THE REAL ESTATE MARKET.

FEW SIGNS OF SUMMER QUIET IN UPTOWN TRADING.

The Heavy Immigration Is Starting a New Demand for Vacant Lots in the Tenement Districts in Spite of the Great Volume of Building Under Way.

According to precedent the period of midsummer quiet in realty trading should have set in before this. So far, however, its approach has made itself felt chiefly in an increasingly irregular volume of activity. Business has fallen off for a day or two, only to show for a time a compensating gain. The general average continues to be high. The number of brokerage sales reported during the last fortnight is nearly 50 per cent. greater than that made public in the corresponding weeks of last year. There is less speculation in flats and tenements, but more private dwellings, apartment houses and business premises are changing hands. Since the Mortgage Tax bill was signed builders have begun again to purchase lots freely for improvement.

It is evident that the flat and tenement constructions now under way will be insufficient to meet the existing demand for new housing and at the same time take care of the huge influx of population from Europe. This year's alien immigration promises to be the biggest in the history of the city and its influence is certain to be reflected in the building industry. For this reason the trading in uptown lots is in most quarters expected to continue through the summer.

Private Sales.

PARK AVENUE.—Mary F. Betts has sold the Lonsdale apartment house, a five story building, on plot 65.4x100, at Nos. 565 and 567 Park avenue.

THIRTEENTH STREET.—James F. Bragg has sold to John H. Lubbert for Pauline Glatz, No. 209 West Thirteenth street, a three story and basement dwelling on lot 22x96.3. The buyer owns the adjoining property at No. 211.

125TH STREET.—Porter & Co. have sold for Emily C. Weeks to Louis Lese, Nos. 71 and 73 East 125th street, two five story flats, on plot 7x99.11. Mr. Lese has resold the property to Thomas J. McLoughlin through Arnold & Berne.

NINETY-SEVENTH STREET.—Picken & Little have sold for a client to the Mishkind-Feinberg Realty Company, No. 148 East Ninety-seventh street, a five story flat on lot 20x100.11.

THIRTY-FIRST STREET.—Abraham Bardouine has resold No. 5 West Thirty-first street, a four story loft and store building on lot 25x98.9. The property was acquired by Mr. Bardouine from Elizabeth A. Wilcox in March last.

MADISON AVENUE.—William L. Sutphine has sold to Seth Sprague Terry, No. 168 Madison avenue, southwest corner of Thirty-third street, a three story and basement dwelling, on lot 25.11x87. Mr. Sutphine bought the property about a week ago.

TWENTY-SEVENTH STREET.—Joseph Solomon has bought from the Dibblee estate, No. 24 West Twenty-seventh street, a four story dwelling, on lot 25x98.9. J. Romaine Brown & Co. and Thomas A. Eckerson were the brokers.

NINETIETH STREET.—Frederick Zittell has sold for Fanny Thorp, No. 310 West 90th street, a four story and basement brownstone front dwelling, on lot 20x100.8.

EIGHTH AVENUE.—Mandelbaum & Lewine and the New Amsterdam Realty Company have sold to an investor, No. 402 Eighth avenue, southeast corner of Thirty-first street, a four story hotel, on lot 25x67. This hotel was built for the Pabst Brewing Company, which leased it for a term of twenty-one years. Douglas Robinson, Charles S. Brown & Co., were the brokers in the transaction.

THIRD STREET.—Mandelbaum & Lewine have purchased from Mrs. Caroline Astor, Nos. 302 and 304 East Third street, two five story flats, with stores, on plot 45x100, and have resold them to the New Amsterdam Realty Company. William Cruikshank's Sons were the brokers in the transaction.

157TH STREET.—Orsorio & Klee have resold for a client the plot, 50x100, on the north side of 157th street, 400 feet east of Lenox avenue.

MADISON STREET.—Osk & Edelstein have sold to the Hanben Realty Company, Nos. 305 and 307 Madison street, two three story brick and frame buildings, on plot 44x66. The purchasers will erect a six story flat, with stores.

LENOX AVENUE.—Shaw & Co. have sold for Leopold Bellinger, Nos. 277 and 279 Lenox avenue, southwest corner of 124th street, a four story building, with store, on plot 40.11x75.

148TH STREET.—Walter J. Cohn and Edward Sherman have bought from Herman Ahrens the five story 27-foot apartment house in course of construction, on the north side of 148th street, 212 feet west of Seventh avenue. The buyers now control four houses on this block, having recently bought three adjoining the above on the east.

133D STREET.—Douglas & Conklin have sold for John Bonwit to John Hudson & Son, Nos. 37 and 39 West 133d street, two five story double flats, each on lot 27x99.11.

FIFTY-FOURTH STREET.—Huberth & Gabel and F. Benzer have sold for Bernard Block to Ede Levenson the four story double flat at Nos. 317 East Fifty-fourth street, on lot 25x100.5. The same brokers have resold the property to B. Kaplan.

AMSTERDAM AVENUE.—Moritz G. Morgenthau has sold for Eugene Wolf to Harry Goodstein, No. 663 Amsterdam avenue, a five story flat, on lot 27x100, adjoining the northeast corner of Ninety-first street.

FIFTH AVENUE.—Julius Moll has resold for Wolf Aaron to Barnet & Brown the northwest corner of Fifth avenue and 114th street, a five story double flat, with stores, on lot 25.6x100.

AMSTERDAM AVENUE.—Natkins & Co. have sold for Margaret E. Norris, No. 817 Amsterdam avenue, a five story flat, with stores, on lot 20x80.

102D STREET.—Simon Fine has sold for L. Kinsling to the Mishkind-Feinberg Realty Company, No. 117 East 102d street, a five story flat, on lot 25x100.11.

ELEVENTH AVENUE.—The Whitehall Realty Company has sold, through Richard V. Harnett & Co., No. 667 Eleventh avenue, a four story tenement, on lot 20.2x100.

Miscellaneous.

L. M. Fallon has sold for James McDermot to Patrick Green a plot, 50x128, on Railroad avenue opposite the N. Y., N. H. and H. R. R. depot at Mamaroneck, N. Y.

George Milne was the broker in the sale of Nos. 110 to 116 Washington street, southwest corner of Carlisle street, for Mary E. Pinchot.

Plans have been filed with the Manhattan Building Bureau for the remodeling of the two four story and basement private dwellings at Nos. 42 and 44 West Thirty-ninth street into a studio building, 39½ feet front, with stores on the ground floor. The improvements are to cost $27,000, according to the estimate of the architect, John E. Nitchie.

Plans have been filed with the Manhattan Building Bureau for five six story flats to be built on the north side of 147th street 245 feet west of Fifth avenue, for Falk and Flani as owners, at a cost of $200,000. The architects are Moore & Landsiedel. Other Manhattan new buildings include: A four story school, $30,000; a six story flat, $60,000, and a five story flat, $40,000.

Plans filed with the Bronx bureau for new buildings included two five story flats with stores, $60,000; a six story flat and a six story flat with stores, $90,000, and six two story dwellings, $24,000.

Yesterday's Auction Sales.

[At 14 Vesey street.]

BY JOSEPH P. DAY.

Inwood avenue, west side, 100 feet south from Indian avenue, opposite Clark place, 10x100x239 to Cromwell's or Doughtey's Creek, three story frame dwelling and vacant; Frank Starkman vs. E. C. Biele et al.; due on judgment, $7,612.71; subject to taxes, &c., $3,800; subject to mortgages aggregating $2,515; to Joseph Leitner $3,000

BY D. P. INGRAHAM & CO.

Forty-first street, Nos. 40 and 42, south side, 85 feet east of Madison avenue, 40x98.9x irregular, two three story stone front dwellings; J. J. Carle vs. D. O'L. Cohalan et al.; due on judgment, $100,481.84; to the plaintiff $95,000

BY JAMES L. WELLS.

Forest avenue, southeast corner 166th street, 2.7x150; C. A. La Velle vs. Clarence McCarthy et al.; partition; to the plaintiff $200

Col. A. M. Jones's Wife a Suicide.

WAUKESHA, Wis., June 15.—Mrs. Emiline Jones, wife of Col. A. M. Jones, a well known politician, committed suicide this morning. She went to the Fox River, lay down in two feet of water and awaited death. She was 66 years old. Her husband "Long" Jones, managed John A. Logan's campaign in Illinois and was also United States Senator Quarles's campaign manager. Ill health is believed to have led Mrs. Jones to kill herself.

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PELHAM BAY PARK
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Court Calendars This Day.

Appellate Division—Supreme Court.—Motions. Orders—Nos. 20, 42, 1, 3, 21, 23, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 66, 67. People &c., Hart vs. Supreme Court.

Supreme Court—Special Term.—Part I. Motion calendar called at 10:30 A. M. Part II.—Ex parte matters. Part III.—Case unfinished. Motions. Demurrer—No. 810. Preferred causes—Nos. 2835, 3027. General calendar—Nos. 2403, 2405, 2672, 2675, 2681, 2688, 2610, 2693, 2708, 2707, 2193. Part IV.—Clear. Cases from Part III. Part V.—Clear. Cases from Part III. Part VI.—Case unfinished. Elevated railroad cases. Trial Term—Part II.—Clear. Inquest—No. 5017. Short causes—Nos. 4951, 5012, 5030, 4904, 4907, 4590, 5068, 4870, 4486, 4782, 5018, 4058. Part III.—Case unfinished. Nos. 1066, 704, 1209½, 783, 577, 712, 490, 856, 679, 940, 2517, 1028, 1029, 1030, 1041, 1042, 1048, 1052, 1058, 1059, 1068, 1069, 2295, 1071, 1072, 1075, 1077, 1078, 1081, 1085, 1086, 1090, 1091, 1093, 1093½, 1099½, 1098, 1099. Part IV.—Case unfinished. Cases from Part III. Part V.—Case unfinished. Cases from Part II. Part VI.—Clear. Cases from Part III. Part VII.—Case unfinished. Nos. 442, 3536, 630, 640, 576½, 762, 878, 861, 831½, 870, 882, 283, 856, 871, 422, 1365½, 3383, 885, 1181, 887, 888, 893, 894, 949, 955, 962, 967, 972, 990. Part VIII.—Case unfinished. Cases from Part VII. Part IX.—Case unfinished. Cases from Part VII. Part X.—Judge to charge. Nos. 853, 1674, 1097, 1068, 1461, 1081, 4731, 1632, 1732, 780, 4652, 4823, 1712, 1714, 1721, 1755, 1760, 1643, 1047, 1749, 504, 1781, 1809, 4426, 1178, 910, 1896, 1896, 4483, 1768, 1799, 1855, 1899, 1903, 1888, 1874, 1907. Parts XI and XIII.—Adjourned until Monday, June 19, 1905. Part XII.—Case unfinished. Cases from Part X.

Surrogate's Court—Chambers.—Motion calendar called at 10:30 A. M. For probate—Wills of George Grossman, Hannah Taylor, Henrietta Muller, Morris S. Wise, Mary M. Scofield, Marie D. MacElroy. At 10:30 A. M.: Louis C. Rhein, at 2:30 P. M. Trial Term—No. 2122, will of Albert Feininger, at 10:30 A. M.

City Court—Special Term.—Court opens at 10 A. M. Motions. Trial Term—Part I.—Clear. Nos. 4232, 4306, 4429, 4357, 4254, 4445, 1309½, 4471, 4472, 4144, 4374, 4396, 4392, 4393. Part II.—Clear. Nos. 3350½, 4571, 4572, 4573, 4630, 4637, 4455, 4610. Part III.—Clear. Nos. 4651, 4667, 4669, 4670, 4615, 4662, 4668, 4690, 4677, 4678, 4658, 4692. Part IV.—Clear. Short causes—Nos. 13482, 13005, 12276, 13577, 10617, 8540, 11019, 12231, 12232, 13581, 13248, 13494, 12299, 13523, 13531, 8826, 12032, 13487, 13558, 13565, 13575, 13548, 13026. Part V.—Clear. Nos. 4514, 4524, 4707, 4608, 4710, 4711, 4712, 4714, 4715, 4716, 4717.

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THE ROLAND 56, 58 AND 60 EAST 59TH STREET.
Block from Grand Entrance to Central Park, "One of the World's Finest Parks."
INTERESTING TO STUDENTS OF ECONOMY.
Single Rooms, with Private Bathroom, $1 per Day up.
Parlor, Dressing Room, Bedroom and Private Bathroom $3.50
Maximum of Luxury at Minimum of Cost.
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44TH ST., 212 WEST—Fine, cool rooms for gentlemen; near subway; meals optional; refined surroundings.

BOARDERS WANTED.

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A large modern hotel by the Sea. Accommodates 350 guests. Surrounded by beautiful shade trees. Equipped with every convenience that modern luxury can suggest. Splendid beach, where neither life line or life boat is needed. Fishing, polo, tennis, golf and superb drives. Now open for the season of 1905 under new management. Write for descriptive booklet.
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Leading summer hotel, overlooking lake and surrounded by large pine trees. 100 rooms. Large porches, good fishing and bathing. All modern improvements. 1,860 feet above sea. Orchestra. Write for booklet. C. E. FREAR, Prop.

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INFORMATION
Regarding any Hotel, Railroad, Steamboat or Automobile Trip may be obtained by calling at THE SUN Branch Offices, 1393 Broadway, 241 West 125th St., Manhattan; 812 Washington St. and 341 Fulton St., Brooklyn, or by writing to THE SUN INFORMATION BUREAU, No. 170 Nassau St., New York City.

PAWNBROKERS' SALES.

L. L. FIRESKI, Auct., 70 Bowery, sells 10 A. M.: for pawnbrokers on dates as below, all unredeemed watches, diamonds, jewelry of every kind, silverware, firearms, instruments and pledges of every description pledged prior to dates and under ticket numbers specified, both included—also all older ones reserved from previous sales.
June 16—Large consignment one jewelry.
June 19—Order M. & L. Harlam, 157 E. 125th st., all pledges prior June 1, 1904, to No. 73225.
June 20—Order S. Mayer, Jersey City, D. Mayer, Hoboken, all pledges prior June 10, 1904.
June 20—Order M. & E. Bruckheimer, 2108 3d av.; clothing, &c., pledged prior June 10, 1904.
June 21—Order Wm. Simpson & Co., 181, formerly 181, Bowery, all pledges prior April 20, 1904, to No. 13558.
June 21—Order M. Manning & Sons, 584 8th av. and 1670 3d av.; clothing, &c., pledged prior June 11, 1904.
June 22—Order A. Lawrence, 118 3d av.; formerly 252 1st av., all pledges prior June 10, 1904, to No. 53650.
June 23—Order Goldstone Bros., 518 6th av.; all pledges prior June 15, 1904, to No. 27542.

JULIUS SHONGOOD, Auctioneer, by Jos. Shongood's Sons, Auctioneers, 94 Bowery, will sell:
June 16—Jewelry, &c., pledged previous to June 9, 1904. Ned Harlam, 490 Hudson st.
June 16—Clothing, &c., pledged previous to June 6, 1904. Silberstein (208), 2457 8th av.; D. Silberstein, Sons, 1440 10th av.
June 19—Men's and women's clothing, &c., pledged prior to June 12, 1904; J. J. Aaron & Son, 191 Grand st., and B. Freeman, Jersey City.
June 19 and 21—Jewelry, odds and ends, &c., pledged to June 13, 1904, up to No. 52630. Marks' Loan Office, 2037 3d av.; A. Selinger, 634 2d av.
June 20—Men's and women's clothing and all pledges previous to May 25, 1904, No. 4900 to 13402, Hudson Collateral Office, 792 Amsterdam av.
June 22—Jewelry, watches, diamonds, silverware, firearms, instruments and all other pledges pledged prior to June 16, 1904, No. 72336 to 69028 inclusive, also all other dates held over. Order of Benj. Fox, 72 8th av.

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 137 and 154 Canal st., will sell at 10:30 A. M.:
June 16—By E. Alper & Son, 309 3d av.; diamonds, jewelry, &c., Nos. 12843 to 14709, pledged to June 11, 1904, and old dates.
June 20—By R. Simpson & Co., 143 West 42d st.; diamonds, jewelry, &c., pledged with John Stich, 118 3d av.; No. 6864, March 1, 1904, also with the Starr Co., 983 3d av., to No. 10204, May 20, 1904, and goods held over.
June 21—By E. Berger, 460 6th av. and 460 West 42d st.; diamonds, jewelry, &c., pledged to June 10, 1904, and all dates held over.
June 21—By M. L. Fallon, 650 10th av.; men's and women's clothing from ticket No. 14303, April 1, 1904, to No. 22157, May 21, 1904, and all dates held over.
June 23—By J. J. Sayer, 148 Franklin st., Brooklyn, jewelry, &c., pledged to June 15, 1904.

ELI SOBEL, Auct., 98 Bowery, sells 10 A. M. all goods pledged to June 10, 1904, and held over.
June 16—Jewelry, watches, diamonds. Sol Unger, 103 Amsterdam av.
June 19—By J. Rubin, 1581 Fulton st., Brooklyn. Clothing and jewelry. J. L. Fruhauf, 360 Bowery.
June 20—Clothing. A. Wolheim & Sons, 1483 1st av.
June 21—Jewelry, odds and ends, etc. Thos. Newman & Sons, Brooklyn.
June 22—Jewelry. B. Tigner, 1704 3d av. and T. Michel, 1019 2d av.

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