APARTMENTS — UNFURNISHED

Above 59th St.—5th Av. to East River.

The Most Unique Tenant-Ownership in Manhattan

NOS. 17 AND 19 EAST 95TH STREET

between 5th and Madison Aves.

Six Story Elevator Apartment Houses

THE UNIQUE FEATURES ARE

(1) Superb location.
(2) Low rents.
(3) Small cash payments.
(4) Selling price largely land value.

AS TO LOCATION

These houses are in New York's social centre—on the same block and in the immediate vicinity are the mansions of many prominent New Yorkers.

AS TO RENTS

The rents of seven rooms are $70 to $100 per month.

The rental value of these apartments are $120 to $165 per month.

This saving in rent repays the cash investment in three years. In addition to the rents being very low, about 25% of the rent is applied to the reduction of mortgage.

AS TO CASH REQUIRED

The cash payment required runs from $1,680 to $2,400, which investment is repaid in three years by the difference between the rent and the rental value. This is equivalent to purchasing a 7 room dwelling in the social centre of the city on a cash payment of from $1,680 to $2,400.

AS TO LAND VALUE

In striking contrast to the usual tenant-ownership proposition is the fact that the land value of the plot, 70x100, on which these houses are built is about 80% of the selling price—the constant increase in land value, due to location, will soon bring the land value up to 100% (and more) of the selling price.

WE HAVE SOLD a goodly number of these apartments. We are offering the balance to equally desirable tenants. The selling and leasing plan is simple and equitable. Inquiries gladly answered.

WILLIAM CRUIKSHANK'S SONS
Singer Building. Telephone, Call Cortlandt 5194.

P. S.—Also 3 Rooms, Rent $40 Monthly; Cash Required, $960

Above 59th St.—5th Av. to North River. | Above 59th St.—5th Av. to North River.

BUY AN APARTMENT AND STOP PAYING RENT

NEW FIREPROOF BUILDING
Just Completed
225 West 71st Street
Immediately West of Broadway
3, 4 & 5 Large Rooms
No rent. No worries. Permanent. Excellent Investment.
Apply on premises, or
EARLE & CALHOUN
212 West 72nd St. Tel. Columbus 5116.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

MONTCLAIR

Most exceptional and beautiful white clapboard Colonial residence of 9 rooms; wonderful living room, spacious dining room; 2 master's bathrooms on second floor; separate servants' quarters. Grounds 100x300 ft., with large vegetable and flower gardens and abounding with shrubbery.

Price $30,000

FRANK HUGHES-TAYLOR CO.
At Lackawanna Term., Montclair, N. J.

Big Home Bargain.

Modern 9 room house in excellent condition; bath, steam heat, electricity and gas. Corner property with garage. Beautiful shade trees. 35 minutes from Manhattan; 5 minutes to station. $8,500 to quick buyer. Write or phone Stuyvesant 27, R. S. DAY, 16th floor, 50 Union Square, New York City.

ENGLEWOOD HOUSES FOR SALE REAL ESTATE.
H. Weatherby & Co., Englewood, N.J.

HOUSES and lots on the Palisades. LEO J. MONTONDO, Palisade Junction, Palisade, N. J. Phone Cliffside 850.

House, 6 rooms, bath, sun porch; lot 72x100; $11,500. Terms. STANLEY WHEELER, 8 Clinton st., Newark, N. J. Tel Market 1730.

SHORT HILLS, N.J. Country Homes and Estates; Furnished Homes for Summer. ADAM DAY. Tel. 382

H. H. MOORE Real Estate, Homes. Spring Lake Beach, N. J.

MORRISTOWN, N.J. Estates, Farms, Cottages. Mrs. Fanshawe, 5 Farragut pl. Tel. 1081.

PALISADE, N. J. Homes & Building Lots. SCHALL, at the Junction, Palisade.

Connecticut—Sale or Rent.

CHOICE PROPERTIES SALES EXCHANGES
GREENWICH-STAMFORD Section.
EDW'D H. PECK, 17 W. 44th St., N. Y. Tel. 5610 Vanderbilt.

FRANK T. SLAVIN STAMFORD CONN. Phone 1685
REAL ESTATE
WEED & WEED.
Real Estate, Stamford. Phone 1518 Conn.

DANIEL F. HOGAN Real Estate, Stamford, Conn.

New England—Sale or Rent.

BERKSHIRE HILLS
For Sale—Large Tract of Land for Gentleman's Estate.
One of the few remaining gems of Berkshire, between Lenox, Stockbridge and Tyringham; finest view in Western Massachusetts.
Chas. B. McSweeny,
168 Main st., Great Barrington, Mass.

REAL ESTATE WANTED.

HARRY S. BEALE CO., INC., REAL ESTATE
ros Fifth Av., N. Y. Vanderbilt 247.

LIBERTAN CORP., 115 BROADWAY BUYS BARGAINS IN REAL ESTATE.

FACTORIES FOR SALE OR RENT.

LONG ISLAND CITY
5,000 to 100,000 square feet space; early occupancy; will build to suit.
ROMAN CALLMAN COMPANY.
Bridge Plaza.
LONG ISLAND CITY

FACTORIES & SITES 764 BROAD ST., NEWARK, N. J.
E. E. Bond & Co., Inc. EST'D. 1845

Harvey B. Newins Inc., FACTORIES For Sale or Lease
522 5th Ave. Tel. Vanderbilt 7276.

Guyton Bros. & Co.—Factory Sites—Water—Rail—87 Smith St., Perth Amboy, N.J.

KLEIN & CO. Factories Everywhere. 1418 Summit Av., Jersey City

APARTMENTS — UNFURNISHED

Above 59th St.—5th Av. to East River.

FOR RENT
165,000 Sq. Ft.
Fireproof, sprinklered building
Railroad Siding
Immediate Possession
CROSS & BROWN COMPANY
18 East 41st St., New York
Murray Hill—7100

Trembly Co., Inc. Industrial Waterfronts. 5 Cortlandt St. Cort. 5307

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

STORE AND BASEMENT
13th st. and 9th av.; 50x100; loading platform; large elevator; high ceilings. Immediate possession.
2 Lofts, 10,000 Ft. Each
Corner building, 250 lb. floors; large elevator. $8,000 each. 401 West 13th st.
DUROSS COMPANY,
155 WEST 14TH ST.

Above 14th St. to 59th St. (Inclusive), East River to North River.

GREELEY SQUARE
Several offices to sub-let, large and small, top floor, light, airy, modern elevator building. Most suitable for Architects, Contractors or Sales Office building material line, Realty Company or resident buyer showroom. Possession early next Spring.
For particulars address
H. H., ROOM 308
135 Broadway New York

SPACE
212 FIFTH AV.
CORNER 26TH STREET
2,600 Square Feet, 15th Floor
300 Square Feet, 5th Floor
IMMEDIATE POSSESSION.
A. H. O'BRIEN,
2299 BROADWAY.
PHONE 2897 SCHUYLER.

OFFICES TO RENT
Good Light and Air.
$3.50 to $4.50 per sq. ft.
APPLY ON PREMISES.
67-69 West 44th St.

153 WEST 46TH ST.
Adjoining Broadway corner, offices and lofts; all improvements. Particulars ENGLISH, 1531 Broadway.

STORE AND 18T LOFT, 1,600 SQ. FT. 9th av. and 14th st. Rent $50 per month. DUROSS COMPANY, 155 WEST 14TH ST.

Borough of Manhattan—Miscellaneous.

CLARENCE G. MARTENS
Homes for Business
1416 B'way (at 39th St.). Tel. Bryant 8181

APARTMENTS—UNFURNISHED.

From Battery to 14th St., Inclusive.

66 WEST 19TH ST.
IMMEDIATE POSSESSION.
6 Room Modern Apartments.
Lease, $1,500 per year.
DUROSS CO.,
155 West 14th St. Chelsea 2377.

Above 14th St. to 59th St. (Inclusive). East River to North River.

TWO ROOMS AND BATH.
110 Lexington Ave. Immediate Possession. $900 Per Annum.
ASHFORTH & CO., 501 Fifth Ave.

Above 59th St.—5th Av. to North River.

Three Rooms Housekeeping Immediate Occupancy High Class 510 West 112th St.

CORNER STUDIO
3 ROOMS
Suitable artist, dentist, doctor, etc. 60th Street and Amsterdam Ave.
GEO. V. McNALLY,
7 E. 42nd St. 8154 Murray Hill.

Borough of Brooklyn.

Don't wait for the fall rush
Secure your future home at once
$5,500
COOPERATIVE PLAN
275 Clinton Ave.
Corner De Kalb Ave., Brooklyn
Possession Immediately of one apartment Balance October 1, 1920.

By this plan you secure a permanent
7-room apartment for $73.75 monthly

There are a few of the choice 7 room apartments remaining to be sold to desirable persons.

The apartment is located in the finest section of Brooklyn, convenient to all New York subways, trolleys, elevated lines, theatres and shopping districts.

Don't write, but call or telephone 3192 Main at once. Apartments shown 9 A. M. to 6 P. M.

HUMPHREYS & ORR,
215 Montague St., Brooklyn, N. Y.

CITY REAL ESTATE.

DWELLINGS OF QUALITY.
EVERETT M. SEIXAS CO.,
507 5th av. Murray Hill 4520.

From Battery to 14th St., Inclusive.

CORNER loft building, six stories, near Broadway, 16.9x100; rents $9,750; no leases; price $60,000. SHARUM, 170 Broadway.

Above 14th St. to 59th St. (Inclusive). East River to North River.

SEVEN story office building, above 20th st.; rents $15,780; February, 1921, rents $22,000; price $110,000. SHARUM, 170 Broadway.

STORE lease for sale, Broadway and 42d st.; 10 years practically rent free. SELLS, 1035 Equitable Building.

105 West 48th st. To let, floors for business and bachelor apartments; building being remodelled; possession August 1, 1920. BRETT & GOODE CO., 582 5th av. Bryant 695.

129 East 24th st.—Three story and basement brick house, 20x98.9, suitable for business; can be bought right on terms; possession. M. H. RAUBITSCHEK, 53 Brighton av., West End, N. J.

Above 59th St.—5th Av. to East River.

BARGAIN for quick buyer, 4 story brownstone house for sale, East 61st st., near 3d. "F.", 209 Sun-Herald, Herald square.

Above 59th St.—5th Av. to North River.

DWELLING, 20x100; near Central Park West; cheap; possession. SHARUM, 170 Broadway.

FOR sale—A five story apartment house of five apartments, in the West 90s; near Central Park West; steam heat, electricity; income $7,200 per year; price $35,000; $7,000 cash. McGRATH & WARREN, 5 Columbus Circle.

Borough of Manhattan—Miscellaneous.

BEST 40 ft. house for sale; old rents $8,350; price $48,000; $11,000 cash necessary. Act quickly to secure this bargain. SLAWSON & HOBBS, 162 WEST 72D ST.

EXCEPTIONAL BARGAINS.
164 East 80th st., 30x100; price $38,000.
140 West 119th st., 20x100; price $22,000.
58 East 120th st., 27x100; price $30,000.
JOSEPH G. ABRAMSON,
30 Church st.
Tel. Cortlandt 6245.

F. R. WOOD & CO.,
128 West 72d st. Tel. Col. 6245.

HOUSE, 9 rooms, including beautiful sun parlor, 2 open fireplaces; all improvements; garage. Price $12,875; small down payments; terms like rent. Prefer to sell, but might consider renting. C. A. MANN, 506 5th av. Murray Hill 4853.

JULIUS TISCHMAN & SONS, INC., 18 East 41st st. Vanderbilt 1977.

PORTABLE house, 27.6x49.6; teak roof, flat board outside, sheathed inside. Inquire S. MEHRBACK, 1 Madison av.

RENTS $19,500, price $105,000. West Side corner elevator apartment; $20,000 cash necessary; good condition; bargain. SLAWSON & HOBBS, 162 WEST 72D ST.

W. J. ROOME & CO.,
177 Madison av.

3½ story, 10 room dwelling; good location, Harlem; possession. SHARUM, 170 Broadway.

Borough of Bronx—Sale or Rent.

PLOT 100x100, ON 170TH ST., NEAR ELEVATED STATION; MUST BE SOLD QUICKLY; BARGAIN. A. A. SCHOPI, 53 Third av., Manhattan.

Borough of Brooklyn—Sale or Rent.

HOTEL—Situated in the heart of Brooklyn, 27 up to date furnished rooms, to lease for a long term; brokers protected. For particulars write or phone to I. SCHULMAN, 171 Bowery, N. Y. Tel. Orchard 8286.

SIX family apartment house, six rooms, steam heat and hot water. Apply MRS. CULLEN, 467 Hancock st., Brooklyn. No agents.

Borough of Queens—Sale or Rent.

LOT for sale; half block Forest Park, on 107th st., Richmond Hill. Apply 173 Park row, Queensboro Bridge.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

COLLEGE POINT.—House, 9 rooms, garage, bath and other improvements. JAMES F. BRAGG, 201 8th av., Manhattan, city.

POMES, $6,500 upward; easy terms. HYDE & BAXTER, Port Washington, L. I.

LITTLE home in country; 3 room bungalow, with 2½ acres fine land; near neighbors; good school; fine healthy section. Price $2,300, on terms. THOMAS MORRIS Owner, 1270 Broadway, New York.

LONG BEACH—Two lots in finest residential section, two blocks east of railroad station; quick sale. Write G. S. F., 20 West 72d st., N. Y.

SPRINGFIELD, L. I.—Houses and lots; bargains. SCHAEHORN, opposite station. Telephone Springfield 1817.

Westchester—Sale or Rent.

AN extra good buy, attractive house, 11 rooms, 2 baths and extra lavatories; wonderful condition; room for driveway and garage; fine section; shown by appointment. L. T. CARROLL, Real Estate, 6 North Second Av., Mt. Vernon, N. Y. Tel. Mt. Vernon 274.

ATTRACTIVE eight room house in Mount Vernon; corner; hot water heat, electric light; garage; $10,000, half cash. Address OWNER, 4237 3d av., N. Y.

SPLENDID values in two family and duplex houses; $10,000, $16,000, $18,000; room for driveway and garage; shown by appointment. L. T. CARROLL, Real Estate, 6 North Second Av., Mt. Vernon, N. Y. Tel. 274.

New York State—Sale or Rent.

FOR sale—Bungalow overlooking Hudson, 37 miles from New York, on West Shore Railroad; good commutation; garage, young fruit trees, good well; Ford touring car. C. H. MINICH, Tomkins Cove, N. Y.

WORTHY FARMS EVERYWHERE. DATSON FARM AGENCY, 489 5th av., N. Y.

REAL ESTATE—OUT OF CITY.

New York State—Sale or Rent.

HAINES FALLS, N. Y., Catskill Mountains.—Cheap, attractive seven room bungalow, furnished or unfurnished; wonderful mountain views; ready for immediate occupancy. Phone or write Dr. KINDRED, Rivercrest, Astoria, Long Island.

Connecticut—Sale or Rent.

E. BENJ. LOCKWOOD, SOUND BEACH and vicinity property, Sound Beach, Conn.

FURNISHED gentleman's home, ready for immediate occupancy; five master's bedrooms and two baths, two servants' rooms and baths; sleeping porches; garage; garden; silver and linen if required; one excellent maid might remain. Telephone 948 party R, Greenwich.

G. HARRY ABBOTT,
Shore front property, Stamford, Conn.

New Jersey—Sale or Rent.

NEW MILFORD, N. J., forty-five minutes from New York, five room house, all improvements, 50x100x75; $5,000; $3,500 cash, balance first mortgage. Mrs. MARY FRAZER, P. O. Peetsburg, N. J.

NEW Dutch Colonial house, six rooms and sun parlor, bath, steam heat, ¾ acre, fruit; convenient express commuting depot; $9,500. FRANK STEVENS, Ridgewood, N. J.

RAMBEY—8 room house, improvements, ½ acre ground, close station; $4,000; Cash $1,000; photographs. HOVER, 212 B'way, New York.

SMALL CORNER HOTEL on Broad st.; 17 rooms, 2 baths, 3 stores, including barroom, for rent on long lease or for sale; a good corner for any business. PFLUEGER'S HOTEL, Elizabeth, N. J.

Miscellaneous—Sale or Rent.

FOR 99 YEAR LEASE.
100 ft. on Superior av., running through to Vincent st., 320 ft. deep, adjoining the Hollenden Hotel; diagonally across from the Federal Reserve Bank; directly across from the New Discount Building; Vincent st. entrance directly across from entrance to Guardian Bank and National City Bank. This property to settle estate is on the market for the first time. In the centre of the business and financial district of Cleveland. Within a block of the Cleveland Trust Co. and half block of the new location of the Citizens' Savings and Trust. Principals or brokers. Full commission paid. Address FRANK BALLOU STEARNS, 203 St. Clair av., Cleveland.

FARM PROPERTY.

FARMS for sale; catalogue free. E. A. STROUT FARM AGENCY, 150 Nassau st.

SUBURBAN HOMES WANTED.

WANTED—To rent, in Westchester county, for one or more years, small house within ten minutes' walk of station, in good neighborhood. HUNT, 10 East 47th. Telephone 7339 Murray Hill.

SUMMER RESIDENCES TO LET.

ATTRACTIVE furnished home on Sound, 11 rooms, 3 baths, sleeping porch, wide piazzas, shady grounds, private beach; large garage; 50 minutes from New York. WILSON, Beech Haven, Shippan Point. Telephone Stamford (Conn.) 3426.

BUNGALOW, 4 rooms, furnished, sublet cheap. CARPENTER, Beach 336 st., Edgemere, Rockaway.

SEASHORE.—High class furnished apartments, one, two or three outside rooms, hot and cold water, baths; opposite and facing ocean; prettiest and coolest location Atlantic coast; rents moderate. Call or write, 650 Ocean av., West End, N. J., HARRINGTON.

SUMMER RESIDENCES WANTED.

SMALL cottage or bungalow, within hour's commutation seashore or Sound preferred. Full particulars and price P., 549 Sun-Herald.

REAL ESTATE WANTED.

AMER. REALTY CO., 299 Broadway, buys choice Manhattan and Bronx properties.

OFFICES, 244 West 42d st.; 400-3,000 sq. feet. See HAWLEY.

WE are very much in need of apartment houses in Bronx; have many clients anxious to buy immediately, with $5,000-$16,000; could make quick sale; your house may be just the one for them; won't you please mail us the necessary particulars? We thank you in advance. S. L. ARONDS CO., 535 Tremont av., Bronx.

WE have several investments to exchange for residence at West End, Elberon and Deal, N. J. PEASE & ELLIMAN, 340 Madison av.

FACTORIES FOR SALE OR RENT.

FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 55 Liberty st.

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive), East River to North River.

FIFTH AV. space between 43d and 44th sts., approximately 800 square feet, with broad windows and 2 skylights; particularly well adapted for photographers, architects, draftsmen, artists, &c. Inquire of your broker or E. B. MEYROWITZ, INC., 520 Fifth av. Phone Vanderbilt 3880.

MOST desirable suite, four (4) offices, facing Broadway and Central Park; attractive lease; must be seen to be appreciated. MIDDLETOWN RUBBER CO., 5 Columbus Circle.

OFFICE sublet; cool, light; phone; share stenographer. 110 West 40th. Suite 603.

Miscellaneous.

STORE and basement, complete with fixtures, in best location on Madison av.; immediate possession; reasonable. Y., 782 Sun-Herald, Herald square.

Borough of Bronx.

10,000 SQUARE FEET FLOOR SPACE, 14-FOOT CEILING; 1 STORY NEW BUILDING READY FOR OCCUPANCY.
Apply AUGUST SCHWARZLER, 2436 Grand Boulevard and Concourse. Tel. 2919 Fordham.

Borough of Brooklyn.

BUILDING, 19x100, six story, basement; electric elevator; steam; 50c. per foot. Owner on premises. 170 Sands st., Brooklyn.

DESIRABLE tenant wanted for upper part of new two story factory building, corner, plenty of light, 50x100. B., 1671 Sun-Herald, Brooklyn.

HOUSES TO LET, FURNISHED.

SARATOGA Season—Handsome, commodious furnished residence to sublet; party holding lease going to Europe. Apply J. HALSEY BIGGS, 350 Broadway, N. Y.

APARTMENTS—FURNISHED.

APARTMENTS OF QUALITY.
East, West Side. Long, short leases.
APARTMENT RENTING CO.,
176 West 72d st. Phone Columbus 1277.

APARTMENT RENTING SPECIALIST.
First class furnished apartments; bargain; long and short leases; avoid hunting. Telephone Cathedral 5825.

A.—A.—Beautiful four room apartment; immediate possession; West 108th, near Broadway. Inquire 230 West 107th. BAKER.

DELIGHTFUL three rooms and bath, kitchenette, electricity; $125 month. ALLEN, 44 West 96th st.

FIVE room, corner apartment, all improvements; convenient all lines; excellent neighborhood; immediate possession; adults; $75. Phone Jerome 2408.

FURNISHED six room apartment, all latest improvements; near Prospect Park and Brighton "L" station. H. JOHNSON, 162 Woodruff av. Tel. Flatbush 1873.

FOUR cool rooms on Heights; telephone, electricity; reasonable. 185 Audubon av., superintendent.

FLOOR, private house, excellent location; conveniences; non-housekeeping; business people. Audubon 2994.

MY spacious 5th av. duplex apartment; 4 master bedrooms. Phone Murray Hill 4639. Mrs. Evans.

SIX exceptionally large rooms, two baths, handsome furnishings, excellent location, near Riverside Drive and midtown section; immediate possession. OWNER, Schuyler 6863.

SIX room apartment, between 110th-110th sts., two months; ground floor; reasonable; near "L," subway, university. NOWELL, 167 St. Nicholas av.

WEST END AV., 265—Attractively furnished suite of three rooms and bath (non-housekeeping).

5TH AV., 615 (between 49th and 50th sts.).—Furnished apartment, parlor, bedroom and bath, elevator and maid service, to sublet for three months; $250 monthly. Apply Mrs. WEINER, 10 East 46th st. Phone Murray Hill 6383.

11TH ST., 62 West.—Bachelor apartment, fully furnished; gentlemen only; 2 rooms and bath, heat, hot water and maid attendance; immediate possession; rent $95. FOLSOM BROS., INC., 127 East 34th st.

59TH ST., 36 WEST.
Two rooms, bath, handsomely furnished; immediate possession, low price.

APARTMENTS—UNFURNISHED.

45 West 11th St.—Furnished 4 rooms, bath; summer. BOBNN. Chelsea 4160.

60TH ST., 129 East.—Duplex apartment, nine rooms, three baths, till end September; light and cool; moderate; central. Phone Plaza 456, for appointment.

60TH ST., 121 West.—Attractive, completely furnished apartment, two rooms, kitchenette and bath, $150 monthly; responsible party only. 10 to 2, MACARTHUR or superintendent.

85TH ST., 77 West.—6 rooms, handsomely furnished, May to October. LEWIS H. MAY, 18 West 27th St., apartment 2D.

93D ST., S. W. CORNER MADISON AV.

Newly decorated apartment, one room and bath, $50 up; two rooms, bath, $75 up; hotel service; extraordinary value; block from park; restaurant. HOTEL ASHTON.

157TH, 551 WEST.—Six room front apartment, completely furnished; two doors from subway station; July and August; $150 monthly. Audubon 5223, BAXTER.

Borough of Bronx.

VERY desirable four rooms, University av.; summer rates. Telephone Wadsworth 8590.

APARTMENTS — UNFURNISHED

From Battery to 14th St., Inclusive.

12TH ST., 145 West.—Two, three rooms; steam, parquet floors, electric light, telephone.

Above 14th St. to 59th St. (Inclusive), East River to North River.

16TH ST., 140 West.—6-7 large rooms, steam, parquet floors, electric light, telephone.

26TH, 137 East.—Three rooms; steam heat, electric light, parquet floors, telephone.

57TH ST., 229 West.—5 rooms, elevator, steam, parquet floors, electric light, telephone.

47TH ST., 32 West.—Two charming independent rooms, with bachelor; ideal home; reasonable.

48TH ST., 136 East.—5 exceptionally beautiful rooms, bath, steam heat, hot water.

49TH, 242 West, Near Broadway.—To rent for doctor or dentist, five room apartment, main floor; two entrances.

52D ST., 131 West.—Studio apartment of four large, light rooms and bath; housekeeping, kitchen; all newly decorated, new fixtures; immediate possession.

Above 59th St.—5th Av. to East River.

LEXINGTON AV., 63d st., 5 story, $5,000 net; also East 60th st., 2 rooms, bath, $130. Phone Plaza 2974.

MADISON AV., 1219 (88th).—Sublet eight rooms, all light; immediate possession or Oct. 1; $2,600; six rooms $2,000.

YORKVILLE studio building, 85th st. and Lexington av., suitable for high class doctor; studio bedchamber, foyer, bath and kitchenette, $125. Apply GEORGE S. RUNK, Lenox 5135.

1331 Madison av.—Eight rooms, two baths; $2,200; immediate occupancy. Barclay 9755.

Above 59th St.—5th Av. to North River.

APARTMENTS FOR SALE.
236 WEST 70TH ST.,
3, 4, 5 and 6 room apartments; price $8,400 to $16,800.
PEASE & ELLIMAN,
340 Madison av., New York.
Telephone 6200 Murray Hill.

CENTRAL PARK WEST, 465 — 6 rooms, ground floor; elevator house; immediate. SUPERINTENDENT.

MORNINGSIDE AV., 40, corner 118th st.—5-6 large, light rooms, $125-$150; elevator; immediate occupancy. COLEMAN.

TWO and three rooms, kitchenette and bath, $60 to $85; immediate occupancy; elevator, electric light, &c.;
111 MANHATTAN ST.,
close to Broadway subway station. SLAWSON & HOBBS, Agents, 162 West 72d.

TWO large light rooms, bath and kitchenette, $150 a month, 47 West 72d st.; may be seen between 10 to 1 and 3 to 6. Miss KELLER.

TWO rooms, kitchenette, bath; convenient; West Harlem location. LEVITT, 2036 5th av.

TWO quiet rooms for studio or living, 163 West 72d st.

WEST END AV., 738 (96th).—Six outside rooms; all light and airy; electricity, telephone; express subway; $125.

1020 ST., 186 West.—Four rooms and bath; all improvements, suitable doctor or dentist; rent $100 per month. Inquire on premises.

664 West End Av.—Delightful apartment, occupying entire floor, $2,000 per annum.

Washington Heights, Above 125th St., West of 8th Av.

APARTMENT to sublet, 600 Riverside Drive. —Seven rooms and bath. O'HERMAN, 368 Broome st. Telephone Canal 5370.

FURNISHED ROOMS TO LET.

East Side.

LEXINGTON AV., 250.—Neatly furnished double room.

West Side.

EXTRA large bedroom, nicely furnished, piano, elevator, private, $12 week. Riverside 1098.

EXCEPTIONAL ROOM, REASONABLE. 141 WEST 127TH, APT. 21.

RIVERSIDE DRIVE, 547.—Large room, overlooking Hudson; beautifully furnished; private elevator apartment; two blocks subway express. REEVES.

RIVERSIDE DRIVE, 320 (corner 104th st.). —Rooms, large and cool; private bath; hotel service, elevator; phone every room.

WEST END AV., 265—Attractively furnished large private room and bath; also a number of finely furnished small rooms without bath.

WEST END AV., 662 (92d).—Large rooms, private baths, kitchenettes; smaller rooms.

39TH, 36 West.—Single room, well furnished, bath adjoining; electricity, steam heat; immediate possession; seen any time; references.

89TH, 44 West.—Large, front; kitchenette, bath, phone, electricity; $16-$22 weekly.

55TH, 321 WEST.—Front room, well furnished apartment; kitchen privileges; lady. Circle 5410.

55TH ST., 77 West.—Attractive rooms, running water; private family; breakfast optional $5 to $8. Phone Circle 2867.

65TH, 8 West.—Parlor and bedroom; business women; ground floor; private entrance; telephone; $40 month. HANLEY.

71ST, 344 West (overlooking Hudson).—Delightful, cool rooms; piano, shower, elevator. BERNAT.

71ST ST., 346 West.—Beautiful rooms, overlooking Hudson, with piano. SKINNER.

81ST, 116 West.—Attractive, comfortable room; electricity, continuous hot water; references necessary.

82D, 118 West.—Large room, bath with dressing room; newly decorated; references.

83D 66 WEST—Elegantly furnished, three front windows, twin beds, hot, cold running water, shower, kitchenette privileges; excellent maid service.

84TH ST., 268 West (West End)—Attractive, clean, outside rooms, elevator, electricity, lavatories.

91ST (near Riverside).—Newly furnished; $10 week; gentleman, business woman. 885 Riverside.

94TH, 319 West.—Furnished room; cool, clean; references. Apartment 26.

95TH, 36 West.—Beautiful, large, small rooms; baths; summer rates; private; telephone.

97TH (Riverside).—Attractive medium front room, elevator apartment, fifth floor, private family, references, $12. Riverside 5258.

100TH ST. (2643 Broadway)—Outside room, running water, elevator, telephone, electricity. Apt. 2.

105TH ST., 320 West.—Two elegant furnished rooms with bath, kitchenette; fourth floor.

107TH, 230 West (Broadway).—Two large, cool front bedrooms, smaller rooms and two single bedrooms, $6; kitchen privileges; elevator. BAKER, apartment 61, top floor.

107TH, 210 West (Apartment 55)—A cool front room; reasonable; gentleman. Academy 4543.

108TH ST., 201 West—Large, cool room, bath adjoining; electricity, elevator service; gentlemen only. Apartment 28, Academy 425.

121ST ST., 527 West (Apt. 3).—Double room, comfortable, attractively furnished. Morningside 6121.

124TH, 546 West.—Two large rooms; running water, electricity, elevator; bath adjoining; four bachelors, or two. Apt. 64.

137TH, 616 West (Apartment 3).—Single and suite; every convenience. Audubon 2250.

139TH, 571 West (Broadway).—Large room, suitable couple, gentlemen; kitchen; smaller room; elevator. Audubon-1470. BAKER, apartment 64.

Long Island.

ELEGANT ROOMS in private house, running water, kitchen privileges. Far Rockaway 2340.

New Jersey.

BEAUTIFULLY furnished rooms in private home, overlooking ocean and Boardwalk; with or without private bath. BUTLER, 213 South Vermont av., Atlantic City, N. J.

BOARDERS WANTED.

54TH ST., 34 West.—Attractive rooms, with excellent board; transients; table boarders.

COUNTRY BOARD.

Long Island.

BEECH VILLA, 18 Jessica av., block to Station.—Superb accommodations; refined guests; ocean rooms; excellent cuisine; inspection invited; Christians preferred. Telephone 270 Belle Harbor. Miss KEARY.

BAYSHORE.—Boarders taken, week or month; also week-end parties; good table board; city references. VOGES, O'Neill av. Tel. 115R Bayshore.

BEECHHURST ON THE SOUND.—First class room and board, $25 up. Flushing 655. VENNEREAU.

FAR ROCKAWAY—The Shirley, five minutes from station and beach; extensive lawn and shade; Christians.

HAMILTON HOUSE, Woodmere, L. I.—Home cooking; bright, airy rooms; bathing; rates $18. Mrs. REYNOLDS, phone Woodmere 5428.

ROCKAWAY PARK, 158 113TH STREET. Comfortable rooms, balconies, overlooking ocean; special season rates. Telephone Belle Harbor 1688.

ROCKAWAY PARK (158-113th st.).—Comfortable rooms, balconies; overlooking ocean; special season rates. Tel. Belle Harbor 1688.

ROCKAWAY PARK, 116th (16 Washington Av.).—Desirable furnished rooms; one block beach or station. 'Phone Belle Harbor 890.

THE CEDARS,
2338 Atlantic av., Far Rockaway. Phone 1767.—Rooms, with or without board; near the beach; write for week end rates; Hungarian-Jewish cooking; all improvements. SNYDER.

THE EDGEWATER,
BROOKHAVEN—LONG ISLAND
ON GREAT SOUTH BAY.
Tennis, dancing, water sports; fare from Penn. Station $1.99. Rates $4 day; $25 week. Transients and week-end parties given special attention. RUSSELL CARLILE, Prop. Tel. Bellport 33-M.

YACHT CLUB INN.
Sea Cliff, L. I., 55 minutes from New York city; American plan; private bathing beach and bath houses, tennis, billiards, dancing, &c.; high class cuisine; meals at all hours. Phone Glen Cove 378 for reservations.

Staten Island.

HOTEL HUNTINGTON,
Huguenot Park, S. I.—Transients, automobile parties and families accommodated. Phone Tottenville 2500.

Westchester.

THE PEPPERDAY,
Main st. and Echo av., New Rochelle, N. Y. Superior family hotel. Open year round; 35 minutes Grand Central Terminal. Phone New Rochelle 2064-2065.

THE WHISPERING PINES,
Chappaqua.—Select accommodations, wide porches, beautiful lawns, fine old trees, tennis and croquet, own gardens; near station. L. S. MATHER, phone 37.

New York.

ADIRONDACKS.—Ross Cottage, North Creek P. O., N. Y.; accommodation for 10 persons; ideal home for refined Christian people, who desire rest and quiet; 2,000 feet elevation; 500 acres of forest, fields and streams; rates $21 per week; three hours to Albany.

AMENIA INN,
Amenia, N. Y. Duchess county. Phone 1. Is one of the best hotels in New York State in which to take a few days rest; best of fishing; special rates for summer.

BEAUTIFUL fireproof cement hotel; every modern convenience; ocean and bay bathing, fishing, boating, dancing, movies and telegraph; very exclusive shore resort. Write for booklet, postal cards, reservations. HOTEL COMFORT, Ocean Beach, Fire Island, N. Y.

CAMPBELL PLACE, Pawling, N. Y.—Open all the year, on State Highway, 53 miles from New York, half way to Lenox; meals may be ordered one hour in advance; special season rates for limited number of guests; exclusive and individual service; automobile storage. Telephone Pawling 216-W.

FARM BOARDING HOUSE up on the Hudson; single room and board $22.50; family room and board, $20; children up to 15 years, $15 per week. For information write or phone 48L-4. G. EIVEN, New City, N. Y.

HURLEY ROAD FRUIT FARM.
Board for adults, gentiles; farm products; woods, near lakes; $18 and up. V. ENDE, Route 1, Box 72, Whitepoint, Kingston, N. Y.

Connecticut.

GREENWICH, CONN.—Very attractive single and double rooms, with excellent meals; best location. ANNA M. SMITH, 95 East Putnam av. Telephone 1468 Greenwich.

New Jersey.

BROAD ST., 1076, Newark.—American house; room and board; excellent meals, home cooking; rates $10 up. Phone Market 3276.

HOTEL HENRY, West End, Long Branch, N. J.—Babies and children exclusively; best of food and attention. Apply M. S. HOCHSTADT. Phone Long Branch 1430.

ORATAMIN INN, BLAUVELT, N. Y. Seventeen miles from Dyckman St. Ferry, over excellent roads, through beautiful country. Offers simple entertainment, attractive to refined people, transient or permanent. Road map on request.

Miscellaneous.

CAMP SKIPAWAY.
For Boys, 8 to 16. Military Training. Terms $15 Weekly. Phone Circle 6040. CAPT. L. A. TILL, 306 West 51st St.

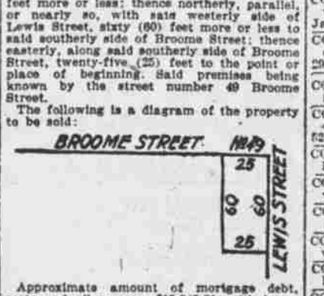
LEGAL NOTICES.

SUPREME COURT, COUNTY OF NEW YORK.—The Metropolitan Savings Bank, plaintiff, against Leyam Realty Company, Inc., et al., defendants. A. S. & W. Hutchins, Attorneys for Plaintiff, 84 William Street, Borough of Manhattan, New York City.

In pursuance of a judgment of foreclosure and sale, duly made and entered in the above entitled action, bearing date the 5th day of October, 1916, I, the undersigned, the referee in said judgment named, will sell at public auction, at the Exchange Salesroom, Nos. 14-16 Vesey Street, in the Borough of Manhattan of the City of New York, on the 28th day of July, 1920, at 12 o'clock noon on that day, by Henry Brady, auctioneer, the premises directed by said judgment to be sold, and therein described as follows:

All that certain lot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan of the City of New York, in the County and State of New York, bounded and described as follows: Beginning at the corner formed by the intersection of the southerly side of Broome Street with the westerly side of Lewis Street; thence running southerly, along said westerly side of Lewis Street, sixty (60) feet more or less to a point in the centre line of the party wall; thence westerly, parallel with said southerly side of Broome Street and through said party wall, twenty-five (25) feet more or less; thence northerly, parallel, or nearly so, with said westerly side of Lewis Street, sixty (60) feet more or less to said southerly side of Broome Street; thence easterly, along said southerly side of Broome Street, twenty-five (25) feet to the point or place of beginning. Said premises being known by the street number 49 Broome Street.

The following is a diagram of the property to be sold:



Approximate amount of mortgage debt, costs and allowances, $15,945.21, with interest and expenses of sale; approximate amount of taxes and water rents, $1,358.95 and interest and penalties.

The premises are to be sold subject to building restrictions and regulations contained in a resolution or ordinance adopted July 23, 1916, by the Board of Estimate and Apportionment of the City of New York, and amendments thereto; also subject to a party wall agreement recorded in Liber 761 of Conveyances, page 177, in the office of the Register of the County of New York on June 4, 1858; also subject to any state of facts which an accurate survey would show, and also subject to existing tenancies.

Dated New York, June 30, 1920.

TIMOTHY J. MURRAY, Referee.

IN THE HIGH COURT OF JUSTICE. PROBATE, DIVORCE & ADMIRALTY DIVISION. (DIVORCE).—

To SVEND JENSEN, late of 63 Mead street, Eastbourne, in the County of Sussex: TAKE NOTICE that