THE REAL ESTATE MARKET

A BUSY WEEK IN APARTMENT RENTING UPTOWN.

Labor Day Marked the Close of the Dull Season Sentiment Improved Too Under a Variety of Favorable News Mortgage Loan Situation Easing Up.

Labor Day is one of the red letter days on the real estate calendar. It marks the end of the vacation months, a period normally of stagnation in the real estate market. After Labor Day for the better part of a week the steamship lines and railways are crowded with incoming vacationists, a large fraction of the well to do population, who presently turn to real estate offices in search of apartments and private dwellings. By this time of year the harvest situation is well defined, August being the critical month for most of the leading crops, and the financial outlook is somewhat less obscure than it is during the midsummer period. Investors are consequently ready to take an active interest in real estate, whether as prospective buyers or sellers, and the latter half of September usually finds the real estate market taking on the characteristics which it maintains during the rest of the year.

So far as actual business went there was of course no material change in the market last week except as regards renting. Brokers were too busy in the aggregate to spare much of their offices to giving attention to sales beyond acting on inquiries for town residences. For those the demand was fairly good and a large share of the brokerage sales reported were concerned with private dwellings. The bulk of the week's business, however, consisted of negotiating leases for apartments. It was made evident that there will be a great deal of moving this year. An unusual number of new apartment houses are inviting tenants and tenants are always on the search for the latest devices in housekeeping conveniences.

However, although no substantial increase of investment buying was observed last week, indeed none would have time to develop in less than a fortnight even under the most favorable circumstances, the tone of the market improved unquestionably. All the news of the week bearing on real estate tended toward optimism. The Government's monthly crop report made an unexpectedly good showing, indicating a notable gain in the condition of most of the staple crops as a result of the ideal growing weather which prevailed in August. The reports of building operations throughout the country also made a distinctly favorable impression. According to *Bradstreet's* permits were issued in August for $67,897,100 of new constructions, as against $55,221,337 in July and $62,551,841 in August a year ago.

This was a gain of 22.9 per cent. over July and of 9.4 per cent. over August last year. Fifty of the eighty-three cities reporting show increases over August last year.

The large expansion over July was explained by the immense total furnished by Duluth of $10,197,140, as against only $296,955 in July. This is accounted for by the filing of one permit issued to the Minnesota Steel Company to erect some fifty buildings to cost in the aggregate about $10,000,000. However, even if Duluth is omitted from the count, the remaining eighty-two cities show a total of $57,699,960, a gain of 5 per cent. over July.

The Manhattan building figures, published today in another column, are to the same general effect. It is evident therefore that danger of extreme contraction in the building industry, which was feared last July, is past. As a matter of fact a normal employment for labor is assured in the building trades for months to come. In this borough, for example, not less than $57,000,000 worth of new construction work has been financed, which will be started before the cold weather sets in.

The opening of the Pennsylvania terminal last week to the Long Island traffic has stimulated both investment buying and building. This is true of the so-called Pennsylvania section in Manhattan as well as of the Borough of Queens and the Long Island suburbs. The activity in Long Island City is especially noteworthy. In that rapidly growing industrial town there is an actual scarcity of housing, owing to a great influx of workmen to newly opened factories. Indeed, so pronounced is the housing famine there that the Pennsylvania has undertaken to build a group of workmen's cottages near its 173 acre freight yard at Sunnyside.

The real estate outlook was decidedly more favorable a month ago than it is today. The insurance companies and the trust companies had been slashing down their building loans, and it looked as if building enterprises, which had been falling off in July, would dwindle down still further. The reaction, however, has now evidently been checked. The lending institutions are still following in the main the conservative policy adopted during the summer, but they are now willing to finance construction work in promising neighborhoods. The Pennsylvania section and the West Side, as far north as Morningside Heights inclusive, are among these, and a substantial amount of capital is once more going into apartment buildings and high class apartment houses. The new constructions are not large in dollars comparatively speaking, but they are of a notably high order.

To say that the financial situation has been satisfactorily cleared up would be an unwarranted statement. The officers of the leading institutions relied on for mortgage loans and the heads of the largest realty operating companies are by no means as sanguine as are the rank and file of the market followers, who take their impressions chiefly from local influences affecting real estate. But the supply of capital so far as the real market is concerned is very large. Estates and private investors are anxious to put their funds into mortgages, while orders for guaranteed New York mortgage securities from small combinations are pouring in from all over the country. The difficulty apparently is not so much with the supply of capital as with its safe investment. It is recognized that loans should be withheld from purely speculative enterprises, save in exceptional cases, but investment financing of improved real estate is not of sufficient volume to absorb the loan capital offered. However, under the encouragement now given by the lending institutions to such buying it ought to develop at least a moderately large scale.

Private Sales.

SIXTY FIRST STREET. Louis Schraig sold for N. B. Sandborn, trustee for the estate of William C. Martin, No. 155 West Sixty-first street, a four story building, on lot 19.11x98.9.

[illegible] STREET. Henry Barnett & Co. sold for Samuel Hirschberg the five flat with stores at No. 70 East 113th street, on lot 25x100.11.

[illegible] AVENUE. Korz & Tren have for John Schaeffer to a client a plot, at the southeast corner of College and 168th street.

PLAINS ROAD. Max Just has the northwest corner of White road and Nereid avenue, a plot.

[illegible] AVENUE. William Loeb for J. Phillips four lots on the east of Rochester avenue, near the station of the New York, New Haven and Boston Railroad.

Leases.

[illegible] have rented for A. E. Rhoades building at No. 201 West Forty-first street for the New York Polyclinic School and Hospital the dwelling at 251 West Fifty-first street, and for [illegible] in conjunction with William R. Ware, the dwelling at No. 172 West Eighty-eighth street.

Barnett & Co. have leased for a Mr. Lubiner No. 2118 Lexington avenue.

Slawson & Hobbs have rented the following houses: No. 143 West Seventy-sixth street for L. Kahl to Charles G. Dennis, No. 212 West Seventy-ninth street for Mrs. Lavegue to Benjamin Mealls, No. 163 West Seventy-fourth street for Frances G. Ring to Mrs. C. A. Bullgrain, No. 48 West Ninety-second street for Eugene Vallens to Max Rockwell, No. 100 West Ninety-second street for the estate of William B. Ennis to Henry E. Gray, No. 135 West Eighty-second street for George J. Benkins to John G. Deutsch, No. 562 West End avenue for William F. D. Stokes to Mrs. Edna A. Barbier, No. 34 West Seventy-seventh street for John J. Kinsella to Richard Davis, No. 125 West Eighty-first street for Ethel Watts Grant to Charles H. Mendes, No. 114 West Seventy-third street for James L. Nicoll to Estelle Kitchener, No. 268 West Seventy-second street for William F. D. Stokes to J. Isaacs, No. 145 West Seventy-eighth street for Louis W. Drexel to Robert McDonald, No. 25 West Seventy-eighth street for William F. D. Stokes to Gordon S. Cassidy and the store at No. 227 Columbus avenue for Martin O'Hara to John C. Brenner.

A New Building for McAuley's Mission.

The building of the Jerry McAuley Mission, at No. 273 Water street, erected more than thirty-five years ago, will be replaced soon by a five story structure. The site of the proposed mission building will also include an adjoining lot and is estimated to cost $100,000.

Miscellaneous.

Jesse C. Middlemiss is the buyer of the five story tenement at No. 207 Second avenue, sold by Isaac A. Benesofi through M. Rosenthal.

Offers for the erection of the new factory for the Ford Motor Car Company in Long Island City have been given to the International Engineering Company of No. 30 Church street, this city. The proposed building will be of reinforced concrete and is to occupy a plot 225x75 at the corner of Jackson and Honeywell avenues.

J. Clarence Davies was the broker in the lease to the Baker-Hughes Company of the store floor and part of the basement at the southwest corner of Broadway and Dey street for the City Investing Company.

J. Sterling Drake has sold for Bert W. Collier to Michael J. Kane, editor of the *Staten Islander*, a plot 40x90, on the north side of New York avenue, Westerleigh, Staten Island.

Blackwood & Gilbert have been appointed by the Suffolk County Land Company sole sales agents for the property known as Shoreham, on Long Island.

Olcott & Colt have placed with the City Mortgage Company for the Frankhorn Realty Company a building loan of $150,000 on the twelve and one-half story loft building to be erected at No. 318 to 324 East Thirty-second street, at a cost of $250,000.

Brooklyn Sales.

E. Sharum has sold for the Armor Realty Company Nos. 642 and 646 to 650 Classon avenue, four three story brick houses, each on lot 19.2x100, between Bergen and Dean streets, also No. 538 Essex street, a three story frame house, on lot 20x95, in part payment the buyer gave ten lots at Hawthorne, N. J., ninety-four acres in Centre county, Pa., and eighty-eight lots at East Lakewood, N. J.

George C. Wardell has sold for C. Devman to H. Frank a plot 40x100, on the east side of East Thirty-ninth street between Avenues I and J. He also sold for C. S. Bleicher and Anna Schumacher to Dora Singer, No. 19 Somers street, a three story brick flat, and for Dora Singer to C. S. Bleicher and Anna Schumacher a plot, 40x100, on the west side of 102d street between Avenues D and E, Canarsie.

E. T. Newman & Co. have sold No. 183 Eighth avenue, a three story limestone apartment house, for the Hoxie Realty Company.

Robert McIlwaine, as broker, has sold No. 425 South Fifth street and No. 301 Hewes street to a client for investment.

At Manhattan Beach Estates last week Joseph P. Day sold a plot 50x100 and three plots, 60x100 each, on Dover street to Rae Dannenberg, B. Meyenberg, A. S. Sode and James Shandley.

A Plea for Early Tax Bills.

Lawson Purdy, president of the Tax Department, calls attention of taxpayers to a method which will facilitate the obtaining of tax bills under the amendments of the tax law made last year.

"Until this department began apportioning assessments on divided parcels of real estate there was frequently a delay of months in obtaining correct tax bills. This was partly due to the fact that applications for apportionment all came at the same time and that time was when taxes were payable. The law was amended in such manner in 1907 that the Tax Department is able to make apportionments at any season of the year. It is therefore possible to apportion assessments before taxes are extended in all cases where applications are made before the end of March, and where applications are made before September 1 the apportionments can be ready for the Receiver of Taxes as soon as taxes are payable.

"These good results can be accomplished only when persons interested make applications in time. It is earnestly requested that property owners paying a real estate tax for the first time this year or who have during the year purchased recently subdivided property may compare at once the description of the property in their deeds with the location on the tax maps. Requests for tax bills must give the description of the property by ward, block and lot numbers."

$7,000 Located in Queens by Land Company.

The fact that the official census figures for Greater New York show that the chief increase in population has been in the outlying districts seems to prove that city residents are awake to the idea of country life and fresh air. In the Borough of Queens the increase in population from 1900 to 1910 was 131,047, of which number 87,000 can be attributed to the efforts of the House and Home Company. The company was formed fourteen years ago and has during that period been instrumental in the establishing of many small towns that dot the borough.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

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(Now Columbus Avenue Station)

New York, New Haven & Hartford and New York, Westchester & Boston

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300---Mt. Vernon's Best Lots---300

High-class residential and business sites

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TRANSPORTATION MAKES POPULATION

New York, Westchester & Boston will connect with subway direct from property.

28 minutes now to 42d Street by New York, New Haven & Hartford

Property will have Sewers, Water, Gas, Electricity, Cement Sidewalks and Macadamized Roads. Every lot ready to build your house on.

EXCEPTIONALLY EASY TERMS

Title Policies Free

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Send for booklet of facts regarding Oakwood Heights

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If you have

MONEY---SAVE IT

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GET IT AND BUY

On October 11, 1910

At TERRACE GARDEN, 58th St. & 3d Av. at 6:30 P. M.

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HUNT'S POINT ESTATES

297 Bronx Lots On and Around Hunt's Point Avenue, Bronx.

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High Class Detached Dwellings

Ready to occupy at

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These houses have every convenience. Must be sold to settle an estate. Worth $32,000 each; however, will be sold at a sacrifice and on terms to suit purchaser.

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Van Cortlandt Terrace.

Take Broadway Subway to Van Cortlandt Park, the Jerome Avenue Line. Office on property, or see **DAVID STEWART**, 203 Broadway, Manhattan.

GEO. W. ELDER & STEINMETZ CO.

25 Pine Street

Offer 3 regroup Business Building leased to A1 concern for long term years at a net rental. This is a splendid investment property, located on prominent corner near Waldorf Astoria. It can be bought at the right figure and should appeal to a cash investor. Owner might entertain part exchange.

FIVE STORY apartment house, ten suites of seven rooms and bath for sale for about the rentals for only two years. Address X. Y., box 110 Sun office.

BOROUGH OF BROOKLYN—FOR SALE

SUBWAY BARGAINS

127 lots on 80th, 81st and 82d sts. from 4th av. to 4th av., 100 feet from Fourth av. Subway, which is now being built; largest parcel in South Brooklyn, lots will double in value in one year, can be bought right; investigate and see what can be had; these plots will be sacrificed, no restrictions, suitable for apartment houses; some parcels of 5 and 10 lots; open evenings and Sundays. L. M. GALLAGHER, 7125 5th av., Brooklyn.

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House at Bensonhurst. "The suburb beautiful." 35 minutes from Manhattan. 18 minutes when subway is completed; fare 5c.; handsome 11 room home; hardwood floors throughout; two baths, electric lights, steam heat, artistically decorated on Brooklyn's Riverside Drive, facing Bensonhurst Park, 250 feet from Ocean. An unequaled marine panorama view. No obstructions, property carefully restricted, take Bath Beach train Manhattan side of Bridge, get off 22nd av. station. FRANK A. SLOCUM, 22nd and Bath avs.

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Practical and Economical Managers of Real Estate.

CASH for property, any kind, anywhere. If you want to buy, sell or exchange address Northwestern Business Agency, Minneapolis, Minn.

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Absolute Auction Sale, closing 12 partnerships, 3 P. M., Saturday, Sept. 17, 1910, at Decker Av. and John St., Port Richmond, Staten Island. Houses, lots and plots. Send for maps and particulars.

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1973 Terrace, Port Richmond, N. Y.

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Eight New Residences Ready to Move Into September 1st to 15th

These delightful homes, built by our own Construction Department, are offered for sale at prices ranging from $12,500 to $15,500.

The terms of payment require but a small amount of cash down, the annual cash outgo to provide for the balance being equivalent to the rental you now pay for an apartment.

These houses are situated in the choicest districts of beautiful Park Hill, all within eight minutes' walk of the station.

Carefully designed and exquisitely finished in hardwood trim and beamed ceilings. Steam-heated, tiled bathrooms, finest exposed plumbing. Will be decorated to suit purchasers.

Open for Inspection Every Day

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Take any 6th or 9th Avenue Elevated train to 155th Street, and then from same platform Putnam division train direct to Park Hill.

Take Broadway Subway Express train to 242nd Street and then Broadway trolley (8 minutes) direct to Park Hill Station.

Take train from Grand Central Station to Yonkers, and then Broadway trolley (5 minutes) to Park Hill Station.

For floor plans of houses and full information concerning Park Hill, terms of payment, etc., write at once to

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Room 553, 527 Fifth Ave., New York City

Assets Over Fifteen Million Dollars Telephone, 3565 Murray Hill

APARTMENT HOTELS. | APARTMENT HOTELS.

THE HOTEL SEVILLE OFFERS VERY DESIRABLE SUITES OF ANY NUMBER OF ROOMS, WITH ALL MODERN IMPROVEMENTS. THE ROOMS ARE OF VARIOUS SIZES, EQUIPPED WITH LARGE CLOSETS, ARE WELL FURNISHED AND WELL ARRANGED. THE TABLE (A LA CARTE) AND ITS APPOINTMENTS ARE STRICTLY FIRST CLASS. WELL-TRAINED WHITE SERVANTS RENDER STRICTLY UP-TO-DATE SERVICE. ROOMS AND SUITES ARE RENTED BY THE DAY, BY THE SEASON AND BY THE YEAR. A VERY QUIET YET CENTRAL LOCATION, APPEALING PARTICULARLY TO PEOPLE OF REFINEMENT.

MADISON AVENUE AND TWENTY-NINTH STREET. EDW. PURCHAS, MANAGER.

For Rent

Room and bath

2 Rooms and bath

or Second floor

NON-HOUSEKEEPING APARTMENTS

Breakfasts served

N. W. cor. 81st St. & Mad. Ave.

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Apply on premises, or JOSEPH T. CASE, 50 Broad St.

SELECT APARTMENTS—BROOKLYN.

The Best Renting Value in Brooklyn

34 PLAZA STREET

703-707 VANDERBILT AVE.

256 STERLING PLACE

3 lines of cars to New York, time 30 minutes

5 minutes from Subway Station, Flatbush Ave.

A few desirable Apartments—Immediate Possession

6 and 7 rooms and bath, beautifully decorated, steam heat, electric light, hot water, open plumbing, hardwood floors, gas ranges; resident janitor; rents, $37.50 to $75 per month on lease. For further particulars apply to janitor, 256 Sterling place, or

THE CORD MEYER CO., 62 WILLIAM STREET, NEW YORK. Tel. 1960 John and 541 Prospect.

The Best Renting Value in Brooklyn

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A LARGE RIVER FARM in Mecklenburg County, Va. About 775 acres, with large brownstone granite mansion of about 20 rooms, belonged to English Baron; overlooking Staunton, Dan and Roanoke rivers, rich and fertile lands, rock wall avenues and rock wall fences, the finest dwelling in the county; two miles of Clarksville, Va. For sale by L. H. YANCEY, Clarksville, Va.

SALE DELAWARE FARMS. Fruited farm, 66 acres, good buildings, all stock, crops, implements, price, $2,750; terms, 1-3 cash; balance mortgage. DOVER INSURANCE REAL ESTATE AGENCY, Dover, Delaware.

FOR SALE—Dwellings, farms, lots, large store property, occupied as grocery and post office. I. C. WEYANT, New City, N. Y.

PARKRIDGE—Gentleman's elegant residence, fully furnished, several acres, abundance fruit, $9,000. CONNOR, World Building.

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FOR SALE.

FOR SALE—A manufacturing business. For particulars apply I. C. WEYANT, New City, N. Y.

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102 ACRES, $3,700, PART CASH. $2,000 INCOME LAST YEAR. Splendid potato, dairy, grain and general farm, ideal convenient location, near good neighbors, mail delivered, telephone in house; only 3 miles to railroad, high school, etc., with exception of 9 acres in wood land is all tillable, extremely productive, good 2 story, 11 room house, 2 piazzas, fine interior finish, big barn, other outbuildings; estate must be settled, only $3,700, part cash. Photograph of the residence and traveling directions to see this and other big money making farms, many with live stock, machinery and growing crops included, page 6, "Strout's Farm Catalogue No. 30," copy free. Station 1092. E. A. STROUT, 47 W. 34th St., N. Y.

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A CHARMING little bungalow plot, on a hill sloping to Manhasset Bay, five minutes to station, 28 minutes to New York, with waterfront and dock privileges, is for sale at $1,200; this is an unusual offer which appeals to people of an artistic temperament, who love open air sports, such as boating, bathing, fishing, golfing, hunting, &c.; the neighborhood is very quiet and refined; all improvements; can arrange building loan. Address BUNGALOW, box 161 Sun office.

FINE residence plot, 67x155, Mount Vernon; 14 rooms, bath, hot water, heated; cedar st. and Westchester av.; adjoining Chester Hill, sewer, water, gas; a bargain. OWNER on premises.

TO LET FOR BUSINESS PURPOSES.

STUDIOS & OFFICES TO LET

Broadway Studio Building, Broadway and 80th St.

Steam heat and elevator service. Very desirable neighborhood. Subway Station same block. Apply on premises, Room 7, 2231 B'way.

FOR RENT. Office, furnished, high class, stenographer and telephone service; $75 per month; references required. 1601, 74 Broadway.

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$5,000, $5,250, $5,500 & $5,750.

New eight room dwellings, beam ceilings, slate roofs, decorated; laundry and extra toilet in cellar; five minutes from Lackawanna station, easy terms, will rent to desirable parties. OSCAR G. BROWN, 28 Rutledge av., East Orange, N. J.

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FURNISHED ROOMS WANTED.

CULTURED MAN desires furnished room in first class house between 14th and 59th sts.; all conveniences; references. X., box 100, Sun uptown office, 1281 Broadway.

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Building 180x200, Cranford, N. J., 3 acres, trackage; modern, engine and boilers; sale or rent; easy terms. OWNER, 1001 Chestnut st., room 804, Philadelphia.

HELP WANTED—FEMALE.

MODELS WANTED

to wear and pose in costumes at the National Style Show, Hotel Astor, Oct. 10th to 15th. Afternoons, evenings, or both. Apply by letter only giving measurements. LADIES' TAILORS ASSOCIATION OF AMERICA, 20 West 23d st.

GREAT SCARCITY OF TELEGRAPHERS! The railroads and Wireless companies of America are short full 10,000 telegraphers. We can qualify young men and ladies in a few months and place them at $70 to $90 per month for beginners. Tuition can be deposited until position is secured. Operating six schools under direct supervision of Railway and Wireless Telegraph Officials. Main line wires and Wireless stations in each school. Write for catalogue to nearest institute. NATIONAL TELEGRAPH INSTITUTE, Cincinnati, Philadelphia, Memphis, Columbia, S. C.; Davenport, Ia.; Portland, Ore.

LADIES to sew at home making supporters. Good pay. No canvassing. Work sent prepaid to reliable women; send reply envelope for full information to UNIVERSAL REMEDY CO., Desk No. 1, Walnut St., Philadelphia, Pa.

WANTED—Refined young German Protestant lady as nursery governess and aid in household; must be thoroughly reliable, fond of children and good sewer; no others need apply; references required. For particulars address BERGAN, 75 Harrison av., Northampton, Mass.

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COTTON man, $100; rice salesman, $150, expenses; office man, $100; draughtsman, $100; for Mexico, doctor, $150; filer, $175; erecting millwright, $5.50; druggist, assayer and draughtsman. ANDERSON HERIER CO., Houston, Texas.

DO you want to make big money? Here is your opportunity, representing in your locality large reliable established business house; no experience or capital required. Write for free particulars. DANIEL H. RITTER CO., Chicago, Illinois.

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POSTOFFICE CLERKS AND CARRIERS WANTED: Examinations will be held in New York and many other cities in November. Uncle Sam is best employer; pay is high and sure; hours short; places permanent; promotions regular; vacations with pay; thousands of vacancies every month; all kinds of pleasant work everywhere; no lay offs, no pull needed; common education sufficient. Ask for free Booklet IP 188, giving full particulars and explaining my offer of position or money back. EARL HOPKINS, Washington, D. C.

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STOCK FOOD, MEDICINE and SPECIALTY Salesmen WHO HAVE MADE GOOD but who are looking for a better proposition. SELL TO DEALERS ONLY. Best line of goods on the market and backed up by the most tremendous SALES GETTING GENERAL ADVERTISING CAMPAIGN, supplemented by the most irresistible, original, catchy, result producing local advertising to help the dealer ever conceived. Dealers CAN'T resist. I want good men to devote ENTIRE TIME to our interests, but can handle a few experienced successful side line men with ability to handle the BEST proposition ever offered them to make big money from the start. H. F. BUSH, Wellsboro, Pa.

$100 MONTHLY AND expenses to travel and distribute samples for big manufacturer; steady work. S. SCHEFFER, Treasurer, 0181 Chicago.

SALESMEN, make 300 per cent. profit selling our Gold Window Letters, Novelty Signs, and Changeable Signs. 800 varieties, enormous demand. Catalogue free. SULLIVAN CO., 1234 Van Buren St., Chicago, Ill.

$25 WEEKLY and expenses, either sex, to put out catalogues and advertise. Large mail order house. C. H. EMERY, U 281 Chicago.

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Phone your ads for this column to M. N. OSTMAN, 71-73 Nassau St. Tel. 1510 Cortlandt

WOMAN'S DOMESTIC LEAGUE, 11 East 33d st. (agency)—Competent help wanted, city, country position.

GIRLS WANTED, neat, for housework, references. Apply at SCHMID AGENCY, 1007 3d av.

ANY ONE make money corresponding for newspapers, particulars for stamp. PRESS SYNDICATE, W. Middleport, N. Y.

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A BOY, 16 years old, wants position in lawyer's office or broker's, commission or importing house, or will take any position he can get; good worker; can furnish best references. P. P. P., 514 East 146th St., Bronx.

SITUATIONS WANTED.

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COLONIAL AGENCY furnishes professional domestic help, references thoroughly investigated. 26 West 39th. Murray Hill 5362.

HOUSEWORK. Several neat colored girls, experienced, with good references, want places in small families, other good Southern help furnished. LINCOLN INDUSTRIAL EXCHANGE, 214 West 50th. Phone 4786 Columbus.

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SELECT colored help furnished, male, female, references investigated. VICTORIA AGENCY, 36 West 133d. 4747—Harlem.

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PLAINFIELD, N. J.—To let, furnished rooms, fully furnished, hot and cold running water, electric light, desirable location, private family; board if desired; five minutes from station; 45 minutes from New York. Address PLAINFIELD, Room 404, Tribune Building, N. Y. city.

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WOULD YOU marry if suited? Matrimonial paper containing hundreds advertisements marriageable people from all sections of the United States, Canada, Mexico, Europe; rich, poor, young, old, Protestants, Catholics, mailed sealed free. A. K. GUNNELS, Toledo, Ohio.

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