THE REAL ESTATE MARKET.

PRIVATE SALES, LEASES AND PUBLIC AUCTIONS.

Heidner & Wolf Take Profit on the Southeast Corner of Rector and Washington Sts.—W. C. Martin Buys the Duryea Tract of 135 Acres at Great Neck, L. I.

An extraordinary amount of business was transacted yesterday both in the brokerage and in the auction branches of the market. The private sales reflected a further increase of activity, not only in the plot and tenement districts, but also in the mercantile sections. The expansion of trading was apparently more or less general, affecting suburban as well as city realty. Many plots in the outlying parts of The Bronx were dealt in; at Great Neck, L. I., the Duryea tract of 135 acres passed into the hands of an operator, and a big farm at Brownsville was taken over by a realty corporation. In the Vesey street auction room two important offerings of Manhattan and Bronx realty, improved and unimproved, were readily disposed of at good prices.

Private Sales.

SEVENTY-FOURTH STREET.—Frederick T. Barry has sold to Alexander Crawford Chenoweth for Morris Aaron Nos. 151 and 153 East Seventy-fourth street, two three story and basement brownstone front dwellings, on plot 37x102. The same broker has also sold No. 154 East Seventy-fourth street, a three story and basement brownstone front dwelling, on lot 18.9x102.2 for William L. Sulphin to Robert H. E. Elliott. This house will be altered into an American basement dwelling.

THIRTY-FOURTH STREET—Gutwillig Bros. have bought No. 212 West Thirty-fourth street, a four story and basement brownstone front dwelling, on lot 16.5x98.9. They own Nos. 202 to 210, adjoining, and now control a plot, 108x98.9x irregular, adjoining the southwest corner of Seventh avenue.

114TH STREET.—Ames & Co. have sold for Robert Carter No. 113 East 114th street, a three story and basement brownstone front dwelling, on lot 16x110.11.

FORTY-NINTH STREET.—Montgomery Mazo has bought from R. Levy No. 148 East Forty-ninth street, a five story brownstone building, with a three story stable in the rear, on lot 25x100.

114TH STREET.—T. Hayman has sold for a Mr. Loeb to Harris & Timble No. 211 East 114th street, a five story flat on lot 25x100.11.

BOONE STREET.—Harris & Timble have sold to Meta Smith and Mary Spain Nos. 34 and 36 Boone street, two two-family brick houses on plot 50x100.

FIRST AVENUE.—Augustus Appel and Adolph N. Fischel have sold for the New Amsterdam Realty Company No. 351 East Fifty-sixth street and Nos. 1023 to 1031 First avenue, six five-story flats, on plot 114.8x100x irregular, for about $200,000.

RECTOR STREET.—Heidner & Wolf have sold to A. Z. Kayser the southeast corner of Rector and Washington streets, a four story business building, on lot 58x21.6. Albert B. Ashforth was the broker.

FIRST AVENUE.—Huberth & Gabel have sold for Rutherford Stuyvesant the southwest corner of First avenue and Twenty-first street, three and four story buildings, on plot 58x100, to Jacob Weinstein. This property is part of the original possession of Peter Stuyvesant, the first Dutch Governor of New York, and has not changed hands for over 200 years except by inheritance.

FORTY-SIXTH STREET.—William J. Roome has sold for Daniel J. Mahoney Nos. 106 and 108 West Forty-sixth street, two three story dwellings, on plot 40x100.5 to Sampson Mayer.

132D STREET.—Joseph Roberts has bought through J. Edgar Leaycraft & Co. No. 45 West 132d street, a three story dwelling, on lot 16.8x99.11.

FIFTY-SIXTH STREET.—George Nicholas has sold for Thomas S. McGourty to Frankenthaler & Sapinsky No. 417 West Fifty-sixth street, a five story tenement, on lot 25x100.5.

SEVENTH AVENUE.—Max Gomprecht & Son have sold for A. Silverson to the Fleischmann Realty Company the block front on the east side of Seventh avenue, between 146th and 147th streets, a plot 199.10x100. The buyers will erect five six story apartment houses, with stores. Three of these have been sold from the plans.

108TH STREET.—The estate of Peter A. Cassidy has sold fourteen lots on 108th street, between First and Second avenues. The property comprises the northerly block front, with the exception of 150 feet on the street, adjoining the northeast corner of Second avenue, which is occupied by Public School No. 172. It has frontages of 50 feet on each avenue and a total frontage of 400 feet on 108th street.

119TH STREET.—David Davis has sold for Arthur M. Mundt to Joseph Klein No. 72 West 119th street, a three story dwelling, on lot 17x100.11.

122D STREET.—Morris Kahn & Son have sold for the various owners to Lowenfeld & Frazer No. 164 to 168 East 122d street, three three story dwellings, on plot 50x69.

122D STREET.—Morris Kahn & Son, in conjunction with Frost & Rosenbluth, have sold for Daniel R. Kendell, to J. Klingenstein, eighteen three story private dwellings, on 122d street, between Park and Lexington avenues. The houses comprise Nos. 113 to 129 on the north side and No. 114 to 130 on the south side, and occupy a plot 150x100.11, on each side.

AMSTERDAM AVENUE.—Horace S. Ely & Co. and L. J. Phillips & Co. have sold for the estate of Alex W. Wood, No. 347 Amsterdam avenue, a two story brick stable, on lot 25x100.

EIGHTY-THIRD STREET.—Blau & Roberts have bought from Katherine Jerbik of Elizabeth, N. J., Nos. 230 East Eighty-third street, a five story flat, on lot 25.5x102.2. They have resold the property to Louis Lese.

OLIVER STREET.—E. V. Pescia & Co. have sold for Giovanni Lordi the six story triple flat, at No. 88 Oliver street, on lot 29x60.

SUFFOLK STREET.—The estate of Louisa Emanuel has sold No. 139 Suffolk street, a five story tenement, with stores, on lot 25x100.

130D STREET.—Halprin, Diamondstone & Levin have bought from the estate of Clarence D. Baldwin, Nos. 109 to 117 West 23d street, five four story buildings, on plot 83.4x99.11, 116 feet west of Lenox avenue.

FIRST AVENUE.—Steinman & Jackson have sold for Halprin, Diamondstone & Levin No. 857 First avenue, a five story tenement, on lot 25x75.

MADISON AVENUE.—Pease & Elliman, in conjunction with Wilmerding & Field, have sold for the Fleischmann Realty Company the four story brownstone dwelling at No. 961 Madison avenue, on lot 24x100.5.

LEXINGTON AVENUE.—Osk & Edelstein have resold to Henry Lippmann for improvement the northwest corner of Lexington avenue and 120th street, a two story dwelling, on plot 100.11x65.

LEXINGTON AVENUE.—Haber, Dworkowitz & Haber have bought from a Mr. Cohen No. 1741 Lexington avenue, a four story flat, on lot 16.8x65. The buyers give in exchange Nos. 43 and 45 Allen street, five story tenements, on plot 50x50.

SEVENTH AVENUE.—The Fleischmann Realty and Construction Company has sold to Aaron, Rothman & Cohen the two six story apartment houses to be erected on a plot 200x100 on the east side of Seventh avenue, forty feet north of 145th street.

109D STREET.—M. Schloss has sold No. 54 East 109d street, a six story flat, on plot 40x100.11.

108TH STREET.—M. Pozenauer has sold the two triple flats at Nos. 141 and 143 West 108th street, on plot 50x100.8.

NINETY-SIXTH STREET.—The Blanouth Realty company has sold to Ignatz Mandler the three five story double flats Nos. 230 to 234 East Ninety-sixth street, on plot 75x100.8.

116TH STREET.—David Hertz has sold No. 447 East 116th street, a five story double flat, on lot 25x100.11.

NINETY-NINTH STREET.—Grossman & Dasson have bought the six story tenement at No. 321 East Ninety-ninth street, on plot 37.5x100.11.

NINETIETH STREET.—Abram Bachrach has sold to the Bohemian-Slavonian Realty Company of Prague, Nos. 407 and 409 East Ninetieth street, two five story triple flats, on plot 50x100.8.

142D STREET.—Hyman Horwitz has sold to Henry Rosenthal the two five story flats Nos. 235 to 241 West 142d street, on plot 50x99.11.

133D STREET.—Hyman Horwitz has bought the six story apartment house at Nos. 529 and 531 West 133d street, on plot 50x99.11.

MADISON AVENUE.—Sigmund Lewy has bought from Abraham S. Abramson No. 961 Madison avenue, a five story double flat, on lot 25x75.

FORTY-SEVENTH STREET.—Frank Gibien has sold the two five story tenements at Nos. 552 and 554 West Forty-seventh street, on plot 60x100.5.

AVENUE A.—Seifert & Leist have bought No. 1526 Avenue A, a four story tenement, on lot 20x78.

AVENUE A.—M. Kite has bought No. 1527 Avenue A, a three story building, on lot 19x70.

AVENUE A.—B. Hirshfield & Co. have bought from A. Buchmuller the three story building at No. 1523 Avenue A, on lot 17x70.

BAINBRIDGE AVENUE.—M. F. Kerby has sold for William C. Bergen to Alfred Boulier the one family house at No. 2659 Bainbridge avenue.

CLINTON AVENUE.—M. F. Kerby has sold for David F. Wright to Gerald C. Connor the one family house at No. 1973 Clinton avenue, on lot 20x100.

HOLT PLACE.—M. F. Kerby has sold for a Mr. Loomis to Louis Eickwort the southwest corner of Holt place and Perry avenue, a plot 75x90.

MONROE AVENUE.—M. F. Kerby has sold for a Mrs. Sturcke to Peter F. Mooney the lot, 25x100, on the west side of Monroe avenue 125 feet north of 174th street.

WEBSTER AVENUE.—R. I. Brown's Sons, in conjunction with John A. O'Connor, have sold for the Comtesse de Montsaulnin the lot, 25x75x irregular, on the east side of Webster avenue 50 feet south of Wendover avenue. A flat will be erected.

WEBSTER AVENUE.—R. I. Brown's Sons have sold for Philip Hoffman, Jr., the lot on the east side of Webster avenue 125 feet south of Wendover avenue, 25x100.25x x107.25. A flat will be erected.

SOUTHERN BOULEVARD.—Barry & McLaughlin have sold for J. D. Jennings to a builder the plot, 75x100, on the west side of Southern Boulevard, 150 feet south of 172d street.

WESTCHESTER AVENUE.—Frederick Kroger has sold to Abraham Piser the plot, 68x275, on Westchester avenue, 145 feet west of Avenue D, running through to Fourteenth street, Unionport. Mr. Piser has also bought from H. Buckner the corner of Westchester and Grace avenues, a plot 67x100.

JACKSON AVENUE.—The Nestrock estate has sold to John Rieber the southwest corner of Jackson avenue and 163d street, a four story flat, on lot 25x75.

TIFFANY STREET.—Anna S. Isaksen has sold to James Egan No. 1311 Tiffany street, a three family house.

WASHINGTON AVENUE.—Haber, Dworkowitz & Haber have sold to F. S. York No. 1115 Washington avenue, a four story flat, on lot 25x93. The buyer gives in exchange eight lots in Tenth and Eleventh streets, between Avenues A and B, Unionport.

59 Liberty St.

Miscellaneous.

Gilsey Brothers have leased for a term of years for Madison Grant, as attorney, the four story and basement garage at Nos. 215 and 217 West Forty-eighth street, to the Viquoet Company, which will use the property as a show room, repair shop and garage for the Viquoet gasolene car.

Heilner & Wolf are the buyers of No. 68 West Eighty-ninth street sold recently by the estate of Caroline F. Clark.

Robert E. Dowling, who bought at public auction yesterday the plot 30.7x110.11x 30x104.11 at the southeast corner of Riverside Drive and Seventy-third street, will build on the site a private dwelling for his own occupancy.

Cornelius N. Bliss is the buyer of No. 71 and 73 Worth street, sold at the Aldrich estate sale and knocked down to Herbert A. Sherman for a client.

Ranald H. Macdonald & Co. are the purchasers of the plot, 102.2x200, at the southeast corner of Riverside Drive and Eighty-sixth street. They will erect a twelve story apartment house.

John Woytisek & Co. are the buyers of the block front on the west side of Lenox avenue, between 142d and 143d streets, sold by Parnass & Dillon.

William S. Patten and J. L. Van Sant are the buyers of the plot, 75x100.11, on the north side of 117th street, 248 feet east of Pleasant avenue, sold by Uhlfelder & Weinberg. George Brettell & Son and A. Stark were the brokers.

Cuozzo, Gagliano & Co. have leased for Louis Frankel the four story tenements at Nos. 318 to 324 East Thirty-second street, and No. 240 East Forty-sixth street for five years at an aggregate rental of $25,200; and for Alfred L. M. Bulkowa the four story tenement at No. 332 East Ninety-seventh street, for five years.

E. V. Pescia & Co. have leased for H. Hummel the six story tenement at No. 96 Seventh street, for five years; for B. Goldfein, the two six story double tenements at Nos. 322 and 324 East 112th street, for five years, and for I. Levy the five story tenement at No. 63 West 10th street, for five years.

S. Osgood Pell & Co. have sold to W. Clarence Martin the Duryea tract, consisting of 135 acres, adjoining the estate of Roswell Eldridge at Great Neck, L. I. The property has 1,000 feet of shore front on the Sound. It will probably be divided into plots. The consideration was about $30,000.

S. Osgood Pell & Co. were the brokers in the sale of the Housman property to Ralph Pulitzer.

The Desmond Real Estate Company has been incorporated at Albany by George J. Smith, D. Dunne, E. Gulick and William H. English. The company has taken over the farm recently purchased through the Ernestus Gulick Company from John Vanderveer at Brownsville.

The Simpson-Swany Company has sold for Henry A. Hauff a plot of thirty lots on Clarendon road, Bedford avenue and East Twenty-fifth street, Flatbush, to a real estate construction company, which will erect two story two family brick and stone houses.

Plans were filed yesterday with the Manhattan Building Bureau for a twelve story fireproof apartment house for fifteen families, to be built at the northwest corner of West End avenue and 106th street, for the Stanley Court Realty Company, of which Randolph Hurry is president. Its cost is estimated at $275,000 by the architect, Charles E. Birge. Plans were also filed for a six story flat, to cost $48,000.

The Bronx plans comprised six three story dwellings, to be built on the east side of Timpson place, 100 feet north of 144th street, at a cost of $18,000, for the Ajax Construction Company, of which John H. Van Felt is president; for three two story dwellings, to cost $13,000; for a three story dwelling and store, $8,000, and for a one story stable, $500.

Yesterday's Auction Sales.

[At 14 Vesey street.]

BY BRYAN L. KENNELLY.

Riverside Drive, southeast corner of Seventy third street, 103.5x111x72x95.3; vacant; executors' sale; corner, 30 feet front, to to Robert D. Dowling for $61,300; 35.5 feet adjoining to Franklin Wagner for $42,000; 37.4 feet adjoining to John J Bannon $46,000

Riverside Drive, east side, 140.5 feet south of Seventy third street, 37.7x97x25.10x 85.5, vacant; executors' sale; to D. J. Jackson 38,500

Eighty-first street, No. 531, north side, 198 feet west of East End avenue, 25x102.2; five story tenement; executors' sale; estate of John S. Sutphen, deceased; to Frankenthaler 21,000

Eighty sixth street, No. 139, north side, 378 feet east of Amsterdam avenue, 23x100; four story dwelling; to E. Martin Black 49,100

Thirty sixth street, No. 134, south side, 173.2 west of Broadway, 16.8x98.9; three story dwelling; to Ellen Regan 37,500

Tenth avenue, No. 314, northeast corner of Twenty eighth street, 24.8x75; three story building; to Harry Schwitzer 27,300

Grove street, No. 58, south side, 150 feet east of Bleecker street, 25x100.2x25x100; three and four story brick and frame buildings; to J. V. V. Olcott 13,850

BY JAMES L. WELLS.

Lispenard street, No. 8, south side, 57.8 feet west of Broadway, 23.8x69.4; six story store and loft building; to I. Kahn 23,750

BY L. J. PHILLIPS & CO.

Woodlawn road, northeast corner of 207th street, irregular lot, to Edward Elliott 1,675

Woodlawn road, east side, 25 feet north of East 207th street, six lots, to Frank A. Wahlig, Charles Spiegel and R. Bilz 1,600

Woodlawn road, southeast corner Van Cortlandt avenue, 10.2x90.7x42x irregular, to M. N. Butler 2,100

Woodlawn road, east side, 90.7 feet south Van Cortlandt avenue, three lots, to Frank Sparks 3,800

Reservoir Oval, west side, 216.9 feet south of Van Cortlandt avenue, six lots, to Margaret Houlson, E. K. Spiden, T. Lenahan, Laura Curry and Gerald Fitzgerald 1,075

Reservoir Oval, northwest corner East 210th street, plot 49.8x60.6x78.5x48.9, to Charles Spiegel 1,675

Reservoir Oval, southwest corner of Tryon avenue, plot 60.6x30x78; to Anthony McOwen 1,600

Tryon avenue, northeast corner of Reservoir Oval, triangular plot, 59.3x111x110; to I. Moritz 2,100

East 210th street, north side, 40 feet west of Reservoir Oval, four lots, 94.3x78.4x125; to M. Lowenstein 3,800

Wayne avenue, northeast corner of 210th street, plot 45x124x107; to David M. Wheeler 1,075

Wayne avenue, northwest corner 210th street, gore, 16x41x44; to Max Just and James Miller 650

Steuben avenue, northeast corner of 208th street, 25x100; to George Martratt 1,750

Steuben avenue, east side, 25 feet north of 208th street, thirteen lots, each 25x100, to B. Hauk, Nathan Levine, John W. Yohe, J. Smith, August D. Reilly and Edward C. Bebo 18,250

Steuben avenue, southeast corner 208th street, lot 25x100, to Henrietta C. Schroeder 1,850

Steuben avenue, east side, 25 feet south of East 206th street, thirteen lots to Terrance Quinn, Thomas J. Hines, Adam Besler and J. H. Green 16,525

Steuben avenue, east side, junction of Mosholu Parkway, plot 64x140.9x irregx irregx irregx 38.2x irregx irregx irregx 100.4; vacant; to James F. Meehan 4,000

Steuben avenue, west side, northwest corner of 208th street, four lots to J. H. and M. M. Grier 6,625

Steuben avenue, west side, 211 feet north of 208th street, five lots to Gertrude Carroll, Mrs. J. W. Chestnut and William Donovan 4,700

Steuben avenue, west side, junction of 208th street, plot 25.8x85.4x100, to J. Norton 1,075

Steuben avenue, west side, 23.8 feet south of 208th street, 31.5x66x85.4 to S. P. Willis 800

208th street, southeast corner of Kossuth place, irregular plot to Mary E. Gannery 2,725

208th street, east side, 44.7 feet south of Kossuth place, three lots to Patrick Callanan and M. Lowenstein 1,425

208th street, northwest corner of Kossuth place, 11.5x102.9x101; to Frank Starkman 1,575

208th street, southwest corner of Kossuth place, lot 25x100 1,900

208th street, west side, 25 feet south of Kossuth place, thirteen lots, each 25x100; to Nathan Levine, James M. Stafford, Bertha Baresai, Cajhael & Piccall, Jennie Konte, Jacob Goldman and John Muller 17,300

Mosholu Parkway, northeast corner of Kossuth place, plot 72.4x107x43x104.2; to Joseph L. Burke 5,775

Mosholu Parkway, southeast corner of Kossuth place, 25x100; to M. Lowenstein 3,250

Mosholu Parkway, east side, 25 feet south of Kossuth place, fifteen lots, 25x100 each; to W. Wainwright, Walter Gougerican, Edward F. Daly, W. C. Bellows, Maurice Ahl and Charles Spiegel 31,575

Mosholu Parkway, northeast corner of Steuben avenue, 89.8x115.7x69.5; to F. H. Mayer 3,700

Mosholu Parkway, east side, 89.9 feet north of Steuben avenue; five lots to I. Moritz 10,625

Mosholu Parkway, northeast corner of Van Cortlandt avenue; to T. H. Burke 3,950

Mosholu Parkway, east side, 26.8 feet north of Van Cortlandt avenue; nine lots to Henrietta C. Schroeder, T. H. Burke, B. Benloff and Patrick Eagan 20,800

Mosholu Parkway, southeast corner of Van Cortlandt avenue, 23.8x94.4x92.9x38.8; to T. H. Burke 2,900

Mosholu Parkway, east side, 23.8 feet south of Van Cortlandt Park avenue; two lots to J. F. Gordon and Joseph L. Burke 13,500

CITY REAL ESTATE.

TITLE GUARANTEE AND TRUST COMPANY

Does each year an increasing proportion of the whole business of examining titles and making mortgage loans in New York City. During the first nine months of 1905 it has loaned **Over Sixty Million Dollars** on real estate in New York City.

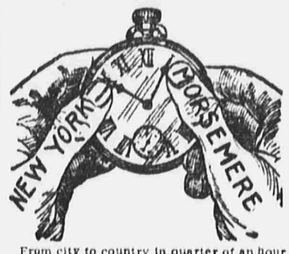
When you buy real estate, or borrow on it, come to this company. Fees moderate and uniform.

Capital & Surplus, $10,000,000

146 BROADWAY, NEW YORK. 175 REMSEN ST. BROOKLYN.
Manuf'rs Branch, 198 Montague St., B'klyn.

CITY REAL ESTATE.

A Country Home
15 Minutes from New York.



From city to country in quarter of an hour is now possible with the express service running via 130th St. Ferry, or in 45 minutes by Northern R. R. from 23d and Chambers St. Ferries. A home so near the city will be found at

MORSEMERE

the ideal suburb. Every city improvement, with country surroundings, yet most accessible at all times and under all weather conditions.

Houses from $5,000 to $12,000 on payments equal to renting.

Booklet and Transportation FREE.
COLUMBIA REAL ESTATE COMPANY, Times Building, Broadway and 42d St., N. Y.

One mistake in a mortgage investment may cost you the savings of years of prudence. Why not buy only

Guaranteed Mortgages?

LAWYERS MORTGAGE CO

Capital & Surplus - $4,000,000

59 Liberty St.
(Chamber of Commerce).

4% 20-Year Mortgage-Bonds

Secured by First Mortgages on New York City Real Estate, deposited with the Guaranty Trust Co., Trustee.

Issued and for sale by

The Mortgage-Bond Co. of N. Y.

Capital & Surplus, $2,400,000

59 Liberty St.

Real Estate For Sale Mortgages

at all times, netting 4½ and 5%, on choicest security, appraised and approved for Company's own funds.

Attorneys' Inspection Invited.

McVickar, Gaillard & Realty Company
42 Broadway

J. ROMAINE BROWN. A. P. W. KINNAN.
ESTABLISHED IN 1859.
J. ROMAINE BROWN & CO.
Brokers, Agents, Appraisers
NO. 53 WEST 83D STREET,
NORTHEAST CORNER BROADWAY.
Telephone No. 381—38th.
Washington Heights Property a Specialty.

4½% TO 5½%
A. W. McLaughlin & Co.
BROKERS AND Dealers in MORTGAGES
128 Broadway.

Broadway, Above 96th Street.
A choice corner for sale; can be had cheap.
CALDER & LEVY,
2784 B'WAY.

BRYAN L. KENNELLY,
REAL ESTATE, 7 PINE ST.
FROM BATTERY TO 14TH ST., INCLUSIVE.
No. 450 WASHINGTON ST., 4 story brick house, 18x68; increasing location.
CYRILLE CARREAU, 796 Sixth Av.

CITY REAL ESTATE.
BOROUGH OF QUEENS—SALE OR RENT.

YOU CAN MAKE A FORTUNE
By Investing Now
AT
ELMHURST SQUARE
THE GEOGRAPHICAL CENTRE OF NEW YORK CITY.

2 Trolley Lines, 2 R. R. Stations Adjoining Property, Fare 5 Cents.

Schools, Churches, Stores Adjacent and Convenient.

The essential conditions necessary to make lots most desirable for either a home or for investment are: Transportation, nearness to centre of city, paved streets, sewerage, sanitary condition, desirable community and nearness to stores, churches and schools. In all these conditions Elmhurst Square excels all other sections in the Borough of Queens. Its healthfulness is indorsed and highly commended by the New York Health Journal. Lots in this completely developed section sold on easy payments. **A few hundred dollars invested now will be worth thousands in a few years.** Do not invest anywhere before seeing this ideal development. Write or call for transportation, booklet and views. Representative always on the property.

PARIS & MACDOUGALL,
TEL. 4813 MADISON SQUARE. 1123 BROADWAY.

NEXT SATURDAY, SUNDAY OR ELECTION DAY
VISIT ELMHURST HEIGHTS.
LESS THAN HALF HOUR FROM HERALD SQUARE.
On these Opening Days you can secure lots at
LESS THAN ACREAGE PRICES.
Only two lots will be sold one purchaser at opening prices.
The highest, nearest, choicest and cheapest lots ever offered.
All city improvements, stone curbs, gutters and sidewalks, also water mains, shade trees, etc.
ELMHURST HEIGHTS has trolley through the property that on completion of Belmont Tunnel will take you direct to the Subway at Grand Central Station for FIVE cents.
ELMHURST HEIGHTS is but three blocks from the Penna.-L. I. Tunnel Station and within two blocks of projected stations of two other railroads.
A $20 DEPOSIT SECURES SELECTION. Monthly payments taken. Our reputation for square deal methods resulted in sales of lots at our other property, EAST ELMHURST, of over $750,000 in the past fifteen months.
Take 34th St. Ferry, Corona Trolley, and be sure and get off at Fisk Avenue.
BANKERS' LAND AND MORTGAGE CORPORATION,
877 MANHATTAN AVE., BROOKLYN.

CITY REAL ESTATE.

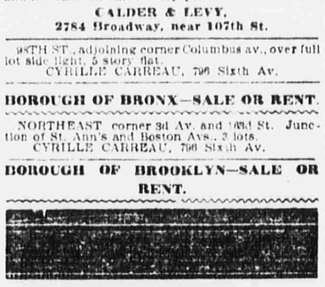
ABOVE 14TH ST., 5TH. AV TO NORTH RIVER.
Apartment House near Riverside.
Rents $23,500. Price $200,000.
One of the finest built houses and most attractive properties on the West Side; can be had at a very reasonable figure; pays 10% on investment and increases in value every year.
CALDER & LEVY,
2784 Broadway, near 107th St.

98TH ST., adjoining corner Columbus av., over full lot side light, 5 story flat.
CYRILLE CARREAU, 796 Sixth Av.

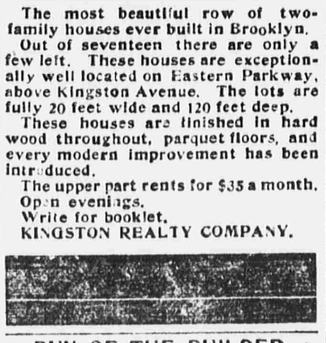
BOROUGH OF BRONX—SALE OR RENT.

NORTHEAST corner 3d Av. and 163d St. Junction of St. Anns and Boston Aves., 3 lots.
CYRILLE CARREAU, 796 Sixth Av.

BOROUGH OF BROOKLYN—SALE OR RENT.



The most beautiful row of two-family houses ever built in Brooklyn.
Out of seventeen there are only a few left. These houses are exceptionally well located on Eastern Parkway, above Kingston Avenue. The lots are fully 20 feet wide and 120 feet deep.
These houses are finished in hard wood throughout, parquet floors, and every modern improvement has been introduced.
The upper part rents for $35 a month.
Open evenings.
Write for booklet,
KINGSTON REALTY COMPANY.



BUY OF THE BUILDER.
Just completed, three story double brick flats, stone fronts, all modern improvements, for six families each; no heat; prices low and terms to suit. Apply to BUILDER, on property, north side of Sterling Place, west of Franklin Ave.

SCHERMERHORN STREET, BETWEEN HOYT AND BOND STS.
NUMBER 226.
PRICE $14,500.
ONLY $2,500 CASH NEEDED.
FRED. M. SMITH
"Temple Bar," 44 Court St. Telephone 3040 Main

WIDOW MUST SACRIFICE LOTS
Unparalleled opportunity; Prospect Park and cars close; any terms. EDWARDS, 848 Flatbush av., Brooklyn. Always open.

FLATBUSH—Elegant 3 story flats and stores; 6 rooms and bath; all modern improvements; on Tilden av., near Bedford. Apply to M. SCHWARTZ, Tilden and Bedford avs., Brooklyn.

CLOSE ESTATE—FLATBUSH, 16TH ST., near Beverly road (50x100); bad two; one sold; less than cost; investigate. FREDERICK COBB, Attorney, 213 Montague.

BAY RIDGE PROPERTY, blocks, plots, single lots, also corners; Fort Hamilton av. WINDSOR REALTY CO., 186 Remsen st.

FOR SALE—233 Park Place—Two-story and basement brownstone house. OWNER, 381 Pearl st., Brooklyn.

FOR SALE—Two-family houses, Prospect Place, near Nostrand av.; terms to suit. Owner on premises.

PARK SLOPE DWELLING FOR SALE. M. BECKER, 315 Seventh Ave., Brooklyn.

SELECT APARTMENTS.
BOROUGH OF BROOKLYN.

APARTMENTS, HANDSOMELY DECORATED, STEAM HEAT, HOT WATER SUPPLY, FINISHED IN HARD WOOD, TILED BATH-ROOMS, GOOD JANITOR SERVICE.
FROM $26 TO $35 MONTHLY.
OPEN EVENINGS.
KINGSTON REALTY CO.,
3100 MAIN. 263 KINGSTON AVE.

944 MARCY AVENUE.
$60.00 APARTMENTS FOR $45.00.
6 story, with elevator and hallboys' eight large light rooms and bath; steam heat; hot water; hand-scrolly decorated; best location; janitor on premises.
OTTO SINGER, BUILDER.
Office Franklin av. and St. John's place, Brooklyn

APARTMENT TO LET ON THE Heights, 7 rooms and bath, steam heat, elevator, hot water, beautifully decorated. EDWARD J. McCORMACK, 44 Court St., Brooklyn

HIGH GRADE Apartments to let; $33 to $45. New York av., bet. Sterling and Bedford places.

REAL ESTATE WANTED.
Brooklyn

QUICK CASH BUYER for Brooklyn houses. ERNESTUS GULICK CO., 350 Fulton st., Brooklyn.

CITY REAL ESTATE.
BOROUGH OF QUEENS—SALE OR RENT.

IN BEAUTIFUL OLD FLUSHING.
Two family houses, Prospect avenue, two blocks south of Main street depot, one block west from Carnegie Library; all modern improvements; price, $5,000; easy terms; rent one apartment pays all expenses. QUEENS BOROUGH BUILDING COMPANY.

BOROUGH OF BROOKLYN—SALE OR RENT.

BOROUGH PARK.
Beautiful corner, 15th ave. and 55th st; plot 60x100; large 12 room house, only three years old; interior finish and decorations the very best; hardwood throughout; high wainscoting and beamed ceiling in dining room. This fine residence can be bought at a bargain if you apply to owner, on premises, THOS. H. McGECHIN, or to
EDWARD JOHNSON,
49th ST. AND NEW UTRECHT AVE.
Borough Park, Brooklyn, N. Y.

For Sale---Houses
WESTMINSTER HEIGHTS,
Ave. L and East Thirty-third St., Flatbush.
Take Flatbush av. car. New and modern houses at low prices; $750 cash; balance in installments. Open at all times. Inspection invited.
WM. C. DONNELLON, on Property.

$3,900 BUYS Andrew Mack's elegant one-family house, 9 rooms and bath, all improvements, on 17th av. and 61st st., one block from L station of Coney Island Express; terms to suit. OWNER ON PREMISES.

SNAP—STUYVESANT HEIGHTS—3 story and basement; 13 rooms and bath; good condition; $5,500.
LEHMAN, 984 BROADWAY, BROOKLYN.

SELECT APARTMENTS.
ABOVE 14TH ST., WEST SIDE.

THE SONOMA
N. E. COR. 55th St. & Broadway
Eleven Story Fireproof Apartments after Extensive Alterations.
WILL BE READY FOR OCCUPANCY **NOV. 15th**
A few of these select apartments left.
3, 7, 8 and 10 Rooms and 2 Baths.
Day and Night Elevator Service.
Booklet and Application, Apply on premises, or A. W. MILLER & CO., Agents.
898 8th Av.

THE IONA,
N.W. cor. 124th St. and St. Nicholas Ave.
NEW BUILDING.
HIGH CLASS APARTMENTS,
7 Rooms and Bath. Rent $660 to $900
Unexcelled Location
Every apartment has eight large closets and storeroom; telephone; bathroom finished with solid porcelain fixtures; elevator and hall services.
SLAWSON & HOBBS, Agts.,
284 COLUMBUS AVE.

Do not fail to look
At the new, elegant, modern apartments, 7 rooms and bath, tiled; steam heated; decorated; private residence section. Beautiful Underclift Terrace, Morris Heights; only one block east from New York Central Road, Putnam Division, or trolley Sedgewick Ave. to 177th St. Apply on Premises, any day, or of BIERHOFF, 48 West 125th St.

APARTMENT HOTELS.
ABOVE 14TH ST., EAST SIDE.

BARSTOW
17-19 East 27th St.
New modern fireproof hotel; leasing for the season now ready; suites of 1, 2, 3 and 4 rooms and bath, furnished or unfurnished; centrally located; accessible to all car lines; cuisine a la carte will entirely satisfactory service.

ABOVE 14TH ST., WEST SIDE.

HOTEL UNIVERSITY
106-108 WEST 47TH ST.
Catering only to a refined patronage. A few beautifully furnished suites, consisting of two rooms and bath; also one suite of three rooms and bath. Restaurant a la carte and table d'hote.
E. A. HUBBARD, Prop.

APARTMENTS TO LET—FURNISHED.
BELOW 14TH ST., EAST SIDE.

AN ELEGANTLY FURNISHED APARTMENT, private bath, with or without meals; including meals, two, $25; one, $15 weekly. ALABAMA, 15 East 11th st.

REAL ESTATE—OUT OF THE CITY.
LONG ISLAND—SALE OR RENT.

LONG ISLAND.
50 Acres—35 miles out.
2 miles from station; good 9 room house, 2 barns and outbuildings; a 10 acre orchard; land mostly cleared; price $5,200.
DEAN ALVORD, 277 Broadway, New York.

FLORAL PARK—Lots for sale at low prices. M. C. SEAGHER, St. James Building, Manhattan.

FOR SALE—Houses, Lots and Plots at Bay Side Park. Inquire 202 East 23d st., Manhattan.

TO REACH ROCKAWAY PARK IMPROVEMENT CO. Lots and sites for sale. 192 B'way, City.

NEW JERSEY—SALE OR RENT.

CRANFORD HOMES are the most attractive. Choice Building Plots for sale at low prices. Write for Illustrated Booklet and Free Tickets. MANOR REALTY CO., CRANFORD, N. J.

WEEQUAHIC PARK TRACT, Newark; lots $300 and upward. FRANK J. BOCK, 800 Broad st., Newark, New Jersey.

MISCELLANEOUS

VALUABLE TRACT forty acres ground in Philadelphia; well located; low price; easy terms. LAND SECURITY COMPANY, Broad and Chestnut streets, Philadelphia.

REAL ESTATE AT AUCTION.

EXECUTORS' SALE
ESTATE OF CHARLES GARNEAU—dec'd.
PUBLIC AUCTION
Tuesday, November 14th, 1905,
at the New York Real Estate Sales Room, 14 and 16 Vesey street, Borough of Manhattan, New York City, at 12 o'clock noon, by
JOSEPH P. DAY, Auctioneer,
we will sell to the highest bidder the premises
No. 202 West 36th St.,
Manhattan, 17x74.1 feet, more or less. Premises will be sold free of encumbrance.
CHARLES GARNEAU,
JOSEPH GARNEAU,
Executors.
Particulars of COUDERT BROTHERS, Att'ys for Executors, 71 Broadway, N. Y. City.

TO LET FOR BUSINESS PURPOSES.

DENTAL OFFICES
North light, electricity, gas, hot and cold water, compressed air, elevator. 27 West 36th.

VERY Fine Light Studios, Offices; steam heated on first and second floors, 796 6th av., above 45th st.; $30 and $25.
CYRILLE CARREAU, 796 Sixth Av., above 45th St.

FURNISHED APARTMENTS—WANTED.

WANTED—Furnished apartment, 5 rooms and bath, elevator, to April 1st; 2 in family. Address H. B. P., box 112 Sun office.

WANTED FOR BUSINESS PURPOSES.

WANTED—3,000 square feet good dry basement or part of store with office room; $1,200. Address K., 1364 Broadway.

BUSINESS CHANCES.

A FORTUNE IN AN HOUR
Is often made by inventing something new. Send for our list of
GOOD THINGS TO INVENT.
EDGAR TATE & CO.
245 Broadway, New York.
Solicitors of United States and Foreign Patents.
No charge for selling patents.

$5,000 SECURES HALF INTEREST in a well established company manufacturing machinery for the soap trade; plant in operation; located close to Baltimore, Md.; investment is absolutely protected and to be expended in extending the business. Particulars at
McDONALD-WIGGINS CO., 257 Broadway.

CIDER MILL, with all necessary equipment; splendidly located, close to New York city; can be bought if sold at once.
McDONALD-WIGGINS CO., 257 Broadway.

AN ESTABLISHED COMPANY, manufacturing advertising novelties, &c., offers a good proposition to party with $10,000. Particulars at
McDONALD-WIGGINS CO., 257 Broadway.

$600 BUYS good paying boarding house in best location Jamaica, L. I.; bargain for some one. Apply to
McDONALD-WIGGINS CO., 257 Broadway.

HOUSEFURNISHING, HARDWARE, &c., business, with good trade, located at Rockaway Beach, L. I.; well stocked store; death in family cause for selling; price, $1,900. Apply to
McDONALD-WIGGINS CO., 257 Broadway.

MUSHROOM SPAWN, TRUE AND RELIABLE. Book how to grow mushrooms, 10c. Getting the book is the first step. Catalogue free. Vaughan's Seed Store, 14 Barclay St., New York City. (Established 1878.)

FOR SALE—U. S. patent of recent date on cutting and shaping device to allow cutting from any point; success in Europe; reasonable terms. Apply at once, H. SCHMIDT 211 East 5th st.

I CAN SELL YOUR PATENT—BOOKLET Mailed free; fifteen years' experience; patent sales exclusively.