REALTY MARKET NEWS AND COMMENT

Trading Light in Every Section—"Boss" Flinn Buys Back Law Building.

$300,000 5TH AV. BUILDING

The business of real estate was not so active one yesterday. Brokers, leaders in various sections of the greater city, said that the day was about the most unsatisfactory they have had for some time. Their opinions were somewhat borne out by the budget of the day's doings. Probably the best deals of the day were those furnished by the auction market. Leasing of business property was practically at a standstill. Renting of dwellings, however, showed improvement, which is expected at this season. Plans for the building which is to be erected at the southeast corner fo Fifth avenue and Forty-third street on the old Wilson estate property were put on record yesterday. It will cost about $800,000 to erect.

STORES FOR APARTMENT.

Herbert C. Darling, who on Tuesday bought Court Rebella, the six story apartment house at 416 to 422 West 122d street, has given in part payment to Frederick Brown the two story store building, on lot 25x100, on the north side of 164th street, 129 feet west of Edgecombe avenue. The exchange, which involves realty valued at $300,000, was negotiated by Arnold, Byrne & Baumann.

"BOSS" FLINN BUYS BUILDING.

W. A. Flinn, the Pittsburg politician and investor in New York real estate, has bought the five story Law Building, on plot 49.4x100, at 259 Fifth avenue. The deal was closed in the Vesey street auction room, where the property was put up for sale as the result of an action brought by Mr. Flinn to protect a judgment of $26,185 against the Brogan Building Company. The property was sold subject to a prior mortgage of $235,000. It was struck down for $300 over prior liens. Taxes and other liens amounted to $4,200. Samuel Marx was the auctioneer. Mr. Flinn sold the Law Building in December, 1914, along with the twelve story Standard Building, at 35 and 37 West Thirty-first street, to the Brogan interests in part payment for the twelve story apartment house at the northeast corner of Broadway and Eighty-first srtect.

SELLS BANKRUPTS' REALTY.

The realty holdings of Saul and Isador Oliner, bankrupts, sold at auction yesterday by Charles Shongood realized a total of $248,350. For the two six story apartment houses known as 440 to 450 Audubon avenue, comprising the westerly block front between 187th and 188th streets, $198,750 was paid by the Gudowelt Realty Company. The houses have an avenue frontage of 189.9 feet and measure 75 feet on each street. For the property 150 Delancey street and 96 Suffolk street, forming an "L" around the northeast corner of those thoroughfares, S. S. Breslin paid $42,-200. On the Delancey street end there is a two and a half story building on lot 22x75, and on Suffolk street there is a four story building occupying a lot 25x44. The Brooklyn parcel 559 Warren street, a four story house, 25x100, went to J. Briskman, for $7,350. Fifty lots located in Area Park, Staten Island, owned by Oliner Bros. were not offered. The sale was held under the direction of Eugene L. Richards, as trustee, Seaman Miller acting as referee. Phillips, Mahoney & Wagner, attorneys, represented the trustee.

INVESTOR BUYS DWELLING.

WEST 99TH STREET.—Lucy A. Barton has sold 150 West Ninety-ninth street, a three story and basement dwelling, on lot 15.4x80.8x irregular, located 263.5 feet east of Amsterdam avenue, to a buyer for occupancy.

BUYER FOR BROOKLYN FLAT.

F. C. Sauter has sold the three story flat at 229 Twelfth street for Mrs. Metta Dohrmann to Mrs. Margaret E. Stoddard.

COMPANY BUYS MASPETH LOTS.

The Van Brunt Realty Company has bought fifteen lots from E. Muller in the Webber addition to Maspeth at a reported price of $1,000 a lot. The property will be improved with tenements and two family dwellings.

GREENACRES HOUSE SALE.

The Robert E. Farley Organization has sold for the Model House Company a large new residence at Greenacres. It contains nine rooms and three baths and is of the Colonial type. Avent Childress is the buyer.

SYNDICATE BUYS AT YONKERS.

George Howe, suburban real estate broker and operator, as head of a syndicate has bought the property in South Yonkers known as the Schieffelin-Lawrence estate. The tract is bounded by Valentine lane, Riverdale avenue, Radford street and St. Andrew's, Radford and Bettner places. It comprises about seventy-two lots and is ready for immediate improvement. The property will be cleared off at once and offered for sale in lots. This property belonged to the estate of Henry M. Schieffelin, Joseph B. Lawrence and Isabella Lawrence Beekman. Some years ago the executors of the estate decided to improve the property, and wide paved streets with sewers, water and gas were installed. A number of lots were sold and many attractive houses were built, including the home of Leslie Sutherland, former Mayor of Yonkers. The land is one to two blocks from South Broadway and four blocks from the Lowerre station on the Putnam division. It is also near the Ludlow station on the main line of the New York Central. James R. Ludlow represented the sellers in the deal.

BUYS PALISADES ACRES.

S. Osgood Pell & Co. have sold to a client for the Dike estate though Payson McL. Merrill as agent fifteen acres on the Palisades near Alpine, N. J. The property has a large frontage on the cliff and the Hudson Boulevard and is thickly wooded with a variety of trees and shrubs and has an extensive view of the Hudson River and Long Island Sound. The buyer plans to erect a house for his own use.

N. J. HOUSE FOR L. I. LOTS.

Adolf Weiss has sold three lots on Brixton road, near Salesburg avenue, Garden City, L. I., to J. Rufano, who will erect a residence. In exchange the buyer gave the corner of Grand and Irving streets, Rahway, N. J., a dwelling on plot 87x165. Mr. Weiss also bought a ten acre orange grove, with a dwelling, at Peolo, Fla. The place was formerly occupied by Dr. Alfred B. Williams.

111TH STREET HOUSE BUYER.

The Crosways Realty Company is the buyer of the two four story dwellings at 124 and 126 West 111th street, sold yesterday by Hopkins & Boyd for Mrs. Emma Platt.

16 STORIES ON WILSON PLOT.

Plans Filed Yesterday Call for $800,000 Structure.

Plans were filed yesterday for the sixteen story bank and office building at the southeast corner of Fifth avenue and Forty-third street. It will have a frontage of 62.11 feet on the avenue and 123 on the street. York & Sawyer, architects, have placed the cost at $800,000. The operation is to be carried on in the name of the 511 Fifth avenue Company, representing Stoddard & Mark, Harris and Maurice Mandelbaum and Harry Mandel. This syndicate purchased the property about a month ago from the Wilson estate, through the Douglas Robinson, Charles S. Brown Company. The Guaranty Trust Company will occupy the store, basement and first floor of the proposed building.

APARTMENT FOR W. 72D ST.

It now develops that the property at 124 and 126 West Seventy-second street, sold several weeks ago by the Lawyers Title Insurance and Trust Company, has been bought by building interests which will improve the site with a thirteen story apartment house. G. B. Beaumont of the G. B. Beaumont Company, builders, is head of the company which has bought the property. The Lawyers Title Insurance and Trust Company will finance the operation. The site is 50x102.2 and is now covered by two dwellings.

$75,000 HEIGHTS FLAT.

On the north side of 156th street 125 feet west of Amsterdam avenue a five story apartment house will be erected for the Manhattan Heights Improvement Company, Henry Goldstein president. It will have a frontage of 75 feet and a depth of 87.11 feet, and according to the estimate of the architects, Sass & Springstein, will cost $75,000.

BRONX BUILDERS IDLE.

Bronx builders were not active yesterday, only one new operation being filed during the day. This had to do with a $4,000 frame dwelling, two stories high, which is planned for a lot 18x27 on the west side of Stevenson place, 151.6 feet south of Sedgwick avenue.

BIG LOAN ON 39TH ST. PROJECT

William A. White & Sons have placed for the 324 West Thirty-ninth Street Corporation a building loan of $300,000 at 6 per cent. for two years on 318-326 West Thirty-ninth street, being a plot 125x98.9, on which is to be erected a twelve story loft building.

BUSINESS PROPERTY LEASED.

William A. White & Sons have rented the building at 282 Pearl street to Arthur C. Stallman & Co., the present tenant of the store and basement.

Pease & Elliman have leased a floor in the new building at 18 West Forty-seventh street to Hugo Bällin.

Ewing, Bacon & Henry and A. L. Monfort have leased the second floor in 250 West Fifty-fourth street to the Gotham Auto Body Top and Painting Company.

Benjamin Englander has leased to Kaufman & Oberleder the ninth and tenth lofts in the building, now under construction, at 29 to 33 West Thirtieth street.

CONCOURSE BLDG. TENANTS.

Dean Widner, renting agent for the Vanderbilt Concourse offices at Vanderbilt avenue and Forty-fifth street, reports leases of space to Carrere & Hastings, Robert B. Tweedy, the Realty Corporation, Albert E. Gibbs, Charles Money, E. P. Mellon, Brown & Buckley, Motor Tire Reconstruction Company, W. P. Jarrett, John Fulton, Jr., Charles B. Thomson, Argus Sign Company, Thomas Bell, Phoenix Horseshoe Company, New York Blue Print Paper Company and Robert T. Lyons. Also to the Rotary Meter Valve Company through Nelson, Lee & Green, to the Ink Association, and to Theodore A. Frey through the Cross & Brown Company.

DEMAND FOR CITY HOMES.

Douglas L. Elliman & Co. have leased the four story dwelling at 32 East Sixty-fifth street, adjoining the southeast corner of Madison avenue, for Mrs. N. Josephs to Mrs. A. S. Bramhall, for a term of years.

Slawson & Hobbs have rented for a term of years the four and one-half story American basement dwelling at 319 West Seventy-eighth street for W. E. D. Stokes to H. S. Miller.

The F. W. Wood, W. H. Dolson Company has leased for William Degener the dwelling at 322 West Eighty-ninth street to Jean Theslof and Norman Winter.

The Delafield estate has leased to Dr. and Mrs. J. W. Ward the dwelling at 604 West 114th street for a term of years.

Goodale, Perry & Dwight have rented the dwelling at 896 West End avenue to John T. Smith for M. R. Cherry.

Goodwin & Goodwin have leased for L. Lawrence Weber to Alfred Spitz the dwelling at 116 West 120th street.

Shaw & Co. have leased for John Shields the five story building at 315 Lenox avenue to Max Stern for a term of years.

The Duff & Brown Co. has leased for William H. Picken to R. H. McCartney the four story dwelling at 418 West 144th street.

NEW REALTY CORPORATIONS.

The following realty corporations were chartered at Albany yesterday:

East Eighty-second Street Realty Company, Manhattan; capital, $25,000; directors, Harmon S. Graves, Rye, N. Y.; Charles A. Yawger, Orange, N. J., and Thomas M. McGrath, Brooklyn, N. Y.

Iberia Realty Company, Manhattan; capital, $2,000; directors, Courtland H. Young, Ridgeby Young, New York city; George R. Holahan, Jr., Brooklyn.

Bara Realty Company, The Bronx; capital, $1,000; directors, Joseph Barba, Anna C. Barba and Mary Barba, New York city.

Pelham Bay Park Land Company, New Rochelle; capital, $20,000; directors, Charles G. Miller, William W. Bissell and J. Addison Young, New Rochelle, N. Y.

RECORDED LEASES.

Manhattan.

2D AV, n e cor 21st st, 112.10x100, the land—Hamilton Fish Corpn to Louis N Hartog, 309 Pelham rd, New Rochelle, N Y, 5 yrs from Sept 1, 1915; atty, T G Co, 176 Bway.....Taxes, &c, and $5,000

17TH ST, 347 E, all—Eva Watchstein to Sam Ettinger, 1057 Eastern Parkway, or 1675 President st, Bklyn, 2 1-12 yrs from Sept 1, 1915.....$3,156

5TH AV, 210, all—Mark Cross Co to Mutual Profit Coupon Corpn, 63 Park Row, 7 9-12 yrs from July 15, 1915, atty, David A Schulte, 63 Park Row..$10,000

44TH ST, 153 W, store floor—Wolf Frank to Sigmund Engelstein, 1070 Washington av, 9 4-12 yrs from May 1, 1915; atty, Oscar Bellick, 32 Nassau st $4,350

9TH AV, 910-16, all—John Gerken and ano, trus, to Jos Berger, 900 7th av, 5 7-12 yrs from Oct 1, 1915; atty, John J Clancy & Co, 900 7th av.....$11,250

2D AV, 1-3; Houston st, 112 E, all—Patrick Clendenen Land Co to Joseph Peribinder and ano, 128 Rivington st, 10 9-12 yrs from Aug 1, 1915; attys, Peribinder & Jawitz, 128 Rivington st.....$6,000

COLUMBIA ST, 54, all—Louisa Drechsler to Simche Drechsler, 54 Columbia st, 5 yrs from July 1, 1915; atty, D Drechsler, 140 Nassau st.....$2,200

Bronx.

187TH ST, 636 E, east part store—Anna M Carnevale to Giuseppe Spinelli, 660 E 187th st, 5 yrs from Aug 1, 1915; atty, J B M Pennetto, 618 Crescent av.$780

SATISFIED MECHANICS' LIENS.

Manhattan.

88TH ST, 21 & 23 W—Henry Feldman agt A B S Co, Inc, et al, Aug 10, 1915..$150

LEXINGTON AV, 152—American Radiator Co agt James Curran Mfg Co et al, Aug 5, 1915.....$124.35

Bronx.

WEBSTER AV, n e cor 182d st, 50x91—Edwin H Wade agt McEvoy & Koster et al, Aug 25, 1915.....$27

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of lender and attorney. If attorney's name is omitted address party of second part.)

Downtown.

(South of Fourteenth st.)

ELIZABETH ST, 12, w s, 175 n Bayard st, 25x94 (foreclos, Aug 20)—Francis S McAvoy, ref, to Lillian L Remsen, Remsenburg, L I, Sept 8; atty, L T & T Co, 160 Bway.....$24,500

BOWERY, 195-195½, e s, 25x— —Harris Schwartz et al to Harjo Realty Corpn, 309 Bway, b and s, all liens, Aug 30; attys, Krakauer & P, 309 Bway.....$100

SULLIVAN ST, 120, n w s, 25x100—Wm Watson, exr Margt Watson, to Andrew and Chas H Fiske, Jr, Weston, Mass, as joint tenants, 1-7 part, a t, Aug 20; atty, T G Co, 176 Bway.....$1,800

SAME PROPERTY—Andrew and Chas H Fiske, Jr, to Louis Casazza and Vittorio E Casazza, 8018-19 19th av, Bklyn, all of, b and s, Aug 9.....$1

14TH ST, 241 E, n s, 105.5 w 2d av, 25.8x103.3—Lily Holding Co to Lockwood Constr Co, 30 E 42d st, mtg $27,000, all liens, Sept 3; atty, S B Lillenstern, 115 Bway.....$1

East Side.

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

17TH ST, 347 E, n s, 122 w 1st av, 22x92—Annie Rubin to Eva Wachstein, 949 E 165th st, mtg $29,500, Sept 7; atty, T G Co, 176 Bway.....$100

75TH ST, 306 E, s s, 150 e 2d av, 25x102.2—Frieda Ebeling to Susanna Hessmer, 67 Sutton st, Bklyn, ½ part, all title, Sept 7; atty, M Brandt, 170 Bway.....$1

78TH ST, n s, 100 e 1st av, runs n 102.2 x e 44 x s 32.2 x w 17 x s 70 to st x w 25 to beg—Fred'k Meyer to Herman Harjes, N Y C, Feb 18, 1910; attys, Salter & S, 140 Nassau st.....$100

77TH ST, 245 E, n s, 155 w 2d av, 25x102.2—Jno Gross et al to Breinchen Wallach et al exrs, &c, Karl M Wallach, 130 E 79th st, Aug 18; atty, A R Lesinsky, 149 Bway.....$750

78TH ST, 54 E, s s, 175 e Madison av, 18.9x102.2—Gurdon G Brinckerhoff to J O'Hara Cosgrove, 128 W 59th st, mtg $13,000, Aug 31; atty, T G Co, 176 Bway.....$1

82D ST, 110-14 E, s s, 125 e Park av, 71.8x102.2—A S Henrietta Schmidt, wife Fred Schmidt, to East 82d St Corpn, 299 Madison av, Aug 27; atty, T G Co, 176 Bway.....$1

West Side.

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

104TH ST, 65 W, n s, 189.8 e Columbus av, 27x100.11—Wm Overton to Harriet S Williams, 2626 Bway, mtg $35,500, all liens, Aug 20; atty Hy R Frost, 52 Bway.....$1

Uptown.

(Manhattan Island, north of 110th st.)

111TH ST, 517-23 W, n s, 275 w Amsterdam av, 100x100.11—Chas H Strong, ref, to Wm Ziegler, Jr, Great Island, Noroton, Conn, a party in interest (foreclosed July 22), Aug 25; attys, Bowers & Sands, 46 Cedar st.....$120,000

112TH ST, 51 E, n s, 230 w Park av, 25x100.11—Surety Realty Co to 114th St & 7th Av Constn Co, 1884 7th av, c a g, Aug 13; attys, Stoddard & M, 128 Bway.....$100

114TH ST, 21 W, n s, 320 w 5th av, 25x100.11—Helene Matthies to Harold Simpson, 124 W 114th st, mtg $25,000, a t, Sept 7; atty, E Simpson, 27 Cedar st.....$1

120TH ST, 152 W, s s, 225 e 7th av, 16.8x79.2 to c l Harlem or Benson's Creek, former line, x—x81.6, with all r, l and int to land bet, above and c l of blk, including all rights under tax lease, &c (foreclos Aug 24)—Mathias L Connes, ref, to Alfred L Anderson, Closter, N J, Aug 31; atty, N Y T Co, 135 Bway.....$1

SAME PROPERTY—Alfred L Anderson to 135 Broadway Holding Corpn, 135 Bway, mtg $9,000, Sept 1; atty, same.....$1

ST NICHOLAS AV, 346, e s, 75.9 n 127th st, 25.2x80.1—Algernon S Norton, ref, to Margt A Smyth, 50 Whitney av, Elmhurst, L I, mtg $14,000, Aug 31; atty, Harold C Knoeppel, 5 Beekman st.....$1

137TH ST, 596 W, s s, 398 w 7th av, 18x99.11 (foreclos Aug 31)—Alfred J Talley, ref, to West Side Sav Bank, 110 6th av, Sept 8; atty, Jno B Coleman, 32 Nassau st.....$12,500

137TH ST 259 W, n s, 414 w 7th av, 18x99.11 (foreclos Aug 31)—Same to same, Sept 8.....$100

148TH ST, s s, 175 e Convent av, 100x99.11—Leona Holding Corpn to Clara B Fowler, East Orange, N J, mtg $130,000, Aug 31; atty, C A Westervelt, 220 Bway.....$100

CONVENT AV, 433, s e cor 149th st, 99.11x100—Hy Goldsmith to 433 Convent Av Co, Inc, 31 Union Square, all liens, Sept 7; attys, Lese & C, 30 Nassau st.....$1

150TH ST, n s, 150 w Bway, 75x99.11—Broadway-150-151st Street Corp to Mabel G Maynard, 385 Valley road, West Orange, N J, mtg $33,000, b & s, July 23; attys, Stoddard & M, 128 Bway.....$100

150TH ST, n s, 225 w Bway, 75x99.11—Moses J Wolf et al to same, mtg $36,333.33, July 23; attys, same.....$100

150TH ST, n s, 150 w Bway, 150x99.11—Mabel G Maynard to 114th st & 7th Ave Constr Co, 1884 7th av, mtg $66,000, Aug 13; attys, Kantrowitz & E, 220 Bway.....$100

150TH ST, n s, 225 w Bway, 75x99.11—Simon Wolf et al, exrs Emanuel Heller, to Mabel G Maynard, 385 Valley rd, West Orange, N J, 1-6 part mtg $22,167.67 on this & other property, a t, Aug 3; attys, Stoddard & M, 128 Bway.$5,500

Bronx.

(Borough of The Bronx.)

LOT 389, map Gleason prop—Blanche D Taylor to Cogswell-Taylor Impt Co, 824 Morris av, mtg $500, Sept 8; atty, O E Davis, 3208 3d av.....$100

LOTS 23 & 24, blk 28, map Sec 1, Bathgate estate—Eugene F Clayton to Clifton Constn Co, 200 Bway, Sept 3; atty, Clifton Constn Co, 200 Bway.....$100

AV D, e s, 28 n 2d st, 25x100 (Unionport); also Pelham rd, being lots 7 & 8, map Paul estate; also lot 89, map ld in Unionport—Philip Heinrich & ano to Wm Heinrich, 2966 Story av, June 16; atty, Wm Heinrich, 2966 Story av.....$100

BRYANT AV, e s, 1552, 20x100—Laveille Constn Co to Frank E Barnard, 400 W 150th st, Sept 7; atty, E L Barnard, 391 E 149th st.....$1

DE KALB AV, e s, 157.2 n Gun Hill rd, 50.5x125.3—Lottie E Welch to Hudasah Discount, Monticello, N Y, mtg $8,000, Aug 27; atty, Alex Cobitz, 262 Bway.....$100

159TH ST, n s, being w ½ lot 78, map Melrose, 25x100—Josie P Ernst to Ann Jackson, 1229 Simpson st, Aug 19; attys, Clocke, K & R, 391 E 149th st.....$1

SAME PROPERTY—Ann Jackson to Gertrude H Hotto, 60 W 162d st, Sept 7; atty, same.....$1

MORRIS AV, e s, 217 n 161st st, 50x100—Sara Campbell to Joseph Sonsin Co, Inc, 1344 Bristow av, mtg $35,000, Sept 8; atty, T G & T Co, 176 Bway.....$100

FORDHAM RD, n s, 104.4 w Main st, 50x100—Mary E Underhill to Wm Henderson, admr, 3001 Eastern Blvd, July 22; atty, Wm Henderson, 507 5th av.....$1

MORTGAGES.

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

Downtown.

(South of Fourteenth st.)

HESTER ST, 25, n s, 22x100, pr mtg $25,000—Mark L Abrahams et al to Morris Morrison, 90 W 119th st, Sept 7, due July 1, 1918, 6 p c; atty, T G Co, 176 Bway.....$5,000

SPRING ST, n s, 46.3 e Sullivan st, 19.2x75—Silvestro Sozio to Luigi Calissano & Figli, Inc, 1 Bway, 5 yrs, 6 p c, Aug 30; atty, Irving H Butterworth, 25 Pine st.$700

East Side.

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

17TH ST, n s, 122 w 1st av, 22x92; 165th st, n s, 107.8 e Kelly st, 25x95.8—Eva Watchstein to Abr Leipzig, 50 W 77th st, Sept 7, 3 yrs, 6 p c; atty, T G Co, 176 Bway.....$2,000

3D AV, e s, 49.4 s 42d st, 49.4x—Wm Breithaupt to Louis Neumann, 74 Riverside Drive, July 10, due Jan 10, 1916, 6 p c; attys, Hugo H Ritterbusch, 80 Maiden Lane.....$2,650

78TH ST, s s, 175 e Madison av, 18.9x102.2—John O'H Cosgrove to Gurdon G Brinckerhoff, 222 Riverside Drive, pr mtg $13,000, due as per bond, Aug 31; atty, T G Co, 176 Bway.....$14,500

82D ST, s s, 125 e Park av, 71.6x102.2—East 82d St Corpn to A S H Schmidt, Westfield, Mass, Sept 1, 1 yr, 5 p c; atty, T G Co, 176 Bway.....$60,000

West Side.

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

52D ST, s s, 160 w 6th av, 20x80.5—Mary E McCormack to Allen W Evarts, 124 E 29th st, Sept 8, 3 yrs, 6 p c; attys, Evarts, C & S, 60 Wall st.....$1,500

78TH ST, n s, 52.6 e Amsterdam av, 22.6x102.2—Jas Powers to S Emilie Schweizer, Jersey City Heights, N J, Sept 4, due Mar 1, 1917, 6 p c.....$2,500

93D ST, n s, 18.3 e Columbus av, 18.9x97.1—Hy L Butler to Bowery Savings Bank, 128 Bowery, Sept 7, due Mar 3, 1918, 5 p c; attys, Strong & C, 40 Wall st.....$2,500

Uptown.

(Manhattan Island, north of 110th st.)

111TH ST, n s, 275 w Amsterdam av, 100x100.11—Wm Ziegler, Jr, to Geo E Chisolm, trus, Morristown, N J, 3 yrs, 5 p c, Aug 25; attys, Bowers & S, 46 Cedar st.....$120,000

112TH ST, n s, 230 w Park av, 25x100.11; 150th st, n s, 225 w Broadway, 150x99.11—114th St and 7th Av Constn Co to Surety Realty Co, 135 Broadway, Aug 13, due Sept 1, 1916, 6 p c; attys, Stoddard & M, 128 Bway.....$13,000

116TH ST, s s, 141 w Lenox av, 20x100.11—Williams Bldg Corpn to Harris Schwartz, 920 Av St John, Sept 8, pr mtg $18,000, 1 yr, 6 p c; attys, Krakower & Peters, 309 Bway.....$4,000

LEXINGTON AV, n e cor 116th st, 50x100—John Dauenheuer and ano, exrs, to Title Guar and T Co, 176 Broadway, Sept 8, due as per bond.....$10,000

APARTMENT DIRECTORY

Chatsworth 344 WEST 72D STREET AT RIVERSIDE DRIVE	6 to 10 Room Apartments.	$900 to $3,250 including refrigeration.	Absolutely fireproof, overlooking Hudson from Statue of Liberty to Yonkers. Restaurant, cafe, barber shop, valet in connection. Convenient to "L" and Subway. To those leasing now will alter to suit.	L. J. Phillips & Co., 72d St. and Columbus Ave.
NON-HOUSEKEEPING Apartments SPENCER ARMS S. E. Cor. 69th St. & Broadway	2, 3 and 4 Rooms or larger combinations. Maid Service Included.	$70 TO $125	12 story modern fireproof building. Meals served in apartment. Every convenience; all outside rooms; permanent light; large closet space; most convenient location in city.	Chas. F. de Casanova Agent on Premises. Or your own broker. Tel. Columbus 3996.
ROMAINE & LOYAL Riverside Drive, 160th to 161st St., and 655 West 160th St.	4, 5, 6, 7, 8 Rooms and Two Baths.	$480 to $1,320 Yearly.	New buildings, overlooking Hudson and Palisades. Special arrangements on leases prior to October 1st. Open Evenings.	Renting Agent on prm. 'Phone 8501 Audubon or Friedman Con. Co., 189 B'way.
THE PEMBROKE 10-12 West 93d Street. **471 CENTRAL PARK WEST** Corner 107th Street.	8 Room Apartments	$750 to $1200. $75 Per Month.	These apartments have all improvements and excellent service. Apartment suitable for Doctor in each.	Agent on premises or HOPKINS & BOYD, 11 West 30th St. Phone 7175 Bryant.
UNIVERSITY HEIGHTS 1905-1929 ANDREWS AVE., Bet. West Burnside and 179th St., West Bronx.	5 Grand Rooms. Baths.	$32 to $38.	Just completed. Parquet floors. Two families on floor. Broadway Subway, 181st St. to University Ave. Trolley, 8 Cents.	Oesting Building Co., Owners, on Premises. Send for Booklet.
587 Riverside Drive Corner 136th St.	5, 6, 7, 8 Rooms, 1 and 2 Baths.	$750 to $1,350.	One of the finest locations on Washington Heights. An up to date apartment house with excellent service.	Edgar A. Levey, 505 Fifth Ave. Tel. 6060 Murray Hill.
Rockledge Court 3044 Albany Crescent, at Broadway and 231st St.	3, 4, 5 & 6 Rooms and Bath.	$24.00 to $43.00 per month.	Non-elevator, large rooms, plenty of closets and all improvements. Ready for occupancy September 1st subject to lease.	MICHAEL I. MARTIN CORPORATION, On Premises. 1 block from station.
THE CARROLLTON Corner Madison Ave. and 76th St.	7 and 8 Very Large Rooms and 2 Baths.	Rent $1,600 to $1,800.	In the finest residential district. Light all around.	Apply on premises, or Brooks & Georger, 29 West 34th St. Tel. 1880 Greeley.
BACHELOR APARTMENTS **24 WEST 45TH ST.** ADJOINING THE HARVARD CLUB.	2 Rooms and Bath. Mail Service.	$900 to $1,200.	Nine-story, fireproof, all night service; valet on premises; meals in rooms.	STREETON COMPANY, 3 East 44th St. Phone 6664 Murray Hill.
THE CAYUGA CENTRAL PARK WEST, Corner 90th St.	7 and 8 rooms and 2 baths.	$1,000 to $1,600	COMFORT and SERVICE. Large rooms; plenty of closets; splendid light and air.	On premises or E. S. WILLARD & CO., 52 William St. (Tel. 5989 Hanover.)

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Four Residential Hotels in a Neighborhood of Quiet and Refinement

The responsibility of winter housekeeping may be evaded—and to no financial disadvantage. The accommodations you can secure in any one of our hotels, for the winter or by the year, would place you amid homelike surroundings. Public drawing rooms are open to all guests at their pleasure.

Four neighboring, all well located, convenient and homey hotels from which to choose. Transportation—you can go any direction on surface cars, and the Sixth Avenue "L" and the Fifth Avenue Bus Line are but a block away. Garage convenient. Single or double rooms, with or without private bath. Rates, American plan, $15 to $20 per week for one person; or parlor, bedroom and bath for two persons, $30 to $50 per week.

Three and four room suites, equally well located, at reasonable rates.

The Van Rensselaer, 15 East 11th St.	The Earle, 103 Waverley Place.	The Holley, 36 Washington Sq. W.	The Judson, 53 Washington Sq. S.

DAVID H. KNOTT. WM. J. KNOTT.

120TH ST, s s, 225 e 7th av, 16.8x79.2—Alfred L Anderson to N Y Mtg and Security Co, 135 Broadway, Sept 1, 5 yrs, 5 p c; atty, N Y T Ins Co, 135 Broadway.....$9,000

148TH ST, s s, 175 e Convent av, 100x99.11—Clara B Fowler to Leona Holding Corpn, 63 Park Row, Aug 31, pr mtg $130,000, due as per bond; atty, Julius H Zeiser, 61 Park Row.....$6,500

150TH ST, n s, 150 w Bway, 150x99.11—Mabel G Maynard to Broadway, 150-151st St Co, 30 E 42d st, Aug 13, pr mtg $41,500, due Aug 23, 1917, 6 p c; attys, Stoddard & M, 128 Bway.....$24,500

SAME PROPERTY—114th St & 7th Av Constn Co to Surety Realty Co, 135 Bway, pr mtg $100,000, due Mar 1, 1917, 6 p c, Aug 13; atty same.....$120,000

SAME PROPERTY—Same to same, pr mtg $60,000, Aug 13, due Mar 1, 1917, 6 p c; atty same.....$34,000

Bronx.

(Borough of The Bronx.)

MORRIS AV, e s, 217 n 161st st, 50x101—Joseph Sonsin Co, Inc, to Rockland Mtg Co, 509 Willis av, Sept 8, 1 yr, 6 p c; atty, E C Bell, 509 Willis av.....$26,000

165TH ST, 949 e, n s, 25.1x100—Eva Watchstein to Abraham Leipzig, 50 W 77th st, Sept 7, installs, 6 p c; atty, T G & T Co, 176 Bway.....$3,000

SOUTHERN BOULEVARD, s e c Jerome av, 50x124.8x30x102.2—Grover C Clark et al to Wm P Petty, 1991 Anthony av, prior mtg $12,000, Aug 23, due as per bond; atty, Wm P Petty, 1991 Anthony av.....$600

ASSIGNMENTS OF MORTGAGES.

Manhattan.

MADISON ST, n s, 312 e Scammel st, 23.9x96—McMahon, John and ano, exrs, to Dora O Bloch, $16 W 79th st; atty, L T Co, 160 Bway.....$12,119

ELIZABETH ST, 202—Neglia Giovanni to Antonio Visiono, $42 48th st, Bklyn; atty, B S Vitale, 132 Nassau st.....$8,000

35TH ST, 147-151 W—Five Boroughs Realty Co to Albert B Knowles, Summit, N J; atty, Otto A Hack, 165 Broadway.....$100

125TH ST, s s, 332.6 e Bway, 26.6x100.11—Lawyers Mtg Co to Miles C Macon, 150 W 176th st; atty, L Mtg Co, 59 Liberty st.....$20,000

180TH ST, 517-519 W—City Mtg Co to William Altmann, gdn, Elberon, N J; atty, L T Co, 160 Bway.....$39,000

180TH ST, 517-519 W—N Y Trust Co to City Mtg Co, 15 Wall st; atty, L T Co, 160 Bway.....$1

WEBB ST, 281—N Y Title Ins Co to Fannie K Arnold, Albany, N Y; atty, N Y T Ins Co, 135 Bway.....$6,000

Bronx.

WRIGHT, ANDREW S, to Grace E Mulholland.....$100

WILLERFORDT, OSCAR, to Lawyers Title & Trust Co.....$6,000

WILDEY, ANNA C, to Amelia Orth.$4,000

DURELL, ELVIRE C, exr, to Lillian M Leonard.....$1,500

MERCKLE, BERTHA, to Sadie Distillator.....$100

TIERNEY, JAMES, to Annie Maxwell.$1

SILBER, JANE A, to E Albert Widmann.....$3,700

MONTROSE REALTY CO to Columbia Trust Co.....$2,600

N Y TRUST CO to Moss Estate, Inc.....$100

LAWYERS MTG CO to Elizabeth M Anderson and ano, trus.....$33,000

SATISFIED MORTGAGES.

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

INTERVALE AV, e s, 92.3 s Freeman st, 25.8x70x30.9x82, June 5, 1906—Clarence M Kooney to Wm A Cooper; atty, N Y T I Co, 135 Bway.....$1,100

17TH ST, 347 W, n s, 122 w 1st av, 22x92, Nov 23, 1914—Chaskel and Annie Pines to Sam Ettinger, 1057 Eastern Parkway, Brooklyn; attys, Jacobs & Livingston, 132 Nassau st.....$598.86

LEX AV, w s, 35 n 73d st, 17x85, Sept 1, 1893—Helene and August de Neufville to Charles Frank, 1 Park av, Frankfort a Main, Germany, by Alfred E Schlesinger, attorney; atty, Lewis R Franklin, 59 Wall st.....$5,000

HESTER ST, 25, n s, 25x100, Dec 30, 1907—Lena Cohen to Rosie Abrahams, 157 7th av; attys, Kantrowitz & Esberg, 320 Bway.....$11,500

114TH ST, s s, 101.3 e Bway, 20x100.11, Feb 1, 1907—F Stuart and Florence S Williamson to Manhattan Life Ins Co, 66 Bway; attys, Rapallo & Kennedy, 88 Bway.....$20,000

38TH ST, n s, 327.3 w 9th av, 27x98.9, May 2, 1906—Henry Prime to James A Scrymser, 107 E 21st st; atty, Samuel Irvine, 60 Court st, Bklyn.....$2,500

MARION AV, w s, adj and s of lot 142, part of Fordham Manor, 25x100, Sept 20, 1900—Eliza Neale to Farmers Loan & Trust Co, 22 William st; atty, W H Butterworth, 115 Broadway.....$2,500

65TH ST, 131 E, n s, 99 w Lexington av, 20x100.5, April 27, 1909—Francis G Landon to T G & T Co, 176 Broadway.....$35,000

MADISON AV, n w c 78th st, 30x100, March 10, 1898—Stuyvesant and Marian G Fish to the Poughkeepsie Savings Bank; atty, T G Co, 176 Bway.....$5,000

147TH ST, 242 E, n s, 195.5 w 2d av, 25.8x103.3, Dec 1, 1913—Doric Constr Co to John J Graeber, 433 Pacific st, Bklyn; atty, L T & T Co, 160 Bway.....$2,500

72D ST, s s, 90 e 3d av, 20x102.2, Aug 6, 1915—Harold R Callisen to Martha Marks, 1242 Madison av; atty, Morris Stein, 46 Cedar st.....$2,000

LIS PENDENS.

Manhattan.

WOOSTER ST, w s, 149.1 n Bleecker st, 36.9x100—Empire City Savings Bank agt Morgan J O'Brien et al, exrs (amended foreclosure of mortgage); atty, C W Dayton.

WEST END AV, 603—Geo B Lauck, committee, agt Agnes L Durant et al (foreclosure of mortgage); atty, W N O'Neil.

Bronx.

LOT 3, plot 417, map of Unionport, 24th ward—Daniel J White agt Anna B Buckley et al (action to foreclose transfer of tax lien); atty, W C Daly.

LOT 106, map of 169 lots in the 23d ward—Dora Frank agt Catherine Connelly (foreclosure of mortgage); atty, I Levison.

BECK ST, s s, 100 w Av St John, 125x200—Pratt & Lambert, Inc, agt Ostro Construction Co et al (action to foreclose mechanics lien); atty, J P Coffin.

WEBSTER AV, w s, 80 n 168th st, 26x100—Gertrude Gottscho as guardian agt Louis Burger et al (foreclosure of mortgage); attys, Walmsley & Kohlman.

MECHANICS' LIENS.

Manhattan.

HAWTHORNE ST, n e s, 125 n w Broadway, 75x100—Joseph Van Rehder agt Kavacs Construction Co, owner, Paul Silvestri, contractor.....$278.10

BROADWAY, 2633—John S J Dean agt McNulty Bros, owners, M Foulker, mgr, contractor.....$213.90

8TH ST, n w cor 2d av, 120x48—Geo H Storm & Co agt Aron Wayelo et al, owners; H Mankin & Maxrose Realty Co, contractors.....$265.71

115TH ST, 167 W—Moses Klahr agt Wm I. Pallister, owner, Piquet & Piquet, contractors.....$105.65

MANHATTAN AV, 8—Abbott Hardware Co agt Quadriborough Land & Improvement Co, ow