THE REAL ESTATE MARKET

MANY SITES BOUGHT FOR COSTLY IMPROVEMENTS.

Walter Russell Heads a Company Which Will Build a Cooperative Apartment in Park Avenue—Big Loft Building to Go Up Next Door to the Eden Musee.

A company headed by Walter Russell, the artist, is the buyer of the southeast corner of Park avenue and Sixtieth street, sold recently by Clifton G. Marshall. A cooperative apartment house will be erected on the site.

Adolph Hirshfield is the buyer of Nos. 147 and 155 West Seventy-ninth street, sold recently by Weschler & Noel through Solomon & Greenbaum. Mr. Hirshfield will erect a twelve story apartment house, the foundation for which has already been laid by the former owners.

Particulars will be found in another column of the purchase of a plot of about five lots at the northwest corner of Madison avenue and Ninety-sixth street from C. A. Morrison by a syndicate headed by John D. Crimmins.

Private Sales.

FOURTEENTH STREET.—Mooyer & Marston have sold for M. A. McLaughlin to Mme. Lenicemme De Piess Nos. 235 and 237 West Fourteenth street, two four story buildings, on plot 31.6x132. As soon as possession can be had the new owner will improve the plot with a ten story loft building. The last transfer of the property was in 1898.

TWENTY FOURTH STREET.—S. B. Goodale & Son have sold to the Marnac Construction Company for Mrs. M. Livingston Nos. 30 and 32 West Twenty-fourth street, two old five story buildings on a plot 45x98.9, adjoining the Eden Musée and the old Schermerhorn Mansion on Twenty-third street. The plot will be improved with a twelve story loft building from plans now being prepared by Frederick C. Browne.

TWENTY SEVENTH STREET.—Ames & Co. have sold for the Prudential Real Estate Corporation No. 242 West Twenty-seventh street, a three story and basement dwelling on lot 24.10x98.9 to Joseph C. Strous, who will alter the building for use as a garage.

THIRTY FIFTH STREET.—George W. Eggers has sold the Lorenzo, a seven story apartment house, at No. 225 to 229 West Thirty-fifth street, on plot 42.4x98.9, between Seventh and Eighth avenues. A recently reported sale of the property was not consummated.

MADISON AVENUE.—John J. Kavanagh has sold for the estate of Bryan McKenney to a client for occupancy No. 1021 Madison avenue, a four story and basement dwelling, on lot 20.4x75, adjoining the southeast corner of Seventy-ninth street.

FIFTY-EIGHTH STREET.—George Dudley Waring has sold for W. P. Ward the four story and basement dwelling at No. 158 to 164 West Fifty-eighth street, on a plot 42x100. This property has been owned by the Ward family for more than twenty-five years.

PROSPECT AVENUE.—Hugh D. Smyth and Kurz & Tren have sold to a client the northwest corner of Prospect avenue and 187th street, four two family houses, on plot 100x95.

DEVOE TERRACE.—Frank J. McRickard has sold the vacant plot, 50x100, on the west side of Devoe Terrace, about 250 feet north of Webb avenue, to a builder who will improve it with detached frame dwellings.

CYPRESS AVENUE.—Harry Goodstein has sold the northwest corner of Cypress avenue and 138th street, a five story flat on plot 100.8x38.6x100x26.

HUGHES AVENUE.—Joseph Herzog has sold for a Mrs. Weiss to a client of Ernst & Cohn the southwest corner of Hughes avenue and 181st street, a plot 17x100x irregular. The buyer gives in exchange three lots on the north side of 139th street between Robbins and Cypress avenues.

81 RAYMOND AVENUE.—Franz Marquardt has sold through William Peters & Co. to Charles B. Clark, No. 2514 St. Raymond avenue, a one family house on lot 20x100.

WALTON AVENUE.—Clement H. Smith has sold for Nathan Levine the two family dwelling at No. 1764 Walton avenue, just south of 179th street.

Recent Buyers.

Mrs. M. Simms is the purchaser of the four story dwelling at No. 878 West End avenue, sold recently by F. R. Wood & Co. for Amelia Drake.

James N. Heatherton is the buyer of Nos. 487 and 489 Greenwich street, sold recently by the St. John's Park Realty Company through H. L. Moxley & Co.

Out of Town Deals.

Williamson W. Fuller, attorney and one of the vice-presidents of the American Tobacco Company, has purchased a large farm in Westchester county on the Pleasantville road, about one mile north of Briarcliff Lodge. Mr. Fuller acquired the farm from Mrs. Chauncey S. Truax through John P. Hobbie. It comprises about fifty acres, with a residence and outbuildings overlooking the Hudson River and the Saw Mill River Valley. Mr. Fuller lives at No. 1072 Fifth avenue. His associate in the tobacco trust, R. B. Duke, recently sold his residence at No. 1073 Fifth avenue to John Hanan and then purchased the Louis Stern place at Irvington-on-Hudson.

H. L. Moxley & Co. have sold for James N. Heatherton Ivy Court at Ridgewood, and formerly known as the Edwards Mansion. The property consists of the old mansion and about seven acres of ground and was held by the seller at $50,000. James H. Cruikshank is the buyer.

Nelson & Co. sold to Samuel Jones & Co. of London, England, paper manufacturers, a factory site of 175 lots in Newark, N. J., on the Pennsylvania Railroad. On the plot the company will erect a large plant for their own use.

The Duff & Brown Company have sold for George Rutledge a plot, 300x100, on Maple street, between Madison and Jefferson avenues, Borough of Queens.

Maxwell E. Rahn has sold the old Mills homestead and over one acre of land at Springfield, L. I., to John Thompson.

Brooklyn Sales.

Henry Pierson & Co. have sold No. 618 Carlton avenue, a three story and basement dwelling, for Catherine Knorpp, also No. 268 Prospect place, a two story and basement dwelling, for Mrs. Emma A. Gressitt of Chicago.

B. O. Palin has sold for James H. Barrett No. 416 East Fifty-second street, a detached two family cottage; also for the P. Aronson Realty Company Nos. 1988 and 1990 Nostrand avenue, two three story brick flats with stores, and to an investor a plot, 40x100, east side of East Thirty-eighth street 200 feet north of Clarendon road.

Charles E. Bickerson has sold a plot, 20x100, on the south side of Eighteenth street 100 feet west of Tenth avenue, for Hedora Miller to a builder.

Leases.

Louis Schrag has leased for Mary A. G. McLoughlin the four story and basement dwelling at No. 159 West Twenty-first street to Louise M. Baxale for a term of years, for Morris Weinstein the store at No. 162 West Twenty-first street to Edgar H. Rosenstock and for Anna M. von Dohlen the two story building at No. 616 West Fifty-ninth street to S. Oppenheimer & Co.

The Charles F. Noyes Company has leased the entire building at Nos. 4 and 6 Pine street for a long term of years to Dick & Co., the store and basement at Nos. 406 and 408 Greenwich street for George Wenzinger to the Gundlach-Bundy Jewelry Company and the ground floor in No. 1 Pearl street for Theodore T. Lawshee to the Hostetter Company.

Greenfield's Son & Co., candy manufacturers, for many years located on Barclay street, will shortly remove their executive offices and salesroom to the third floor of the Fifth Avenue Building, at Fifth avenue and Twenty-third street, which they have leased for ten years.

Samuel H. Martin has leased for a term of years the four story and basement brick building at No. 5 Prince street to G. Di Mayo, also the fifth loft in No. 125 Grand street to the Superior Gas Mantle Company of New York.

The William S. Anderson Company has leased No. 923 Lexington avenue, No. 104 East Ninety-second street and No. 1066 Lexington avenue.

The Moore and Rowe Company have leased for William M. Moore the dwelling at No. 8 Hamilton place to C. B. Furness.

Mrs. Elizabeth Lyon has leased the four story dwelling at No. 8 East Ninety-second street.

Joel C. Le Roy has leased the four story dwelling at No. 38 West Fifteenth street.

Dreyer Bros. have leased for the Belvedere Building Company to Louis Dusenbury, Co., Inc., dealers in livery cloths and carriage robes, the fifth loft in the Belvedere Building, at Nos. 222 and 224 Fifth avenue, northwest corner of Eighteenth street, for a term of years, at an aggregate rental of $60,000; also for the Fallon Bag Harbor estate, 5,000 square feet in

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THROUGH TO
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ENTIRE FLOOR OR EN SUITE
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FOR SALE: Millionaire's palatial residence; also millionaire's stock farm; BEST PROPERTIES IN STATE. SHAHAN, Port Henry, N. Y.

FOR RENT.

FOR RENT: Twenty roomed boarding house, good location; to responsible party only. J. HUFFMAN, East Stroudsburg, Pa.; R. F. D. No. 2.

No. 771 Broadway; also for Morris E. Stern to the Hacker Plating Company 5,000 square feet in Nos. 1 and 3 East Thirteenth street; also for the Ansco Company to the Hartman Trunk Company, the first loft in No. 40 East Twenty-first street, and to Mikell G. Oppenheim the second loft in No. 28 East Twenty-second street.

The United Realty Company has rented for L. & M. Goldsticker to the Quaker City Rubber Company the store and basement in No. 202 Fulton street.

Ewing, Bacon & Henry, as agents, leased space in the Underwriters Building, No. 123 William street, to the Standard Accident Insurance Company, Rudger Fire Extinguisher Company, Flindell, Seely & Co., Suburban Fire Insurance Exchange and Leon Rosenblatt.

Edward P. Hamilton & Co. have rented for Nathaniel Niles his residence at Madison, N. J., to William T. Meredith.

The Lewis H. May Company has leased for Herbert A. Weeks his villa known as The Telewana on Ocean avenue, Lawrence, L. I., to Julius Loeb for the season.

E. I. Newman & Co. have leased the three story dwelling at No. 25 Polhemus place to Hugh E. Lavery for three years at an aggregate rental of $7,000; also the two and a half story dwelling at No. 330 Fourth avenue, to V. C. Ostrander.

Anthony L. Forte and Denzer Bros. have leased the tenth floor in the Knickerbocker Building at No. 79 to 83 Fifth avenue, to Nearco Castelli & Bros., importers of rugs and carpets, for a long term of years at an annual rental of $15,000.

Miscellaneous.

Justice Newburger has appointed E. Clifford Cotter receiver of the rents of No. 35 East Thirtieth street, an elevator apartment house, pending a suit brought by Louis Livingston Seaman against the Thirty-five East Thirtieth Street Company and others to foreclose a second mortgage of $70,000. The prior mortgage is $110,000.

Andrew Rosenthal & Sons have opened a branch office at No. 47 West 116th street, under the management of Lewis L. Rosenthal.

The first piece of property in Queens zoned to be registered under the Torrens law has just been recorded by William F. Finnegan, attorney, for Charles Jordan. The property is a plot, 50x100, on Hoffman Boulevard near Grafton avenue, Clarenceville, and was purchased from the Napier Development Company. Justice Garretson signed the order for the transfer of the land.

Porter & Co. were the brokers in the sale of No. 173 West 122d street for Joseph Veska to Mrs. Marietta Hess.

Building News.

The plans for the new twelve story left and store building to be erected for August Belmont and to replace his old city dwelling at Nos. 44 and 46 East Thirty-fourth street were filed yesterday with Building Superintendent Miller by Henry Ives Cobb, architect, whose design is for a building of limestone and terra cotta of modified Gothic design, having a frontage of 53.2 feet and a depth of 97½ feet to Thirty-third street, upon which it will front 24½ feet. It is to cost $225,000.

George F. Pelham as architect for George F. Considine filed plans for the twelve story store and loft building to be erected on the plot at No. 147 to 151 West Forty-third street, adjoining the Hotel Cadillac on the east. It will have a frontage of 60 feet and a depth of 99.5 feet and will cost $250,000, according to the estimate of the architect.

Plans have been filed for a six story apartment house to be built on St. Nicholas Place south of 153d street from designs by Charles F. Freibusch for the Mica Realty Company, of which the architect is president. It will have a frontage of 75 feet and a depth of 87 feet and will cost $150,000.

Plans have been filed for a new six story studio apartment house to be erected at Nos. 132 and 132½ East Nineteenth street for Joseph B. Thomas of Simsbury, Conn., as owner, replacing two of the old fashioned four story dwelling houses in the Gramercy district east. It will be finished in brick covered with cement plaster and decorated with mullion bays of leaded glass and a roof of tile, the design being by Frederic J. Sterner as architect. The building is to cost $50,000 and will be opposite a group of three dwellings, adjoining the Hotel Irving, which are of contrasted picturesque architecture by the same architect and one of which Mr. Thomas owns.

Plans have been filed for making over the lower part of the old style dwelling at No. 129 Eighth avenue, owned by Elizabeth Tiffany Hammsley, into a moving picture hall for James Grunniger as lessee, and for remodelling the moving picture hall at No. 178 Park row, owned by Bernard F. Golden, the improvements being made from designs by Clement B. Brun and Lorenz F. Weiher as respective architects.

The Bronx plans for new buildings comprise two five story flats for the Friedman Construction Company at the corner of West Farms road and 167th street, to cost $125,000; three four story flats at the corner of Vyse avenue and 179th street, to cost $85,000; four four story flats on 179th street west of Vyse avenue, to cost $100,000, and three four story flats at the corner of Daly avenue and 179th street, to cost $85,000, the three groups being for Barry Bros. as owners; a five story flat for Francis X. Keil at the corner of Crotona Park East and 173d street, to cost $50,000; a two story dwelling on Crotona Parkway East east of Charlotte street, to cost $9,000, two four story flats for Joseph Diamond north of 174th street, one on Carter avenue and the other on Anthony avenue, to cost $29,000 and $25,000 respectively; a two story and attic dwelling on Sedgwick avenue north of Giles place, to cost $7,500; a six story apartment house for John Heindell at the corner of Burnside avenue and 178th street, to cost $130,000, and a two story stable on Harlem River at the junction of 177th street for the Bronx Coal Company, to cost $12,000; two five story flats for John Knox McAfee on 144th street east of Brook avenue, to cost $60,000; a two story hotel and cafe for Ruppert & McKay on Clason Point road west of East River, to cost $6,000, and a one story and attic dwelling on Wilder avenue north of Randall avenue, to cost $750.

Yesterday's Auction Sales.

(At 14 Vesey Street.)

BY BRYAN L. KENNELLY.

Broome street, Nos. 508 and 510, north side, 49.5 feet west of West Broadway, 41.10x irregular; two seven story loft and store buildings; trustees of the Peabody Education Fund vs. D. R. Hendricks et al.; due on judgment, $86,682.34; subject to taxes, &c., $1,090.72; to the plaintiff $80,000

BY JOSEPH P. DAY.

163d street, No. 465, north side, 120 feet east of Amsterdam avenue, 25x112.6; five story tenement; S. J. Lockings vs. Lucas Toch et al.; due on judgment, $21,237; subject to taxes, &c., $621.55; to the plaintiff $21,800

115th street, No. 326, south side, 300 feet west of First avenue, 25x100.10; four story tenement and store; O. W. Friederich vs. P. Imperato Realty Company et al.; due on judgment, $9,804.38; subject to taxes, &c., $469.18; subject to prior mortgages of $15,000; to the plaintiff 10,000

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CAPITAL - - $4,000,000
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30 BRONX BUILDING LOTS
THIRD AVE., 2 LOTS,
West side, 154 north of 175th St.
WEBSTER AVE., 10 LOTS
East side, 226 north of 184th St.
PARK AVE. WEST, 10 LOTS
Directly in rear of above.
WEEKS AVE., 8 LOTS
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All choicely located, near transit facilities, and in rapidly growing sections.
Apply for maps, Wm. W. Scrugham, Esq., Trustee, and R. E. & A. J. Prime, Esqrs., Attorneys, Yonkers; William Romer, Esq., Attorney, White Plains; Maloney & Harding, Esqrs., Attorneys, 43 Exchange Place, N. Y.; James L. Wells Co., Auctioneers, 141 Broadway, N. Y.

Oakdale Auction Sale No. 18
Will be held at 14 Vesey Street, Thursday, April 7th, 12 o'clock. The plots are carefully restricted and beautifully shaded; permanent shore rights will be included in the sale; 66⅔ allowed on mortgage 3 years at 4%; title insurance free; station to water 10 minutes. BRYAN L. KENNELLY, Auctioneer, 156 Broadway, N. Y.

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Several houses strictly up to date, $6,000 to $15,000; plots 80x100, $2,200 and up; 10% down, balance easy terms; 10% discount for cash. Booklets and maps mailed on application. Automobiles and carriages for the convenience of our customers.
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Land can be developed and made to earn you $1,000 a year. Why not buy now and in a few years have this plot paid for, then move out there and live as you ought to live.
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Home buyers should send for photographs and complete plans and other data.
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5 acres, 15 rooms, 2 baths, all the latest improvements, overlooking the South Bay; out building, stable, garage, play house and billiard house, tennis court, boat house and bathing house. Terms reasonable.
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Beautiful Views, 49 miles from N. Y., large living and dining room combined, open fireplace, bathroom complete, kitchen, butler's pantry; bedrooms, closet, piazza, completely furnished, $7,500; another bungalow 1,000 feet from shore with beach privileges, $4,000. EDWIN S. ROWLEY, Northport, L. I.

MODERN two story shingled house, containing 10 rooms, tile butler's pantry, open plumbing, basement laundry, set tubs, furnace, two ranges, with complete furnishing, linen, silver. The house stands on a high bluff within an acre and a half of shaded lawns fenced having a frontage of 235 feet, with open water and over looking Great South Bay, near express station, occupied by owner, possession immediately, price $9,000. F. J. WHITON, 150 Broadway, N. Y. city.

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COTTAGE or bungalow by the sea, 7 rooms, plenty shade, large shore frontage, one acre cultivated and to raise poultry; Truland Vegetables, barn, stable and other outbuildings; water privileges $2,100; $300 cash. J. B. SWEZEY, Patchogue, L. I.

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At Bayport, L. I., 4 acres, house 11 rooms and bath, outbuilding, overlooking Great South Bay. F. J. MURPHY, Blue Point, L. I.

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6 ROOMS, bath, laundry; plot 50x223; 4 minutes from depot and trolley; good location; price reasonable for quick buyer. J. A. ABRAMS, Valley Stream, L. I.

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Five room house, new; good location; plot 65x148; $1,600; easy terms.
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HOMES, acreage, farms, shore fronts, villa sites in all sections in and around Huntington. Furnished cottages for season, $300 to $10,000. A. L. FIELD, Huntington, L. I.

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82 ACRES, corner, 4,100 feet road front; rich loam, short auto ride to Northport station; stone road; small house; barn; $275 acre.
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OVERLOOKING four lakes, close to South Bay; 300 acres high land; fine forest, partly within incorporated village having all public utilities, thus permitting high class development, minimum expenditure. OWNER, box 130 Sun office.

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FOR SALE—Road House with a fine business the year round, on a fine corner; one acre, all frontage; near bay and on the Merrick Road; established 25 years; will sell at a sacrifice. F. J. MURPHY, Blue Point, L. I.

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NASSAU BY THE SEA—2 and 3 room furnished bungalows, for sale, $200 and $300, cash or installments; 3 room cottages to rent by the season, $150. NASSAU COTTAGE AND REALTY COMPANY, Hempstead, N. Y.

SHORE FRONT COTTAGE, 6 large rooms and attic, bath, hot and cold water, cellar; plot 50x140; vicinity restricted; for homes only; decided bargain. H. S. MOTT & SON, Northport, L. I.

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Cryder Manor Property
Beechhurst Whitestone Landing, L. I.
To rent for one, two or three years, fine country estate; large house, 17 rooms, 4 baths, all steam heated; six and one half acres; garage; shade trees, garden. Apply to your broker or AMBROSE R. CLARK, Agent, 71 Broadway. Tel. 2880 Rector.

PAWNBROKERS' SALES.

L. I. FIRUSKI, Auct., 79 Bowery, sells 10 A. M. all pledges for unpaid loans from pawnbrokers pledged previous to dates and numbers, both inclusive, and all older ones as follows:
March 31—J. L. Frohaut & Sog, E. Alter & Son, jewelry.
April 1—Consolidated Loan Co., 113 Park row, Harry Levy & Co., props.; all pledges prior March 1, 1909, to No. 37846; Heilbrun Bros., 1674 1st av.; all pledges prior March 21, 1909.
April 4—Max Bruckheimer, 160 Park row; all pledges prior March 1, 1909, to No. 77871.
April 5—M. Bruckheimer, 1970 3d av.; all pledges prior March 25, 1909, to No. 28609. M. & F. Bruckheimer, 2108 3d av.; all pledges prior March 29, 1909, to No. 9294.
April 6—P. Kalmus & Son, 349 Canal st.; all pledges prior March 26, 1909, to No. 23237.
April 7—Wm. Simpson, 91 Park row; all pledges prior Feb. 6, 1909, to No. 7804.
April 7—Joseph Anderson, 307 West 42d st., all pledges prior March 27, 1909.

JOSEPH SHONGOOD'S SONS, Julius Shongood, Auct., 84 Bowery.
March 31: Jewelry, &c., all goods pledged prior March 24, 1909, 1 Harris, 913 9th av.
April 1—Clothing, &c., all goods pledged prior March 24, 1909, M. Manning & Sons, 1670 3d av.
April 4—Clothing, &c., all goods pledged prior March 27, 1909; C. Bruckheimer, 1995 3d av.; D. Bruckheimer, 2235 3d av.
April 5—Clothing, &c., from Nos. 29984 to 7537, pledged prior March 27, 1909, and all goods held over; H. S. Isaacs, 2436 8th av.
April 6—Jewelry, &c., goods pledged prior March 28, 1909, Silberstein Bros., 2457 8th av.; D. Silberstein's Sons, 10 6th av.

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 152 Canal st., sells at 11 A. M.:
April 5—By J. Simpson & Co., 225 Park row; diamonds, jewelry, &c., pledged previous to Feb. 1, 1909, Nos. 1 to 8500, and all goods held over from previous sales.
April 6—By John Simpson, 164 Bowery; diamonds, jewelry, silverware, &c., pledged previous to No. 5500, Feb. 1, 1909, and all goods held over.

ELI SOBEL, Auct., 94 Bowery, sells 10 A. M.
March 31—Large sale odds and ends, 10 A. M.
April 1—Jewelry; A. Wollheim & Sons, 148a 1st av.
April 4—Clothing; A. Silverstone, 304 Broome st.
April 5—Jewelry; Sobel Bros., 722 9th av.
April 6—Jewelry; T. Cohen, 495 3d av.; Sol. Cohen, 383 3d av.

CENTRAL AUCTION CO., Wm. McCarty, Auctioneer, 169 Canal st., sells 10 A. M.
April 5—By R. Levy, 185 Varick st.; clothing pledged to March 28, 1909.
April 7—By Flitt, clothing.

BUSINESS CHANCES.

A—A—We have a large, clean, ethical mail order medical business capitalized at $100,000; ten years we have our own buildings, pay regular dividends; to push Canadian branch will sell $10,000 worth of capital stock at par; excellent opportunity to get into a line not usually offered. Address CORPORATION, care of J. Walter Thompson Co., The Rookery, Chicago.

PARTY wanted with $2,000 to finance established business, which has been operating for several years on a very successful basis. Party will pay commission of 25% for the use of money. Investigate. McDONALD WIGGINS CO., 257 Broadway.

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