INVESTOR BUYS TWO 58TH ST. APARTMENTS

Property Near 6th Ave. in $750,000 Trade --Other Small Apartment Houses Sold and Traded.

Limited trading in real estate yesterday had chiefly to do with small apartment houses, of which the principal properties sold were two houses on the south side of Fifty-eighth street adjoining the southeast corner of Sixth avenue, and standing directly across from the Fifty-eighth street entrance to the New York Athletic Club. The deal in which they changed owners involved property valued placed at about $750,000. William B. May & Co. were the brokers in the transaction. They have sold for the Biltmore-Blenheim Company, L. Napoleon Levy president, 56 to 62 West Fifty-eighth street, two seven story apartment buildings, known as the Biltmore and Blenheim. The plot they occupy has a frontage of 100 feet on Fifty-eighth street and a 100.5 feet deep. The buildings are of modern type and are in good condition. The purchaser, whose name is withheld, will hold them as an investment. The sellers purchased them seven years ago. The whole property was held at $550,000 and the brokers report the price at nearly that figure. Another property valued in the trade at about $250,000 was given in part payment for the Fifty-eighth street houses.

77TH AVE. APARTMENTS SOLD.

The Rossmore Holding Company has sold Douglas and Desmond apartment houses at the northwest corner of Seventh avenue and 121st street. The property is known as 2022-2028 Seventh avenue, and consists of two six story elevator structures, occupying a plot fronting 100.11 feet on Seventh avenue and 95 feet on 121st street. The sellers acquired them in January from the defunct New York Real Estate Security Company, which had bought them from ex-Gov. Levi P. Morton.

EAST SIDE DWELLING RESOLD.

EAST 78TH STREET—Francis B. Robert has resold 22 East Seventy-eighth street, a four story and basement dwelling, on lot 15.3x102.2. The buyer, who is said to be prominent in social circles, will have the house remodelled for his occupancy. The house was bought in April by Emily G. Rormer for James McLean.

PARK AVENUE—Mary H. Maynard has sold 835 Park avenue, a five story flat on lot 26x100, adjoining the northeast corner of Seventy-eighth street, a parcel owned by Goodhue Livingston.

WEST 177TH STREET—The Brown-Weiss Realties have bought from the Strange & Slawson Company 605 West 177th street, a five story apartment house, known as the Eddystone, on plot 50x89.10, adjoining the northwest corner of St. Nicholas avenue. In part payment the buyers gave 37 West Ninety-seventh street, a three story dwelling, on lot 17x100, near Central Park West.

BLEECKER STREET—Van Vliet & Place have sold for the Laux Estate the southeast corner of Bleecker and Bank streets, an old three story building used for a hotel on a plot 44.6x50. It is one of the corners at the intersection of Bleecker, Bank and Hudson streets and Eighth avenue.

BUILDERS BUY BRONX BLOCK.

George F. Johnson has sold through Emil Leitner the block front on the south side of 163d street from Intervale avenue to Roger place, comprising a plot with a frontage on 163d street of 187 feet and a depth of 100 feet. Pujo Bros. and Nathan Wilson have purchased the property for improvement with five story apartment houses.

INVESTS IN BRONX FLAT.

ALEXANDER AVENUE—Louis Block has sold for S. Lewine 134 Alexander avenue, a four story flat on lot 19.5x35.5, adjoining the southeast corner of 134th street. The purchaser is a Mrs. Gaubaint of Mount Hope, Westchester county.

NEW BROOKLYN STORE.

$500,000 Paid for Site of Building at Fulton and Hoyt Streets.

The property at 446 and 448 Fulton street, corner of Hoyt street, Brooklyn, in the heart of the business section, occupied by Acker, Merrall & Condit under a lease, has been sold by the heirs of the owner, the late George J. Smith, to Julius Brody, who will erect a four story department store, in which women's wear alone will be dealt in. The price for the property is said to be about $500,000. Mr. Brody has a large store at Manhattan avenue and Varet street in Williamsburg.

TO BUILD MANHASSET HOME.

F. Lewisohn, a banker of Manhattan, has purchased a portion of the holdings of Louis Sherry, the restaurateur, at Manhasset, L. I., and will erect a residence along the high class lines of architecture to be found in the neighborhood.

BUSINESS PROPERTY LEASES.

Passing of Renting Season Seen in Decreased Volume.

William H. Whiting & Co. have leased for a term of years the store and basement at 217 Fulton street to David Wolff, also the entire building at 213 Front street to Walter T. Smith, Inc.

Cross & Brown Company has leased the second floor in 230 West Fifty-eighth street to Philip H. Lang and with Albert B. Ashforth space on the twelfth floor of 14 and 16 East Thirty-third street to George Henry Scragg.

TENANTS FOR CITY HOUSES.

Slawson & Hobbs have leased the dwelling at 310 West Seventy-third street for Henry Zuckerman to H. J. Wallace.

LEASES WESTCHESTER PLACE.

Fish & Marvin have rented for the season the property of R. B. M. Cook on Comly avenue, Port Chester, to E. Voss.

Julia Beverley Higgens has let for Miss Augusta Wood her place "Stonecrest," Mount Kisco, to Reginald Fincke of New York, also for Mrs. J. C. Hunt her place "Feather Farm" at Bedford Hills to George Cabot Ward, New York park commissioner, for the season.

ROCKAWAY COAST RENTALS.

Lewis H. May Company has leased cottages at Rockaway Park for John W. Harding on North Tenth avenue to Joseph Solomon; for Otto Hoffritz on North Columbus avenue to Sidney Krause; for R. W. Brodmann on South Tenth avenue to Sidney A. Guggenheimer; at Belle Harbor, for Sam Brown on North Winthrop avenue to Joseph Hurtig; for William C. Ormond on North Montauk avenue to S. L. Malone; for Mrs. Lena Schwartz on North Brighton avenue to John A. Meehan.

BUILDING AND LOAN MEETING.

The twenty-seventh annual convention of the League of Building and Loan Associations will be held in the convention hall of the Hotel Statler, Buffalo, on Thursday and Friday, June 11 and 12. Edwin F. Howell will speak on the "Land Bank of the State of New York."

E. E. Bondy, one of the officers of the Edison Association of New York city, will tell about "The Savings and Loan Association as a Factor in Social Service Work." H. J. Sharrett of Staten Island will speak on "The Real Estate Man and the Savings and Loan Association." Frank Lybolt, Mayor of Port Jervis, has prepared an address on "The Oldest Savings and Loan Association in the State and Its Far Reaching Influence." Clay W. Holmes of Elmira has a paper on "Tornado Insurance." James P. Judge of Brooklyn will point out the changes in the new banking law that affect the associations. The State Banking Department will be represented by George I. Skinner, first deputy, and the State Agriculture Society by its president, John J. Dillon.

PEARSALL LOTS BRING $416,225.

Last of 420 Parcels Sold at 7:30 Last Night—Average, $991 a Lot.

Sale of the Pearsall estate lots on Pelham Parkway, which began Saturday morning, was concluded last night at 7:30 o'clock. The 420 lots in the tract have been sold for $416,225 which is an average of $991 a lot. This is much less than nearby lots brought a year ago when the transit construction affecting that part of The Bronx had hardly started. Few professional buyers got any of the Pearsall lots. The buying was chiefly in the hands of small investors—school teachers, city employees, store keepers and those with small bank accounts.

Bidding was slow and tedious and the sale dragged along. Progress and prices were much better yesterday than on Saturday. Beginning at 12:41, Mr. Day sold 181 lots up to 7:30. He received $224,225 for them, which is an average of about $1,240. The average at Saturday's sale was $805. At that sale 239 lots were sold for $192,000, which was a surprise to many expert appraisers, who figured the lots would bring much more. The absence of professional buying may account for this, as there is nothing that sends prices along better than a coterie of operators bidding for property. This was lacking both yesterday and Saturday. Many professional buyers were on hand both days, and though they thought prices were below those obtained for similar located property in that section a year ago they permitted the buying to be in the hands of those who were probably taking their first flyer into the realty field.

Saturday's sale dragged along and at 9:30 o'clock adjournment was called after 239 lots had been sold to almost as many buyers for $192,000. The sale yesterday was held in the Vesey street salesrooms. About 1,500 persons were on hand when Mr. Day asked for bids on the southeast corner of Lydig and Tenbroeck avenues. Somebody offered $500. In bids of $100 and then $50 the price for the corner reached $1,225, which was Benjamin Cohen's bid. He got the lot and then bought the one adjoining for $800. Most of those present yesterday could not be induced to bid more than $800 for any lot. Many went for less than $800.

The lowest price obtained for a lot yesterday was $675, which was paid for several on the north side of Lydig avenue between Narragansett and Van Hoessen avenues. On Saturday lots sold for $400. The highest price was paid for the corner of Williamsbridge road and Pelham Parkway. The corner, which has a frontage of 68 feet and is 40 feet in the rear, was bought for $12,000 by Frederick Josephs, president of the New York Butchers Dressed Meat Company. Mr. Josephs bought the adjoining lots on the parkway over to Yates avenue for $40,250. For the Yates avenue corner he paid $4,200. The intervening lots cost him from $3,000 to $4,000 each. At the other end of the parkway frontage of the estate lots sold for $1,400 to $1,475. One of these was bought by a Brooklyn woman school principal and another by an attache of the Tax Department. Inside lots on Williamsbridge road sold for from $875 to $2,325. The latter price was paid for the lot next to the corner of Pelham Parkway and Williamsbridge road for which Josephs paid $12,000.

NEPONSIT LOT BUYERS.

At Neponsit on Saturday a total of $65,080 was realized for the 145 lots, offered at auction on the premises by the Jere Johnson, Jr., Company. Three cottages were also disposed of at $6,900, $6,500 and $4,500. Despite the cloudy day there was an unusually large attendance at the sale, fully 750 people facing the auctioneer when the first lots were offered. The property comprised the bay front at Neponsit, adjoining the Neponsit Club, and the lots were located on Newport avenue, Bayside drive, Seminole, Dakota and Huron streets and Adirondack boulevard. Most buyers purchased two lots at a knockdown, the sale being terminated at 6:30 P. M. Among the purchasers were J. C. Bennett, G. C. White, P. I. V. Kirch, W. Williams, D. S. Youman, Ida Fischer, M. Rossheim, J. Burns, C. H. Kathren, Mary Cannon, B. Blumenthal, R. M. Carroll, J. F. Foley, P. Germain, E. Schortmeyer, J. Merck, S. E. Leybell, J. M. Hanan, G. A. Vottler, A. Stella, J. McNerney, J. A. Sweeney, R. S. Cobb, M. Josser, Charles Vechler, T. H. Reynolds, N. Larsen and H. Lewis.

BRONX DWELLING AT AUCTION.

M. Morgenthau, Jr., Company will sell at auction in foreclosure to-morrow in the Bronx salesroom, 486 East 175th street. It is a two story frame dwelling, on lot 18.8x103.10, on the south side, 66.1 feet east of Washington avenue. The American Savings Bank is foreclosing to collect on a judgment of $5,012.24.

NINE HOUSES MUST COME DOWN.

Judge Kelly in the Supreme Court in Brooklyn yesterday ordered the removal of nine two story frame buildings from Forest Park East which were built contrary to a covenant covering the property. The covenant says that all buildings in that section should be detached, that they should have at least 40 feet of frontage and be built for one family only. Mrs. Otheilda Elerman bought a plot in 1906 from Theodore Archer, who she claims released her from the covenant covering the property. In violation of this covenant Mrs. Elerman started the construction of nine two family flat roofed houses. When her attention was called to the restriction on the lots she ignored it and the matter was then brought into court by adjoining property owners. Judge Kelly upheld the restriction and has ordered the houses removed.

BROKERAGE NOTES.

Leroy Coventry was associated with the Douglas Robinson, Charles S. Brown Company in the sale of 126 West Seventy-third street to Edward W. Browning.

NEW REALTY CORPORATIONS.

The following realty corporations were chartered at Albany yesterday:

Tinton Improvement Company, Manhattan, capital $1,500; directors, A. A. Goldstein, Louis Freidel and Bernard Lazarus.

Corporal Realty Company, Manhattan, capital $1,000; directors, Alfonzo B. McLaughlin and Martin Lippman, Brooklyn; Emma Ullman, Jersey City.

W. J. Connelly & Co., Manhattan; capital $500; directors, C. C. Bogardus, F. B. Dobbin and E. C. Hobcroft, New York city.

FURTHEST NORTH ON THE DRIVE.

Apartment to Be Erected at Corner of 181st Street.

The Miami Realty Company, Daniel W. O'Neill, president, is to erect a six story apartment house on the northeast corner of Riverside Drive and 181st street. It will have a frontage of 162 feet and a depth of 214.7 feet and according to the estimate of the architects, Schwartz & Gross, will cost $210,000.

SMALL LOFTS PLANNED.

On the northwest corner of White street and Lafayette street a two story store and loft building is to be erected for the Palacio Company. It will have a frontage of 21.7 feet and a depth of 61.7 feet. Shampen & Shampen, the architects, have estimated the cost at $15,000.

DOCTORS' AND NURSES' HOME.

William E. Austin, architect for the Department of Health, has filed plans for the construction of a seven story and basement staff house for doctors and nurses on the south side of Sixteenth street, 570 feet east of Avenue C. It will be of reenforced concrete and will be fireproof. It will front 100 feet and have a depth of 82.6 feet and will be a part of Willard Parker Hospital. The cost has been estimated at $250,000.

DANCING HITS THE HEIGHTS.

Plans have been filed for the construction of a one story dance hall on the west side of Wadsworth avenue, fifty feet north of 179th street, with a frontage of 71.6 feet and a depth of 100 feet. Aldorf Construction Company, Max Leibeskind president, is the owner. Gross & Kleinberger, the architects, have estimated the cost at $6,000.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan, The Bronx and Brooklyn.

[AT 14 VESEY STREET.]
By Joseph P. Day.

BLEECKER ST, 305-307, e s, 80.3 s Grove st, 26.10x75, two 2 sty tenmts and strs—G W Dibble agt Josephine Emmerich et al; due, $12,513.72; taxes, &c, $315; adjourned to June 2.

[AT 3208 THIRD AVENUE.]
By Bryan L. Kennelly.

TELLER AV, s e cor 170th st, 104.10x29.7x111.6x18.11; also College av, e s, 25 n 171st st, 25x100; also College av, e s, 100 s 171st st, 25x125, vacant—Blanche Wesselman agt Annie Lambertl et al; due, $4,429.43; taxes, &c, $730.45; to the plaintiff for.....$4,800

[AT THE BROOKLYN REAL ESTATE EXCHANGE.]
By William P. Rae.

5TH AV, e s, 82.8, s 74th st, 20x87.2—M Shellins agt J E Sullivan Co et al; to J E Sullivan Co for $3,830 over a mtg of $8,000.

By Charles Shongood.

N ELLIOTT PL, w s, 183.5 n of Myrtle av, 20x100—P Kleindienst et al agt M A Carroll et al; to A Driscoll for.....$4,900

SATISFIED MORTGAGES.

(With name and address of lender's attorney.)

9TH AV, 856, e s, 74.8 s 56th st, 25.9x70, March 26, 1912—Abr Nelson to Louis Tekulsky; address (1) 37 Liberty st.$2,500
WASHINGTON AV, 2047, w s, 360.10 s 180th st, 25x142.6, Aug 3, 1912—Wm A & Ada A Towner to Frank J Davis; atty, T G Co, 176 Bway.....$1,000
8TH ST, n s, 250 w West End av, 20x100.8, Sept 23, 1912—Martha D Hill to Melissa Brooks; atty, Jas B Well, 160 Bway.$3,000
2D AV, e s, 80.5 s 55th st, 20x64, May 2, 1885—Alex & Fanny Burghelmer to Manhattan Life Ins Co; attys, Rapallo & Kennedy, 66 Bway.....$2,500
SAME PROPERTY, Aug 16, 1867—Richard & Emily Totten to same; attys, same.....$7,500
PROSPECT AV, e s, 25 n 165th st, 20x79.5, May 29, 1905—Bertha Schoenberger to Chas R Strong; atty, Thos Hooker, 309 Bway.....$3,500
CAULDWELL AV, w s, 224.9 n Westchester av, 75x115, Oct 18, 1907—Leopold & Bertha Kaufmann to Mary V B Vanderpoel; attys, Bowers & S, 46 Cedar st.....$5,000
CAULDWELL AV, w s, 149.9 n Westchester av, 75x115, Oct 18, 1907—Same to American Mortgage Co; same attys.....$5,000
CAULDWELL AV, w s, 74.9 n Westchester av, 75x115—Same to Lincoln Trust Co; attys, Bowers & S, 46 Cedar st.....$5,000
WEST ST, e s, 79.6 s Warren st, 26.6x87.10x27.6x87.8, n s, 186—Sarah Bryant Hoyt to Nat'l Sav Bank, city of Albany; attys, T G Co, 176 Bway.....$14,000
45TH ST, s s, 275 w 9th av, 25x100.5, July 19, 1899—Frances E & Jno J Johnston to Emigrant Sav Bank; atty, Alphonse H P Lydon, 25 Nassau st.....$1
EDGECOMBE AV, 123, w s, 74.11 s 141st st, 25x90—J Gabriel Britt, ref, to Arnold Thayer, Port Wassington, L I, et al, trus Geo A Thayer, May 29; atty, J H McElhinney, 41 Park Row.....$18,000
EDGECOMBE AV, 125, w s, 49.11 s 141st st, 25x98—Alfred D Lind, ref, to same, May 29; atty, same.....$18,000
EDGECOMBE AV, e s, 92 n 137th st, 15.10x100—D H Jackson Co to Henrietta Ingber, 151 W 140th st, mtge $11,000, June 1; attys, Goldsmith, R, M & B, 35 Nassau st.....$1

Bronx.

(Borough of The Bronx.)

BEAUMONT AV, e s, 138.8 n 187th st, 33.3x100—Geo V Mullan, ref, to American Real Estate Co, 527 5th av; May 29; mtge, $16,000; atty, Robt W Todd, 527 5th av.....$2,000
NELSON AV, w s, 75 s Brandt pl, 37.6x100—Anna M Morell to Theo Reimers, 3 W 95th st; May 29; mtge, $23,000; attys, Rosendale & Ort, 54 Bway.....$1
CASTLE HILL AV, e s, 75 s Hermany av, 105.10x100—Josef Wagner to Mary Wagner, 2176 Westchester av; May 21; atty, M B McHugh, 2215 Westchester av.....$1
182D ST, s s, 105 e Bathgate av, 15x80—H Hayrond Hill to Algernon G Newman, $61 Elsmere pl, May 29; mtge, $4,200; atty, C P Hallock, 999 E 180th st.....$100
MORRIS AV, w s, 35.9 n w 142d st, 29.9x45—Margaret C Blakesley to Henry F Heilhaus, 396 Eagle av; May 29; mtge, $2,600; attys, Williamson & B, 364 Alexander av.....$100
LOT 25, Blk 47, map Section 1 Morris Park—Frederick G Gude to Augusta A Hicks, 312 W 20th st; Jan 31, 1911; atty, C C Maass, 47 Nassau st.....$1,000
LOTS 1 & 2, Blk 70, Lots 55 & 56, Blk 32; Lots 3, 25, 55 & 56, Blk 29, map Morris Park—Oak Investment & Security Co of New Jersey to Oak Investment & Security Co of Delaware, 311 South State st, Dover, Del; April 24; attys, Vredenburgh, Wise & C, 1 Exchange pl, Jersey City, N J.....$1
LOT 390, map Van Nest Park—August Munstermann to August Muller et al, 1711 Fillmore st; May 29; mtge, $3,000; attys, Seniner & Sch, 128 Astor pl.....$1
SAME PROPERTY—August Muller et al to August Munstermann, 1714 Fillmore st; May 29; same attys.....$1
163D ST, n s, 183.11 e Tinton av, 21.1x82.11—Jos Bicak to Frank J Bicak et al, 689 E 138th st; May 29; atty, Mary Schmidt, 799 E 163d st.....$1
CROTONA AV, n s, 150 e Marmion pl, 50x93.8—Annie B Guigues (by committee) to Benenson Rity Co, 400 E 149th st; May 29; atty, T J & T Co, 160 Bway.....$10,000
CAMBRELLENG AV, e s adj lot 68, map Belmont, 25x100, being part lot 67, same map—Wm H Arason to Mary E Hermann, 583 Southern Boulevard; May 29, mtg $1,000; attys, Cadwalader, W & T, 40 Wall st.$100
LOT 85, amended map Bronxwood Park—Anna M McCullough to Emma A Mayhew, 1522 Pacific st, Bklyn, May 27, mtg $800; atty, E Sharum, 170 Bway.....Exchange
CROMWELL AV, w s, 208 s 169th st, 20.1x irreg—W B Aitken to Eliz A Bull and ano, 702 Madison av, May 22; atty, W B Aitken, 312 W 78th st.....$100
BOSTON RD, 1061, w s, 37.8x123.4x37x129—Isaac S Gilbert to Sam'l E Jacobs, 27 W 85th st, May 26, mtg $32,000; atty, Sam'l E Jacobs, 30 E 42d st.....$1
LOT 119, map 134, lots est Ellen M Hennessy—Forbes J Hennessy et al, exrs, to Wm S Sheahan, 38 W 70th st, May 26; atty, N Y T Ins Co, 135 Bway.....$975
LOT 84, same map—Same to Gustave Langenus, 477 W 140th st, May 26; atty, same.....$900
LOT 47, same map—Same to J J Karbry O'Kennedy, 2330 Andrews av, May 26; atty, same.....$900
LOT 58, same map—Same to Robert Randell, 57 Av B, May 26; atty, same...$1,800
LOTS 50 and 57, same map—Same to Amy Dearborn, 439 Manhattan av, May 26; atty, same.....$2,600
LOTS 51 to 53, same map—Same to Thos F Kane, 1402 Bway, May 26; atty, same.....$6,000
LOTS 17 to 19 and 61, same map—Same to W Parsons Todd, 50 Hill st, Morristown, N J, May 26; atty, same.....$9,850
LOTS 63 and 64, same map—Same to Peter C Munn, 2098 Creston av, May 26; atty, same.....$3,000

MORTGAGES.

(With name and address of lender and lender's attorney.)

Downtown.

(South of Fourteenth st.)

BROOME ST, n w cor Orchard st, 65.2x55.10—Earl A Smith to Lawyers Mtg Co, 59 Liberty st, May 27, due May 1, 1919, 5½ p c; atty, L T Ins Co, 160 Bway.....$56,000
14TH ST, 119 E, —x—, leasehold—14th St Hotel Co, Inc, to Geo Ehret, 1197 Park av, May 29, demand 6 p c; atty, E M Burghard, 111 Bway.....$3,000
14TH ST, s s, 139 w 3d av, 92.9x103.3—Stuyvesant Constn Co to Minnie Nieberg, 5 W 111th st, May 29; attys, Krakower & P, 309 Bway, demand 6 p c.....$5,000

East Side.

(East of Fifth av, between Fourteenth and 110th sts.)

218T ST, s s, 115 w 4th av, 115x98.9—Aeon Realty Co to Montrose Realty Co, 135 Bway, May 29, 1 yr, 6 p c; atty, N Y Title Ins Co, 135 Bway.....$500,000
218T ST, s s, 215 e Madison av, 20x98.9; 21st st, s s, 195 e Madison av, 20x98.9; 21st st, s s, 115 w 4th av, 75x98.9—Aeon Realty Co to Henry McBurney, Amherst, Mass, May 3, pr mtg $306,000, due as per bond; atty, N Y Title Ins Co, 135 Bway.....$35,000
PARK AV, e s, 50.5 s 55th st, 25x90—Swan-Brown Co, Inc, to Almy G Gallatin, 2 E 55th st, June 1, 1 yr, 4½ p c; atty, T G Co, 176 Bway.....$45,000
66TH ST, n s, 100 e 3d av, 90x100.5—Michael Wielandt to Yatta Kramer & ano, 103 Alexander av, B of Q, install 6 p c, May 27; atty, T G Co, 176 Bway.....$19,500

West Side.

(West of Fifth av, between Fourteenth and 110th sts.)

10TH AV, e s, 49.5 n 38th st, 24.8x100—John Gosbel to American Mtge Co, 46 Cedar st, June 1, pr mtge $15,000, due Dec 1, 1916, 5½ p c; attys, Bowers & S, 46 Cedar st.....$2,000
44TH ST, n s, 350 w 5th av, runs n 200.1ex w 110x s 100.5x e 35x s 100.5x e 75—Harvard Club of N Y to Union Trust Co of N Y, June 1, pr mtge $750,000, 10 yrs, 6 p c; atty, L P Marvin, 52 Wall st.$500,000
AMSTERDAM AV, e s, 70.4 n 74th st, 17x81—Paul B Opp to Greenwich Sav Bank, 248 6th av, June 1, due as per bond; atty, B A Sands, 46 Cedar st.....$2,000
74TH ST, n s, 100 e Amsterdam av, 17x102—Jos B Weed to Emigrant Ind Sav Bank, 51 Chambers st, June 1, 3 yrs, 5 p c; attys, R & E J O'Gorman, 51 Chambers st.$18,500
92D ST, n s, 100 e Amsterdam av, 17x90.10—Michael J Quinn to Annie L Demorest, 173 W 92d st, June 1, pr mtge $11,000, due as per bond; atty, Hy C Demorest, 15 E 14th st.....$3,500
105TH ST, n s, 200.4 e Amsterdam av, 48.8x100.11—Chas C McMann to Greenwich Sav Bank, 248 6th av, June 1, due as per bond; atty, B A Sands, 46 Cedar st.....$10,000

Bronx.

(Borough of The Bronx.)

FOX ST, 1167-9, w s (leasehold)—Simpson Garage, Inc, to Wm S Finberg, 74 W 34th st, May 29, due Dec 20, 1916; atty, J J Baker, 34 Nassau st.....$2,800
PARKER AV, being lot 38, map Daly estate—Edwardo Werenda to Emanuel Rauch, 2011 Bronxdale av, May 29, due as per bond; atty, T G & T Co, 176 Bway.....$4,500
4TH ST, s e s, 197 s w Union av, 50x102.5—Sophie Weber to same, May 29, due as per bond; atty, same.....$3,000
152D ST, s s, 105 e Bathgate av, 15x80—Algernon G Newman to H Raymond Mitchell, 540 E 182d st, May 29, 5 yrs, 6 p c; atty, C P Hallock, 999 E 180th st.....$2,000
PROSPECT AV, s s, 25 e 166th st, 19.11x79.5—Bertha Schonberger to Lawyers T I & T Co, 160 Bway, May 29, 5 yrs, 5 p c; atty, L T I & T Co, 160 Bway.....$4,000
CROTONA AV, n s, 150 e Marmion pl, 50x93.8—Benenson Rlty Co to Washington Trust Co (comm), 253 Bway, May 29, due Nov 29, 1915, 5 p c; same atty.....$7,000
CAMBRELENG AV, e s, adj lot 68, map Belmont, 25x100, being part lot 67, same map—Mary E Hermann to Bowery Savings Bank, 128 Bowery, May 29, due March 10, 1916, 5 p c; attys, Cadwalader, W & T, 40 Wall st.....$800
LOT 33, map 107, lots sold by Joseph P Day—Emerald Constn Co, Inc, to Joseph C Koenigsberg, 2216 Delancey st, Apr 14, 2 yrs, 6 p c; atty, Joseph C Koenigsberg, 149 Church st.....$3,000
WOODYCREST AV, s e c 165d st, 100x116.10—Theo A Schintzlein to Thos F Brennan, 909 Summit av, May 26, 3 yrs, 6 p c; atty, L T & T Co, 160 Bway.....$12,000
BLACKROCK AV, s s, 179.10 e Castle Hill av, 25x103—John J Gormley to Dollar Savings Bank, 2808 3d av, June 1, 3 yrs, 5½ p c; attys, Lexow, M & W, 42 Cedar st.....$3,000
LOT 88, map Ellen M Hennessy—Gustave Langenus to Forbes J Hennessy et al (exr & trus), 38 W 70th st, May 26, 3 yrs, 5 p c; atty, N Y Title Ins Co, 135 Bway.$430
LOT 6, same map—Robert Randell to same, May 26, 5 yrs, 5 p c; same atty.....$1,250
LOTS 51 to 53, same map—Thos F Kane to same, May 26, 5 yrs, 5 p c; same atty.....$5,000
LOT 87, same map—J J K O'Kennedy to same, May 26, 5 yrs, 5 p c; atty, same.$620
LOTS 63 and 64, same map—Peter C Munn to same, May 26, 5 yrs, 5 p c; atty, same.....$2,200
LOTS 17, 18, 19 and 61, same map—W Parsons Todd to same, May 26, 5 yrs, 5 p c; atty, same.....$6,895
LOT 119, same map—Wm S Sheehan to same, May 26, 5 yrs, 5 p c; atty, same.....$682

ASSIGNMENTS OF MORTGAGES.

Manhattan.

BENZIGER, NICHOLAS C & ano, exrs Louis Benziger, to Ursula Benziger.$29,000
BENZIGER, URSULA, to Bruno Benziger.....$1
BENZIGER, BRUNO, to Title G & T Co.....$29,000
HOGENCAMP, ELSIE D, to Title G & T Co.....$17,500
HOGENCAMP, ELSIE D, as extrx W M Hogencamp, to same.....50
LEVY, RACHEL, to Rose Hirschlaff.$1,500
CITY MTG CO to Albert W Scholle.....N
ROWE, ANNA P, to Lawyers Mtg Co.$12,000
NIVER, LOUISA, Title G & T Co to.$10,000
GERMAN SAV BANK to Lawyers Title Ins & T Co.....$17,238.75
FINE, MAX, to Arthur H Harris.....$100
KRAMER, YATTY & ano, to Max J Kramer.....$100
LAWYERS TITLE INS & T CO to Jos Heacherfer.....$19,000
AMERICAN MTG CO to Geo E Chisolm et al, trus.....$18,000
SAME to N Y Trust Co.....$32,000
SAME to same.....$32,000
TITLE G & T CO to Robert C Raithel.....$16,000
SAME to R Bleecker Rathbone.....$7,000
SAYRE, REGINALD H & ano, to N Y Mtg & Security Co.....$18,000
N Y TRUST CO to German Sav Bank in City N Y.....$16,000
MUTUAL LIFE INS CO OF N Y to Hannah Newburger.....$46,000
LEGGET, DAVID G, exr, to Chas K Philpard.....$1
U S TRUST CO OF N Y to American Mtg Co.....$21,000
PRICE, ARTHUR & ano, to Greenwich Sav Bank.....$12,000
BELL, JARED W, to American Mtg Co.....$20,000

Bronx.

FOY, JOHN, to Jennie E C Baker..$1,400
REGENT REALTY CO to Daisy H Bell.....$1,295
FINBERG, WM S, to Benj Zeichner....$1
KEMP, EMELINE A, to Samuel Davies.....$6,662.50
BICAK, JOS, to Mary Schmidt.....$1
WASHINGTON TRUST CO (Comm) to J Frederic Kernochan & ano (trus)..$7,000
KINGSTON SECURITIES CO to Northern Bank.....$16,800
LAWYERS MTG CO to Title S Cohn.$25,000
N Y TRUST CO to Brevoort Real Estate Co.....$1
BREVOORT REAL ESTATE CO to Helen L Booth.....$24,000

RECORDED LEASES.

Manhattan.

100TH ST, 325 E, all—Annie Rosner to Jennie Levy, 356 Pearl st, 5 yrs from June 1, 1914; atty, Harris Koppelman, 44 Rivington st.....$1,500
PARK AV, 407, all—Park Av and 54th St Co to Frederic Gallatin, Hotel St Regis, 55th st and 5th av, 10 yrs from Sept 1, 1914; atty, T G Co, 176 Bway.....$2,500

Bronx.

138TH ST, 546 E, west store—Henry Oehl to Sigmund Eller, 546 E 138th st, 7 yrs from May 1; atty, Peter Cook, 256 Broadway.....$1,200

SATISFIED MECHANICS' LIENS.

Manhattan.

FORT WASHINGTON AV, n e cor 160th st—A Parth Tile Co vs Faranna; Constr Co et al, Feb 14, 1914 (cancelled).....$1,250
LIBERTY ST, 105 to 109—D H McLaury Marble Co vs Geo N Robinson et al, July 13, 1912.....$1,093
SAME PROPERTY—Joseph Elias & Co vs same, July 12, 1912.....$1,991.96

CAPT. COLLINS SURRENDERS.

Former British Officer Will Answer Larceny Charge Here.

On an indictment charging grand larceny Capt. Charles Glenn Collins, formerly a British army officer, walked into the District Attorney's office yesterday and surrendered to Detective Flood. Bail was fixed by Judge Crain in General Sessions at $1,000, which Collins furnished through a surety company.

Collins is charged with the larceny of $220 from Miss Elizabeth Lauterbach, a school teacher of Cranford, N. J. Miss Lauterbach alleges that she gave a check to him to have cashed and that he did not deliver the money to her.

Collins was tried and acquitted recently on a charge of passing a worthless check at Baltimore, Md. It is said that he promised to surrender here last week, but he did not do so. When he appeared he said he had had a bad fall, which temporarily incapacitated him. He said that he lives at the Belvidere Hotel, Baltimore, and will be ready for trial when called. He asserted that his arrest was due to spite work.

Committee for Fourth Named.

Mayor Mitchel's appointment of a committee of about 300 men and women to arrange for the city's celebration of Independence Day was announced at City Hall yesterday. The chairman is Martin W. Littleton and the treasurer Isaac N. Seligman. All the boroughs are represented.

CONNECTICUT REAL ESTATE FOR SALE.

Stamford, Conn.

COME TO SHIPPAN POINT, ON THE SOUND.

and secure finest Building Lots ever offered at attractive prices and easy terms.

Boating, bathing beach; good yacht anchorage; tennis courts, &c.

Send for Booklet B.

Address THE ATLANTIC REALTY CO., 56 Park row, Stamford, Conn.

LONG ISLAND REAL ESTATE FOR SALE.

CHICKEN FARM

$150 CASH WILL START YOU

Balance $3 weekly will buy a poultry farm with well built house, 6 rooms, range and stationary tubs in kitchen; large, dry concrete cellar; in greatest poultry country; population 7,000; trolley and railroad; one hour from city; few minutes from station and beautiful harbor; healthy climate; good markets right in town; all kinds of factories; plenty of work all year; soil just suited for poultry and farming. Address POULTRY, box 150 Sun office.

WESTCHESTER REAL ESTATE FOR SALE

Ardsley Park

On-the-Hudson.

A number of desirable homes and building sites for immediate sale to settle an estate. Ideal location overlooking the Hudson River and adjoining the Ardsley Country Club Golf Links. 45 minutes from Grand Central Station. Prices exceptionally low. Apply to KENNETH IVES & CO., 7 East 42d Street.

ALONG THE SOUND AND HUDSON

Fish & Marvin and throughout Westchester County. 527 5th Ave., N. Y.

Kenneth Ives & Co Hudson River, Westchester. **7 E. 42**

CITY REAL ESTATE.

HoraceS.Ely&Co.

REAL ESTATE

21 Liberty St. 489 Fifth Av.

REAL ESTATE FOR EXCHANGE.

A SQUARE DEAL

Attractive five story modern corner walk-up apartment, Third avenue, near 149th Street L station, 3 stores, 9 four-room apartments on each floor; bank mortgage $44,000; rent $6,600; equity $22,000. Will exchange for free and clear country property; will add cash for free and clear city property. DUROSS COMPANY, 150 Broadway.

BROOKLYN HOUSES FOR SALE.

202 MIDWOOD ST.

One of the famous "Easy Housekeeping Homes." Two-story limestone, 8 rooms, tiled bath, parquet floors, hardwood trim throughout, $8,250; $750 cash, balance $50 monthly to cover principal and interest.

REALTY ASSOCIATES,
162 Remsen Street, Brooklyn, N. Y.
Phone Main 6480.

APARTMENTS TO LET—FURNISHED.

RIVERSIDE DRIVE, near 116th Street—Attractive front apartment overlooking river, delightfully cool; seven rooms, two baths; will sub-let for summer fully furnished, silver and linen included; terms reasonable. Apply Room 1012, 47 West 34th Street. Tel. Greeley 3060.

BUSINESS TROUBLES.

GEORGE J. CONRAD & CO.—George J. Conrad, doing business as George J. Conrad & Co., manufacturer of women's coats and suits at 12 and 14 West Twenty-first street, has made an assignment to Robert H. Yorck. A petition in bankruptcy was also filed against him. He began business in May, 1912. Liabilities are said to be $12,000 and assets $8,000.

PALESTINE & NEMZER—A petition in bankruptcy has been filed against Max Palestine and Abraham Nemzer, who composed the firm of Palestine & Nemzer, manufacturers of furs, at 279 Seventh avenue. It was alleged that while insolvent they concealed their assets. The assets were estimated worth $3,000. They began business on March 1, 1912.

JOHN C. STEINMETZ, cafe and restaurant at 116 University place, corner Thirteenth street, has filed a petition in bankruptcy with liabilities $4,696 and assets $1,200, consisting of stock $400 and accounts $800. He has had the place six years.

EDWIN C. MORAN, 27 West Thirteenth street has filed a petition in bankruptcy with liabilities $7,845, a judgment on a note for $6,500 discounted by the First National Bank of Oneonta, N. Y., and assets $2 cash.

WALTER A. WAKEFIELD, a printer, of 22 Thames street, has filed a petition in bankruptcy with liabilities $3,592 and assets $15 in accounts.

Schedules in Bankruptcy.

ABRAHAM KLUBROCK, manufacturer of waists at 60 University place, has filed schedules in bankruptcy which show liabilities $11,392 and assets $205, consisting of accounts $155 and cash in bank $50.

Receivers in Bankruptcy.

UNION JEWELRY CO.—Judge Mayer has appointed Samuel Strasbourger receiver for the Union Jewelry Company of 48 Maiden lane, bond $1,000. Some of the creditors asked to have Isaac Jaffe, a large creditor, appointed receiver. Assets are $12,000, consisting of stock $6,000 and accounts $5,000.

CARMEL OIL CO.—Judge Mayer has appointed Oscar Igelsadter receiver for the Carmel Oil Company of 114 East 110th street, bond $200. Assets are $400 and a city marshal has an