APARTMENT BUYERS ACTIVE IN BRONX

Moderate Priced Houses Near New Transit Popular—Old Flats Given in Exchange.

BUILDERS ARE PLANNING

Feature of yesterday's realty trading was the demand for moderate priced apartments, particularly in sections in the upper part of the city which will be benefited by the new transit system. Trading in Manhattan was meagre. The Bronx, however, was fairly active in the light of recent business in that borough. Needless to say comparatively little money changed hands despite the fact that well onto a score of properties, modern type multifamily houses changed ownership. It was a market of barters, but it was business just the same. Builders were not asleep either, as a number of new operations were officially announced by the building bureaus of the Bronx borough. More than $1,000,000 worth of new construction was put on record. It included apartment houses, department stores and dwellings.

DYCKMAN PLOT SALE.

Nehring Bros. have sold the plot, 100x200, consisting of eight lots on Dykman street, running through to Thayer street, 150 feet west of Sherman avenue, to a builder who will erect five story apartment houses.

BUYS HEIGHTS APARTMENT.

William H. Latty has purchased the Majestic apartment house, at the southeast corner of St. Nicholas avenue and 145th street. The sale was made by the Estbold Realty Company, which is Bing & Bing.

The Majestic is eight stories and stands on a plot 183.9x101.5x irregular. It carries a mortgage of $300,000 and has been held at $400,000. The Bings took it last year in a trade with John R. Hegeman.

FLAT BUYERS PREDOMINATE.

WEST 182D STREET—Frederick Zittel & Sons, with A. J. Norman, have sold for Reliant Leasing Company, M. Betzker president, at 2 West 182d street, a five story flat, on plot 50x70, 100 feet west of St. Nicholas avenue. It was an all cash transaction.

WEST 20TH STREET—Worthington Whitehouse has resold for Charles O'Shea, to the Lisa Day Nursery, the four story dwelling, on lot, 25x92, at 458 West Twentieth street. The buyers have been the tenants for the past twenty years.

FAULDING AVENUE—Morris Perlman has sold a plot on the west side of Faulding avenue, 200 feet south of Morris Park avenue, 50x100; also a lot 25x100, on the south side of Van Nest avenue, 25 feet west of Fowler avenue.

MORRIS AVENUE—Walter E. Brown in conjunction with Richard Dickson has sold for the J. W. Cornish Construction Company, the southeast corner of Morris avenue and East 177th street a five story apartment, on plot 60x95. This completes the sale of the block front on the east side of Morris avenue from Mount Hope place to East 177th street recently completed by the Cornish company.

EAST 121ST STREET—The Lawyers Mortgage Company has sold the four story flat, on lot 25x100, at 447 East 121st street to an investor.

WASHINGTON AVENUE—Samuel Williams has sold to Yockel Bros. three old buildings occupying a plot 59.6x80 on the east side of Washington avenue, 101 feet south of 164th street. The buyers will erect a garage on the property.

BEAUMONT AVENUE—Kurz & Uren have sold for Delco Holding Company to the Universal Holding and Leasing Company 2321 Beaumont avenue, near 183d street, a two family frame dwelling, on plot 50x100.

UNION AVENUE—The Lawyers Mortgage Company has sold to an investor the five story flat, on plot 40x173, at 974 Union avenue.

WEST 105TH STREET—Lewis M. Tilery has sold for Mrs. Susan E. Dixon her three story dwelling at 220 West 105th street, on lot 18.9x100.11, to a client for occupancy.

BROOKLYN HOMES IN DEMAND.

Arthur H. Strong has sold new houses at 116 Ocean avenue, 35x150, to Elsa Hornburg; at 1120 Ocean avenue, 35x150, to Hector McG. Curran; at 16 Clarkson street, 20x115; at 880 Ocean avenue, 60x132, to E. B. Thomason, and at Atlantic avenue and Beach Forty-fourth street, Sea Gate, to Robert A. Brown.

The eleven room frame dwelling, at 1165 Bushwick avenue, occupying a plot of ground 50x100 feet and held at $22,600, was sold by Richard Goodwin yesterday to a client for occupancy. The house is one of four erected by Jacob Sundam for his four daughters. It is located at the corner of Cornelia street.

APARTMENTS FOR GREAT NECK.

Mary Ann Adams sold to an investing client of L. G. Wolf her property, which has a frontage of 99 feet on Middle Neck road and a depth of 495 feet, the property having been in the Adams family for over forty years. The purchaser intends to improve the property with a high class apartment house.

SALE OF ORANGE DWELLING.

Edward P. Hamilton & Co. have sold for Joseph Kahrs his residence on plot 50x157, at 124 Cleveland street, Orange, N. J.

MORRIS AVENUE HOUSE BUYER.

The Benenson Realty Company is the buyer of 1549 Morris avenue, taken in trade for 429 East 136th street from Frederick McConnell. These sales were reported on Sunday.

LARGER BLOOMINGDALE STORE.

$500,000 to Be Spent on Lexington Avenue Extension.

Plans have been filed by Buchman & Fox for a three story extension to the six and four story store of Bloomingdale Bros. The addition is to be built on the southeast corner of Lexington avenue and Sixtieth street and will extend the building 100.5 feet on the avenue and 224 feet on the street. It will conform in architectural design with the structure and the cost has been estimated at $500,000. Samuel J., Hiram and Irving I. Bloomingdale are the owners.

$100,000 PARK AV. APARTMENT.

Twelve story and basement fireproof apartment house is to be built on the southeast corner of Park avenue and Fifty-fifth street, according to plans filed by Emery Roth, architect, for the Brisbane Realty Company, Max Sloman president. It will have a frontage of 100 feet on the avenue and 98.3 feet on the street, with a facade of brick, limestone and terra cotta, and the cost has been estimated at $400,000.

$300,000 DYCKMAN FLATS.

Robert Dreyfuss, architect, has completed plans for four five story brick apartment houses, 75x118, on the north side of Post avenue, 100 feet east of Academy street, for John Mahoney, owner and builder. The cost of this project is placed at $300,000.

FLATS TO COVER 19 LOTS.

Apartment houses will be erected on the nineteen lots on the east side of Wadsworth Terrace just south of 192d street, which the Ephros Realty Corporation took from the City Real Estate Company recently in part payment for the five story flat at 568 West 192d street.

$95,000 FLATS ON 150TH ST.

On the north side of 150th street, 200 feet east of Broadway, two five story flats will be erected for the Academy Construction Company, Max Psaty president. Each will have a frontage of 43 feet and a depth of 86.11 feet. The total cost has been estimated at $95,000 by the architects, Gronenberg & Leuchtag.

MORE WASHINGTON HTS. HOMES

The Kinshel Engineering Company, Abraham W. King president, has filed plans with the Bureau of Buildings through Irving Margon, architect, for the construction of two six story apartments on the south side of 160th street, 244.9 feet east of Riverside Drive. Each will have a frontage of 50 feet and a depth of 88 feet and the total cost has been estimated at $90,000.

INCREASED ACCOMMODATIONS.

Moore & Landsiedel, architects for the 15 West 123d Street Company, Inc., have filed plans for altering the six story flat at 13 and 15 West 123d street, providing accommodations for twenty-five families instead of twelve, as before. The cost has been estimated at $35,000.

HOUSE TO BE ALTERED.

Plans have been filed for making over the four story and basement dwelling at 14 East Eighty-third street, to cost $15,000. The alteration consists of building a new front wall, taking out old partitions and putting in new ones and providing for an automatic push button elevator. Allard A. Dederer is the owner of record.

TO ALTER 34TH ST. HOUSES.

Sigmund Menschel, caterer, who leased a short time ago from E. N. Dickerson the two four story dwellings at 62 and 64 West Thirty-fourth street, adjoining the Vanderbilt Hotel, has completed plans for the improvement of this property. There will be no twelve or fifteen story building erected on the site, as has been reported. Mr. Menschel will alter the existing structures, which occupy a plot 43.8x99.9, into studios and stores from plans just completed by Rouse & Goldstone, who place the cost of the changes at $50,000. Mr. Menschel's lease of the property is said to be for sixty-three years.

TOBACCO FIRM LEASES.

Weyman-Bruton Co. Takes Broadway Offices—Other Rentals.

The Douglas Robinson, Charles S. Brown Company and Marston & Co., as agents for the new Albemarle Building, at the northwest corner of Broadway and Twenty-fourth street, have rented the fourteenth floor to the Weyman-Bruton Company, now located at 50 Union Square. The space rented will be used for offices. The Weyman-Bruton Company is the largest distributor of snuff and tobacco in this country.

M. & L. Hess have leased the second floor at 134 to 140 West Twenty-ninth street, containing 10,000 square feet, for a long term to Friedman Bros. for the manufacture and sale of dresses. D. Zuckerman & Co. were interested as brokers.

The Charles F. Noyes Company has leased offices in the Masonic Building, Twenty-third street and Sixth avenue, to William Gilbert; in 6 Maiden lane, to Jacob Schoen, and in the Fulton-Chambers Building, 102 and 104 Fulton street, to M. M. Finn and John M. Garvish.

Huberth & Huberth have leased in the American Circle Building, Columbus Circle, offices to Brewster & Geisler, John E. Beggs, Samuel Goodman and R. W. Lindner; in the New York Journal Building they have leased offices to Henry R. Watkins, E. M. Gullik, Dr. Frank Remy and Legal Aid Society.

CITY DWELLING RENTERS.

Douglas Robinson, Charles S. Brown Company have leased for the Frazier estate the dwelling at 151 East Seventy-fourth street to Alpheus S. Hardy for a term of years.

Shaw & Co. have leased for the F. F. Freehold estates the three story and basement dwelling at 110 East 127th street to Minna Runkos.

Gorman H. Lenney has leased for E. B. Curtiss the four story dwelling at 45 West Eighty-seventh street to Dr. H. Everett Russell; for James McClanahan the four story dwelling at 164 West Eighty-sixth street to Mrs. Florence I. Case; for Mrs. Maria S. Simpson the four story dwelling at 10 West Seventieth street to the Misses Eleanor F. and Therese M. Collins, and for Joseph H. Myers his dwelling at 176 West Seventy-sixth street to Mrs. Mabel Lockwood of Toronto.

Slawson & Hobbs have rented 115 West Seventy-eighth street for the United States Trust Company to Mrs. N. Carey, and 131 West Seventy-third street for the Clark estate to Russell G. Pruden.

Huberth & Huberth have leased the house at 76 West Twelfth street to Dr. A. Caccini.

Porter & Co. have leased for William M. Purdy to Albert L. Hopson the dwelling at 236 West 131st street.

NEW REALTY CORPORATIONS.

McKinley Plaza Company, Bronx; capital, $10,000; directors, John H. J. Bonner, Louise E. Brunning and Charles H. Spresesig.

Yockel Bros. Corporation, Manhattan; capital, $5,000; directors, Rudolph Delbel, David Friedmann and Max Wieder.

Broadway and Sixty-seventh Street Corporation, Manhattan; capital, $1,880; directors, Albert S. Mortimer, Cleon Headley and James T. Brady.

West Fourth Street Realty Corporation, Manhattan; capital, $5,000; directors, Sidney Newburg, Benjamin Bag and Albert Bernard.

G. & W. Holding Company, Brooklyn; capital, $2,000; directors, Louis Wolf, Samuel Greenberg and Jacob J. Greenberg.

Rotwell Tax Lien Company, Manhattan; capital, $10,000; directors, Joseph Levy, Barnet Bernstein and Frederick Loehfelm.

Red Diamond Realty Corporation, Manhattan; capital, $11,000; directors, Henry Heide, William F. Heide and Julius A. Heide.

Holland Mercantile Corporation, Brooklyn; capital, $1,000; directors, Leon Wasserman, Moses Housman and Jeanette Galle.

Kew Club Realty Corporation, Queens; capital, $50,000; directors, Alrick H. Man, F. J. McIsaac and Elliott W. Shipman.

Barlellan Realty Corporation, Brooklyn; capital, $75,000; directors, John M. O'Neill, Hugh M. O'Neill and Kate A. Heck.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and Bronx Salesrooms.

[AT 14 VESEY STREET.]

By Henry Brady.

78TH ST, 307 W, 83.2 w West End av, 16.4x102.2, 3 sty dwlg—Edgar Dinkelspiel et al agt Alfred Co et al; due, $17,244.97; taxes, &c, $396.75; to the plaintiff.....$15,000

By Joseph P. Day.

127TH ST, 27 E, n s, 475 e Lenox av, 24.9x100.11, 5 sty dat—S A Fatman agt Rosie Rohfeld et al; due, $18,053.93; taxes, &c, $570; to William H Slegman.....$18,250

[AT 3208 THIRD AVENUE.]

By Henry Brady.

ZEREGA AV, w s, bet Story and Quimby avs, 206.1x191.10, and Zerega av, e s, bet Story and Quimby avs, 206.1x205.7x338.9x irreg—G Dimmerling agt Mutricinal Asphalt Co et al; due, $22,788.10; taxes, &c, $8,000; sub to mtg, $12,000; to William W. Hubbard.....$49,260

By James J. Donovan.

BOYD AV, 3126, e s, 225 n Jefferson av, 25x100—A G W Bertieri agt Jos Meredino et al; due, $4,248.76; taxes, &c, $858.40; to the plaintiff.....$[illegible]

BIG BRONX SALE TO-DAY.

Woolf Estate Holdings Near New Subway to Be Sold at Auction.

Byran L. Kennelly will offer at Supreme Court partition sale in the exchange salesrooms to-day the most important vacant real estate put up in the local market this year, that is, the properties of the Woolf estate in the Mount Hope section of The Bronx, lying on such important thoroughfares as Jerome avenue, Grand Boulevard and Concourse, Macomb's road, East and West 172d street, East 175th street, Morris avenue, Belmont street, Rockwood street, Walton avenue, Inwood avenue and North street. These properties are all in a section in which some of the largest and best known operators and builders have been actively engaged in buying and building during the last year in anticipation of the opening of the Jerome avenue subway extension. During the last year or so, because of the assurance that subway trains will be running over the Jerome avenue extension by the end of this year, high class builders have gone into this district, known as the Mount Hope, and have put up houses even as great as ten stories high.

The Woolf estate properties are well known to all persons who follow the activity of the local real estate market. Held in possession of the Woolf family since Revolutionary days, parts of the original estate have been sold from time to time, and most of these properties have been improved with structures ranging all the way from small dwellings to great apartment houses.

The 170th street station is but a short block from some of the principal properties to be offered, while the Belmont street station and the 176th street station will provide quick transit to the properties lying on the Grand Boulevard and Concourse, Walton avenue and Townsend avenue.

TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.
(South of Fourteenth street.)

AV A, 109, s w cor 7th st, 130 s 22.11x100—Eugene L. Richards, trus and as supt of banks, to Geo Koch, 75 48th st, Corona, L. I. Ref Kirk Roe; $50,000; May 23; atty, T G & T Co, 176 Broadway.....$64,200

East Side.
(East of Fifth avenue, between Fourteenth and 110th streets.)

BROADWAY, 859, w s, 26.6 n 17th st, 26.6x99x25x107.11, ¼ pt Canal st, 196 (192), s s, 76.4 w Mott st, 25x75, ¼ pt—Ida B Washburn M Van Rensselaer to Ida, 140 40th st, Corona, L I, May 26, 1913; $1
44TH ST, 9 E, n s, 221 e 5th av, 27x100.5—9 East 44th st, Inc, to Otto A Stoehr, 1712 Grover st, Ridgewood, L I, June 5; attys, Merrill, R & T, 100 Bway.....$1
SAME PROPERTY—Otto A Stoehr to Lawyers Rlty Co, 160 Bway, mtg $80,000, June 5; atty, same.....$1
81ST AV, 153, s e, 41.7 s 52d st, 19.8x84.10—Howard Froelich to Sarah Froelich, 721 E 21st st, Brklyn, May 19; atty, Sam'l H Redf, Jr, 60 Wall st.....$1
68TH ST, 219 E, n s, 240 e 3d av, 11x100.5—Michael Maier to Ede Levenson and ano, 1-3 pt subject to 1-3 of mtgs $100,000, Mar 30, 1906; attys, Lachman, & J, 25 Nassau st.....$100
97TH ST, 219 E, n s, 287 e 3d av, 24.6x100.11—Doty Rlty Co to Mildred Partegas, 124 E 108th st, mtg $14,375, June 1; atty, Isaac Cohen, 141 Bway.....$1

Uptown.
(Manhattan Island, north of 110th street.)

145TH ST, 408 W, s s, 162.6 w St Nicholas av, 15.6x99.11—Winifred A Latham to Thos H Dougherty, West School House Lane, Germantown, Phila, Pa, June 3; atty, M S Brown, 68 William st.....$1
WADSWORTH TER, s e s, 409.5 n e 190th st, 115.6x84x99.8x84; Wadsworth ter, s e s, 524.11 n e 190th st, 120x84.6x103.6x84—City Real Estate Co to Barnet Epstein, 50 Central Park W, mtg $10,831.70, June 2; atty, T G & T Co, 176 Bway.....$100
WADSWORTH TER, s e s, 644.11 n e 190th st, runs n e 115 n s Fairview av x s 99.1x s w 101.4 x n w 84.6 to reg Fairview av s s 5 e from s e s Wadsworth ter, 120x95.3x103.11x99.1—City Real Estate Co, 176 Broadway, to Barnet Epstein, Central Park W, mtg $10,831.70, June 2; atty, T G & T Co, 176 Bway.....$100
192D ST, 168 W, s s, 175 w Audubon av, 75x100—Epros Rlty Corp to City Real Estate Co, 176 Bway, mtg $65,000, June 2; T G & T Co, 176 Bway.....$1
DYCKMAN ST, s w s, 150 n w Sherman av, 100x200 to n e s Thayer st—Florence S Burston et al, heirs, &c, to Cath Muller, 474 W 143d st, ½ pt; mtg $17,500, May 22; atty, Lawyers Title & Trust Co, 160 Bway.....$1

Bronx.
(Borough of The Bronx.)

GRAND BOULEVARD AND CONCOURSE, w s, part lot 11, map Townsend Poole, 16.8x100x irreg—Merle I St John to City Real Estate Co, 176 Bway, June 3; atty, T G & T Co, 176 Bway.....$100
ELM Pl, e s, 265 s Kingsbridge rd, 25x78.10—John J. O'Reilly to Lee Farrington Realty Corp, 174 Wallace av, mtg $4,000, June 3; atty, T G & T Co, 176 Bway.....$100
47TH ST, s s, 160 n e Union av, 20x100—Elijah R Reyes to Mary Trafford, 2524 St Raymond av, May 29; atty, T G & T Co, 176 Bway.....$1
WASHINGTON AV, w s, 250 s Talmadge st, 25x142.6—Richard H Williams to Edw Griffith, 775 5th av, mtg $14,000, May 29; atty, F D Colton, 52 Wall st.$1
WASHINGTON AV, s w s, 273.6 s e 2d st, 25x irreg—Richard H Arnold and ano to Ravos Realty Co, Inc, Poughkeepsie, N Y, June 1; atty, C H Arnold, Poughkeepsie, N Y.....$100
14TH ST, s s, 155.1 w Av D, 25x100—(Unionport)—Wm Grelthe to Florence C Grelthe, 2062 Newbold av, mtg $3,000, June 3; atty, A & C E Halby, 2065 Westchester av.....$100
MINFORD Pl, w s, 155.2 n Charlotte pl, or Jennings st, 16.8x100—Carrie De Mar Hart to Estelle De M Schell, 1429 Minford pl, mtg $3,000, May 27; atty, E A Acker, 175 Forest av.....$100
MORRIS AV, 1067, w s, 25x100.8—Ida Brantman to Helen Perlman, 1504 Charlotte st, mtg $3,000, June 2; atty, L & T Co, 149 Bway.....$100
BAKER AV, 625, n s, 25x100—J C Mc Christie, ref, to Ella A Greene, 183 Central Park West, as trus, May 25; atty, E A Acker, 175 Forest av.....$3,000
BAKER AV, 627, n s, 25x100—Same to same, May 25; atty, same.....$3,000
8TH AV, s s, 125 s 3d st, 80x114 (Wakefield)—Mary O'Connell to Abr Mogilesky, 3864 White Plains rd, and ano, June 5; atty, Arthur Hell, 391 E 149th st.$100
MANIDA ST, s s, 232.1 s e Garrison av, 25x100—Chas F Roetwick, ref, to Hoffman Miller, Tuxedo, N Y, trus, June 3; attys, Miller, K & T, 30 Bway.....$7,000
PLOT 11, 27 and 28, map Townsend Poole—Susannah M Jarvis and ano devisees, &c, to Merle I St John, 1 Gramercy Park, Oct 13, 1915; atty, T G & T Co, 176 Bway.....$1,000
KEPLER AV, e s, 40 s 239th st, 40x100—Thos MacNair to Olga Schultheis, 128 Cornelia st, Brklyn, June 1; attys, Meyers & C, 51 E 42d st.....$1
SAME PROPERTY—Olga Schultheis to Thos MacNair, 4342 Kepler av, June 1; atty, same.....$1
LOTS 28 and 29, blk 22, also lot 25, blk 9, map Morris Park—Morris Perlman to Ida Brantman, 794 Hewitt pl, mtg $2,885, May 9; atty, David Mintz, 882 Prospect avenue.....$100
165TH ST, 659 E, n s, 37.6x100—Julia Schaefer to Emma H Jarrett, 3647 Bway, mtg $25,000, June 5; atty, T G & T Co, 176 Bway.....$100

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

Downtown.
(South of Fourteenth street.)

ALLEN ST, 122, e s, 25x87.6, June 3, 4 yrs, 6 p c—Betsy Spring to David S Fuchs, 573 Amsterdam av; atty, Nathan Zirvin, 140 Rivington st.....$2,000
STANTON ST, 78, n s, 45 e Allen st, 21x65, June 1, 3 yrs, 6 p c—Katie Graff to Emma Horn, at Westport, Conn atty, Adolph Waxenbaum, 124 Stanton st.$6,000
CANAL ST, 323-5, n e cor Wooster st (41, 78.10x57.10x83.11x61.6, May 24, 5 yrs, 4½ p c—Habirshaw Read Estates, Inc, to Lawyers Title & Trust Co, 160 Bway; atty, Lawyers Title & Trust Co, 160 Bway.....$22,000
N MOORE ST, 64-6 (70-2), s s, 50x87.6, leasehold, May 31, due May 1, 1919, 5 p c—Thos Vavis et al, heirs, &c, to Cath Hamilton terrace, et al, exrs; atty, Morris Blau, 154 Nassau st.....$9,100

East Side.
(East of Fifth avenue, between Fourteenth and 110th streets.)

44TH ST, 9 E, n s, 221 e 5th av, 27x100.5, June 5, 3 yrs, 4½ p c—Otto A Stoehr to N Y Trust Co, 26 Broad st; attys, Merrill, R & T, 100 Bway.....$80,000
52D ST, 145 E, n s, 133.6 e Lexington av, 16.6x100.5; 52d st, 147.51 E, n s, 150 e Lexington av, 50x100.5, June 5—Jno McKee to Emigrant Indust Savs Bank, 51 Chambers st; attys, R & E J O'Gorman, 51 Chambers st.....$10,000
1ST AV, e s, 75 n 61st, 25x95, June 1, due and int as per bond—Lunigiani Realty Co to Serene Vigil, 1118 1st av; atty, G J Guidi, 61 Park Row.....$5,000
64TH ST, e s, 74 w Madison av, 21x100.5, April 12, due July 19, 1918 or sooner, 5 p c—Cornelia G Ford to M Orme Wilson, 3 E 54th st and ano; atty, Lawyers Title & Trust Co, 160 Bway.....$6,000

West Side.

9TH AV, 742, store lease, Mar 18, due, &c, as per agmt, 6 p c—Jno McElhone to Isaac Roth, 2201 Valentine av, and ano; attys, Roth & Co, 401 E 23d st.....$9,875

Uptown.
(Manhattan Island, north of 110th st.)

WADSWORTH TERRACE, s e s, 409.5 n e 190th st, 115.6x84x99.8x84, Wadsworth terrace, s e s, 524.11 n e 190th st, 120x84.6x84, June 2, due and int as per bond—Barnett Epstein to City Real Estate Co, 176 Bway; atty, T G & T Co, 176 Bway.....$10,831.70
WADSWORTH TERRACE, s e s, 644.11 n e 190th st, runs n e 115 n s s Fairview av x s 5 x s e 99 x s w 101.4 x n w 84.6 to beg; Fairview av, s s, 5 e from s e s Wadsworth terrace, 120x95.3x103.11x99.1, June 2, due and int as per bond—Epros Realty Co to City Real Estate Co, 176 Bway; atty, T G & T Co, 176 Bway.....$10,831.70
ST NICHOLAS AV, s s cor 192d st, 200 to n e 191st st x100, bldg loan, June 5, due Dec 1, 1918, 6 p c—Mose Goodman Corpn to Sadie Roth, 1415 Prospect av; attys, Elsman, L, C & L, 135 Bway.....$121,000

Bronx.
(Borough of The Bronx.)

ST RAYMOND AV, s e s, 160 n e St Peter's av, 20x100—Mary Trafford to Wm H Crosby, Beacon, N Y, June 2, due as per bond; atty, T G & T Co, 176 Bway.$1,500
BAILEY AV, s w cor 233d st, 108x37x73.11x72.10x45.11—Mary K Shrady to Henry Holtorf, 153 Summit av, Mt Vernon, N Y, May 31, due as per bond; atty, H H Holbert, 1511 3d av.....$5,000
VAN NEST AV, s s, at w s lot 7, map Downing estate, 25.3x95 s—Wm F Kopp to Frederick Sauter, Sr, Great Neck, L I, May 29, 3 yrs 5½ p c; atty, Edw A Acker, 175 Forest av.....$2,000
8TH AV, e s, 125 s 3d st, Wakefield, 80x114—Abr Mogilesky and ano to Mary O'Connell, 670 E 221st st, June 5, due as per bond; atty, Wm A Keating, 2985 White Plains rd.....$2,000
165TH ST, n s, 110.11 w Trinity av, 37.6x100—Emma H Jarrett to Eliz Schaefer, 595 Jefferson av, Bklyn, June 5, due as per bond; atty, T G & T Co, 176 Bway.....$25,000

ASSIGNMENT OF MORTGAGES.

Manhattan.

56TH ST, 58 W—Burden I Townsend and ano exrs, to Lawyers Title & Trust Co, 160 Bway; atty, Lawyers Title & Trust Co, 160 Bway.....$3,500
SAME PROPERTY—Lawyers Title & Trust Co to Walter C Oakman, Islip, L I, et al, exrs, &c; atty, same.....$20,000
MAIDEN LANE, 133—Gordon Gordon to Emily D Renwick, at Short Hills, N J, et al; atty, Gordon Gordon, 165 Broadway.....$1
14TH ST, 235 E—Regina Zimmerman to Jacob Schwartz, 115 E 7th st; atty, Abr J Halpern, 41 Park Row.....$1
92D ST, 143 W—Isaac O Purdy and ano (exrs) to Title Guar & Trust Co, 176 Bway; atty, Title Guar & Trust Co, 176 Bway.....$16,000
87TH ST, 118 E—Hannah von Hofe, wife G G, to Fred W Marks, 70 E 91st st; attys, Wolf & K, 203 Bway.....$14,000
18TH AV, s s, 40.5 e 69th st, 40x100—Abr E Lefcourt to Rebecca Levy, 36 W 117th st, all title; atty, Rebecca Levy, 36 W 115th st.....$100
116TH ST, e s, 87 w 2d av, 22x100.11—Arno R Thurn to Alice W Goddard, at Litchfield, Conn; atty, G B Winthrop, 96 Bway.....$1
45TH ST, 8-10 W—Mutual Life Ins Co to Greenwich Sav Bank, 246 6th av; attys, B & S, 48 Cedar st.....$30,000
125TH ST, s s, 100 e Lenox av, 50x198.10 to s s 126th st x100x irreg—Mutual Life Ins Co to Arthur Brisbane at Hempstead, L I; atty, Title G & T Co, 176 Bway.....$131,500

Bronx.

MANHATTAN MTG CO to Harlem Sav Bank (two assts).....$46,000
AIKEN, AMELIA M, ind and ex, et al, to Geo Busch.....$1
CLARK, HENRY P, to Fred Sauter, Jr, $
ALWELL RLTY CO OF N Y Bible & Common Prayer Book Society.....$7,500
TITLE GUAR & TRUST CO to Emily Schaeffer.....$5,000

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

184TH ST, s s, 100 w St Nicholas av, 50x99.11, Apr 21, 1909—Henry Troger and ano to Bettie Wise, Hotel Theresa, 2084 7th av; atty, T G & T Co, 176 Bway.....$16,250
184TH ST, s s, 150 w St Nicholas av, 50x99.11, Apr 27, 1909—Frederick Troger to Bettie Wise, Hotel Theresa, 2084 7th av; atty, T G & T Co, 176 Bway.....$16,250
82D ST, s s, 175.6 e Av A, 37.6x102.2, Feb 1, 1915—Aaron Fuiterman and ano to Moses H Edelman, 101 W 140th st; atty, Louis W Dunkelspiel, 37 Liberty st.....$20,000
79TH ST, 52 E, June 30, 1913—John Harris Cosgrove to Elmer A Miller and ano; atty, T G & T Co, 176 Bway.....$4,500
125TH ST, n s, 325 w 7th av, runs w 50x n 199.10 w x 99.11x s 99.11 x s 99.11 to beg, Nov 9, 1905—Mutual Life Ins Co to Arthur Brisbane; atty, T G & T Co, 176 Bway.....$180,000

RECORDED LEASES.

Manhattan.

58TH ST, North River, 50 feet inner end of s s pier with adj ½ of bulkhead adj w s 25.9 in length and upland rear 50 feet in width, 99 years, N Y City to Commissioner of Docks, to Theodore F Coal Co, 615 W 51th st, 5 yrs from May 1, 1916; atty, Corpn Counsel, Municipal Bldg, Room 1629.....$4,200
LENOX AV, 1307, store, floor and part basement—Rachael S Alexander to Nicholas V Cody, 1241 Lexington av and ano, 2 yrs from Oct 1, 1916; atty, Morris Hoffman, 225 E 78th st, $1,050 to $1,625
HOUSTON ST, 19 W, store and basement—Thornton Woodbury to Arthur A Lindman, 19 W Houston st, 9 10-12 yrs from Apr 1, 1916; atty, Nathan Friedman, 200 Bway.....$1,500
99TH ST, 51 E, all—Fred and Jno Yocke to Wm J Healy, 1 E 98th st, 5 yrs from May 1, 1916; atty, Steinberg & Levin, 320 Bway.....$1,100
CLINTON ST, 197, store and basement—Harris Shedlinsky to R Maskin & sis, 29-31 Ridge st, 3 yrs from May 1, 1916; atty, Harris Shedlinsky, 197 Clinton st.....$1,710
112TH ST, 10 W, all—Goodman and Chas Levy to Morris Gold, 3 yrs from April 1, 1916; atty, Gold, 6 W 112th st.....$1,200
42D ST, 315 W, store—Frank Rosen agt to Alex Valerio and ano, 315 W 42d st, 4 yrs from May 1, 1916; atty, E D Harburger, 149 Nassau st; $1,920 to $2,200
146TH ST, 540-2 W, all—Mab Realty Co to Samuel Jacobs, 25 W 115th st, 3 yrs from Jan 1, 1916; atty, Aaron W Levy, 30 Wall st.....$8,250 to $8,500
BWAY, 49, w s, 267.4 n Morris st, 26.3x191.11 to e s Trinity pl, 30 x irreg, all—Anne D Thomson, individ and ex, as trus, to Wells Fargo & Co, 51 Bway, 7 yrs from May 1, 1918; atty, Baruch P Kerfoot, 51 Bway.....$13,000

LIS PENDENS.

Manhattan.

35TH ST, 158 E—Emigrant Industrial Sav Bank agt Joseph Pollard et al; foreclosure of mortgage; attys, R & E J O'Gorman.
ACADEMY ST, w s, 175 n Bway, 50.7x137.6—Knapp & French, Inc, agt Jarvis Realty Co (action to foreclose mechanics lien); attys, Pratt, Koehler & Boyle.
28TH ST, 162 W—Lawyers Mortgage Co agt Twenty-eighth St & W Realty Co et al (foreclosure of mtg); attys, Cary & Carroll.
HENRY ST, 95 and 97½, and Mulberry st, 76—Catherine Collins agt Mary Hoyle et al (partition); atty, E S Cahn.
11TH AV, e s, 100.5 s 54th st, 25x100—Anna T Bristol agt Robert J Murphy et al (action to set aside deed); atty, R A B Dayton.
50TH ST, 415-17 E—Wm H Morgan agt Mathilde Bloom et al (foreclosure of mtg); atty, J F Stier.
76TH ST, 512 E—Marie G Kuerzi agt Lotty Kolisch et al (foreclosure of mtg); atty, F J Kuerzi.

Bronx.

LOT 75, blk 2846, sec 11, on tax map, and lot 6, blk 2845, sec 11, on tax map—Anna B Crossin agt Anna A Berne et al (action to foreclose transfer of tax lien); atty, same.
GLOVER ST, e s, 150 n Lyon av, 25x130—Alice V Conklin agt Caroline F Budenhender et al (foreclosure of mtg); atty, M H Hugh.
3D AV, 4411—William Brandt agt William Knobloch et al (foreclosure of mtg); atty, M D Siegel.
VAN COURTLANDT AV, s s, 49.5 n e Villa av, 89x145.6—Simeon C Bradley agt Mary A Nally et al (foreclosure of mtg); attys, Bergman & Davis.

MECHANICS' LIENS.

Manhattan.

WATER ST, 8, and Moore st, 3 to 7—Maurice Bandler agt Society for Italian Immigrants, owner; Wm H Henderson, Jr, Inc, contractor.....$270
28TH ST, 42 to 46 E—Jacob Rubin agt Chris Grammas & Peter Mirros, owners; Gotham Engineering Co, contractors.....$147.75
13TH ST, 538 W—Frank Rosen agt Alonzo Co, owner; Brande-Papas Co, contractor.....$420
93D ST, 183 E—Frank Rosen agt Axel Dorn Estate, owner and contractor.....$225
12TH ST, 200 W—L Ballington & Co agt John H Butt, owner and contractor.....$250
2D AV, n w cor 47th st, 75x237—Jno J Merryman & Co agt J Pierpont Morgan et al, owners; Grand Central Garage Co, contractor.....$200.25

Bronx.

WEBSTER AV, e s, 226 n 184th st, 80x250—Efficiency Heating Co, Inc, agt Webster Ave Realty Corpn, owners; Gotham Engineering Co, contractors.....$1,377.95
WEBSTER AV, e s, 226 n 184th st, 80x250—Pierce, Butler & Pierce Mfg Corpn agt Webster Ave Realty Corpn, owners; Efficiency Heating Co, subcontractor of Gotham Engineering Co, contractors.....$1,377.95
WILLIAMSBRIDGE RD, 1415—Maurice Bandler agt William H Henderson, owner; William H Henderson, Jr, Inc, contractors.....$150
LORING Pl, 2333, and 150 West Fordham rd—Sam Minskoff agt Winifred and James Q McCarthy, owners and contractors (renewal).....$150
THERMAN AV, 79 W—Sam Minskoff agt Winifred and James Q McCarthy, owners and contractors (renewal).....$150

REAL ESTATE AT AUCTION.

ABSOLUTE AUCTION SALE

FOUR HOUSES at White Plains in the finest residential section; the Ridgeway Tract will be offered at Public Auction Sale to the Highest Bidder on Saturday, June 10, 1916, at 3 o'clock P. M. Sale held on premises. Rain or shine.

PROPERTIES OFFERED:

No. 1. Improved private dwelling, 8 rooms, bath, gas and electric light, steam heat, hardwood floors and trim, open fireplace. Lot 60 feet front, 133 feet in depth. Fine shade trees and shrubbery.

No. 2. Eight rooms, bath, steam heat, gas and electric lights, hardwood floors and trim, open fireplace. Lot 60 feet front, 123 feet deep.

No. 3. Eight rooms, bath, steam heat, gas and electric light, hardwood floors and trim, open fireplace. Lot 60 feet front, 103 feet deep, fine old maple shade trees.

No. 4. Nine rooms, two baths, open fireplace, steam heat, gas and electric light, hardwood floors and trim. Corner plot 123 feet on Midland Avenue, 140 feet on Lyndon Place.

Immediate possession. Photographs on request. Easy terms. This is an opportunity to buy a good home, well built, in a developed community.

All streets improved and assessments paid.

For further particulars apply to

GRIFFEN-PRINCE & RIPLEY
18 EAST FORTY-FIRST STREET, NEW YORK CITY.

CITY REAL ESTATE.

Horace S. Ely & Co.
REAL ESTATE
21 Liberty St. 489 Fifth Av.

PUZZLES FOR RAILROAD MEN.

Managers' Questions at Conference With Men Hard to Answer.

Representatives of the railroads and of the brotherhoods of employees continued to discuss the demands of the men at yesterday's meeting. The committee of general managers thought of all sorts of possible future situations and then asked how these situations would be affected by the demands of the men. Some of the questions asked by Elisha Lee and Secretary Higgins of the Western conference committee, it was admitted, will have to be studied carefully before answer can be given.

The representatives of the brotherhood, Garretson, Stone, Shea and Lodge, were careful to avoid hasty answers. Particularly was this the case in the talk about men who work forty-five days a month. The question was whether under the new rules these men could work sixty-two days a month, which had the laymen in the hall somewhat bewildered. During this argument about a man making one day on four hours and then four hours and one minute later making another day Mr. Garretson said that some of the men wanted to make overtime expensive to the roads so they could get a little time off.

"Why," he said, "I know of one man who asked for a day off and when they requested his reason he said he wanted to see his two-year-old baby in the daylight; he had never seen the baby by day."

All of the business done in the last two days of the conference would be called "jockeying for position" in a yacht race. The conferees are steadily drawing nearer the real object of the meeting, the demands. These may