THE REAL ESTATE MARKET.

BRISK TRADING IN THE UPTOWN AND MIDTOWN SECTIONS.

John D. Crimmins to Build an Arcade at Madison Av. and Fifty-ninth St.—Key Lot in the "Claflin Block" Changes Hands—Some Valuable Houses Sold.

Yesterday's trading was well distributed throughout the uptown and midtown districts, and was very considerable in volume. It included, however, few deals of individual importance. The principal transaction was the sale of the Scotia Building, a three story taxpayer on a plot 145x100.5, at the southwest corner of Madison avenue and Fifty-ninth street. The property was bought by John L. Crimmins from Justice P. Henry Dugro through Samuel Goldsticker. It had been held at $750,000. Mr. Crimmins intends to improve the site with a six story arcade. He is also the owner of the Lenox Lyceum Building on the east side of Madison avenue, extending from Fifty-ninth to Fifty-eighth street. This structure is likewise to be replaced by an arcade, as soon as its present lease to the Seventy-first Regiment expires.

Private Sales.

JEROME AVENUE.—B. F. Weisker of the firm of James L. Libby has sold for the Clarke estate the block bounded by Jerome avenue, Gerard avenue, 168th and 169th streets. This is regarded as the most valuable plot on Jerome avenue.

GRAND AVENUE.—B. H. Weisker of the firm of James L. Libby has sold the property fronting on Grand avenue between Everett Place and North street for P. Casey, who has owned it for thirty-two years.

MT. HOPE PLACE.—B. H. Weisker of the firm of James L. Libby has sold for the Louis G. Morris estate twelve lots on the north and south sides of Mt. Hope Place between Walton and Jerome avenues.

THIRTY-FIFTH STREET.—Albert Booth Wolff has sold for the heirs of Phebe G. Fountain the four story private house, on lot 15x98.9, at No. 62 West Thirty-fifth street, in the "Claflin block," to the Whitehall Realty Company. The lot is the centre one of three small lots on Thirty-fifth street which together make fifty feet. It also abuts equally on two 25 foot plots on Thirty-fourth street. It is understood that Mr. Colen's clients paid a record price for the parcel.

EIGHTY-FIRST STREET.—Parish, Fisher, Mooney & Co have sold for the estate of William Wilson to a client for investment the four story high stoop dwelling No. 5 East Eighty-first street, 19.10x60x102.2. William H. Appleton represented the sellers.

156TH STREET.—Isadore M. Levy, as attorney, has sold for a client No. 733 West 156th street, a five story, fourteen room house, on lot 25x100, to Simon Hurwitz.

THIRD AVENUE.—Isadore M. Levy has sold for Moses Koslow the plot, 50x100, with two five story tenement houses, at Nos. 1764 and 1766 Third avenue.

CHERRY STREET.—Louis Levy has bought, through Isadore M. Levy, from a Mr. Newman, the three story dwelling, a five story brick building, on lot 20x80.

113TH STREET.—The Business Men's Realty Company has bought from Moses Schiller, through Isadore M. Levy, No. 140 East 112th street, a lot 25x100, with a private dwelling. The purchasers will erect an apartment house on the site.

ORCHARD STREET.—Isadore M. Levy has bought for his own account a six story, eight room house, on lot 25x87.6, at No. 193 Orchard street.

102D STREET.—G. Tiott & Co. have sold for Mark Morris the plot, 44x100.6, on the south side of 102d street 275 feet east of Second avenue to a builder for improvement.

WEBSTER AVENUE.—R. H. Brown's Sons, in conjunction with Joseph P. Day, have sold for Diedrich Stueck the plot, 100x irregular, on the east side of Webster avenue 121.85 feet south of 171st street and running through to Clay avenue.

FORTY-NINTH STREET.—Mrs. Theresa B. Lee has sold No. 38 East Forty-ninth street, a four story dwelling, on lot 21.8x75.5.

214TH STREET.—Hall & How & Co. have sold for Henry B. Herbert the three story flat on the north side of 214th street, 200 feet east of Tenth avenue to the M. McCormack Construction Company.

152D STREET.—The Charles F. Noyes Company, in conjunction with H. A. Raymond, has sold for Israel Block the three story private houses at No. 135-139 West 132d street.

TENTH STREET.—Pocher & Co. have sold the northeast corner of West Fourth and West Tenth streets, two buildings, on lot 21x80.8, for Benjamin F. Poth to a client for investment.

SHERMAN AVENUE.—Douglas Robinson, Charles S. Brown & Co. have sold for Edgar A. Levy to C. B. Cosse the plot, 50x310, running through from Sherman to Post avenue, adjoining the corner of Sherman avenue.

PRESCOTT AVENUE.—J. B. English has sold for the Oliver Kingsbury estate the plot, 207x145, on the east side of Prescott avenue, about 620 feet north of Bolton road, and the abutting plot, 50x166, on the west side of Seaman avenue.

BROADWAY.—J. Romaine Brown & Co. have sold to John Dowd the plot, 50x150, on the west side of Broadway, 260 feet north of Academy street.

SHERMAN AVENUE.—Paul Halpin has resold to George H. Robinson the northwest corner of Sherman avenue and Emerson street, a plot 100x100.

WASHINGTON TERRACE.—The Ernst-Cahn Realty Company has sold for a client to Arthur J. Scanlan, Jr., the three story building, No. 10 Washington terrace, on lot 17.8x90.

FIFTH AVENUE.—Lowenfeld & Prager have bought from the Hamersley estate the plot, 50x100, at the southeast corner of Fifth avenue and 111th street.

124TH STREET.—M. L. & C. Ernst have sold the St. Regis Court, a six story apartment house on lot 50x100, for No. 557 West 124th street, to Jacob Baumann.

MADISON AVENUE.—David Davis has sold for Mary Tsheppe to Albert Deutsch No. 1989 Madison avenue, a five story double flat, on lot 25x100.

NINETY-FIRST STREET.—Folsom Bros. have sold for Margaret Sullivan No. 166 East Ninety-first street, a five story double flat, on lot 27x100.8 to S. Machic.

NINETEENTH STREET.—George W. Merger & Son have sold to a client No. 325 West Nineteenth street, a three story dwelling, on lot 20x92.

120TH STREET.—Adolph Schiebel has sold to Morris Herman & Bro. No. 305 West 120th street, a five story flat, on lot 25x100.11.

BROADWAY.—Jesse C. Bennett & Co. have sold for Frank Welton No. 2485 Broadway, a five story flat, on lot 27.4x100.

108TH STREET.—Morris Freundlich has bought from Max Meyer No. 146 West 108th street, a five story double flat, on lot 20x100.11.

FIFTY-NINTH STREET.—Innes & Center have sold for Alfred M. Rau No. 316 East Fifty-ninth street, a four story building, on lot 25x100.5.

PRINCE STREET.—H. Sokolski & Son have sold to Weil & Mayer No. 156 Prince street, a six story tenement, on lot 23.8x100.

112TH STREET.—D. H. Jackson & Co. have sold for David Lion No. 311 East 112th street, a five story tenement, on lot 25x100.11.

SECOND AVENUE.—Louis Lese has bought from Albert Kaufmann No. 1616 Second avenue, southeast corner of Eighty-fourth street, a five story four family flat, with stores, on lot 26.1x100.

FIFTY-FIRST STREET.—Edward G. Yerg has sold to Henry Reisschlager No. 521 West Fifty-first street, a four story flat, on lot 25x100.8.

THIRTY-EIGHTH STREET.—Edward A. Brest has sold to Charles W. Silleck No. 372 West Thirty-eighth street, a four story tenement, with stores, on lot 25x98.9.

140TH STREET.—Lionel Froelich has sold for Rosenthal & Witmer and Edelhertz & Beach six lots on the north side of 140th street, 100 feet east of St. Ann's avenue.

CYPRESS AVENUE.—The syndicate composed of the Cohn-Baer-Myers-Aronson Company, Samuel Green and others has sold to Julius Cohen eight lots on the east side of Cypress avenue between 139th and 140th streets, to William Goldstone eight lots on the west side of the avenue between the same streets, to Joseph Greenfire eight lots on the west side of Robbins avenue between 139th and 140th streets, to Joseph Goldberg eleven lots on the north side of 140th street, 100 feet east of Cypress avenue, to Isidor Wirkind eleven lots on the south side of 140th street, 100 feet east of Cypress avenue, to Cohen & Witsind the block bounded by 139th and 140th streets, Cypress and Robbins avenues, 200x100.

LAFONTAINE AVENUE.—Adolph Low has sold to Martin Hoyne the three story dwelling at the northeast corner of Lafontaine avenue and Inlet street, 50x100.

JEROME AVENUE.—Louis Rodney Berg has sold for the Anderson estate eight lots on Jerome avenue, 87 feet north of Inlet street, extending through to Cromwell avenue.

GRAND STREET.—Heil & Stern have sold for Susanna S. Minturn No. 66 Grand street, a five story and basement loft building, on lot 25x100.

FORTY-NINTH STREET.—Charles R. Smith and Frederick W. Janssen have resold for E. R. Mastin the dwelling, 20.10x100.5, at No. 121 West Forty-ninth street.

122D STREET.—Arnold & Byrne have sold for John Moran to H. Mandelbaum No. 57 East 122d street, a five story double flat, 27x100.

Miscellaneous.

The Hotel Register Realty Corporation has negotiated a renewal of the lease of the Beechwood Hotel, Summit, N. J., for two years to H. K. Armstrong. The corporation also reports the leasing of the Buena Vista Springs Hotel, at Buena Vista Springs, Pa., to Edwin H. Lee, and the new Colonial Arms, at Eastern Point, Gloucester, Mass., to W. K. Priest.

W. D. Morgan & Co. were the brokers in the sale of the southeast corner of Tenth avenue and 210th street.

Austen G. Fox is the buyer of the Dewsnap estate properties, at the junction of William and South William streets.

Winslow S. Pierce is the buyer of No. 30 West Fifty-eighth street, sold by Mrs. L. M. Sims.

The Atlantic Realty Company is the buyer of the twelve lots at the northwest corner of Ninth avenue and 208th street.

Mrs. Elizabeth H. Stanton is the buyer of Nos. 129 East Fifty-sixth street, sold recently.

The East River Land Company (C. E. Finlay, C. T. Matlege and E. J. Rickert), has bought a tract of 180 acres at Astoria, fronting the shore opposite Manhattan, from Ninety-sixth to 104th streets.

Van Vliet & Place have leased No. 252 West Eleventh street to David T. Corde; No. 28 Stuyvesant street to Hans Bamman; No. 59 West Eleventh street to John H. Comer; No. 248 West Fourth street to Julia Dugan, and No. 234 West Tenth street to Joseph J. Fitzhenry.

E. V. Pescia & Co. have leased for Israel Lewis the two five story double tenements, Nos. 442 and 444 West Fifty-fourth street, for five years, at an aggregate rental of $22,500.

The Lyddy houses at Elberon, N. J., together with a number of residence plots adjoining, will be sold at auction on March 15, at the Real Estate Salesrooms, No. 161 Broadway, by R. E. Simon of L. J. Phillips & Co. The houses are furnished, and are adapted for fine summer residences.

Arnold & Byrne have resold for I. Hoffman to J. Fransenthaler, an operator, the six story apartment house, 50x100, in course of construction on the northeast corner of 143d street and Eighth avenue, and have sold for the builder, A. Silverson, to Louis Bernstein a similar house in course of construction on the southeast corner of 148th street and Eighth avenue.

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 s g, for deed containing covenant against grantor only.)

Allen st, e s, 99.9 n Broome st, 24.9x87.6; Simon Engel to Alfred S Engel, all liens ... nom
Allen st, 161, w s, 25x88; Simon Rosch to Meyer Rosenbloom ... nom
Horatio st, n s, lot 96 map Cutting; 23x84.3; George B Hoe to William A Hoe, 1-3 part ... 3,667
Madison st, s s, 49.6 w Oliver st, s s, 49x; George A Meyer and ano, excrs, to Joseph Kennedy ... $100
Madison st, 50-52, s s, 37.5x52.9x32x53.9; Joseph Kennedy to Adam Moran ... 100
Platt st, 16, w s, 20.1x irreg; William L. Turner, referee, to Matilda W White ... 21,250
Stanton st, n w cor Cannon st, 43.1x81.11x45.1x62; Herman Aaron to Rebecca Cohn, all liens ... nom
Walker st, 112-16, n s, 61x64.7x34.8x72.2; Orson D Munn to Moses Davis ... 100
William st, 220, s s, runs e 27.8x s 103.1x w 27.8x n 103.1 to beg; William st, 222, s s, 27.10x102.7x26.8x111; August Zinsser to August Zinsser Realty Co ... 100
11th st, s s, 195.6 e Avenue A, 25x100.3; Charles H Knox, referee, to Gustave Gross ... 22,175
11th st, 315 E, 25x103.8; Gustave Gross to Simon C Bernstein and ano, mtge $15,000 ... 100

EAST SIDE.

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

1st av, w s, 74.9 south st, 24.9x70; John Gaisse, 4x1x, to Whitehall Realty Co, mtge $6,000 ... 100
2d av, 1814, e s, 25.8x100; Joseph Spivack et al to Georgs Kochel, mtge $27,000 o c and 5-8 av, 247, e s, 24.7x100; William Filius to Philip Van Volkenburgh, mtge $130,000 ... 100
19th st, 332 and 334 E, 40x92; Howard T Cole to Morris Goldberg, ½ part ... nom
62d st, 147 and 149 E, 30x101.8x30x92.9; John J Martin to William J Hoagland, mtge $24,000 ... 100
81st st, s s, 268 e Avenue A, 25x102.2; John H Scully to Edward Prosser, mtge $12,500 ... nom
170 E 121st, 12 and 14 E, 47.2x100.11; Isaac L Shapiro and ano to Jacob Weinstein, mtge $45,000 ... 100

WEST SIDE.

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

6th av, 1003, w s, 20x100; William L. Turner, referee, to Matilda W White ... $14,100
6th av, 999, w s, 24.4x80; William L. Turner, ref, to Matilda W White ... 42,000
9th av, 527, w s, 24.8x100; Leopold Leicht to Leopold Leicht, Jr, and ano ... nom
9th av, e s, 49.4 s 40th st, 24.8x100; Leopold Leicht to Leopold Leicht ... nom
9th av, 496, e s, 24.8x100; Isaac F Russell, ref, to George Kern, mtge $8,000 ... 4,000
106th av, e s, 20.8 n 33d st, 20.3x71.2x17.8x72.5; 33d st, n s, 45.9 e 10th av, 25.7x81.11x78.6; 29.8 10th av, s e s, 31 n e s, 33d st, 26.8x45.11x20x45.10; Jane E Britton to Jules S Hache ... 100
24th st, 26 W, 19x89; Benjamin F Manierre to Charles E Manierre and ano ... 100
38th st, s s, 442 w 5th av, 23x98.9; Francis M Scott, exr, to William H Siegman ... 100
Same property; William H Siegman to Manuel Hellner and ano, mtge $35,000 o c and 100
43d st, 356 W, 25x100.4; Flora Elsig to Arthur W Saunders ... 100
Same property; Arthur W Saunders to Loeb Real Estate Co, mtge $26,500 ... 100
43d st, s s, 283.4 w 9th av, 16.8x100.4; Leopold Leicht to Leopold Leicht, Jr, and ano ... nom
46th st, 67 W, 18x100.5; Rodolfo G Barinoli to Margaret E Donnelly, mtge $25,000 ... 100
49th st, n s, 279.2 w 6th av, 20.1x100.5; William Cannon to Edwin R Maslen ... 45,500
66th st, 213 W, 25x100.5; Samuel Horowitz to John F Evans and ano, mtge $18,500 ... 100
106th st, s s, 61 e Riverside drive, 26x100; Eugene H Pomeroy, referee, to Ward Brower, mtge $125,000 ... 8,000
Riverside drive, e s, 80.11 s 106th st, 25x100; same to Joseph Hamerschlag, mtge $125,000 ... 4,000
Riverside drive, e s, 75.11 s 106th st, 25x100; same to same, mtge $125,000 ... 5,000

HARLEM.

(Manhattan Island, north of 110th st.)

Hillside st, centre line plot 140, map 128 acres Isaac Dyckman, Fort George property, 50.62x243x50.227.6; Evelyn H Roberts and ano to Rudolph F Emmerich ... $100
St Nicholas av, n w cor 182d st, 79.9x100; Alphonse Hogenauer et al to Atlantic Realty Co, mtge $23,500 ... nom
St Nicholas av, 452, 37.5x irreg, lot begins 175 w 8th av, 194.2 s 153d st, runs s 5.9x w 16x n 9.7 to beg; Nathan Marcus to James Lesser, 1-3 part, mtge $26,000 ... 100
Vermilyea av, s e cor Hawthorne st, 100x100; Agnes Livingston to Atlantic Realty Co, mtge $6,500 ... 100
123d st, 150 e 4th av, 25x100; Saffriel Greenfield to Adolph Pouch, mtge $18,500 ... 100
123th st, n s, 95 e Manhattan av, 50x100.11; Chelsea Realty Co to Henry R Steele, ½ part all title, mtge $24,000 ... 100
144th st, n s, 95 e Manhattan av, 50x100.11; same to Economy Building & Realty Co, mtge $21,000 ... 100
145th st, n s, 540 w Lenox av, 60x100.11; Trustees of the Church Extension Committee of the Presbytery of New York to the Trustees of the Presbytery of New York ... nom
146th st, 222-38, E 100x100.11; Aaron Goodman to Max Robre and ano, mtge $72,000 ... nom
120th st, 241 E, 25x100.11; John Hannen to Moritz Gerber, q c ... nom
123th st, n e cor Lexington av, 40x100.11; William H Redfield to Irving W Dimelow, mtge $45,000 ... nom
129th st, s s, 180 e 7th av, 70x99.11; Sylvester T. H Ward, referee, to Jacob Weinstein, mtge $25,500 ... 14,000
135th st, 316 W, 24.11x100.10x12.11x99.11; Paul Steffen to Leonora Mangam and ano, mtge $9,000 ... 100
137th st, 314 W, 16x99.11; Charles P Buckley, as trustee, to Henriette D Stadler ... 100
139th st, s s, 175 e Edgecombe av, 50x99.11; trustees of the Presbytery of New York to Swedish Evangelical Immanuel Church ... 100
147th st, 608 W, 15x99.11; Clemens Deisler et al to Harriet W Boynton, mtge $8,500 ... 12,750
178th st, n s, 101.6 e Broadway, 50x100; George Coburn to Jacob Willey, mtge $10,000 ... 100
182d st, s s, 100 w St Nicholas av, 50x70; James H Robertson to Albert Cave ... 100
182d st, s s, 100 e Audubon av, 20x70; James J McCarthy to William Klein, mtge $8,200 ... 3,800
183th st, s s, 95 w Wadsworth av, 50x94.11; John J Tackaberry to William J Carlin, all liens ... 100
Plot begins at s e cor 784 St Nicholas av, 416.9 n 143d st, runs e —1 n 124 w —x s Maggie A Peffer et al, exrs, to Nellie B Howell ... 400
Plot in rear of 796 St Nicholas av; Maggie A Peffer et al, exrs, to Richard Stacpoole ... 400

BRONX.

(Borough of The Bronx.)

2d av, n e cor 226th st, 51.6x100; Wakefield Irving Realty Co to Nathan Levkowitz, mtge $800 ... 100
Brook av, s e cor 165th st, 36.7x83.8x34.6x106.11; Oscar Mayer to David Mayer Brewing Co, mtge $20,000 ... 100
Butler pl, n w s, 24.9 n e Green avenue, 25x100; Cebile Park, William H J Forbyce to Angus Wallace, mtge $1,700 ... nom
Chlebolin st, 1336, w s, 25x100.25x101.4; John Grefke to Robert Machlett, mtge $5,500 ... 100
Elsmere pl, s s, 50 w Marmion av, 25x100; Mary E Morgan to John W Brauneis, mtge $4,500 ... 100
Fulle av, w s, 100 n Lafayette av, 100x100; Harlan P Wright to William H Hansteen, ½ part, mtge $4,200 ... nom
Ford st, s s, 175 w Webster av, 25x107.6; 25x108.6; Edward A Davis to George J Fernschild, mtge $3,500 ... 100
Franklin av, s e cor 166th st, 200x144; City of New York to Edward A Barry, q c all title
Franklin av, 1239-41, w s, 126.6x irreg; Sarah Morris to Morris Weiss ... nom
Jennings st, n s, 33.4 w Stebbins av, 16.8x100; Henry Broadhead to Harriet W Broadhead, all title, mtge $2,000 ... 100
Jerome av, n e cor Mount Hope pl, 250x95; Ellen F Caulfield to James J Donovan, jr ... nom
Prospect av, w s, 250 n 183d st, 50x95; Belmont av, n w cor 186th st, 50x87.6; Charles J Traver to Morris Garunkel, mtge $3,500 ... 100
Randall av, n s, 75 e Monticello av, 25x100; Land Co of Edenwald to Ida C Smith ... 100
Randall av, s e cor Hill av, 50x100; Edenwald Edward A Davis, Jr, to George J Fernschild ... nom
Rankin st, s e cor Maple av, 58.6x95.4x90.7x101.5; Williamsbridge; Joseph S Wood to A L Bernstein and ano, ½ part ... nom
Same property; same to Joseph Alperin, ½ part ... nom
2d Ann av, w s, 25 n 148th st, 24.11x164.4; D S Crakow et al to Annie Deutsch and ano, mtge $19,000 ... 100
Union av, s e cor 160th st, 39.2x172.8; Lucy Hosbach to Elise Pacher, mtge $47,858 ... 100
Union av, s w cor 160th st, 18.11x105; George Dettner to James H McHeffley ... 100
Same property; James H McHeffley to Harry Goodstein, mtge $52,000 ... 100
Union av, w s, 264.8 n 168th st, 20x132.8; Adolph H Miller to Esther Hirsch, mtge $8,800 ... 100
Washington av, s w cor 169th st; John J Macdonald to Edward H Fitell, all title ... 100
13th st, s s, 105 w Avenue C, 50x100; Unionport; Michael Bernstein to Samuel Dowdney ... 100
182d st, n s, 125 e St Ann's av, 175x100; Emanuel Heliner et al to Harry Goodstein and ano, mtge $17,500 ... 100
143d st, 680 E, 18.9x100; Julia I Grattan and ano, exers, to Anna Hogan and ano, mtge $3,000 ... 7,800
172th st, s w cor Clinton av, 24.10x100; George Fernschild to Edward A Davis, Jr, mtge $70,000 ... 100
177th st, n e s, 152.9 n w Matthews av, 50x100x irreg; Abraham Weinstein to John Bogan, mtge $9,000 ... 100
Lot 231 map Van Nest Park; Charles Knauf to Anna M S Baier, mtge $2,800 ... 100
Lot 247 map portion Hunt estate, Van Nest station; Joseph J O'Hare to Charles Sass ... 100
Lots 1, 3, 5 to 10 and 62-63 block 2,700 part Fox estate; Edward P. Stevanson, trustee, to Edwin R Maslen ... $6,000
Lots 820-29 map Section A Lyse estate; Howard P Keller to John F Pollion ... 100
Plot 28 map Samuel Thomas Park Ward, contains 5,609-1000 acres; Owen Burns to Walter F Burns, ½ part, all liens ... nom
Same property; Walter F Burns to Ursula C Burns, ½ part ... nom
Lot 67 block B map Mapes estate, 25x100; William H Witt to Betsy Booth ... 200
Lots 107 and 108 map 350 lots McGraw estate; Van Nest station; Mary E. Law to Mary E Law, q c ... nom

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

(Where no interest is stated read 6 per cent.)

4th av, w s, 75 s 13th st; John Cieslelski to Frank Malchelski, 3 yrs, 4 per cent ... $31,000
Allen st, 52; Therese Goldsmith to Park Mortgage Co, 3 yrs ... 18,000
Allen st, e s, 99.9 n Broome st; Alfred S Engel to M Bentler, per bond ... 4,000
Centre st, e s, whole front from Walker to Canal; Moses Davis to Orson D Munn, installs ... 97,500
Madison st, 50-52; Adam Moran to Metropolitan Savings Bank, 3 yrs ... 16,000
Ridge st, 97; Solomon Hyslipan to I Fischer, 3 yrs, 6 per cent ... 4,000
South st, n e cor Whitehall st; William I Nostrand to M E Noble, 1 yr ... 3,000
William st, 220-22; August Zinsser Realty Co to A Zinsser, 5 yrs, 4 per cent ... 60,000
5th st, 704 E; A Blumenkranz et al to John Arlington, installs, per cent ... 6,500
Same property; same to independent Order B'nai Abraham, 5 yrs, 4½ per cent ... 26,000

EAST SIDE.

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

1st av, s w cor 19th st; Morris Goldberg to Dry Dock Savings Institution, as per bond ... $45,000
3d av, 129; Christopher Gitzen to Bowery Savings Bank, 3 yrs, 5 per cent ... 12,000
3d av, n e cor 33d st; Isabella S Cooper and ano to William Crawford, 1 yr ... 32,000
6th av, n e cor 28th st; Gemgattie Realty Co to Jacob L Lorsch, prior mtge $250,000, due March 14, 1906 ... 21,879
5th av, 257; Philip Van Volkenburgh to William Flynn, prior mtge $130,000, due April 1, 1910 ... 90,000
Same property; same to same, due Oct 1, 1906 ... 20,000
19th st, 322-34 E; Morris Goldberg to H T Cobb, prior mtge $86,879, installs, per cent ... 1,750
Same property; same to A Maidel, prior mtge $45,000, due April 15, 1905, 6 per cent ... 21,879
Same property; same to John Company, per cent ... 600
59th st, 316 E; William Raw to M S Manuss, due March 1, 1906, 6 per cent ... 2,000
80th st, 439 E; Guy Schopp to Marie Klinger, 3 yrs, 6 per cent ... 1,000
81st st, 520 E; Edward Prosper to William Hoffman, prior mtge $4,000, 1 yr ... 15,000
107th st, 142 E; Jacob Weintraub to I L Shapiro, due March 1, 1910, 5 per cent ... 11,500

WEST SIDE.

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

Columbus av, e s, 100.2 s 84th st; Henry Hollorf to Emigrant Industrial Savings Bank, 5 yrs, 4 per cent ... $35,000
30th st, 250 W; A McDonald to Irving Savings Institution ... 1,000
28th st, s s, 443 w 5th av; William H Siegman to A B Carroll, 3 yrs, 4½ per cent ... 40,000
43d st, 356 W; Arthur W Saunders to Charlotte Selig, 3 yrs ... 15,000
45th st, 356 W; Arthur W Saunders to Charlotte Selig, 3 yrs ... 23,000
43d st, s s, 283.4 w 9th av, 16.8x100.4; Leopold Leicht to Leopold Leicht, Jr, and ano ... 3,500
46th st, 67 W; Margaret E Donnelly to Rodolfo G Barinoli, 2 yrs ... 10,000
106th st, s s, 61 e Riverside drive; Ward Brower to Title Guarantee and Trust Co, as per bond ... 20,000
Riverside drive, e s, 80.11 s 106th st, 25x100; same to Joseph Hamerschlag, mtge $125,000 ... 4,000
Riverside drive, e s, 75.11 s 106th st, 25x100; same to same, mtge $125,000 ... 5,000

HARLEM.

(Manhattan Island, north of 110th st.)

St Nicholas av, n e cor 182d st; Atlantic Realty Co to A Hogenauer et al, 3 yrs ... $18,500
7th av, 1900; Salo Cohn and ano to Lawyers Title Insurance Co, as per bond ... 40,000
8th av, 2803; Henry Marks and ano to Emma Frey, 5 yrs ... 5,000
116th st, n s, 275 e 7th av; Joseph Gassani to Philip Morris Savings Institution, due May 1, 1910, 4 per cent ... 120,000
111th st, 515 E; Gustave Gross to J Froehlich, 3 yrs, 4½ per cent, gold ... 16,000
112th st, 354 E; Marie O Tufain to W F King, due July 1, 1906, 6 per cent ... 1,000
114th st, s s, 95 e Manhattan av; Economy Building and Realty Co to Chelsea Realty Co, prior mtge $21,000, 1 yr, 6 per cent ... 7,000
119th st, 222-28 E; Max Kobre and ano to Aaron Goodman, 1 yr, 6 per cent ... 5,500
121st st, 76 E; Edward Quintermann to John Thomas, due Feb 1, 1906, — per cent ... 226
129th st, s s, 152.6 e 7th av; Jacob Weinstein to J D Rytenberg, 1 yr, 6 per cent ... 7,000
135th st, 316 W; Leonora Mangan and ano to P Steffen, due Jan 1, 1906 ... 2,000
137th st, 314 W; H D Stadler to Charles P Buckley, due March 13, 1908, 4½ per cent ... 10,000
139th st, n s, 325 w 5th av; McKinles Realty and Construction Co to City Mortgage Co, 1 yr, — per cent ... 22,500
139th st, s s, 175 e Edgecombe av; Swedish Evangelical Immanuel Church to Title Guarantee and Trust Co, as per bond ... 12,000
Same property; same to Congregation Bedy Society, installs, per cent ... 2,000
142d st, 451 W; Annie E Burgibbon to Title Guarantee and Trust Co, 3 yrs ... 22,500
147th st, 608 W; Harriet W Boynton to C Deisler and ano, 2 yrs ... 2,500
182d st, s s, 100 w St Nicholas av; Albert Cavanagh to Ida M W Hamilton, 3 yrs ... 7,500

BRONX.

(Borough of The Bronx.)

Brook av, e s, 50 n 134th st; Rosa Isaacs to Harlem Savings Bank, 1 yr, 6 per cent ... $10,500
Brook av, 132; same to S J Adler, 1 yr, 6 per cent ... 800
Chlolin st, e s, 91.11 s Stebbins av; Catharine Lavelle to Cornelia Hoyt, due Jan 1, 1908 ... 5,000
Chlolin st, e s, 99.11 s Stebbins av; same to Samuel Campbell, due Jan 1, 1908 ... 5,000
Dawson st, 1177; Frank A Schneider to Title Guarantee and Trust Co, per bond ... 8,000
Jerome av, s e cor 183d st; William R Lowe to Catharine T McMillan, 1 yr ... 8,000
Same property; same to same, and ano, prior mtge $8,000, 1 yr, 6 per cent ... 2,000
Kelly st, w s, 165 s 167th st; John M Ruhl to F L Brewer, demand, 6 per cent ... 3,000
Pelham Bay Park lands, w s, at n s Eastern Boulevard, contains 111 547-1000 acres; Bronx Pelham Parkway, n s, at w s Pelham Bay Park lands, contains 7 489-1000 acres; Bronx Parkway Realty Co to E L Kalish, due Jan 26, 1901, 6 per cent ... 50,000
Randall av, n s, 50 e Monticello av; Ida C Smith to Kate S Iddi, 3 yrs, 6 per cent ... 560
Rosalie st, s e cor Maple av; Joseph A Alperin to S A Briggs, 3 yrs ... 1,500
Union av, s e cor 160th st; Elise Pacher to William F Hockey, prior mtge $5,500, installs, 6 per cent ... 1,700
Same property; same to George F Martens, 3 yrs, 6 per cent ... 2,500
Webster av, s e cor 175th st; Woodlawn rd; Mary F Berdan to Manhattan Mortgage Co, due July 15, 1905, 6 per cent ... 9,000
138th st, n s, 125 e St Ann's av; Harry Goodstein and ano to E Heliner et al, prior mtge $27,500, 2 yrs ... 16,250
143d st, 680 E; Anna T Hogan to Julia I. Grattan, 3 yrs ... 3,000
170th st, n w cor Franklin av; Frank A Wahlig Co to James M Wentz, as per bond ... 50,000
175th st, s w cor Clinton av; Edward A Davis, Jr, to George J Fernschild, due June 1, 1906, 6 per cent ... 1,200
177th st, s e cor Morris av; J J Donovan to Title Guarantee and Trust Co, as per bond ... 10,000
Lot 247, map Hunt estate; Charles Sass to Title Guarantee and Trust Co, as per bond ... 2,000
Lots 2-6, 9-11, 24, 40, 62, 64, 83, 84, 114-21, 124-26, 158, 159, 177, 178, 187-89, 198, 200, 210, 214, 235, 236, 256-57, 271 and 272, map lands estate Joseph Hudson; Josephine F H Crosby to J C Schrader, 3 yrs, 6 per cent ... 3,000
Lots, 71, 72, 41-43, 61, 62, 76, 78, 85, 86, 108-10, 122, 123, 131, 132, 146-48, 151, 158, 171, 172, 199, 208, 213, 244, 245, 201, 216-20, 230, 240, 267, 269, 270, 259, 268, map Clason's point; Alice Reach to Manhattan Mortgage Co, 1 yr, 6 per cent ... 8,200
Lots 1, 15-17, 47-9, 56-8, 89, 90a, 90b, 92-6, 99-01, 139-41, 162-64, 162a, 165, 166, 183, 203, 206, 225, 247-48, 250, 252 and 264, map of Clason's Point; Susan H Rudd to Manhattan Mortgage Co, 2 yrs, 6 per cent ... 21,879
Park Jan 31, map Woodstock; James H McHeffley to George Dettner, due Feb 1, 1908, 4½ per cent ... 32,000
Lot 86, map Gleason property; John D Collins to J T Torrey, 1 yr ... 680
Lots 820-26, map Lyse estate, section D; John F Pollion to M E Chatty, 1 yr ... 5,000

Mechanics' Liens.

82d st, 128 W; Alfred L Schreiber vs Anna K Daniels ... $60
110th st, 125 E; Simon Klein vs Henry S Pascal ... 177
174th st, n e cor 3d av, 89.10x100; Frank Gerstlinger vs Stephen M Anderson ... 763
75th st, 45 E; Robert Scmaler vs Joseph Silverman ... 1,000

Satisfied Mechanics' Liens.

71st st, 58 W; G W Koch & Son vs Jennie L Woodend, May 2, 1904 ... 3600
Same Property; John D Westervelt and ano vs same, May 2, 1904 ... 179
Grand st, 182-86; Levin & Meyer Contracting Co vs Leon M Hirsch, Oct 27, 1904 ... 2,949
Ulloa av, s w cor 168th st; 41x100.10; Sanitary Fireproofing and Contracting Co vs John Doe, Dec 9, 1904 ... 120

Lis Pendens.

Katonah av, Martha av, 240th and 241st sts, whole block; Benjamin H Irving and ano vs John S Sibley; warrant of attachment; atty, E H Fickler.
45th st, 370 E; Moses Hellmann vs Elisabeth J Cattle; to impress a lien; atty, M H Hayman.

Foreclosure Suits.

Clay av, n w cor Crescent av 45x160x irreg; William A Solling vs John M Biederman et al; atty, I. Schaffan.
107th st, 318 W; Harriet Ross vs Edward P Brown et al; atty, Alexander & C.
86th st, s s, 175 e 2d av, 20x102.2; Park Mortgage Co vs James A Polin, as exr &c, et al; atty, J Cottrell, N & N.
3d av, s e cor 27th st, 74x160x irreg; 26th st, n s, 110 e 3d av, 50x98.5x irreg; City Real Estate Co vs Tyler Morton et al; atty, H Swain.

Plans Filed for New Buildings.

BOROUGH OF THE BRONX.

Perry av, w s, 31a s Gun Hill rd, two story dwelling; Mrs. Nora Sobeck, Webster av and 200d st, owner; J D Miller, 2718 Webster av, architect; cost ... $1,800

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

(Items under $5,000 omitted.)

Liberty st, 55-59; fourteen story office building; Singer Manufacturing Co, 149 Broadway, owner; Ernest Flagg, 35 Wall st, architect; cost ... $5,000
86th st, 337 W; three story dwelling con verted to stable; Seligman Mandelsner, 212 E 60th st, owner; J H Knubel, 318 W 42d st, architect; cost ... 5,000

CITY REAL ESTATE.

REAL ESTATE.
BUYERS AND SELLERS
can make their headquarters at my office. Have all kinds of property for sale, especially
WASHINGTON HEIGHTS
DYCKMAN AND BRONX
SECTIONS AS WELL AS
MANHATTAN.
R. M. NEWMAN
132 NASSAU ST.
NEW YORK CITY.
Phones:— 5197—John. 3147—Riverside. 4061—Morningside.

J. ROMAINE BROWN. A. P. W. KINNAN.
ESTABLISHED IN 1850.
J. ROMAINE BROWN & CO.
Brokers, Agents, Appraisers,
NO. 53 WEST 33D STREET.
NORTHEAST CORNER BROADWAY.
Telephone No. 381—38th.
Washington Heights Property a Specialty.

Horace S. Ely & Co.
REAL ESTATE,
21 Liberty St. 27 W./30th St.
FROM BATTERY TO 14TH ST., INCLUSIVE.

DESIRABLE RESIDENCES, Washington Sq. to 12th st., inclusive, near 5th; $24,000 up. FOLSOM BROTHERS, 835 BROADWAY.

ABOVE 14TH ST., 5TH AV. TO EAST RIVER.

Bargain Near Riverside Drive
For quick buyer, elegant 17 foot 4½ story American basement, private dwelling, lower West Side; complete and in perfect condition; must be sold at once. For particulars and permit apply to Oscar D. Dike & Brother, 67 West 125th St.

BOROUGH OF RICHMOND—SALE OR RENT.

FOR RENT
ON THE VANDERBILT ESTATE
CLIFTON,
BOROUGH OF RICHMOND, NEW YORK.
On Vanderbilt Av. Five minutes' walk from the Station.
Forty Minutes from the Battery.
Three or four cottages for rent—everything else occupied. All modern improvements. Can be seen at any time. For particulars address or apply to
TALBOT ROOT,
52 Broadway, New York City.

BOROUGH OF QUEENS—SALE OR RENT.

ON THE HILLS SKIRTING PICTURESQUE FLUSHING BAY
BEAUTIFUL EAST ELMHURST
HALF HOUR FROM HERALD SQUARE.
Lots with every city improvement at $375,