THE REAL ESTATE MARKET

SALE OF A $500,000 TRACT AT ELMHURST, L. I.

A Block of Thirteen Dwellings in West End Avenue Changes Hands—A Valuable Site Near the Pennsylvania Terminal Goes to a Big Syndicate.

A mortgage of $2,000,000 was recorded yesterday by the Estates of Long Beach to the Title Guarantee and Trust Company as trustee to secure an issue of $2,000,000 of bonds. The recording tax was paid on $100,000 of those bonds, which have already been sold by the Estates of Long Beach to individual purchasers. The mortgage covers the northerly half of the property and the proceeds of the sale of bonds as fast as sold by the Estates of Long Beach to investors will be used in the further development of the property at Long Beach. The mortgage does not affect the tract recently sold to William H. Reynolds by the town of Hempstead, and the Title Guarantee and Trust Company merely appears as trustee for the bondholders without any other interest in the mortgage.

Private Sales.

THIRTY-FOURTH STREET.—Oppenheim, Collins & Co. have purchased from Bernard Hirsh No. 39 West Thirty-fourth street, and No. 54 West Thirty-fifth street, three and five story buildings fronting 24 feet on Thirty-fourth street and 20 feet on Thirty-fifth street. Mr. Hirsh purchased the property about a week ago and sells it at a substantial profit. The buyers recently acquired the property adjoining at No. 37 West Thirty-fourth street from Mrs. K. I. D. Harnet and now control a plot of 6,725 square feet adjoining their building. The company will improve the plot immediately with an eleven story annex which will conform in design with their present quarters. When finished the lower floors of the combined buildings will be occupied by Oppenheim, Collins & Co. and the upper floors rented out for offices.

WEST END AVENUE.—Bernard Smyth & Sons have sold to the A. C. & H. M. Hall Realty Company the eleven private dwellings situated at the northeast corner of West End avenue and Ninety-eighth street, on a plot 67.3x225. For the Barney estate they have sold No. 247 to 259 West Ninety-eighth street and have sold for the Ranhofer estate No. 782 to 786 West End avenue and for Frederick E. Switzer No. 790 West End avenue. It is said the site will be improved with an apartment house.

100TH STREET.—M. Edgar FitzGibbons has sold for Charles W. Corneth to Francis M. Schimmeyer No. 188 West 100th street, a five story flat on lot 25x100.

SEVENTH AVENUE.—A syndicate headed by the United States Realty and Improvement Company and the Alliance Realty Company has bought from Whitney Lyon the four story building No. 492 Seventh avenue, on plot 24.8x100, adjoining the northwest corner of Thirty-sixth street, and the abutting four story buildings No. 205 to 217 West Thirty-sixth street, on plot 134x98.9, the entire plot comprising about 20,600 square feet. Augustus H. Ivins & Co. were the brokers.

SIXTY-THIRD STREET.—The New York P. E. City Home Missionary Society has practically concluded negotiations for the sale of the plot 75x100.5, at No. 146 to 150 West Sixty-third street, 100 feet east of Amsterdam avenue. The society bought the plot a couple of years ago with the idea of erecting a mission, but the plan was abandoned.

SEVENTY-EIGHTH STREET.—A. & C. Levis have sold for Carrie J. Haber to the Vadrick Realty Company No. 149 West Seventy-eighth street, a three story dwelling on lot 20x102.2, between Columbus and Amsterdam avenues.

WEST END AVENUE.—A. & C. Levis have sold for Margaret A. Riley to Edgar A. Levy No. 783 West End avenue, a four story dwelling on lot 17x80.

BLEECKER STREET.—The Brown Realty Company has bought through the Columbian Board of Brokers No. 137 Bleecker street, a six story loft building on lot 25x100.

GREENWICH STREET.—Daniel Birdsall & Co. have sold for the New York Trust Company, as trustees, to James H. Cruikshank, No. 759 Greenwich street, a two and one half story dwelling on lot 21x70.

EIGHTY-NINTH STREET.—Mrs. C. Ihlenburg has sold the five story double flat at No. 213 East Eighty-ninth street, on lot 25x100, to Herman Kahrs.

PURDY STREET.—The trustees of the New York Catholic Protectory have sold to a client of Andrew Holly a plot on the west side of Purdy street 128 feet south of its junction with Odell street, 90x147, extending through to Odell street, x75x98. This is part of the property that was to have been sold at auction last week.

CROTONA AVENUE.—Lowenfeld & Prager have sold the southwest corner of Crotona avenue and 176th street, a plot 97.6x100. The buyer gives a house in Belmont avenue in part payment.

259TH STREET.—L. Bittrolf has sold the plot 50x100 on the north side of 259th street 50 feet west of Fieldston road.

EAGLE AVENUE.—Fannie E. Hicks has sold to a Mr. Lepinto No. 690 Eagle avenue, a two story brick dwelling on lot 20x115 between Westchester avenue and 156th street.

PROSPECT AVENUE.—Smith & Phelps have sold the four story single flat at No. 701 Prospect avenue.

Miscellaneous.

Mrs. Alma Hendricks Isaacs is the purchaser of the dwelling at No. 910 West End avenue, recently reported sold by L. J. Phillips & Co. for Mrs. Mary McGuire. Mrs. Isaacs will occupy the house.

J. L. Phipps & Co. negotiated the lease of No. 117 West Forty-second street to Patrick F. Shanley.

The firm of F. T. Nesbitt & Co. has obtained the general contract from James H. Cruikshank for the new eight story fireproof mercantile building to be erected at No. 156 to 160 Leonard street.

A meeting of the Greater New York Taxpayers Association will be held this evening at Stuyvesant Casino, No. 142 Second avenue.

William S. Baker has been elected a member of the Real Estate Board of Brokers.

Leases.

The Interborough Rapid Transit Company leased to Philip Celentano the interior plot, 30x40x irregular, between Cathedral Parkway and 111th street, 90 feet west of Eighth avenue, for twenty-one years. Mr. Celentano will improve this plot. This completes the leasing of the railroad company's vacant property on Cathedral Parkway under the big curve of the elevated structure.

Philip Liberman, a haberdasher, is the lessee of the store at No. 305 Broadway, recently reported leased by the Smith estate.

Frederick Fox & Co. have leased for the A. & S. Construction Company from the plans the store and basement in the new twelve story building now in course of erection at Nos. 118 and 120 West Twenty-seventh street for a term of years to the Bach Fur Company of Chicago.

The Davis & Klein Company, who recently leased the southerly store in the Columbus apartment, now nearing completion, at the southeast corner of Broadway and 157th street, have subleased through L. J. Phillips & Co. and have rented larger quarters in the same building.

The Duross Company has sold to the United Cigar Stores Company for Charles S. Guifrida the lease of the store at the northwest corner of Fourteenth street and Ninth avenue, on which they have secured a five years lease from the Southard Company; also leased the store and basement in No. 36 Vandewater Street for Frederick W. Crawford to Robert Ford for a term of years, and a loft in No. 12 Barclay street for Joseph Meeks to L. Ruschi.

Christopher Schierloh has leased the fourth floor in the Fuller Building, at No. 138 West Forty-second street, for a term of years to Dr. Alfred Ahrens.

Samuel H. Martin has leased for the Empire Square Realty Company to G. F. Robinson the store in No. 1933 Broadway for a term of years.

Brooklyn.

E. Sharum has sold the three story brick tenement, on lot 25x100, on the south side of Willoughby avenue 200 feet east of Marcy avenue, Brooklyn. One hundred lots at Millville, N. J., were taken in part payment.

Michael Cohen & Co. have bought of Stephen Burkard about thirteen lots at [illegible] street and Myrtle avenue, giving in part payment the three family house No. [illegible] St. Mark's avenue, Brooklyn.

[illegible] Newman & Co. have leased to John [illegible] Kelly the three story dwelling at No. [illegible]field place, Brooklyn.

Out of Town Deals.

Henry D. Winans & May report the sale of the Maples at Tarrytown, N. Y., for Mrs. George Legg. This is one of the important estates on the Hudson and has a frontage of about 1,000 feet on Broadway, and has between twenty and thirty acres of ground. This property, comprising the house, stables, greenhouses and cottages, has been for sale at $200,000. The purchaser has rented a furnished cottage in Irvington until such time as he can gain possession of his new home in the fall.

John R. and Oscar L. Foley have sold for the De Leon Realty Company the country estate located at Blauvelt, Rockland county, N. Y. It comprises a dwelling, two tenant houses and 154 acres, with over a mile of road frontage. The present sellers purchased the property in March through the same brokers.

William H. Bleecker has sold the Schuchard property, consisting of forty-seven acres, on Jackson avenue, running through to the Shell road, Elmhurst, L. I. It adjoins the property of Charles D. Leverick and also the Barclay and Dugro developments. The buyer is a Philadelphia syndicate. The property has been held at $500,000.

The estate of Emma Whitehorn has sold through Cornelius G. Kolff to Horace A. Davis the Whitehorn homestead, on plot 75x125, on Dongan street, near Cedar street, West New Brighton, Staten Island. The purchaser has bought this property for an investment.

Keough & Morrell have sold for Henry J. Ungrich, Jr., his property on Prescott road, White Plains, to William H. Dunston, one of the proprietors of Jack's restaurant in this city, for $18,000. The same firm sold for Miss S. M. Case the property No. 15 Valley road.

George P. Butler, Joseph Totten and Joseph C. Totten of Brooklyn have bought from Alfred J. Galer the Grand View Mountain House and 125 acres of land surrounding it at East Windham, in the Catskill Mountains. They will operate the property as a summer resort.

John Nemeth has sold his farm of forty-seven acres at Spring Valley, N. Y., to David Weiedniger.

Kenneth Ives & Co. have rented for Maitland F. Griggs his residence in Ardsley Park, Ardsley-on-Hudson, for the summer.

Pease & Elliman have rented for Mrs. Irving Schmelzel her country residence at Manchester, Vt., known as The Cascades, to Dr. W. Duncan McKim of Washington, D. C.

Building News.

The plans for a twelve story loft building to be erected on the south side of Twenty-second street, 437 feet west of Sixth avenue, were filed yesterday by George A. Boehm, architect for the Ritaro Realty Company. The building will have a frontage of 62.6 feet and a depth of 90 feet. The cost is estimated at $250,000.

Fred Ebeling, architect, has filed plans for alterations to the five story tenement at No. 301 East Sixty-ninth street, of which Pierce Brennan is the owner. The cost of the necessary alterations is placed at $6,000.

Plans have also been filed for building a two story extension to the four story dwelling at No. 41 East Sixty-fourth street for Carl A. de Gersdorff, owner.

Henry P. and George R. Kirkham, through architect J. G. Glover, filed plans for a seven story and basement fireproof brick storage and loft building, to be erected at No. 94 to 98 Gansevoort street, with a frontage of 59.8 feet and a depth of 83.5 feet, to cost $70,000.

The plans for new buildings filed with the Bureau of Buildings, Borough of The Bronx, comprise a two story frame store and dwelling on 180th street east of Third avenue, for Marcus Bickmann, to cost $4,000, and building a two and three story extension to the three story frame office and store building at the corner of Webster avenue and Kingsbridge road, for Leader Arthur H. Murphy, to cost $8,000.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

Bedford avenue, No. 1018 to 1022, west side, 237 feet south of DeKalb avenue, Brooklyn, 72.9x100; three four story flats; bankruptcy sale ..... Adjourned to May 18

Seventieth street, No. 510, south side, 349 feet east of Avenue A, 37x100.4; six story tenement; W. F. Armstrong vs. Louvre Realty Company et al.; due on judgment, $24,761.95; subject to taxes, &c., $1,369.29 ..... Withdrawn

123d street, No. 211, north side, 129.6 feet east of Third avenue, 25.6x100.11; three story dwelling; C. W. Teller vs. Sarah Teller, et al.; partition; to Isidor Silverman $6,850

Cruger avenue, northeast corner, road to Westchester, runs north 34.9 feet to 203d street, x east 200 feet to Holland avenue, to road to Westchester, x west 221.3 Wakefield; E. A. Kuerzi vs. Hale Building and Realty Company et al.; due on judgment, $4,919.77; subject to taxes, &c., $100.66 ..... Adjourned to May 18

BY L. J. PHILLIPS & CO.

Park avenue, No. 1400, southwest corner of 109th street, 50.10x17x irregular; four story tenement and one story store; C. L. Jacobs vs. Louis Meyer Realty Company et al.; due on judgment, $6,864.18; subject to taxes, &c., $720.48; subject to a prior mortgage of $9,000; to the plaintiff $16,087

BY HERBERT A. SHERMAN.

Findlay avenue, southeast corner of 170th street, 248.8x100.7x irregular; vacant; M. L. Zborowski, executrix, &c., vs. John Sachs et al.; due on judgment, $5,198.54; subject to taxes, &c., $3,799.60 ..... Withdrawn

THE GRAIN MARKETS.

Prices Irregular—Wheat Declines, Then Rallies—Weather Unfavorable—Liverpool Weak.

Wheat was irregular. Early in the day prices declined on the general list, though May at Chicago advanced. Bears sold the distant months on another break in the English market, dulness on the spot and an idea that the crop situation has in the main improved since the beginning of the present month. It is contended by some too that prices in this country must continue to fall until they reach a point where Europe will buy. Liverpool fell 1¼ to 1½d. and a despatch from that market said: "Selling was in the way of realizing induced by the break in America yesterday and the continued pressure of Russian offerings for which there is a poor demand. The failure in Russian banking circles and the fact that banks generally are forcing shipments to assist financially caused depression in all European markets and particularly in London and Hull." Liverpool also cabled that cargoes in distant positions were weak and offered at 3 to 6d. decline. Berlin fell equal to 2¼c. and Budapest ¾c. Primary receipts in this country were 202,151 bush., against 186,648 last year. Showers were officially reported at some half dozen points in the spring wheat belt. Armour, Barrell, Partridge, Peavey, Chapin and Harris were sellers. On the other hand weather reports from the Northwest were generally unfavorable, but later on prices rallied. Cold, dry conditions prevailed, with high winds. A hard freeze was reported in parts of North Dakota last night. Minneapolis reported 75 per cent. damage from frost. Winnipeg wired that ice formed in the streets there. There was little rain in the Southwest and reports of damage from insects were numerous. The stock at Minneapolis has decreased 550,000 bush. in four days. St. Louis reported an increased cash demand. Paris advanced ½ to 1¼c. Bartlett, Patten & Co. bought September. Commission houses also bought.

THE CORN SITUATION

Corn here was nominal. At the West prices were irregular, ending easier on selling by cash interests and liquidation. Knight & McDougall were good buyers of September. Primary receipts were 229,025 bush., against 814,275 last year. Cash and elevator interests again made purchases. Among the rank and file of the trade, however, sentiment is still bearish owing to the large stocks and the belief that receipts will increase materially with the completion of planting. Broomhall cabled that the Argentina crop was officially estimated at 164,000,000 bush., against 168,000,000 last year.

THE OATS FEATURES.

Oats at the West advanced on bullish crop reports, commission house buying and covering. Bartlett, Pringle, Warfield, Warren and Rankin were buyers of September. Crop reports to the Minneapolis *Market Record* show that in some sections early oats were killed by the recent cold snap and the balance damaged 15 per cent. Many bullish private crop reports were received from Illinois, Iowa, Minnesota and the Dakotas.

THE SPOT MARKETS.

Wheat steady. Sales, 24,000 bush. No. 1 Northern, Manitoba, f. o. b. New York for export. No. 2 red spot, $1.17¾ f. o. b. afloat for export; No. 1 Northern, Duluth, $1.20½. Futures closed ¼c. lower to ⅜c. higher. Corn firm. No. 2, 69½c. in elevator, domestic basis. Futures closed unchanged to ⅜c. higher. Oats steady; natural white on track, 46@48½c. Wheat futures as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
July	110	110⅜	109¾	110¼	110⅛
September	106¾	107⅛	106⅝	107⅛	107⅜

CHICAGO, May 11.—Prices were as follows:

Wheat:	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
May	111-½	112⅛	111	112	111
July	102¾-¼	103¼	102¼	103⅛	102¾
Sept	100⅜-½	101⅜	100⅜	101	100¾
Corn:					
July	62⅜-¼	62⅞	62⅜	62½	62⅜
Sept	63⅜	63⅞	63⅜	63½	63⅜
Oats:					
July	40⅞-½	40⅞	40⅜	40⅝	40½
Sept	38⅞-9	39⅛	38⅞	39⅛	38⅞

OTHER MARKETS.

		Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
Minn.	July	109¾	110⅜	109⅞	110⅜	109½
	Sept.	100¾-⅝	101⅛	100⅝	100⅞	100⅜
Duluth	July	111	111⅞	110⅞	111	11[illegible]
	Sept.	101⅛	101⅜	101⅛	101⅛	101[illegible]
Winnipeg	May	98⅛	98⅞	97⅞	98⅛	98
	July	99	99⅞	98⅞	99⅛	98⅞
Kan. City	May	104	104⅜	104	104⅜	104
	July	96⅜	96⅞	95⅞	96⅛	96⅜
St. Louis	July	101⅜	101⅞	101	101⅞	101⅜
	Sept.	100	100⅜	99⅞	100⅜	100

THE COTTON MARKET.

Up Again—Larger Spot Demand—Nervous Shorts Cover—Liverpool Disappointing.

WEATHER FORECAST FOR THE COTTON STATES.

For South Carolina and Georgia, partly cloudy to-day; showers and cooler to-night or to-morrow, moderate southwesterly winds.

For Alabama, partly cloudy to-day; showers and cooler in northern portion; showers to-morrow; cooler in southern portion; moderate southerly winds shifting to northerly.

For Mississippi, showers and cooler to-day in northern portion and to-day or to-night in southern portion; partly cloudy to-morrow; moderate southerly winds shifting to northerly.

For Louisiana, showers and cooler to-day or to-night; partly cloudy to-morrow; moderate variable winds becoming northerly.

For eastern Texas, showers and cooler to-day in northern portion and to-day or to-night in southern portion; fair to-morrow; moderate to brisk southerly winds shifting to northerly.

For western Texas, fair to-day, preceded by showers in southeast portion; cooler in southern portion; fair to-morrow.

For Arkansas and Tennessee, showers and cooler to-day; fair to-morrow.

Prices again advanced. The undertone seemed strong. Alexandria, Egypt, rose 100 points; the actual spot sales in New Orleans on Tuesday, it is said, were approximately 6,500 bales; the certificated stock here yesterday fell off 1,000 bales, the Southern receipts were small, Manchester reported an active business at firm prices, Liverpool's spot and call business was 11,000 bales and Texas was still dry. A better spot demand at the South was reported in a number of despatches. No rain fell in Alabama, Mississippi, Louisiana or Tennessee, and the prediction was for cooler weather in all cotton States. The small movement to the ports and interior towns is exciting comment. It encourages bulls to believe that the statistical position is likely to grow stronger and stronger as time goes on even to a degree beyond their recent expectations. Spot interests were buying old crop months. August is regarded in some quarters as cheap by comparison with other old crop months. There was also considerable covering and some local and Wall Street buying.

Traders are cautious about selling the new crop. They fear that an accumulation of a large short interest might bring about a sharp rise should another crop scare occur. It is insisted by not a few that the increase in the acreage will not be much over 3 per cent. Also it is contended that of the recent tenders here on contracts a large portion will be consumed by Southern mills and much exported. It is said that about 25,000 bales will be shipped out this week. With the receipts of the old crop steadily decreasing friends of the market argue that the end of the bull movement is not yet in sight by any means. It is getting rather late in the month to bring cotton here for delivery on May contracts. Some look to see the contest become even keener as time goes on and July becomes more distinctly the theatre of events. At one time during the day the market to some pretty clear headed observers seemed temporarily to have reached the top, but later on it again moved upward. July shorts were plainly nervous and even the shorts in August began to show uneasiness. It is said there is no likelihood of large blocks of cotton being sent from the South to New York, though considerable may come in driblets.

But after May contracts are provided for or partly so it is figured that there will be very little for June, July or August and that the shoe will pinch then worse than ever, not from manipulation but from an exhaustion of supplies and a physical impossibility of delivering on contracts. Also attention is called to the fact that the situation is diametrically opposite as regards supplies from what it was a year ago. Then the cotton trade had a big crop just behind it and there was no certainty that the coming crop was to be small. At that time too stocks of goods were very heavy. Now, on the contrary, the trade has a small crop behind it and depleted stocks of goods. A big crop is absolutely necessary and the season, which ought to be ideal, has to say the least started with some admitted drawbacks. Keen observers scrutinizing the Southern spot markets think they see evidence of an effort to accumulate cotton for shipment to New York with no very flattering success.

On the rise New Orleans, Liverpool and scattered interests sold to some extent. Some favorable reports are being received from Mississippi. French trade is reported bad, with stocks of goods increasing. The needed clear weather prevailed in Georgia and the Carolinas. Increasing cloudiness with showers was predicted for Arkansas and Oklahoma. There was some short selling for a turn on the theory that after an advance in the old crop of something over 50 points a temporary reaction at least is due. The next crop plainly lagged partly, as some think, because of selling by those who have been long of these months and short of the old crop and partly because interest is centred in the old crop and in parts of the belt the weather was considered rather more favorable. Buying was the dominant force, however, in both crops, especially the old. It is contended that the short interest in the new crop has latterly increased. The date of the first Government crop report, May 25, is only two weeks off.

The following table is made up from the official Government records and shows the departure in the rainfall over the cotton belt as compared with the normal precipitation from March 1 to May 9 (— = deficit; + = excess):

Station.	Departure in Inches.	Station.	Departure in Inches.
Palestine, Tex.	—3.9	Atlanta, Ga.	—5.4
Galveston, Tex.	—4.5	Macon, Ga.	—5.2
Taylor, Tex.	—3.5	Thomasville, Ga.	—4.0
San Antonio, Tex.	—1.9	Mobile, Ala.	—8.9
Corpus Christi, Tex.	+0.4	Montgomery, Ala.	—7.2
Amarillo, Tex.	—1.3	Anniston, Ala.	—4.5
Fort Worth, Tex.	—1.5	Birmingham, Ala.	—6.5
Abilene, Tex.	—2.2	Meridian, Miss.	—8.5
Oklahoma, Okla.	—1.8	Vicksburg, Miss.	—8.1
Charlotte, N. C.	—3.0	New Orleans, La.	—6.3
Raleigh, N. C.	—0.7	Shreveport, La.	—6.1
Wilmington, N. C.	—1.0	Fort Smith, Ark.	—5.9
Columbia, S. C.	—4.6	Little Rock, Ark.	—4.5
Charleston, S. C.	—5.2	Memphis, Tenn.	—8.6
Jacksonville, Fla.	+0.3		

Buyers reported were Messrs. Mitchell, Hayne, Dick, Springs, Hubbard, Norden, Moyse, Schill; sellers, Shearson, Weld, Hudson, Riordan, Hooper, Gifford. Shearson, Hammill & Co. said: "Our crop accounts denote in the main an unsatisfactory start." Hubbard Bros. & Co. said: "The new crop is unquestionably behindhand and will be the prey of the usual ills later in the season. Its progress so far has not been what is required for the large yield, which is a necessity after the shortage of the present year."

Futures closed steady and 8 to 20 points higher. Estimated sales 300,000 bales.

Prices as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
May	15.24	15.40	15.23	15.39-40	15.37
July	15.12	15.27	15.10	15.26-27	15.10
August	14.59	14.78	14.56	14.76-77	14.55
October	12.83	12.91	12.81	12.86-87	12.82
December	12.66	12.73	12.66	12.68-69	12.64

New Orleans futures were as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
July	15.15	15.27	14.93	15.24	15.11
October	12.84	12.89	12.80	12.84	12.82

Spot cotton here advanced 10 points. Middling, 15.80c.; sales, 1,710 bales; delivered on contracts, 3,700. Southern spots unchanged to ⅛c. up. Memphis sold 4,000 bales; Savannah, 2,960; Houston, 1,296; Augusta, 1,115; New Orleans, 535; Galveston, 497.

In Liverpool spot cotton advanced 7 points. Middling 8.12d.; sales, 10,000 bales, including 1,000 for speculation and export; called, 1,000; imports, 2,000. Futures closed barely steady and unchanged to 3 points higher. Prices as follows:

	Yesterday.	Prev. day.	1909.
May-June	7.80	7.77	5.65
July-August	7.70	7.67	5.75
October-November	6.81	6.80	5.67½

Liverpool is due to come ½ to 5 points higher to-day.

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YOU CAN SAVE $450—price $5,300; never offered before for less than $5,750—one family, 7 rooms and bath, ornamental brick fronts, red tile roofs, large piazzas, asphalted streets; every improvement; tiled baths, hot water supply, mirrors, consols, buffets, &c. A noteworthy feature of these houses is that the delivery of groceries, &c., is made at the rear entrance. 1534 to 1540 44th st., between 15th and 16th avs., Brooklyn. Satisfactory terms. First mortgage at 5½%. Mr. GRIMME, on premises.

BENSONHURST
83d st., bet. 19th and 20th avs. Stanley's Ideal Two-Family Detached Cottages, on plots 40x100. Modern in every detail; a beautiful house in a beautiful location; small amount of cash necessary; rent of one apartment pays all carrying charges. STANLEY IMPROVEMENT CO., 87 Bay 28th st., Bensonhurst. Brooklyn L train at Brooklyn Bridge to 86th st. station.

BUILDER FORCED TO SELL
frame detached one family house, high class section of Flatbush, 9 rooms, tiled bath, electric and gas fixtures, steam heat, parquet floors, hardwood trim, beautifully decorated and finished. Price $6,650; $500 cash.
Colson & Co., 740 Flatbush Ave.
Telephone Flatbush 1772.

FISKE TERRACE.
Just Completed. Open for Inspection.
Absolutely the best and finest house in the most aristocratic section of Flatbush; all improvements; vacuum cleaning system; tiled kitchen and bath; driveway for automobile; 2 minutes to Avenue H station Brighton Beach L; will sell for cost price. Come and inspect; owner on premises. A. W. WEINMULLER, East 19th st., between Avenues H and G.

Absolutely the Best Bargain
In Flatbush; elegant 2 family detached houses on East 12th st., between Church and Caton avs. (near Park Circle) in the MOST BEAUTIFUL SECTION OF FLATBUSH. Prospect Park South on one side, the Parade Grounds on the other; houses contain 20 rooms and 2 baths; 10 rooms and bath for each family; parquet floors throughout; electric light; steam heat; separate heater for each floor. GUSTAV PETTERSEN.

MODEL HOUSES
On one of Greater New York's Boulevards.
New two family houses de luxe, on beautiful Eastern Parkway, near Utica av.; proposed subway station right at your door; 15 rooms and 3 baths; gas and electric lights; steam heat; hardwood trim; parquet floors; easy terms. Call at premises or DYER & O'BRIEN, Eastern Parkway, corner of Brooklyn av., Brooklyn.

ONE FAMILY NOVELTY.
NOT STEREOTYPED PLAN. Lincoln place, Schenectady and Utica avs.; two story and cellar; tapestry brick and limestone trim, finish in dulled hazelwood; steam heat, gas and electric lighting; seven rooms, laundry and bath; parquet flooring; terraced; on uniform block overlooking Eastern Parkway. Price $6,250. Terms to suit.
EDINBORO CONSTRUCTION CO.,
215 Montague st. Tel. 6145 Main.

CITY REAL ESTATE.

BOROUGH OF BROOKLYN—FOR SALE

VERY BEAUTIFUL frame and stucco two family dwelling; detached; on large corner plot, overlooking Prospect Park; no improvement lacking; finish and construction the best that money can produce; each apartment entirely separate; electric and gas light; handsome decorations and chandeliers, steam heat, four bathrooms, three porches; separate side entrances; bookcases, fall heaters; these being a few of the many advantages; close to Brighton Beach elevated and all trolleys; do not fail to inspect this wonderful home before buying elsewhere; it will pay you. JOHN REIS COMPANY, 805 Flatbush av.

A HANDSOME residence in the most attractive section of Brooklyn, Dyker Heights, the place of beautiful homes; this ideal home by the sea is so situated as to have the grandest view of any house in Greater New York; 11 large rooms, 4 brick fireplaces; inclosed porch; oak trim and floors; electric lights; house was arranged for private residence under most careful supervision; price $22,400. Apply to S. SAITTA, 1135 84th st., Brooklyn.

A MERITORIOUS HOUSE
BUILT BY EXPERTS.
The most complete two story and basement stone front two family houses in Brooklyn; 13 rooms and 2 baths; extra toilet in basement; hardwood trim and parquet floors in every room; gas and electric fixtures. These houses are within 500 feet of Prospect Park. WILLIAM M. CALDER CO., 1648 11th av., corner of Sherman st., Brooklyn.

SELECT APARTMENTS.

BOROUGH OF THE BRONX.

Settle Your Home Question To-day
Settle it at once and SATISFACTORILY in the BEST appointed building in New York. NEW, BRIGHT, CHEERFUL, HEALTHFUL. No house can compare with
"The Hunts Point"
Most Modern Elevator Apartment in City.
163D AND SIMPSON STS. SOUTHERN BOULEVARD.
Why tramp, search and figure when the apartments you'll eventually select are HERE. You'll be proud to live here—delighted to entertain your friends in the SPACIOUS ROOMS—glad to pay the LITTLE RENT for the BIG VALUE you get in return.
Faces THREE wide streets and a PRIVATE PARK, Tennis and Croquet for the sole use of the tenants.
HANDSOMEST ENTRANCE HALL IN THE CITY.
Conveniences that border on Luxuries.
Apartments of 2 and 3 rooms, kitchenette and bath: 4, 5, 6, 7, 8 rooms, 1 to 3 baths, at the extremely low
Rents, $300 to $1,000
HENRY MORGENTHAU CO.,
Tel. 4600 Melrose.
Open for inspection day and night.

WASHINGTON HEIGHTS.

A PRIVATE Italian Roof Garden with 20 miles view Hudson, Palisades; tennis courts; at the Belfort Elevator Apartment, Best st. and Hamilton av., near Van Cortlandt Park; 4, 5, 7, 8 rooms, $40, 50, 60, 70. Write for booklet. GERBEREUX CO., 369 South Broadway, Yonkers.

REAL ESTATE AT AUCTION.

THE ESTATE OF LEWIS GOUVERNEUR MORRIS.
N. Y. Life Insurance & Trust Co., Trustee, and Heirs, desire to announce that MR. BRYAN L. KENNELLY will sell at public auction 175 LOTS AT MORRIS HEIGHTS on Aqueduct Av., Tremont Av., Sedgwick Av., Cedar Av., Andrews Av., Morris Av., Between 176th and 179th Sts., on Tues., June 7, at the Exchange Salesrooms.

REAL ESTATE.

A COLORADO IRRIGATION INVESTMENT that will double in value in a few months; you may invest $40 up to, not exceeding, $20,000; 125 bankers, lawyers, farmers and investors interested now; they will recommend it to you; we do all the work; no trouble to you; made $100,000 for stockholders last year on $34,000 investment; send amount you want to invest and take 30 days to investigate; every cent refunded on demand if not satisfied; references, Dun, Bradstreet, United States National Bank, Denver; International Trust Company, Denver. Wm. Bierkamp, Jr., 210 Ideal Building, Denver, Col.

REAL ESTATE FOR SALE.

SMALL FARM BARGAINS.
Three acres on State road, with small house and barn; splendid apple orchard, cherries, asparagus, grapes and other fruits; $4,000; 12 acres garden soil, with new 7 room house; overlooks wide stretch of country; $4,200.
SEND FOR A FOLDER OF THIS SECTION.
HOWARD GOLDSMITH,
Nyack-on-the-Hudson, N. Y.

CONNECTICUT REAL ESTATE FOR SALE OR RENT.

FARMS selling at their value; $500 to $5,000; state price wanted. C. H. THAYER, North Ashford, Conn.

SUMMER RESORTS.
PENNSYLVANIA.
Monroe and Pike Counties.

Stroudsburg. Water Gap. Mount Pocono
Cresco. Pocono Summit. Delaware Valley
A region of woodland and water in Monroe and Pike Counties, Pennsylvania, varying in elevation from one to two thousand feet, with a special fast express service from New York over the Lackawanna Railroad; with the beautiful Delaware River for boating, bathing, fishing; with good roads; three excellent golf courses, magnificent springs and trout streams; a region where you may breathe dry, pine-laden air, enjoy cool, restful nights and escape humidity, malaria and mosquitoes.
RESORT BUREAUS, 429 Broadway, New York City, and 505 Fulton St., Brooklyn, N. Y.
For names of houses see next Sunday's issue.

NEW JERSEY.
Atlantic City.

ISLESWORTH
ON THE BEACH, VIRGINIA AVE.
300 rooms, with fresh and sea water in all baths. Special American plan, $2.50 up daily; European plan, $1.50 up daily; special weekly terms.
FRANK M. PHOEBUS, Manager. WILLIAM HYMAN, Proprietor.

THE BEACH FRONT HOTEL PAR EXCELLENCE
THE SHELBURNE
ATLANTIC CITY, N. J.
EUROPEAN or AMERICAN PLAN.
JACOB WEIKEL, Mgr.

Most Modern and Leading Moderate Rate Hotel.
ALBEMARLE Virginia Ave., near Beach. New throughout. Offers 100 sunny front rooms and excellent table at special rate, May and June, of $8, $10, $12.50 weekly; $2 up daily; Sat. to Mon., $3.50. Elevators, private baths, steam heat, sun parlors, white service, own farms and dairy. Booklet. J. P. COPE.

Come to Atlantic City and enjoy the delights of the seashore in May and June, combined with the comforts and conveniences which this famous all-the-year resort has to offer.
HOTEL DENNIS
With everything modern, is always open and maintains an unobstructed ocean view.
WALTER J. BUZBY.

Marlborough-Blenheim
ATLANTIC CITY, N. J.
Josiah White & Sons Company.

SEASIDE HOUSE
Directly on the Ocean Front.
Sea water baths. Open all the year.
F. P. COOK'S SONS.

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A Landmark for Miles
—and the favorite stopping place of thousands—
The Montclair
"On the Mountain Top"
MONTCLAIR, N. J.
40 Minutes from Broadway

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VERMONT VACATION RESORTS
150 Page Illustrated Book. Full information in regard to Summer Resorts in Vermont and shores Lake Champlain with hotel, farm and village home accommodations. Prices $7 per week and up. Send 6c. stamps for mailing. Address SUMMER HOMES, No. 15, St. Albans, Vt.

LAKE BOMOSEEN, Vermont, Prospect House; sanitary plumbing, electric lights, garage, milk, cream, vegetables from hotel farm; booklet. H. B. ELLIS, Mgr.

NEW JERSEY REAL ESTATE FOR SALE

25 Minutes from "City Hall," New York. A beautiful Home in
Elizabeth, New Jersey
Absolutely modern; new 8 room house; hard wood trim; white oak floors; steam heat, gas and electric light; beam ceiling and mission finish in dining room and flower conservatory; large plot; beautiful shade; 3 minutes from depot, main line Penna. R. R.; 3 minutes from depot, main line, C. R. R. of N. J.; on main line trolley. Only $4,900. This price for quick sale. Apply at once. WALTER B. PERKINS CO., 215 Broad st., Elizabeth, N. J.

Manufacturers, Investigate
PERTH AMBOY, N. J.
18 miles from New York; 5 railroads, 2 steamboat lines; 10 miles of navigable water front; population 35,000; double since last census and growing fast. For information address THE PERTH AMBOY BOARD OF TRADE.

HILLS OF NORTH JERSEY—Gentleman's farm, 80 acres, 600 feet elevation, see New York, only 24 miles; one mile Woodcliff Lake station; 40 acres cultivated, rest woodland; abundance fruit; crystal lake, stocked with trout; cut 1,000 tons ice; running brook; waterfalls, two story stone and frame house, modern conveniences, steam heat and gas; 6 outbuildings; no mosquitoes, most attractive section, growing tremendous rate; $350 per acre. S. R. LAMB, Woodcliff Lake, N. J.

Metuchen, N. J.
Fairmount Park—8 room Houses, all improvements; 1 per cent. down, balance monthly instalments; also 200 desirable building lots, easy payments, main line Penna. R. R., 5 minutes from station.
HANSON REALTY CORPORATION,
Perth Amboy, N. J.

Roselle, N. J.
IDEAL DWELLINGS.
Beautiful semi-detached, 8 large light and sunny rooms, all up to date improvements; 40 minutes from New York. Small amount of cash, easy monthly payments. J. F. GREER, 107 Broad st.

WEST METUCHEN, N. J.—50 minutes now, 35 minutes when new Pennsylvania station opens. A beautiful development; 10 minutes from Metuchen station on New Brunswick Turnpike. All lots 40x100 from $50 up; a price which is bound to interest you; $5 down secures any lot, monthly payments in proportion. These lots will triple in value when the new Penn. Station opens in July. WINDSOR REALTY CO., 5 Beekman st., New York city.

FIVE acres, 9 room house, improvements, 1½ miles from depot, 10 minutes from trolley. Don't let this bargain pass your attention. Terms to suit. J. HANSON, owner, Perth Amboy, N. J.

THE MIDDLESEX TITLE GUARANTEE & TRUST CO., New Brunswick, N. J., guarantees titles to real estate throughout New Jersey. Map of Middlesex County free on application.

ESTABLISHED grocer and bakery business, with good buildings for sale; A1 opportunity. HARKINS & VICTORY, National Bank Bldg., New Brunswick, N. J.

AN attractive new 8 room house, lot 40x100; fruit and shade trees; fine location; price $4,200. THE ELIZABETH REALTY CO., 86 Broad st., Elizabeth, N. J.

GRAND BARGAIN—11 acre truck farm, 10 room old fashioned house; fruit, crops, &c.; horse; chickens; all farming utensils; 1½ miles of station, 35 miles of N. Y.; $2,700. HABEDANK, 417 George st., New Brunswick, N. J.

12 ROOMS and bath, improvements, stable, fruit, garden, large shady lawn, one minute from depot; 30 minutes from Wall st. Terms to suit. T. H. LETSON, 39 Cortlandt St., New York city.

REAL ESTATE on Pennsylvania R.R.—Rahway, Colonia, Iselin, Menlo Park, Metuchen, Woodbridge, Stelton. Lots, plots, tracts, homes, farms. Homeseeker, investor, tell me your needs. ALFRED HYDE, Iselin, N. J.

ONE of New Jersey's best farms, 110 acres, 13 room house, large, new barn, fruits, large apple orchard, running stream; situated in Princeton and Hopewell Valley. A. UPDIKE & SON, Trenton, N. J.

SUMMER RESORTS.
PENNSYLVANIA.
Monroe and Pike Counties.

Delaware Water Gap.

THE KITTATINNY
The leading hotel at Delaware Water Gap, Pa. Main hotel now open under same management as the past three seasons. Every convenience and amusement. American plan; also a la carte. Own farm and greenhouses. Orchestra. Write for booklet showing hotel, Kittatinny Mt. Park scenes, auto maps, etc. Special spring rates. Livery; garage. G. FRANK COPE.
THE KITTATINNY—Not connected with any other hotel at the Water Gap.

WATER GAP HOUSE
The Mountain Paradise.
Delaware Water Gap, Pa.
Opens May 14, remains open to December. Unquestionably the leading and finest hotel in this region for those who seek the best in appointment, cuisine, service, comfort and location. Every indoor entertainment and outdoor pastime. Special early season rates. Booklet of camera views and Auto Maps mailed. Fourth season. JOHN PURDY COPE.

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HOTEL GRAMATAN
LAWRENCE PARK, BRONXVILLE, N. Y.
OPEN ALL THE YEAR.
260 Rooms; 120 Private Baths. Exceptional Cuisine. New features: Electric Train Service, 28 minutes. New Golf Course. New Fireproof Garage. Tennis and all outdoor sports.

Catskill Mountains.

THE GRAND HOTEL
CATSKILL MOUNTAINS
will open
SATURDAY, JUNE 25th.
This hotel is located on main line of the Ulster & Delaware R. R. Altitude over 2,000 feet. Through coach and drawing room car service from New York direct to hotel grounds.
Passenger elevator to all floors. Rooms singly or en suite with private bath. Service and cuisine unexcelled. Booklet.
For terms and full information apply to Mr. Frank DeWolf, Town and Country Bureau, 389 Fifth Avenue, corner 36th Street, New York. Telephone 3628 Madison.
After June 25th address The Grand Hotel Company, Highmount, N. Y.

Long Island.

WHERE TO GO THIS SUMMER
"Long Island Resorts," a book containing information about the various resorts on the Ocean and Sound Shore and the Central section of Long Island, with location, capacity, attractions and charges of the numerous hotels and boarding houses, free upon application at Long Island R. R. city ticket offices, 263 Fifth Av. (Third Floor), 120 B'way, 19 East 17th St., N. Y.; 336 Fulton St., B'klyn, or will be mailed on receipt of 6c. postage by the General Passenger Agent, 263 Fifth Ave., New York.

Haines Falls.

Sunset Park Inn
SUNSET PARK, IN THE CATSKILLS
Will be opened June 25 by the American Resort Hotel Company, in connection with six other leading resort hotels. Ideal mountain vacation country. No hay fever; canoeing, fishing, golf, tennis, motoring; orchestra.
H. W. KING, Manager.
Reservations and booklet from executive office, 1415 Arch street, Phila.

Warwick.

RED SWAN INN
WILL BE OPENED BY THE AMERICAN RESORT HOTEL COMPANY ON JUNE 15, in connection with six other leading resort hotels. Motoring distance from New York city. Golf, tennis; orchestra.
J. W. McCOACH, Resident Director.
Reservations and booklet from executive office, 1415 Arch street, Phila.

Adirondack Mountains.

ADIRONDACK MOUNTAINS.
THE WAWBEEK
(Hotel and Cottages)
Will open on June 24th for the Thirteenth season under same management. Most comfortable and Homelike. Private Cottages with hotel service. Table will be kept at usual high standard. Rooms with bath. Special terms for full season. Rustic Grill. Send for booklet.
J. BEN HART, Wawbeek, N. Y.

Briarcliff Manor.

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Briarcliff Manor, New York.
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MASSACHUSETTS.

HOTEL ASPINWALL
LENOX, MASS.
OPENS MAY 27TH, 1910.
New York Office with Town & Country Astor Trust Bldg., 389 Fifth Ave.
O. D. SEAVEY, Manager.
Magnificent Scenery, Beautiful Drives. Invigorative Climate, Pure Water. Finely Equipped Garage and Stables. Choice Villa Sites for Sale.
FINEST RESORT in the FAMOUS
BERKSHIRE HILLS

CONNECTICUT.

Greenwich on the Sound.

EDGEWOOD INN
GREENWICH (on the Sound), CONN.
Season May 28th to October 15th.
New York Office, Town & Country Bureau, 389 Fifth Avenue.
28 miles from New York; 45 minutes' ride. Superior stables and new up-to-date garage this season.
New Colonial Tea Rooms, Casino, Golf, Tennis, Bowling. Music Daily.
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$50 FOR HIGH CLASS country residence on water, near city. OWNER, box 102 Sun office.