge $30,000, installs, 6 per cent 12,000

EAST SIDE.

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

Lexington av, 77, s e cor 26th st; Michael P Ryan to Sussman Weill, demand, 6 per cent $3,500

Lexington av, 443; James C Tower to Fanny P Robertson, 5 yrs, 4½ per cent 12,000

Same property; same to Almira J Brown, prior mtge $12,000, 3 yrs 4,000

16th st, 104-06, s s, 125 e Union Square; George H Figueron to Atlantic Dock Co, demand, 6 per cent 10,000

31st st, s s, 265 w 1st av; Charles H Wenzell to Mary Brown, 1-3 part, due April 15, 1906, — per cent 500

45th st, s s, 73 w Madison av; Thomas B Hidden to Seamen's Bank for Savings, 5 yrs, 4½ per cent 40,000

47th st, 1 E; Helen M Gould to Edwin Gould, 5 yrs, 4 per cent 52,000

57th st, 142 E; Henry B Anderson to Edward C Cammann, 3 yrs 13,000

61st st, s s, 17 w Lexington av; Frances Gruntal, widow, to Equitable Life Assurance Society, due Jan 1, 1906, 4½ per cent 15,000

62d st, 314 E; Samuel Rachman to Israel Tamases, prior mtge —, installs, 6 per cent 2,000

63d st, 236 E; Louis Levin to Jonas Weil and ano, prior mtge $22,000, installs 6 per cent 8,000

3d st, s s, 80 w 2d av; Louis Levin to Jonas Weil and ano, prior mtge $20,000, installs, 6 per cent 10,000

63d st, 234 E; same to same, prior mtge $21,000, installs, 6 per cent 9,000

63d st, 234-38 E; same to same, collateral 2,000

68th st, n s, 178 e Madison av; Mary B Averill (Bradley) to Tillie Weiss, 3 yrs, 4½ per cent 38,000

91st st, s s, 225 w 3d av; David Gamey to Lily W Beresford, trustee, 2 mtges, 3 yrs, each 75,000

101st st, n s, 149 w Madison av; David Reggel to Charles Wynne, collateral 2,825

104th st, s s, 125 w 3d av; Israel D Shlachetzski and ano to Dora B Saraschn, prior mtge $18,000, due March 1, 1909, 6 per cent 3,825

109th st, 236-42 E; Simon Lefkowitz to Mendel Alterman, 4 mtges, prior mtges $50,000, installs, 6 per cent, each 5,000

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

West End av, n e cor 59th st, also West End av, e s, 75.4 s 60th st; Clausen & Price Brewing Co to Metropolitan Savings Bank, 3 yrs $50,000

Columbus av, s w cor 86th st; Charles L Wolf to Anton M Mosle, 3 yrs, 4 per cent 20,000

7th av, e s, 80.4 s 37th st; Robert Alexander to Bowery Savings Bank, 3 yrs, 4½ per cent 12,000

68th st, s s, 150 e 10th av, also 26th st, n s, 104 w 10th av; Thomas L Moore to Charles G Elliott, 1 yr, 6 per cent 1,000

17th st, 330-34 to 340 W; Esther Isenberg to Jonas Weil and ano, collateral 9,000

25th st, s s, 275 e 11th av; Edgar B Newman to Bank for Savings, 5 yrs, 4½ per cent 25,000

Same property; same to Edward M Merrill, prior mtge $25,000, due Aug. 1, 1909, 4 per cent 17,500

Same property; same to same, prior mtges $42,500, due Aug. 1, 1909, 4 per cent 16,500

26th st, 508 W; James H Griffin to George Fischer, 3 yrs, 6 per cent 4,000

29th st, 525 W; Charles Heather et al to Henry Allen, prior mtge $2,000, 1 yr, 6 per cent 2,000

34th st, 46 W; also 5th av, 123; also Greenwich st, 82-88; also West st, 54; also Front st, 2; also Whitehall st, 27; also Stone st, 84; also Broadway, 1461-63, n w cor 41st st; also Boulevard, s e cor 160th st; also 68th st, 151 W; George F Vingut to Equitable Trust Co, due — gold 30,000

45th st, 71-75 W; Longacre Realty Co to Lawyers' Title Insurance Co, 1 yr, 4½ per cent 95,000

Same property; same to Lillie McGovern, prior mtge $95,000, 1 yr, 6 per cent 10,000

56th st, 416 W; Reginald S Jaffray to Fannie L Elliott, 3 yrs 4,250

56th st, s s, 225 w 9th av; Fannie L Elliott to Reginald S Jaffray, 3 yrs 2,250

64th st, n s, 225 e West End av; Joseph Welk to Thomas F Devine, 5 yrs 6,500

HARLEM.

(Manhattan Island, north of 110th st.)

St Nicholas pl, 10; Henry Acker to Franklin Savings Bank, 3 yrs $40,000

St Nicholas av, w s, at c l 142d st; John F Cockerill to James A Deering, prolonged, 3 yrs, 4½ per cent 15,000

St Nicholas av, e s, 50.10 n 160th st; Patrick S Treacy to John Schalbie, 3 yrs 6,000

111th st, n s, 251 w 4th av; Jacob D Lipkowitz to Charles W Hessen, prior mtge $5,000, 5 yrs 2,500

121st st, 302 W; Annie Watterson to Alexander H Pincus and ano, installs, 6 per cent 4,000

135th st, 492 W; Frederick R Smith to Emma Pfund, due July 1, 1905, 6 per cent 560

BRONX.

(Borough of The Bronx.)

9th av, s s, being c l ½ lot 317, map Wakefield; Katie L Laskiewicz and ano to Alexander R Lynch, due July 1, 1907, 6 per cent $1,000

Boston road, n w cor Prospect av; Edward Schorn and ano to James McGovern, 3 yrs 7,500

Brook av, 990; Jacob Rabinovitz to Jonas Weil and ano, prior mtge $16,000; installs, 6 per cent 3,800

Brook av, 988-994; same to same, 3 mtges, installs, 6 per cent each 2,000

Brook av, e s, 25 s 150th st; Louis D Livingston and ano to George Laubentracht, 3 yrs, 6 per cent 5,000

Ford st, s s, 125 w Webster av; Otto Helmecke and ano to Henry J Salzmann and ano, prior mtge $4,000, 1 yrs 1,000

Freeman st, n e cor Bryant st; Louis Rosenstein to Herman Mundheim, 5 yrs 3,000

Hull av, w s, 275 s 209th st; Joseph Wassmer to William F Thorn, due July 1 1907 5,000

Mapes av, n w s, 150.3 n e 189th st; Edward J Heffernan to Simeon C Brady, 3 yrs 2 000

Middletown rd, n s, 209.7 w Eastern Boulevard, Westchester; Richard W Shaw to Martha A Arnow, 3 yrs, 6 per cent 1,500

Park av, n w cor 176th st; J Henry Block to Mary D Hubbenette, 3 yrs 6,000

Villa av, w s, 134.11 n Southern Boulevard; Mary E Johnson to Susan A Berrian, 5 yrs, 6 per cent 1,000

Washington av, s w cor 171st st; August Jacob to Lambert Suydam, 1 yr, 6 per cent 100,000

Webster av, s e cor 203d st; William G Watts to Warren B Sammis, 3 yrs 2,800

134th st, n s, 122.4 e Courtlandt av; August F Vaupel to Matilda M Weiss, equal lien, 5 yrs 5,000

Same property; same to Charles Vaupel, equal lien, 5 yrs 5,000

165th st, n s, 19.11 w Forest av; Garrison J Hertzel to Harlem Savings Bank, 1 yr, 4½ per cent 9,000

Lots 620 and 648, map Van Nest Park; Thomas F Riley to Theodore Roehrs, 3 months, 6 per cent notes 2 000

Mechanics' Liens.

Attorney st, 166; Henry Harris and ano vs Nathan Thumen and ano $801

116th st, 6-8 W; Levin & Selesky vs Herman Oppenheim $57

Arthur av, 176-78; Thomas Hickey vs Tommaso Giordano 50

17th st, 136-38 W; Joseph M Roman vs Conrad F Kruse and ano 100

Same property; same vs same 250

Lis Pendens.

60th st, 214 W; Christian T Ott et al vs Margaretha Ott et al (partition); atty, L Wendel, Jr.

177th st, s s, 100.5 e Central av, 50x136; Anna Feinberg vs Isabella M Meeks and ano (specific performance); atty, M A Hulott.

Lexington av, 1715; Max Rollnick vs Annie Quinn (specific performance); atty, A A Tausky.

Foreclosure Suits.

62d st, 119 W; Ellen King vs Annie J Yuille et al; attys, Davis & B.

23d st, 414 E; Bernheimer & Schwartz Pilsener Brewing Co vs Osborne Brown et al; attys, Rose & P.

Manhattan av, w s, 26.11 n 121st st, 16x50; Union Dime Savings Institution vs James F Meaney; attys, Stock, W B & L.

Forsyth st, n w cor Hester st, 32x80; Israel Pomeranz vs Samuel Barkin; atty, H J Goldsmith.

Stanton st, s e cor Pitt st, 82x100x irregular; same vs Abraham J Dworsky and ano; atty, same.

114th st, s s, 175 w 5th av, 25x100.11; V Everit Macy and ano, trustees, vs George H Winslow et al; atty, W B & G F Chamberlin.

Southern Boulevard, w s, 180 n Home st, 25x100; Pauline H von Scosten vs John O Witte, ind as adm; atty, P A Matting.

100th st, s s, 445 e 1st av, 50x100.11; William Rankin vs Moritz Samisch et al; attys, Quackenbush & P.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

122d st, s s, 250 w Amsterdam av; six story apartment house; West Side Construction Co, 869 West End av, owner; G F Pelham, 522 5th av, architect; cost $60,000

28th st, 317-21 E; two six story tenements and stores; Joseph Simberg, 15 Wooster st, and Joseph Bernstein, 41 Grand st, owners; Horenburger & Straub, 122 Bowery, architects; cost 70,000

111th st, 245-49 E; six story tenement and store; Samuel Mandel, 282 East Broadway, owner; same architects; cost 35,000

BOROUGH OF THE BRONX.

Bainbridge av, w s, 222 s 198th st; two story stable and shop; Daniel Hanlihan, Briggs av and 204th st, owner; John J McMillan, 111 E 205th st, architect; cost $1,200

Jerome av and Fordham rd, s e cor; four story flat and store; Walter C Rollins, Walton av and Fordham rd, owner and architect; cost 24,000

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $2,000 omitted.]

16th st, 16-18 E; enlarging and remodelling four story library to lofts and stores; Columbia College, owner; Horenburger & Straub, 122 Bowery, architects; cost $50,000

2d av, 148-50; three four story tenements and stores; Ernest Comrades estate, 149 Nassau st, owner; John G Michel, 49 Liberty st, architect; cost 6,000

Court Calendars This Day.

Appellate Division—Supreme Court—Recess.

Supreme Court—Special Term—Part 1.—Motion calendars called at 10:30 A. M. Part II.—Ex-parte matters.

Surrogates' Court—Chambers—For probate, wills of Johanna Lynch, Gilligan, Lewis Ritter, Annie W. Edmund, Catherine Gannon, Anna Kurtz, Margaret McDermott, Ebenezer H. S. Hutchinson, at 10:30 A. M.

City Court—Special Term—Court opens at 10 A. M. Motions.

BOARD OF BROKERS REAL ESTATE ORGANIZED 1896 CITY OF NEW YORK

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

WANTS.

FOLSOM BROS., 835 Broadway—Want mortgage of $9,000 on farm of 64 acres in the town of Greenberg, Westchester county, valued at $18,000, for five years at 6 per cent. Also, for a guaranteed tenant, some one owning a plot 50 to 75x100 on or near thoroughfare, preferably; to build or alter for a Turkish and Russian home; excellent opportunity; will take long lease. Also, tenements in all parts of the city; preferably those that have not been altered, for cash buyers.

OFFERS.

FOLSOM BROS., 835 Broadway—Offer 14th st., opposite Tammany Hall, a five story building; will alter to suit; long lease. Also, West 111th st., seven story elevator house, 45x90x100, rents $10,800; price $95,000. Also, Yorkville, 10, 12 and 14 room tenements at very low prices; this is the new field just opened; our lists here are very attractive. Also, several choice pieces on 5th av., between 23d and 42d sts., at bargain prices. Also, in Harlem section, complete up-to-date list of steam heated elevator and cold water flats at bargain prices. Also, 75th st., near 3d av., double tenement, rents $1,620, asking $14,500; only $2,000 cash required. Also, several choice corners on Avenue A in the 70's, never been offered before.

CITY REAL ESTATE. | 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.

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

Agents. Auctioneers.

Geo. R. Read & Co.,

REAL ESTATE

Head Office: 60 Liberty St., near Broadway.

Branch: 1 Madison Ave., 23d St.

Brokers. Appraisers.

Money to Loan on Bond and Mortgage. No Commissions. Lowest charge for examining titles.

WYMAN & CO., 22 William Street, N. Y.

FOR SALE—In centre of piano manufacturing district, 3-story brick factory, suitable for any business; 50,000 square feet; stores and lofts all rented; engine, boilers and elevators; convenient to N. Y., N. H. & H., N. Y. Central roads. MONTGOMERY, 135th st., east of 3d av.

BOROUGH OF QUEENS—SALE OR RENT.

BEAUTIFUL ARISTOCRATIC EAST ELMHURST, the new town site of over 2,000 lots, with all city improvements, cement sidewalks, macadam boulevards, on an elevation fronting BEAUTIFUL FLUSHING BAY. FISHING, BOATING, BATHING for all lot owners.

Choice lots; lots $175 upward; 15 minutes by trolley from 34th St. Ferry via Jackson Avenue to DeWitt St.; 5c. fare.

SEND POSTAL FOR CIRCULAR AND VIEWS. BANKERS LAND AND MORTGAGE CORPORATION, 362 MANHATTAN AVENUE, BROOKLYN, N. Y.

ASTORIA — FIRST-CLASS TWO-STORY BRICK HOUSES; SEVEN ROOMS; DEBEVOISE AV., NEAR WASHINGTON; 34TH OR 92D ST. FERRY; DUTCH KILLS TROLLEY TO WITHIN ONE BLOCK.

ROE H. SMITH & CO., 152 FULTON ST., ASTORIA.

BOROUGH OF BROOKLYN—SALE OR RENT.

TAKEN IN EXCHANGE, MUST SELL. Refined, Original, Attractive Residence; BUILT FOR FAMILY WITH GOOD TASTE. Semi-detached, windows on three sides; built by day's work with selected hard brick and other best materials. To make quick sale will sell $1,000 less than duplicate house next just sold for and take only $1,000 cash.

PRICE $10,700.

3-story and basement; on first floor reception room, foyer hall, dining room, butler's pantry and kitchen; no coal used on premises, heated from central heating plant away from building, and cooking done on gas range; location Brooklyn Ave., 24th Ward; photographs furnished upon application. FRED. M. SMITH, "Temple Bar," 44 Court St. Telephone 3049 Main.

BEST TRANSIT IN BROOKLYN. EXPRESS TRAINS—NO TRANSFER—Fare 5c. $6,000 2-family paying houses for $4,200; call and inspect before buying elsewhere; station 65th st., near New Utrecht av.; Borough Park elevated to 66th st., Homewood station; 200 feet from station.

RENT BUYS HOME

30 minutes from City Hall, N. Y.; express trains; fare, 5c.; beautiful detached houses; plot 40x100; $100 cash down, balance monthly payments. STOKES & KNOWLES, 176 Broadway, Brooklyn, N. Y.

BEAUTIFUL FLATBUSH LOTS, $175. Few higher; titles perfect; closing estate; will build your house; rent pays it off; cars close. EDWARDS, 838 Flatbush av., Brooklyn.

HOMECREST—Two new elegant cottages, 9 rooms and bath; open plumbing; lot 80x100 feet. Inquire WILSON, real estate, cor. Coney Island av. and Avenue U.

OPPORTUNITY!—Leaving city; handsome 2-story and basement frame; 2nd ward; suitable for 1 or 2 families; $3,800. FRIDAY, JR., 826 Gates av.

ROOFS REPAIRED and guaranteed waterlight; most improved process. CARBON COMPOSITION CO., 1886 Fulton st., Brooklyn.

ONLY ONE LEFT.—2-family house; double set improvements; $4,000. W. MATHISON, 373 Fulton st., Brooklyn.

PUTNAM AV.—15 rooms, complete brick 2-family; $5,500; snap. KETCHAM BROS., 129 Ralph av.

REAL ESTATE WANTED.

Brooklyn.

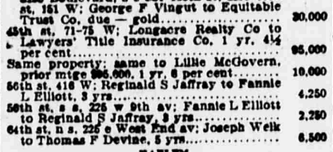
EASTWOOD. Jamaica. The Place to Live. "The Little Book" tells the story. Send for it. THE FRANKLIN SOCIETY, No. One Beekman St., New York City.

REAL ESTATE—OUT OF THE CITY.

WESTCHESTER COUNTY—SALE OR RENT.

RENT BUYS HOME.—Westchester lots, $75, $100, $125; easy terms; houses built to suit. GADHELP, 48 West 117th. Don't call; write.

LONG ISLAND—SALE OR RENT.



Express—30 minutes from L. I. C. Select restricted property. Summer cottages.

LOTS, $550 UP.

Titles by T. G. and T. Co. All modern improvements. Ask for maps.

The Rockaway Park Imp. Co. (Ltd.), 162 BROADWAY (CORBIN BLDG.), N. Y. Uptown agts., White & Phipps, 2 W. 38th st., N. Y.

WATER FRONT PLOTS on Long Island Sound—Elevated shores; fine bathing beach; grand marine views; beautiful groves; easy terms; cottages built to order; tenants furnished; high real guaranteed. Write for circular. Agents wanted. SUNSET BEACH COMPANY, 220 Broadway.

FOR SALE—Valuable land, villa sites, at beautiful Edgerton Square. CARROLLTON REALTY, World Building, New York.

NEW JERSEY—SALE OR RENT.

WE HAVE AT RUTHERFORD, N. J., the most convenient suburb of New York, on the main line of the Erie Railroad, eight (8) new houses, ranging in prices from $2,750 to $7,500. These houses have all improvements, are modern and up to date in construction and well located. Apply to your own agents, or the RIDGE HEIGHTS LAND COMPANY, Rutherford, N. J.

PRIVATE HOUSE FOR RENT at Ocean Grove, near beach; thoroughly furnished; reasonable rent to private family. MYRON W. MORSE, 26 Embury av.

MISCELLANEOUS.

THE OWNER of a fine old estate of a thousand acres, situated within 15 minutes of a populous city, will sell a number of attractive sites suitable for Suburban Villas and Cottage Homes, with or without garden ground. The estate is richly wooded and for more than forty years has been steadily improved and developed as a private park and game preserve. "The Lodge," a spacious mansion of a hundred rooms, together with the deer forest in which it stands, will be reserved at present, or if disposed of will be sold as a whole, furnished and equipped throughout. For fuller description, with photos, send two postage stamps to JOHN CUSSONS, Forest Lodge, Glen Allen, Virginia.

WILTON, CONN.—Residences for sale with three or more acres; $1,400 upward. FOLSOM BROTHERS, 835 BROADWAY.

COUNTRY REAL ESTATE—SALE OR RENT.

$625 BUYS SIX