THE REAL ESTATE MARKET

MAIDEN LANE BUILDING IN $1,000,000 DEAL.

Bought by Ayres Estate of Boston, Which Gave in Trade the Langdon, on 124th St. Hotel Werner, on 45th St., Sold. L. A. Schmidt Buys a John St. Site.

Deals involving a mercantile building in the jewelry district, an apartment hotel in the Harlem, a hotel near Long Acre Square and a plot on a side street in the new shopping district were reported yesterday.

The transaction affecting the jewelry district was the largest of the day. The Myers Building, at 47 and 49 Maiden lane, was purchased by Frederick B. Ayres of Boston for investment. The building was owned by the S. F. Myers Realty Company, which is controlled by Jerome A. Myers. It is twelve stories high and has a frontage of 45 feet on Maiden lane and a depth of 139 feet on its easterly line and 134.10 feet on its westerly line. It adjoins on the east the Jewellers Court Building, which is also a twelve story structure.

The property is between Nassau and William streets and is tenanted chiefly by jewellers and diamond dealers, who pay more for office space than any other class of business men except bankers and brokers south of Fulton street. It was built about six years ago and now rents for about $65,000 a year. It was valued by the sellers at $750,000.

In part payment for this property Mr. Ayres gave the Langdon, a ten story apartment hotel at 157 and 159 West 124th street. This property stands in the name of the Interstate Land Holding Company, which was organized to handle the realty holdings of the Ayres estate of Boston, which owns considerable real estate both in Boston and New York.

The property was acquired in foreclosure proceedings by the estate in 1904 and figured in yesterday's transaction at $90,000. It measures 50x100.11 and adjoins the old Harlem Casino, at the northeast corner of Seventh avenue and 124th street. The Casino is now used as a moving picture theatre. It is understood that the Langdon will be remodelled by the new owners either into a storage warehouse or a loft building.

This is the second large property in this section that has been claimed by business in two weeks. The other is the Hotel Winthrop, which occupies the block front on the west side of Seventh avenue from 124th to 125th street. This hotel is to be razed and a nine story department store erected by L. M. Blumstein, who leased the property from G. Sidenberg for twenty-one years with two renewals at the rate of $90,000 a year for the first period. The trade involves an investment of nearly $1,000,000. It was negotiated by the Charles F. Noyes Company, representing Mr. Myers, and Daniel Birdsall & Co., who looked after Mr. Ayres's interest.

The buyer of the buildings in the rear of the Myers Building on John street, recently sold by Charles B. Van Valen, is Edward A. Schmidt of Philadelphia, who will remodel the buildings, which are known as 50 to 56 John street, into one structure. There will be a new façade. Plans for the improvement have been prepared by Frank H. Quinby. Adjoining the property on the west is the old John Street Dutch Reformed Church.

The Hotel Werner at 132 and 134 West Forty-fifth street changed ownership yesterday. It is now the property of Paul Salvin, who conducts the Garden restaurant, formerly known as the Sterling, at Seventh avenue and Fiftieth street. Mr. Salvin bought the property from Charles Lide through E. H. Ludlow & Co. Mr. Lide was holding the property at $175,000. The Werner is an eight story structure on a plot 35x100.5 between Broadway and Sixth avenue. It adjoins the Hudson Theatre on the west, and opposite is the Forty-fifth Street Exchange, a twelve story building, which was recently sold by John E. Olson to William Crawford, formerly of the dry goods firm of Simpson, Crawford & Simpson, for $500,000. The three dwellings at 124 to 128, which adjoin the hotel on the east, were bought a few months ago by Frederick W. Rothschild for $200,000. It was said at the time that Mr. Rothschild proposed to improve the property. There has been considerable activity along Forty-fifth street since it became known that one of the important entrances of the new Grand Central Station will be at this street. On the block bounded by Madison and Vanderbilt avenues, Forty-third and Forty-fourth streets the story that the Central is to erect a fine hotel on this block had been revived. This no doubt has played no little part in the activity in that section. Last fall it was said that D. H. Burnham & Co. of Chicago had been commissioned to draw plans for a twenty story building. At that time the Central denied that it had any intention of improving the block with such a structure. Real estate men, however, take this as a technical denial, and believe that before the new station has been finished announcement of the improvement of this block will be made by the New York Central.

Negotiations are well advanced, it was said yesterday, for a long lease of the property at 5 East Thirty-eighth street, running through to 6 East Thirty-ninth street, owned by the Cram estate. If the lease, which is for twenty-one years with two renewals, goes through, the property will be improved with a twelve story building. It measures 37.6 feet on either street and is 197.6 feet deep. The dwelling adjoining at 3 East Thirty-eighth street is owned and occupied by J. Sergeant Cram, who was recently appointed to fill the vacancy left on the Public Service Commission by the expiration of the term of Edward M. Bassett of Brooklyn. At the Fifth avenue and Thirty-eighth street corner is the Siebrecht Building, and at the Thirty-ninth street corner is the Enate Building.

The Dyckman Taxpayers Association, William Minturn Post Collins is president, has adopted the following resolutions:

Whereas at a special meeting held by the Dyckman Taxpayers Association, composed of owners of realty in the Dyckman section and other boroughs of the city of New York, held this 19th day of June, 1911, at 521 Fifth avenue, for the purpose of examining and considering the rapid transit proposals made by the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company, be it

Resolved, That we unanimously indorse the proposal of the Interborough Rapid Transit Company and urge its adoption by the Board of Estimate and Apportionment and Public Service Commission as we consider it to be to the best interests and welfare of the residents and taxpayers of the city at large. Be it further

Resolved, That we urge the early consideration of Borough President McAneny's report to the board of Estimate and Apportionment of that portion thereof which affects the Brooklyn Rapid Transit Company, Broadway and Seventh avenue; be it further

Resolved, That a copy of these resolutions be sent to the members of the Board of Estimate and Apportionment and the Public Service Commission.

Yesterday's Private Sales.

AMSTERDAM AVENUE.—H. C. Senior and Lerman P. Smith sold for Michael McGarry and others to Gustav Vogt a five story flat on Amsterdam avenue, between Ninety-fifth and Ninety-sixth streets.

The Lewis H. May Company sold for S. Weiner to Lee S. Smith, a three story dwelling on lot 16.5x99.11.

SEVENTH AVENUE.—McDonald & Thomas sold for A. Levinsky, to a client, a three story and basement dwelling, on lot 20x75, adjoining the southeast corner of 136th street.

ST. MARK'S PLACE.—John M. Ruckert has sold for Mrs. Katie Illing 103½ St. Mark's place, a five story tenement with store, on lot 13.6x93.11, Ward leasehold, to Frederick A. Locke of Brooklyn, who has resold it through the same broker to Mrs. Maria Buehler.

THIRD STREET.—John M. Ruckert has sold for George W. May of Brooklyn 137 East Third street, a four story tenement with stores, on lot 25x100, Astor leasehold.

EIGHTY-FIRST STREET.—Worthington Whitehouse has sold for George A. Viehmann 119 East Eighty-first street, a three story dwelling, on lot 20x102.2. The buyer will occupy the house.

BLEECKER STREET.—Pepe & Bro. have sold for Amelia C. Upham of Bayonne, N. J., as executrix, 356 Bleecker street, a four story building with stores, on lot 25x75, to Louis Malavita, who has resold it to A. Sermolino.

SECOND AVENUE.—The Jentz estate has sold 207 Second avenue, southwest corner of Thirteenth street, a four story dwelling, on lot 26x110, to Mrs. Sadie Smith, who will use part of the building for business.

EIGHTH AVENUE.—Leo Hess has sold for Charles Christman to the Protective Realty Company 488 Eighth avenue, a three story flat, on lot 23.8x100, located 78 feet north of Thirty-fourth street. The new owner will make extensive alterations. Another story will be added and the upper floors will be used for offices. The property was held at $100,000.

WASHINGTON SQUARE.—Joseph P. Day has sold for Fordham University 31 Washington Square, a five story building, on lot 26x110, adjoining the northwest corner of Washington place. The buyer will occupy the house.

SEVENTY-FIFTH STREET.—Pease & Elliman have sold for the estate of James H. Benedict, Francis K. Pendleton, trustee, 110 East Seventy-fifth street, a three story private stable, on lot 25x102.2, located 75 feet east of Park avenue. The purchaser is Albert C. Bostwick, who will use it as a private garage.

TWENTY-FIFTH STREET.—Horace S. Ely & Co. have sold the three three story dwellings at 108 to 112 East Twenty-fifth street, on plot 60x98.9, for Mrs. Malleville W. McClellan, Winthrop Parker, trustee, and Mrs. Anne B. Rogers, respectively. It will be improved with a mercantile building.

NINETY-NINTH STREET.—Biloon & Ostroff have bought the two six story new law tenements at 224 to 228 East Ninety-ninth street, on plot 75x100.11. The property was recently sold in foreclosure and title was taken last week by Isaac and Ray Weil.

159TH STREET.—John Peyman has sold 410 East 159th street, a two and a half story frame dwelling, on lot 25x100, 96 feet east of Melrose avenue.

BELMONT AVENUE.—Heller & Sussman have sold the southwest corner of Belmont avenue and 181st street, a five story flat, on lot 50x100, to Abraham Dworsky, who gives in exchange eight lots at the southeast corner of 147th street and Concord avenue.

WEBSTER AVENUE.—Platt & Albert have sold for John Schreyer a plot, 75x100, on the west side of Webster avenue, 225 feet north of 179th street, to the Erber Construction Company, which will erect two five story apartment houses on the site.

WASHINGTON AVENUE.—David Kraus has sold for Dr. George F. Raynor to the Mundane Realty Company the southeast corner of Washington avenue and 174th street. The buyer will erect apartments and stores.

PARK AVENUE.—Herbert W. Clark has sold for the estate of Rudolph Walters the factory property at 4283 Park avenue.

Real Estate News.

Maurice Mandelbaum and the New Amsterdam Realty Company are the buyers of the dwelling at 312 West Thirty-first street, reported sold yesterday by Agnes G. Hawthorne.

At a special meeting of the governors of the Real Estate Board of Brokers of the City of New York held yesterday the rapid transit report of Borough President McAneny was approved.

Pease & Elliman have been appointed renting agents for the eight story fireproof apartment house at 771 Madison avenue, owned by the Jackson Realty Company.

Leases.

Furey & Co. have leased for Edward T. Cody the dwelling at 357 West Twenty-eighth street to Mary A. Hannigan for a term of years.

The Cross & Brown Company has leased 5,000 square feet of space on the sixth floor of the Stiner Building, at the northwest corner of Broadway and Thirty-first street, to S. M. Goldberg.

M. & L. Hess have leased for Elizabeth L. Goodnow the first loft in 60 University place, to Liberman & Ferguson; for the Century Bank the second loft in 135 Fifth avenue, to Pannell & Co.; for Douglas Robinson, Charles S. Brown Company the two story building at 33 East Twelfth street, to the Star Box Company; for the Yawl Realty Company the eleventh loft in 136 to 140 West Twenty-first street, to J. & M. Yellin, and for Leon Cohen the eighth loft in 22 and 24 West Twenty-seventh street, to the Belle Skirt Company.

Brooklyn Sales.

G. Tuoti & Co. have sold to Joseph Longobardi for the Lower Bay View Realty Company a plot of four lots in Ocean Park, near Coney Island.

Biloon & Ostroff have bought 4406 and 4408 Fourteenth avenue, two three story single flats on plot 40x90, Borough Park.

Out of Town Deals.

The John H. Fife Company has leased for Dr. F. W. Monell the Patchogue Inn, at Patchogue, L. I., to Edward F. Johnson for a term of three years, with an option to purchase at the end of the first year.

Hayden & Co. have sold the Pierrepont Hotel, on plot 120x120, at Sea Cliff, L. I., for Kate I. Reilly to Ernest Kahn.

Pease & Elliman in conjunction with W. H. Chappell have rented the Rutherford cottage at Eastern Point, New London, Conn., to Mrs. William B. Thom.

Building News.

Euell & Euell, architects, have filed plans for building a one story store on the northeast corner of Broadway and 178th street for the Cliff Construction Company. It will have a frontage of 76.1 feet on Broadway and 103 feet on the street, and will cost $30,000.

Charles M. Straub, architect, has filed plans for making alterations to the five story tenement house on the west side of Mott street 135.6 feet south of Bleecker street known as 307 and 309, for Saverio Visetti at a cost of $10,000.

Thomas W. Lamb, architect, has filed plans for installing stores in the three story loft building on the south side of Sixtieth street 108.3 feet west of Broadway and known as 10, by building a side extension at a cost of $7,500 for E. S. & J. S. Appleby, owners.

The plans filed in the Borough of the Bronx comprise an open air theatre on the northeast corner of Cypress avenue and 139th street for Mrs. I. Block at a cost of $500; a one story frame shop on the west side of Barnard avenue 72 feet north of Meadow lane for Longin P. Fries at a cost of $700; two five story brick tenements on the west side of Simpson street 228.8 feet north of 163d street for the Podgers Realty Company at a cost of $70,000, and a one story brick pumphouse on the west side of Jerome avenue 25 feet north of 181st street for William Hobson at a cost of $150.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

101th street, 404 to 412, south side, 93.4 feet east of First avenue, 119.5x100.11, five and six story loft building; J. J. Brady vs. William Hauptmann et al.; partition; to Charles Ask	$49,000
142d street, 353 and 355, north side, 267.11 feet east of Alexander avenue, 37.4x100, six story flat; Frederick Mathesius, Jr., vs. Haase Lippman Construction Company et al.; action 2; due on judgment, $10,726.48; subject to a first mortgage of $32,000; to the plaintiff	37,800

BY D. F. INGRAHAM & CO.

Southern Boulevard, west side, 193.5 feet south of 182d street, 159.11x155.10x152.2x90.2, five story apartment house; M. S. Croxson vs. Katonah Construction Company et al.; due on judgment, $91,412.48; to Laspina & Cully	$92,500

BY SAMUEL MARX.

138th street, 529 north side, 400 feet west of Amsterdam avenue, 25x99.11, five story tenement; Jacob Levin vs. Tautog Realty Company et al.; due on judgment, $12,697.35; subject to taxes, &c., $178.55	Withdrawn

Constructor Stocker at the Navy Yard.

Naval Constructor Robert Stocker yesterday assumed charge of the hull department of the Brooklyn navy yard as the successor of Capt. William J. Baxter, who has been transferred to the Boston yard. He said he would make no changes in the personnel of the working force in his department. Constructor Stocker was graduated from the Naval Academy in 1887 and joined the construction corps in 1893. Owing to a nervous breakdown Capt. Baxter has received six months leave of absence. He will go to Europe.

REAL ESTATE FOR SALE—WESTCHESTER COUNTY.

REAL ESTATE FOR SALE—WESTCHESTER COUNTY.

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FOR SALE

The only large tract left suitable for immediate development in Westchester County, with water front privileges on Long Island Sound, over 3,000 feet frontage on Boston Post Road, 20 miles from Grand Central Station, must be sold at once; no reasonable offer refused.

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RICHMOND REAL ESTATE FOR SALE

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Saturday, 2.30 P. M., to
LITTLE FARMS
at ANNADALE, STATEN ISLAND
Get tickets from
WOOD, HARMON & CO.
261 Broadway, N. Y.

CITY REAL ESTATE.

Geo. R. Read & Co.
REAL ESTATE
20 Nassau St. 3 East 85th St.

Grand "L" to Lewis st.; small houses.
450 Washington st., small house and lot.
3 Junction cor. lots, all encumbered; will exchange for larger properties.
CYRILLE CARREAU, Agent, 796 6th av., 45th.

THE GRAIN MARKETS.

Wheat Up Again—Continued Damage Complaints From the Northwest—Big Decrease in the European Visible Supply—Corn and Oats Advance.

Wheat was again higher on further reports of damage in the Northwest, some unfavorable European crop advices and rather bullish statistics. Also Germany, Hungary and southwestern Russia sent unfavorable crop reports. The European visible supply fell off 4,632,000 bush., against a decrease of 4,420,000 last week and of 4,790,000 last year. The world's visible supply decreased 5,006,000 bush., against a decrease last week of 6,554,000 bush. and last year of 6,500,000. Significantly enough Budapest rose 1½c. Antwerp advanced ¼c., while Paris was unchanged to 1c. higher.

On the other hand final prices were off from the top and Liverpool was disappointing to the bulls, advancing but ¾ to 1¼d. Crop conditions in the United Kingdom have recently improved. In France the crop conditions are generally favorable, it is said. Harvesting in this country is making favorable progress. Also many claimed that the Northwestern damage reports were rather "overdone." But bullish factors predominated.

Corn was firm and higher on dry hot weather at the West, firm cables and bull support. Southwestern interests bought futures. Liverpool rose ½ to ¾d. Oats displayed pronounced strength and prices reached new high levels for the season on continued dry hot weather reports. Also there were further complaints of damage by unfavorable weather to both hay and pastures.

THE SPOT MARKETS.

Wheat firm; No. 2 red, 97c. nominal elevator. Of Manitoba 80,000 bush. were sold for export c. i. f. Buffalo. Corn steady. No. 2, 63¾c. f. o. b. Oats firm; standards 46c.; No. 2 white, 46½c. Futures here were as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. close.
Wheat.					
July	96½@97	97⅜	96½	96⅞	96
September	95	96⅞	95⅞	96⅞	95¾
December				98⅞	97⅝
Corn.					
July	63¾	63¾	63	63	61½

CHICAGO, June 20.—Prices were as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
Wheat.					
July	89@90	91	89	90	88¾
September	89-90	90¾	89	89⅞	88⅞
December	92-½	93	91⅞	92⅞	91
Corn.					
July	56-¼	56⅞	55⅞	56⅝	55⅞
September	57¼-⅜	58⅛	57½	58⅛	56⅞
December	56-¾	57⅝	56	57⅛	55¾
Oats.					
July	39⅞-¾	40½	39⅞	40½	38⅞
September	40¼-⅜	41½	40⅛	41⅜	39⅞
December	42¼	43½	42	43¼	41⅜

OTHER MARKETS.

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
Wheat:					
Minneapolis July	97½	98½	96⅞	97⅞	96⅞
Sept	95½-6¼	97¼	95	96⅞	94⅞
Duluth July	98	98½	97	97⅞	96⅞
Sept	95½	97½	95½	95⅞	95¼
July (dur)	89	89	88½	88½	88
Winnipeg July	97½	98¾	97	97⅞	97
Oct	90½	91¾	90¼	90¼	90¼
Toledo July	89¾	90¾	89¼	90	88⅞
Sept	91-¼	91⅞	90⅞	90⅞	89⅞
Kansas City July	85	85⅞	85	85½	84½
Sept	85-¼	86	85	85½	84½
St. Louis July	85½	87½	85½	86¼	85⅛
Sept	86⅝	88	85⅝	87¾	86⅛
Corn:					
Kansas City July	55¾	56	55¾	56	55
St. Louis July	55¼	56	55¼	55½	54½

Flour was moderately active and firm. Spring clears, $4@$4.25; Kansas straights $4.30@$4.50.

MISCELLANEOUS MARKETS.

Coffee Dull—Provisions Up With Packers Buying.

Coffee was dull and featureless. Spot coffee was steady and nominally unchanged at 12½c. for No. 7 Rio. Futures closed quiet, with prices unchanged to 4 points advance. Sales, 15,000 bags. Hamburg was unchanged to ⅛ pfg. higher; Havre was unchanged to ⅛f. higher. Rio advanced 50 reis; receipts (two days), 8,000 bags. Santos was unchanged; receipts (two days), 8,000 bags; Sao Paulo receipts, 8,000 bags, Jundiahy, 7,800. Prices here were as follows:

	Highest.	Lowest.	Closing.	Prev. close.
July	10 95	10 95	10 94@10 95	10 94@10 95
September	10 72	10 70	10 71@10 72	10 68@10 70
October			10 56@10 57	10 52@10 55
December	10 51	10 50	10 51@10 52	10 48@10 49
March	10 51	10 51	10 51@10 52	10 49@10 50

Lard steady; prime Western, 8.45c.; city, 7.80c.; refined Continent, 8.65c. Futures were as follows: July, 8.25@8.40c.; September, 8.40@8.55c.; November, 8.15@8.30c.; January, 8@8.15c. Pork quiet; mess, $17@$17.50. Beef steady; family, $13@$13.50. Butter—Creamery extras, 23c. Cheese—New, fancy, 11½@11¾c. Eggs—Fancy, 20@25c.; Western firsts, 14½@15c.

Chicago, June 20—Prices as follows:

	Open-ing.	High-est.	Low-est.	Clos-ing.	Prev. Close.
Lard:					
July	8 20	8.22½	8.20	8.20	8.12½
September	8.35	8.37½	8.32½	8.35	8.27½
December	8.10	8.15	8.07½	8.12½	8.00
Ribs:					
July	8.32½	8.35	8.30	8.32½	8.20
September	8.30	8.35	8.30	8.32½	8.25
January	7.65	7.72½	7.65	7.70	7.60
Pork:					
July	15.35	15.45	15.35	15.42½	15.25
September	15.40	15.40	15.30	15.37½	15.20

SUGAR.—Raw firm; muscovados, 89 test, 3.42c.; centrifugal, 96 test, 3.92c. Granulated, standard, 5c.

NAVAL STORES.—Spirits of turpentine, 55½c. Common to good strained rosin, $6.50.

Cop's Skirmish With Burglars.

HACKENSACK, N. J., June 20.—Policeman George Morley of Ridgefield Park had a running pistol fight with two burglars at 4 o'clock this morning. Packages the men were carrying aroused the policeman's suspicions and when he stopped them on Paulison avenue they attacked him. Morley drew his club and beat the men off. The burglars retreated to the woods and began shooting at the policeman, who returned their fire. One bullet grazed Morley's hand. The burglars dropped the packages, which contained about $500 worth of silverware, and escaped.

Thirty Minutes From Grand Central Lies

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A different kind of suburban home place up in the beautiful Westchester hills. Frequent electric train service. Send for booklet.
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HAVE YOU MONEY TO INVEST?

OUR Guaranteed Mortgage Certificates combine the safety of a mortgage and the convenience of a bond. No delay whatever in investing any amount. You can start your interest at once. They pay 4½% and are guaranteed. Any amount from $200 to $100,000 or more. Call at any office or write us about how much you wish to invest.

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Capital . . $4,375,000
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Joseph P. Day
REAL ESTATE
31 Nassau Street.

NEW JERSEY REAL ESTATE FOR SALE

When You Buy Get the Best
WEEQUAHIC TRACT, NEWARK, N. J.
Parkways in centre, streets paved; water, gas and sewer, title guaranteed by Fidelity Trust Co.; Lehigh Valley "Park View" station at property, or take Jersey Central, Penna. or Lackawanna R. R. to Newark, and Mt. Prospect or Main line trolley to property. FRANK J. BOCK, General Manager, Fireman's Bldg., Broad and Market Sts., Newark, N. J.

FOR SALE—Brick Bungalow, 7 rooms and bath; all conveniences; near Atlantic City, N. J.; price $2,300; $1,300 cash. TOM BROOKE, Oakland av., Pleasantville, N. J.

124 ACRES.
Gentleman's estate, few steps to two depots; would make good development; price $100 per acre; terms. O. J. BROWN, Somerville, N. J.

TO LET FOR BUSINESS PURPOSES.

ESSEX Building, located at Clinton & Beaver Sts. & Essex Court, Newark. "One short block from everywhere"; devoted exclusively to office purposes; strictly fireproof; frontage on three streets, permanent light on all sides; five high-speed elevators; tiled halls; every modern convenience. Rentby Agent, Room 216 Essex Building. UNION BUILDING CO., owners, or LOUIS SCHLESINGER, Union Bldg, Clinton St. at Broad, Newark.

SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

Two Rooms **SETHLOW** Three Rooms
KITCHENETTE APARTMENTS.
309-317 WEST 121ST ST.
Between Broadway & Amsterdam Ave.
2 Rooms & Bath, $35 to $45
3 " " " $50 to $60
References Required. Apply Manager or Sethlow Realty Co., 149 Broadway.

REAL ESTATE AT AUCTION.

THE FORECLOSURE SALE of two hundred and twenty (220) valuable lots, located on 18th and 17th avenues and 59th to 63d streets, adjoining Borough Park, to be held on Tuesday, June 27th, 1911, at 12 o'clock noon, in the Brooklyn Real Estate Exchange, 189 Montague street, will afford the public an opportunity of purchasing really desirable lots at their true market value. The property will be sold in lots and both the small and large buyer will be given an equal chance. Send for description map. JERE JOHNSON, JR. COMPANY, 188 Montague st., Brooklyn, and 187 Broadway, New York.

QUEENS REAL ESTATE FOR SALE.

DO YOU WANT A LITTLE BUNGALOW at Glenhead, L. I? If you do, don't fail to come and see us and look it over; only 40 minutes from N. Y. C. and only 10 minutes walk to the water front, with excellent boating and bathing facilities; you can easily make it an all-year-round home; good sites containing 5 or more lots, $300 and up. For further particulars call or write, J. WRIGHT, 235 West 34th st., N. Y.

FURNISHED COTTAGES TO LET.

TO RENT—Furnished Cottage, eight sleeping rooms, three baths; situated on the Shrewsbury River; 5 minutes from Monmouth Beach; stable and garage accommodations. For further particulars apply to Mrs. WALTER PATTEN, Long Branch, N. J.

REAL ESTATE FOR SALE.

FOR SALE—A business lot, a bargain if taken at once. For particulars address F. E. F. FREMONT, Nebraska Box 797.

LONG ISLAND REAL ESTATE FOR SALE

The Tuxedo of Long Island

Your quest for a place "just out a bit" where you would build and *live*, is not so hopeless as you perhaps believe. You have not seen OAKLAND—the ideal setting for a Homestead—the Tuxedo of Long Island. When you do see it—you will say, "This is just the place I have been looking for."

Oakland

Affords quiet, enjoyable country life within the city limits. It gives you a homesite nestled among sturdy old trees. It gives you a little country estate and the life of a country gentleman—outdoor sports, golf, tennis, boating, etc., and gentlefolk for neighbors. For OAKLAND'S restrictions are most exacting.

OAKLAND is decidedly different from other properties. It is *not* a barren tract of land way out in Nowhereville. It is *not* divided into a checkerboard layout of skimpy lots bristling with rows of wilting saplings planted along sun baked roads.

OAKLAND *was* the fine old estate of Effingham Lawrence—a country gentleman, who used his wealth and cultured taste to beautify its two hundred and thirty rolling acres and pretty lakes. *Now* you will find it a beautiful Residential Park, shadowed with grand old trees that have a glad-we're-here look, and run with cool, wide roads and quiet paths that search out nature's prettiest pictures.

A landscape architect has divided OAKLAND into small country estates from one-fourth to one acre, according to the demands of the landscape. The plots are priced from $3,000 up and are sold on reasonable terms.

18 Minutes from Herald Square

OAKLAND is situated at Bayside, L. I., Borough of Queens, New York City—a cool, comfortable 18 minutes' trip from Herald Square on the new Penna. R. R. It has an elevation of 200 feet and commands a fine view of the Sound. All city improvements, including sewers, water, gas and electricity.

Write or 'phone for literature, map and price list and appointment to visit the property as our guest.

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New York City.

BEAUTIFUL HOME
Overlooking Long Island Sound; every modern improvement; highly restricted neighborhood; decided with permanent shore front privileges, boating, bathing; only 11 miles out; must have $300 cash at once, balance easy terms. T. BROWNE, JR., 2 East 125th st., New York city.

FINEST PLOT IN BAYSIDE PARK
50x115; bought two years ago; must sell; have paid in $250; will sacrifice $100. BARGAIN, box 52 Sun office.

CAMPS TO LET.

TO LET—A new camp in the heart of the Adirondacks, 3 trains daily; long distance telephone; mail and papers every day; hot and cold water, bath, lavatory in house; accommodations for 10; large dining room; garage, and boats; complete July 1st; all new furnishings. G. J. BENSON, 132 State St., Albany, N. Y.

PROPOSALS.

OFFICE OF THE COMMISSIONERS, District of Columbia, June 19th, 1911. Sealed proposals will be received at this office until 2 o'clock P. M., Wednesday, July 5th, 1911, for the construction of alterations and additions to the Armstrong Manual Training School No. 129, located on F Street, between First and Third Streets, Northwest, Washington, D. C. Blank forms of proposal, specifications and all necessary information may be obtained from the Chief Clerk, Engineer Department, Room 427, District Building. Deposit of $10.00 required to guarantee return of plans. CUNO H. RUDOLPH, JOHN A. JOHNSTON, WILLIAM V. JUDSON, Commissioners, D. C.

OFFICE Purchasing Commissary, U. S. Army, 39 Whitehall Street, New York City, N. Y., June 20, 1911.—Sealed proposals, in duplicate, for furnishing and delivering subsistence stores in this city at such times as may be required by the U. S. Government, on or before August 15, 1911, will be received at this office until ten o'clock A. M., July 3, 1911. Information furnished on application. Envelopes containing bids should be marked "Proposals for Subsistence Stores, opened July 3, 1911," and addressed to Col. A. L. SMITH, A. C. G., U. S. Army.

OFFICE, Commissioners, D. C., Washington, June 15, 1911.—Sealed proposals will be received at this office until 2 o'clock P. M., Thursday, June 29, 1911, for grading and improving suburban streets and avenues in the District of Columbia. Forms of proposal, specifications and necessary information may be obtained from CHIEF CLERK, Engineer Department, Room 427, District Building, Washington, D. C. Cuno H. Rudolph, John A. Johnston, William V. Judson, Commissioners, D. C.

PUBLIC NOTICES.

PUBLIC NOTICES.

CITY OF NEW YORK.

BOARD OF ESTIMATE AND APPORTIONMENT.

Public notice is hereby given that at a meeting of the Board of Estimate and Apportionment, held May 25, 1911, the following petition was received:

TO THE BOARD OF ESTIMATE AND APPORTIONMENT:

The petition of the Twenty-eighth and Twenty-ninth Streets Crosstown Railroad Company, respectfully shows:

That it is a Street Surface Railroad Corporation, organized under the Laws of the State of New York, and is now engaged in operating a railroad by electrical storage battery between Twenty-third Street and North River and Thirty-fourth Street and East River, in the Borough of Manhattan, City of New York, through Streets and Avenues including Twenty-eighth and Twenty-ninth Streets. The discontinuance of the Pennsylvania Ferry at West 23rd Street and the Hudson River, and the use of the new Pennsylvania Terminal at Thirty-third Street and Seventh Avenue, a large amount of passenger traffic which formerly passed over petitioner's railroad has been diverted to such Terminal, and is lost to your petitioner.

That your petitioner's road is operated through Twenty-eighth and Twenty-ninth Streets, two important crosstown thoroughfares of the City, and it transports passengers to a section of the City not reached by any other crosstown road, there being no other crosstown railroad near the applicant's lines. For the distribution of such traffic, your petitioner desires and proposes to construct an extension or branch thereof, upon and over the following route:

"COMMENCING at Twenty-eighth Street and Seventh Avenue; thence Northerly, in or upon Seventh Avenue with double tracks to Thirty-second Street; thence again Northerly, in or upon Seventh Avenue with a single track to Thirty-third Street; thence Westerly, in or upon Thirty-third Street with a single track to Eighth Avenue; thence Southerly with a single track, in or upon Eighth Avenue to Thirty-first Street; thence Easterly, in or upon Thirty-first Street with a single track to Seventh Avenue connecting with the double track proposed to be constructed thereon."

WHEREFORE, your petitioner prays that the right or franchise authorizing the construction and operation of a road upon the route aforesaid be given under the provisions of the Greater New York Charter, and of the Railroad Law applicable thereto.

Dated, New York, May 12, 1911.

TWENTY-EIGHTH & TWENTY-NINTH STREETS CROSSTOWN RAILROAD COMPANY.
By JOS. B. MAYER, Receiver.

City of Buffalo, County of Erie, State of New York, ss.:

JOS. B. MAYER, being duly sworn, deposes and says:

That he is the Receiver of the Twenty-eighth and Twenty-ninth Streets Crosstown Railroad Company, the petitioner above named; that he has read the foregoing petition and knows the contents thereof, and that the same is true to the knowledge of deponent, except as to the matters therein stated to be alleged upon information and belief, and as to these matters he believes it to be true.

JOS. B. MAYER.

Sworn to before me, this 12th day of May, 1911.
[Seal.] A. F. TIDESWELL,
Notary Public in and for Erie County.

State of New York, County of Erie, ss.:

I, JOHN H. PRICE, Clerk of the County of Erie, and also Clerk of the Supreme and County Courts for said County, the same being Courts of Record, do hereby certify that A. F. TIDESWELL, whose name is subscribed to the certificate of the proof, acknowledgment or affidavit of the annexed instrument in writing, was, at the time of taking such proof, acknowledgment or affidavit, a NOTARY PUBLIC in and for said County, duly commissioned and sworn and authorized to take and certify the same; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe the signature to the said certificate of proof, acknowledgment or affidavit is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County and Courts at Buffalo, this 12th day of May, 1911.
No. 6319. J. H. PRICE,
[Seal.] Clerk.

and at the meeting of June 8, 1911, the following resolutions were adopted:

WHEREAS, the foregoing petition from the Twenty-eighth and Twenty-ninth Streets Crosstown Railroad Company, dated May 12, 1911, was presented to the Board of Estimate and Apportionment at a meeting held May 25, 1911.

RESOLVED, that in pursuance of law this Board sets Thursday, the sixth day of July, 1911, at 10:30 o'clock in the forenoon and Room 16 in the City Hall, Borough of Manhattan, as the time and place when and where such petition shall be first considered, and a public hearing be had thereon, at which citizens shall be entitled to appear and be heard; and be it further

RESOLVED, that the Secretary is directed to cause such petition and these resolutions to be published for at least fourteen (14) days in two daily newspapers in the City of New York, to be designated by the Mayor, and for at least ten (10) days in the "City Record" immediately prior to such date of public hearing. The expense of such publication to be borne by the petitioner. (The Sun and Evening Mail designated.)

JOSEPH HAAG, Secretary.

New York, June 8, 1911.

FORECLOSURE SALES.

SUPREME COURT—COUNTY OF NEW YORK.

THE TWELFTH WARD BANK OF THE CITY OF NEW YORK and IRENE W. BENNET, Plaintiffs,
Against
WILLIAM FERRIS and others, Defendants.

In pursuance of a judgment of foreclosure and sale, duly made and entered in the above-entitled action and bearing date the 28th day of March, 1911, as amended by an order made and entered therein on the 6th day of April, 1911, I, the undersigned, ARCHIBALD A. GULICK, the referee named in said judgment as amended, will sell at public sale at the Exchange Salesroom, Nos. 14-16 Vesey Street, in the Borough of Manhattan, City of New York, on the 10th day of May, 1911, at 12 o'clock noon on that day, by DANIEL PHOENIX INGRAHAM, Auctio