REALTY MARKET NEWS AND COMMENT

Demand for Apartments and Dwellings Supports Day's Business.

ESTATE INVESTS IN FLAT

Parts With $850,000 Homestead for Bronx Corner—Good 47th St. Sale.

Demand for residential property, though not extensive, was sufficient to support yesterday's market. Most of this buying was in the upper districts of Manhattan and The Bronx. An operator resold a Bronx flat, one of three bought within the month, to a Brooklyn family, which gave its homestead, valued at $50,000, in part payment. Another interesting deal reported from the northern borough was the sale of a West Farms road corner which has figured in several transactions recently.

A Greenwich Village dwelling, bought years ago by a Chelsea district merchant, was the furthest downtown property sold. A building of the Clausen-Flanagan estate, in East Forty-seventh street, was bought for the use of the buyer's business.

OPERATOR RESELLS FLAT.

Frederick Brown has resold 966 Hoe avenue, southeast corner of Aldus street, a five story modern apartment house, on a plot 87x107. The building was held at $80,000. The buyer is the Phillips Estate, which will hold the property as an investment. In part payment the estate gave the former family residence, 70 Eighth avenue, corner of Union street, Brooklyn, a three story house containing fifteen rooms and three baths and valued at $50,000. The transaction was negotiated by the Cross & Brown Company. The Hoe avenue house is one of three similar properties in that neighborhood acquired by Mr. Brown last month from the receivers of the American Real Estate Company.

MUCH BARTERED FLAT.

The four story apartment house at 1188 West Farms road, southeast corner of Longfellow avenue, has been sold by Henry A. Luber to Louis E. Kleban, who has resold the property to David Zipkin, according to report. The house occupies a triangular site fronting 125 feet on West Farms road and 146 feet on Longfellow avenue, with a southerly line of 110 feet. It is at the junction of Home street. This is the fourth sale of the house since March. It was purchased by Harris and Maurice Mandelbaum from the Lawyers Title and Trust Company, and shortly afterward resold to Mr. Luber.

BUSINESS MAN BUYS.

EAST 47TH STREET—Henry Brady and William H. Archibald have sold the six story building at 306 to 310 East Forty-seventh street, on plot 75x100.5, between First and Second avenues, for the Clausen-Flanagan estate to a buyer who will alter the building for his own use.

WEST 111TH STREET—Edward S. Foley & Co. have sold the attic three story and basement dwelling at 142 West Eleventh street, on lot 22.6x108, near Seventh avenue, held at $20,000, for Louisa Bardousch to William J. Farrell.

WEST 103D STREET—The Avonel Company has bought from Jacob H. Haffner and others 85 West 103d street, a five story flat, on plot 27x100.11.

BROOKLYN FLAT SALES.

Charles C. Stille has sold the three story flat at 15 Park place for George Harper of Ontario, Canada, to James F. Cuddy, Jr., and 408 Second street, a four story flat, for Edwin Packard, trustee, to a client for investment.

Tutino & Cerny have sold for the Brooklyn Investors Corporation to an investor the three story brick flat at 728 Fifty-ninth street.

I. Salzberg has sold for the Realty Associates to D. Horn the one family brick house at 1140 Fifty-fourth street, on a lot 20x100.

Edward Bull has sold for Lillian Draycott the frame detached dwelling at 1473 East Ninth street, near Avenue N, to Lawrence A. Cavo for occupancy, and for William T. Stewart a plot, 40x100 feet, on the west side of East Thirty-seventh street, 257 feet north of Avenue I, to Frank A. Connolly for investment.

QUEENS SITE FOR FACTORY.

The Leyser Green Company has sold to the Brass Goods Manufacturing Company of Brooklyn a plot, 100x236 feet, on the west corner of Irving avenue and Edert street.

STATEN ISLAND LOT BUYERS.

Samuel Ginsberg has sold for the Janeray Realty Company to Frank J. Grisel forty lots at Washington and Dresden avenues, Arlington, Staten Island, and for Samuel Wallach to Daniel Leonard the lot 25x128 on Summerfield place, Mariners' Harbor.

$1,000,000 LONG BEACH HOTEL.

A syndicate, headed by Joseph L. Pani, has bought the building and grounds of Castles-by-the-Sea at Long Beach. The deal involves nearly $500,000. The new owners have plans under way for the erection of what will be one of the largest hostelries on the Atlantic coast, costing about $1,000,000. Mr. Pani is the proprietor of Woodmansten Inn at West Chester. Last summer he took over the management of Castles-by-the-Sea.

EDITOR SELLS AT MT. KISCO.

Lawlor G. Peck, editor of the Katonah *Record*, has sold through George B. Cranston his dwelling in Mount Kisco to William W. Brown.

SIGNS OF DEVELOPMENT.

Two ice plants will be built in newly developed districts in Long Island City, one by the Astoria Consumers Ice Company, on a plot 90x200, on the west side of Seventeenth avenue, south of Flushing avenue, Astoria, costing $60,000, and another by the Ice Manufacturing Company, consisting of four one story buildings at the northwest corner of Dryer avenue and Packard street, costing $85,000. The Astoria Heat, Light and Power Company will increase its plant on the East River at Casina Beach by erecting a grinding mill at a cost of $25,000.

NEW REALTY CORPORATIONS.

The East Park Street Corporation, Manhattan, capital, $500; directors, Leopold O. Rothschild, Osmond K. Fraenkel, Walter M. Gesmith.

The Chyat Realty Corporation, Brooklyn, capital, $2,000; directors, Morris Chyat, Paula Chyat, Rubin Chyat.

NEW BRONX BUILDINGS.

FERRIS PLACE, w s, 355.50 ft s Westchester av, one story brick garage, 25x125, Tiebout Ave Co, 2 F Fonda, 1008 E 180th st, president, owners, H G Steinmetz, 1007 E 180th st, architect; cost, $4,000.

MERIT REWARDED.

Mandelbaums Happy Over Fifth Avenue Association Prize.

Harris and Maurice Mandelbaum were the happiest men in the real estate world yesterday because of the awarding to them of a gold medal by the Fifth Avenue Association at its dinner on Wednesday night for their efforts toward the beautification of Fifth avenue through the erection of the Postal Life Building at the southeast corner of Fifth avenue and Forty-third street. The Mandelbaums bought the corner, and shortly after starting construction sold the structure from the plans. The Mandelbaums though they had sold the property continued the construction of the building, which the Fifth Avenue Association's committee, consisting of architects, business men and real estate brokers, thought was the finest structure completed during the year on Fifth avenue.

It is the first medal to be awarded by the association, and the designers and owners of structures completed in the Fifth avenue zone this year were eager for it. York & Sawyer were the architects. The Guaranty Trust Company received second prize in this division for its building at Madison avenue and Sixtieth street, designed by Cross & Cross.

RENTING TRADE SPACE.

Rice & Hill have leased to Lessing's the first floor at 49 Broad street for use as an office for its chain of restaurants. The store and basement of this building were recently leased by Lessing's through the same brokers for restaurant purposes.

George R. Read & Co. have rented the second floor at 43 Cedar street to Poulsen & Dubreuil, marine insurance brokers.

Ames & Co. have rented a store at 153 West Thirty-fourth street to Dr. J. F. Dougherty, dentist; a store at 127 West Thirty-ninth street to Herzig & Co., and a loft at 11 East Twenty-second street to the Modern Yarn and Trimming Company.

Porter & Co. have leased to the Great Atlantic and Pacific Tea Company the store at 1072 Third avenue.

The John J. Astor Estate has leased to James J. Riordan for five years the four story dwelling at 843 West Fourteenth street, through the Durose Company. The property will be altered extensively.

The Murphy Trucking Company has leased for five years the George W. Bond property at 173 Cherry street, a six story and basement building of heavy construction, erected by Mr. Bond about ten years ago for stable purposes. It will be altered into a warehouse. Harrison S. Colburn of the Ruland & Whiting Company negotiated the deal.

25 ROOMS FOR ARTIST'S USE.

J. Arthur Fischer has leased to Maurice Combes, artist, twenty-five rooms and eight baths, the upper part of the house at 107 and 109 West Thirty-eighth street, for his studio and home.

CITY DWELLINGS LEASED.

Goodwin & Goodwin have rented for Ada E. Forbes to B. Rosner, the three story and basement dwelling at 102 West 121st street.

RENTS VILLAGE STUDIOS.

Pepe & Bro. have leased for a term the three story and basement building at 126 Washington place to Max Eastman and Eugene Boissevain for Alfred B. Maclay. The building has just been made over into studio apartments.

RESULTS AT AUCTION.

[AT 2206 THIRD AVENUE.]

By Samuel Goldsticker.

CONCOURSE, n w cor Echo pl, 78.2x88.1x irreg, 2 sty dwlg—Julius Diehl agt Albert von den Driesch et al; due, $16,545.80; taxes, &c, $1,410.20; to John A Rutherfurd $16,000

By Arthur C. Sheridan.

146TH ST, 434-436 E, 50x118, frame bldgs—Rachel Woolf, extrx, agt Goldie Cowen et al; due, $6,600; taxes, &c, $225; to the City Real Estate Co, a party in interest $4,500

By Charles A. Berrian.

HEATH AV, 3053, w s, 25x92.2, 2 sty dwlg—City Real Estate Co agt M A Mahoney et al; due, $6,599.63; taxes, &c, $222.54; to the plaintiff $7,000

152D ST, 477 E, 25x100, 5 sty flat—Michael Eckes agt E A Worm et al; due, $15,983.19; taxes, &c, $1,251.44; to the plaintiff $17,500

By Joseph & Co.

PROSPECT AV, 1429, at junction Boston road and 170th st, 54.9x158.6x43.2x irreg, 4 sty apt—East River Savings Inst agt Rhenane Realty Co et al; due, $49,634.40; taxes, &c, $2,163; to the plaintiff $30,000

MECHANICS' LIENS.

Manhattan.

MANHATTAN AV, 58 and 60—J A Manneck agt Nellie Downey estate, owner, Bernard Robinson, contractor $108

105TH ST, 70 E—Philip Saslavsky agt Philip H Samuelson, owner and contractor $25

20TH ST, 13 and 15 W—John Simmons Co agt Robt B Stearns and 15 West 20th St Co, owners; Julius Braunstein, contractor $691

55TH ST, 105 W—Solar Metal Products Co, Inc, agt 105 West 55th St, Inc, owner and contractor $1,924

37TH ST, 26 W—James T Turnbull agt Eliz L Goodnow and Isabella L Bigelow, owners; Maxim Const Co, contractor (renewal) $100

57TH AV, 471—Wm Buess, Inc, agt Guardian Holding Co, owner; Queens Borough Cabinet Co and Harry Cohen, contractors $97

Bronx.

COURTLANDT AV, n s cor of 149th st, 50x100—American Hardwood Corp agt People's Big Market, Inc, owners and contractors $456

169TH ST, 86 W; also Shakespeare av, 1277—Sam Resnick agt Peerless American Products Co, owner; Donato Picuelo, contractor $213

SATISFIED MECHANICS' LIENS.

Manhattan.

82D ST, 41 to 49 W—Knut O Petterson agt Greycourt Realty Co, Inc, et al, Jan 26, 1917 ..... $745

Bronx.

163D ST, 918 E, also Rogers pl, 500—Abraham Nierenberg agt Rogers Place Realty Corp et al, April 3, 1917 ..... $97

RECORDED LEASES.

Manhattan.

BROADWAY, 2524, n, store and part cellar, 19x75, Broadway-94th Street Realty Co to C & L Lunch Co, 205 W 76th st, 10 yrs from Oct 1, 1917; atty, Abr P Wilkes, 61 Park Row $8,000

8TH ST, 337 E, all—Blanche G Erdman et al, extrs Paul Muehlsteiner, to Abraham Berkowitz, 88 Ludlow st, 5 yrs from Nov 1, 1916; address, A Berkowitz, 337 E 8th st $1,000

BROOME ST, 413, s e cor and h—Julius Loewenthal to Susie Kohl, 314 E 52d st, 5 yrs from Oct 1, 1917; attys, Fitch & Grant, 32 Nassau st $2,000

OLD BROADWAY, 12 and 14, all—Alfred P Coburn and ano to Morris Slachter, 794 Home st, Bronx, 5 yrs from July 1, 1917; atty, Morris Wolf, 302 Broadway $8,250

2D AV, 722, all—Chas Meyer to Lewis Sickind, 722 2d av, 2 yrs from Sept 26, 1916; atty, Hy H Frieder, 90 Nassau st $1,100

2D AV, 724, all—S & L Contn Co to same, 4 10-12 yrs and 25 days from Oct 1, 1917; atty, same $1,200

NORTH MOORE ST, 56-62, s s, 100.7x88.1, all—Rector, &c, of the P E Church of St Mark to Max Schlesinger, 1942 7th av, 21 yrs from July 1, 1914, 2 runs of 21 yrs each; atty, Wm Weiss, 61 Park Row $10,480

4TH AV, 465, all—Herman Buehten Kirch to Samuel Grossman and ano, 240 E 80th st, 21 yrs from Oct 1, 1918; atty, Samuel Simon, 277 Bway $2,000

RECTOR ST, 2, parts of 1st fl on Greenwich st side—U S Express Realty Co to Wm M Barrett, as pres of Adams Express Co, 5 yrs from Sept 1, 1917; atty, E V Conwell, 53 Bway $2,000

99TH ST, 168 W, all—Mary J. Gaynor to Jacob Levitt, 168 W 99th st, 9 10-12 yrs from Dec 1, 1917; atty, Thos F Crotty, 901 Columbus av $1,026

Bronx.

WASHINGTON AV, s s, 280 s 172d st, 50x109.7—Thos J McGrath to Louis Kaufman, 1469 Fulton av, 5 yrs from Aug 15, 1917; atty, J M Leibner, 63 Park Row $1,500

EAST TREMONT AV, 415, all—Lucy W Jordan et al, extr, to Leopold Oppenheimer, 509 W 110th st, 5 8-12 yrs from Dec 1, 1917; atty, Jos J Baker, 34 Nassau st; taxes, &c, and $2,400

WALKER AV, n s, 24.8 e Raymond's av, runs n e 107.7x n e 76.7x n w 74.11x s w 116.8 to Walker av x s e 76.11 to beg, all—Walker Av Garage Corp to Robert Reeller, 1848 St Peter's av, 5 yrs from April 15, 1918; attys, Kadel, Van K & K, 319 Broadway ..... $2,100 to $2,400

TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.

(South of Fourteenth street.)

BOWERY, 12, w s, 22x101.7x100, irreg—Emma H Ellsworth to the rector, &c, of Grace Church, 71 Bway, due Dec 1, 1917, 5%; attys, Middlebrook & Borland, 46 Cedar st $18,000

WOOSTER ST, 211-213, w s, 55.10x74.4x56x71, Nov 21—Sam'l Baitelman to Isaac Karlson, 1882 Fulton st, Bklyn, 4 yrs, 6%; atty, Hy J Block, 277 Bway $4,000

11TH ST, 630 E, 25x94.9, Nov 20—Harry Aronson, Inc, to Herman I Lurie, 974 St Nicholas av, 4 yrs, 6%, pr mtg $18,000; address, H I Lurie, 200 5th av $2,000

East Side.

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

29TH ST, 114 E, 21.10x98.9, Nov 19—Thos Snell to the Society for the Prevention of Crime, 50 Union Square, 2 yrs, 6%; attys, Moss, M & W, 253 Bway $20,000

West Side.

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

43D ST, 437 W, 19x100.5, Nov 22—Barbara Werner to Title Guar & Trust Co, 176 Bway, due and int as per bond $5,000

Bronx.

(Borough of The Bronx.)

LONGWOOD AV, 1148, s s, 24x115.2—Theresa Ulrich to Susanne Armbruster, 1925 Faile st, Nov 21, due May 22, 1919, 6 p c; atty, J J Coleman, 565 Whitlock av $350

DALY AV, 2078, w s, 44x100.5—Herman Forman to Rebecca Elson, 2924 Briggs av, pr mtg $21,000, Nov 21, due Dec 1, 1922, 6 p c; atty, Rebecca Elson, 2924 Briggs av $2,500

HOE AV, s e cor Freeman st, 50x100—James C Gaffney to Isaac Blumberg, 4602 14th av, Bklyn, pr mtg $56,000, Nov 20, due as per bond; atty, Horwitz & F, 41 Park Row $3,000

LAFONTAINE AV, s s, 214.6 s 180th st, 85.8x100—Russo-Jodice City Co, Inc, to Jas G Wentz, 325 West End av, Nov 15, demand 6 p c; atty, T G & T Co, 176 Bway $20,000

INTERVALE AV, s w s, at n w s Kelly st, runs s w 73x n w 100x n e 60.4x n e 60.5x s e 80.8—Winnie Rity & Constr Co to Jacob Fischl, 2528 Creston av, & ano, pr mtg $80,000, July 9, due as per bond; atty, S H Sternberg, 233 Bway $15,000

136TH ST, 289 E, 25x100—Perfect Home Co to Edw Krebaum (adm), 480 E 140th st, Nov 19, 3 yrs, 6 p c; atty, Leach & W, Queens Plaza Court, L I City $2,000

ASSIGNMENTS OF MORTGAGES.

Manhattan.

SUTTON PL, 34-36, 10th av, 316, Park av, 1873, mtgs $28,000—Henry and Edw Necarsulmer, exrs Elia Necarsulmer to Henry Necarsulmer, 225 W 86th st, and ano, trustees for Helena M Dreyfuss; attys, Meighan & N, 120 Bway; 4 assns $27,000

108TH ST, 45 W, Amsterdam av, 1832, mtgs $36,000—Henry and Edw Necarsulmer, exrs Elia Necarsulmer to Edw Necarsulmer, 161 E 79th st; attys, Meighan & Necarsulmer, 120 Bway; 2 assns $34,000

80TH ST, s s, 400.6 e Amsterdam av, 20x102.2, mtg $19,000—Lawyers Mtg Co to Phillips Phoenix, 3 E 46th st; atty, Lawyers Mtg Co, 59 Liberty st; int of $16,000

77TH ST, n s, 144 w Avenue A, 50x102.2—Gustavus H Stolber to Adolphus H Stolber; attys, Miller, K & J, 4 E Broadway $10,000

ORCHARD ST, e s, 175.4 s Rivington st, 25.1x87.6, mtg $25,000—Eleanor Snyder to Amelia B Gunther, 948 W 187th st; atty, F W Pollock, 309 Bway $1

ST NICHOLAS AV, n e cor 153d st, 79.9x66—Geo Ehret to Walter J M Donovan, 276 Riverside Drive; atty, Hy R Mygatt, 30 Bway $35,000

155TH ST, s s, 75 e Bway, 50x99.11, 4 assns each for ¼ of mtg $20,000—Wm T Graff and ano, exrs, to Albert Whiteman, 2945 Decatur av, et al, trustees; atty, F M Tichenor, 38 Park Row $1

155TH ST, same property—Alberts Whiteman et al, trustees, to Dry Dock Sav Instn, 341 Bowery; atty, same $20,000

Bronx.

175TH ST, 762 E—Alex Maurocardato to Esmeralda Allen, 30 W 58th st; atty, Geo B Hayes, 42 Bway $100

MONROE AV, s e cor 174th st, 100x100—Cath A Phalen to Henrietta Braunstein, 84 Washington st, Hoboken, N J; attys, Carling & H, 84 Washington st, Hoboken $1

FREEMAN ST, s s, 284.10 w Westchester av—Emanuel Gauber and ano to Sarah R Cohen, 251 W 89th st, et al; attys, Krakower & P, 309 Bway $1

SATISFIED MORTGAGES.

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

70TH ST, 46 W—Harry F Louchheim to Florence M. Louchheim, on the premises, April 15, 1914; attys, Vogel & V, 15 Broad st $25,000

17TH ST, n s, 175 e 4th av, 25x92—The John Kroder & Henry Reubel Co, 104-128 Meeker av, Bklyn, to Harriet G and Charlotte A Van Weert, at Hotel Buckingham, 50th st and 5th av, May 4, 1911; attys, Strauss, Reid & Boyd, 141 Bway $34,000

BOWERY, 232—Mayer & Wolf Sanft & anos to Guido Kiefe, 529 W 135th st, Feb 14, 1908; atty, Title Guar & T Co, 176 Bway $2,000

SAME PROPERTY—Mayer & Clara Sanft, Wolf & Rosa Sanft & Frank & Mary Rosenstein to Ida Kempner, 231 W 82d st, Nov 10, 1910; atty, Eisman, L & L, 135 Bway $2,000

96TH ST, n s, 200 w 5d av, 25x100.11—Chas L Clemens and wife to Carl Stein, July 21, 1887; atty, M S Korn, 31 Nassau st $18,000

AMITY ST, n s, 24 n w Thompson st, 25x100—Matthew S & Donald P Molony, Detroit, Mich, to Geo Fulwell, Detroit, Mich, July 16, 1906; attys, Cullen, Cullen & Grain & Hanley, Union Trust Bldg, Detroit, Mich $2,500

SAME PROPERTY—Same to J L Hudson Co, Detroit, Mich, April 24, 1908 ..... $2,500

LIS PENDENS.

Manhattan.

14TH ST, n e s, 150 n w 4th av, 20x92—Jonathan Thompson et al agt John G Holterman et al; (amended foreclosure of mortgage); attys, Sewart & Shearer.

LEXINGTON AV, 17—Johnston Mortgage agt Granby Corpn et al (foreclosure of mortgage); atty, H S Cook.

GRAND ST, 283 to 287—Benjamin J Well et al agt Annie Roth et al (foreclosure of mortgage); atty, T S Heller.

Bronx.

LOT 390 blk 3426, section 12, on land map—Marion Dell Carrere agt Thomas N Cuthbert et al (foreclosure of mortgage); atty, A Fox.

BOWNE ST, s s, 100 n King av, 75.1x101.1—City Island Homes, Inc, agt John W Noble et al (foreclosure of mortgage); atty, not stated.

MISCELLANEOUS NEWS.

ADMITTED TO FIRM—C. E Wells & Co have announced they have admitted William J. Butler as a general partner.

APPLICATION TO LIST—Application has been made to New York Stock Exchange to list Buffalo, Rochester & Pittsburg Railway Co. $2,455,000 additional consolidated 4½ per cent. bonds, due May 1, 1957.

BANKERS TRUST CO.—As trustee is inviting proposals up to December 27 for sale to it of first mortgage 5 per cent. gold bonds of Metropolitan Telephone and Telegraph Company to exhaust $12,800 held in sinking fund.

BROOKLYN UNION GAS—Regular quarterly dividend of 1½ per cent. declared by directors yesterday, payable January 3 to stock of record December 13. No action was taken on 1 per cent. extra dividend, which has been paid semi-annually in July and January since January, 1911, in addition to regular payment of 6 per cent., making annual dividends since that time 8 per cent.

GUARANTY TRUST CO.—Harold P. Greene has been appointed general sales manager of bond department. He was formerly sales manager for New York State for E. H. Rollins & Sons of Boston.

JONES & CO. (CHAS. H.)—In their latest municipal bond list are offering various State, county and city bonds yielding from 4.00 per cent. to 6.70 per cent., according to both long and short maturities.

UNITED LIGHT & RAILWAYS CO.—Has executed to New York Trust Company as trustee a trust agreement to secure $5,000,000 bond secured 6 per cent. gold notes.

RAILROAD EARNINGS.

CHICAGO GT. WESTERN—Reports gross second week in Nov. $387,494, inc. $7,681; from Jan. 1 $14,217,921, inc. $250,386.

LOUISVILLE & NASHVILLE—Reports gross second week in Nov. $1,638,746, inc. $245,315; from Jan. 1 $45,812,877, inc. $10,036,408.

WHEELING & LAKE ERIE—Reports gross revenue for Oct. $1,219,338, inc. $308,729; net revenue $436,244, inc. $79,331; income after taxes $340,097, inc. $33,383 from Jan. 1 gross revenues $9,244,985, inc. $469,904; net revenue $3,077,686, dec. $248,344; income after taxes $2,381,757, dec. $337,127.

MINING AND OIL NEWS.

ANGLO & PERSIAN OIL CO.—Declared initial dividend of 5 per cent. for year ended March 31.

GOLDFIELD CONSOL. MINES—Production in Sept. 17,150 tons, yielding $19,919 net.

Silver Deal Query in Commons.

LONDON, Nov. 22—Discussions are in progress with the United States Government with the object of the acquisition by it of the silver produced in the United States, a portion of which would be placed at the disposal of the Government of India, largely to pay for Indian produce required in America, according to an announcement in the House of Commons to-day by Stanley Baldwin, Financial Secretary to the Treasury in reply to a question.

Ulman Buys Seat at $50,000.

Julien Stevens Ulman has purchased the New York Stock Exchange membership of William Lemmon for $50,000, an advance of $5,000 over the price paid at the last previous sale.

SOUTH SELLS WHEN COTTON RISES HERE

Prices Break After New High Records Are Made in Less Active Market.

Less activity marked the cotton market yesterday, with the tone rather nervous and fluctuations irregular. After selling at 28.26c. early January rallied to 28.55c., but turned easier again and closed at 28.32c., with the general list closing barely steady at a net advance of 8 points on November and declines of 11 to 15 points on other months. January and later deliveries made new high records on the forenoon advance, but the buying was not so active or general as recently and the higher prices seemed to meet increased Southern offerings as well as realizing.

A decline of 1 to 23 points was recorded at the opening, with the more active months selling 17 to 22 points under Wednesday's closing prices as a result of overnight selling from local and Southern sources. These offerings were readily absorbed by buying through brokers with Liverpool and domestic trade connections. This demand encouraged scattered buying for long account, and such buying was stimulated also by reports of continued British successes in France.

The market rallied in consequence, with December selling 2 points and later months about 10 to 12 points net higher. Prices then eased off under realizing accompanied by reports of an easier spot basis in the South. They became unsettled later, when the disposition to take profits was increased by the political news from Russia. Closing prices showed reactions of about 20 to 26 points from the best.

Talk of an easier spot basis in the South was more or less in evidence all day. It was asserted that if the basis broke 25 points more in the eastern belt it might mean the shipping of some cotton here for delivery on contracts. However, the difficulty of obtaining warehouse room for cotton here was pointed out. While December was slow to follow the early advance, it held its own in the later trading.

No exports reported. Exports so far this season, 1,543,872 bales, against 3,324,922 last year. Southern spot markets 20 points lower to 50 points higher, most of them being unchanged. Local spot market quiet and 20 points lower at 30.10c.; sales nil.

Range of prices:

	Open.	High.	Low.	Close.	Wednesday.
November	28.33	29.31	28.33	29.00	28.92
December	28.92	28.94	28.75	28.80-82	28.92
January	28.35	28.55	28.26	28.32-35	28.43
February				28.06	28.17
March	27.99	28.23	27.87	28.01-02	28.12
April	27.97	27.97	27.97	27.85	28.00
May	27.73	28.06	27.73	27.89	27.95
June				27.58	27.72
July	27.61	27.69	27.54	27.40-60	27.60
August				27.28	27.43

COTTON STATISTICS.

	Thursday.	Last week.	Last year.
Port receipts	29,579	25,144	38,020
Exports	11,547	11,547	500
Exports season	1,543,872	1,425,772	2,216,922
Port stocks	1,173,663	1,181,584	1,486,075
Interior receipts	54,688	29,867	33,495
Interior shipments	43,881	34,838	39,218
New York arrivals	3,421	11,647	9,239
New York stocks	95,371	126,909	122,924

Liverpool Cables—Spot in moderate demand; good middling, new contracts, 10 points higher, at 21.60; middling, old contracts, 11 points higher, at 22.16; sales 4,000. American 2,000; imports 26,000, all American. Futures opened quiet, 12 to 16 points higher and closed firm at net advance of 31 points.

New Orleans Cotton Market.

NEW ORLEANS, Nov. 22.—After moving in rapid swings above and below yesterday's closing mark cotton to-day finally settled into a small decline and closed at a net loss of 16 to 24 points. Liquidation of long cotton to realize profits was the main influence. The chief sustaining influence was the continued favorable weather news. December, 27.30c.; January, 27.31c.; March, 27.96c.; May, 27.[illegible]; July, 28.57c. Spot steady, 25 points up; middling, 28.50c.

LIVE STOCK MARKET.

BEEVES—Receipts, 58 head, mainly consigned direct to local slaughterers. No trading. Feeling steady. Dressed beef quiet, common to fairly prime native sides selling at 13@21c. per lb.

CALVES—Receipts, 435 head; 269 on sale. Market steady for veals; good Westerns firm to 25c. higher. Common to prime veals sold at $11@18.75 per 100 lbs. culls, $7@10.50; grassers, $7@12; yearlings, $6@8.25; Western calves, $9.50. Dressed calves slow; city dressed veals, $17@22c. per lb.; country dressed do, 19@20c.

Sales—S. Sanders, 28 veals, 138 lbs. average, $15.50 per 100 lbs.; M. Ury, 119, $15; 2, 165, $12; 5, 161, $11; 6 culls, 115, $8.50; 4 grassers, 232, $7; 2 yearlings, 460, $6.25. Kerns Commission Company, 9 veals, 141, $18; 12, 137, $17.50; 2 culls, 150, $10; 3 grassers, 193, $8. Tobin & Shannon, 9 yearlings, 422, $6. J. G. Curtis & Son, 11 veals, 170, $15.75; 2, 185, $12.

SHEEP AND LAMBS—Receipts, 2,939 head; 8 cars on sale. Market generally steady. Sheep sold at $7@11 per 100 lbs. culls, $6; lambs, $16@17.60; one car West Virginia do., $17.80; culls, $12@13; dressed mutton unchanged at 16@20c. per lb.; dressed lambs, 19@22c. per lb.; country dressed hothouse lambs, $12 per carcass.

Sales—Tobin & Shannon, 234 State lambs, 76 lbs. average, $17.60 per 100 lbs.; 213, 68, $17.60; 222 Ohio, 82, $17.35; 46 Pennsylvania, 80, $16; 5 culls, 36, $12; 2 sheep, 165, $11; 2, 160, $10. S. Sanders, 204 State lambs, 67, $17.50; 77 Pennsylvania, 78, $17.50; 45, 82, $16.50; 5 sheep, 96, $9; (late Wednesday) 185 State lambs, 68, $17.50; 23 sheep, 84, $8.50. Kerns Commission Co, 1,000 State and Western, $17.50; 46, 82, $17; 20, 71, $16.75; 2 sheep, 130, $11. Newton & Co., 205 Virginia lambs, 75, $17.85. S. Judd & Co., 230 Ohio lambs, 74, $17.85; 11 lambs, 104, $16; $13. J. G. Curtis & Son, 10 State lambs, 64, $17.50; 6 culls, 43, $13, 5 sheep, 86, $8.50. John E. Dreelan, 282 Canadian lambs, 75, $17.60; 9, 46, $14.50; 15 sheep and lambs, 100, $13.50; 4 sheep, 140, $11; 6, 107, $10.

HOGS—Receipts, 1,835 head; none on sale. Feeling nominally steady. Country dressed hogs selling at 20@25c. per lb.; roasting pigs 24@25c.

Other Cities' Live Stock Markets.

CHICAGO, Nov. 22.—Hogs—Receipts, 30,000; steady. Bulk, $17.60@18; light, $17.20@17.90; mixed, $17.40@18.05; heavy, $17.40@18.50; rough, $17.40@17.55; pigs, $15@17.90.

Cattle—Receipts, 11,000; steady. Native steers, $7.40@15; Western steers, $6.10@13.75; stockers and feeders, $6.10@11.25; cows and heifers, $5@11.90; calves, $7@13.

SHEEP—Receipts, 14,000; steady. Wethers, $8.75@12.90; ewes, $7.60@11.40; lambs, $12.60@17.40.

KANSAS CITY, Nov. 22.—Hogs—Receipts, 7,000; steady. Bulk, $17.50@17.75; heavy, $17.65@17.85; packers and butchers, $17.40@17.78; light, $17.35@17.60; pigs, $17.25@17.50.

Cattle—Receipts, 9,000; steady. Cows 10c. higher. Prime fed steers, $15.85@16.75; dressed beef steers, $11@15; Southern steers, $6.50@11; cows, $5@10.50; heifers, $6.50@12; stockers and feeders, $6.50@11.50; bulls, $6@10.50; calves, $6.50@12.

Sheep—Receipts, 2,000; steady. Lambs, $16.80@17.85; yearlings, $12.50@14.25; wethers, $11.50@13.25; ewes, $10.50@12.

CONSOLIDATED EXCHANGE.

Notwithstanding outward expressions of optimism the course of prices in the Consolidated yesterday scarcely reflected this confidence. After an irregular opening followed by two sales of general advances the market turned reactionary. Final quotations were generally at net declines or about unchanged. The international situation was not the dominating factor in trade as on the preceding day. Buying was checked because of the certainty that small advances would bring about profit taking. After initial irregularities the market settled down and then moved sufficiently upward for more than two hours.

A slight reaction set in soon after midday, but by the beginning of the fourth hour almost all important issues were at the day's high levels and on new high ground for the movement. Pressure appeared in the last hour, and selling carried practically the entire list off from 1 to 3 points.

Government bonds were active, the 3½s selling 45 higher at 98.98, and the 4s advancing .15 to 98.04.

U. S. Cottonseed Figures.

WASHINGTON, Nov. 22.—Cottonseed received at mills August 1 to October 31, less shipments, amounted to 1,631,916 tons; crushings, 829,649, and on hand October 31, 826,294, the Census Bureau to-day announced. Figures on cottonseed products for October 31 were: Crude oil, 244,027,962 pounds; on hand, 91,506,846; refined oil, 146,619,735; on hand, 94,795,184; cake and meal produced, 399,411 tons; linters produced, 204,176 bales.

REAL ESTATE. | REAL ESTATE. | REAL ESTATE.

HOT AIR

"Camouflage"

Don't go in Business,
Facts are what tell.

The fact is—The Supreme Court
Has decreed the sale of 234 lots
Located on BROADWAY, at a great future business center.
With a subway station in front of them
And one of the largest automobile traffic centers to-day.

And they are going to be sold next Tuesday
Without restriction or protection
If we have to give them away.

These are the facts!
"Know-it-alls" may sneer,
But those not quite so smart
Who have faith in the truth and future
Will come down to the sale
And pick up a few lots
At a small percentage of their value.
Then with the rise in real estate,
Which after the depression is bound to come,
They can sneer at the people
Who "knew-it-all."

One thing is certain—
It is the optimists who have "made-good"
In New York Real Estate

And not the people who "knew-it-all."

Examine the 234 Lots
To be sold at auction
by a decree of the Supreme Court (Moller v. Godwin et al.)
belonging to the Estate of Jos. Godwin
on BROADWAY, 230th St., 231st St. & Kingsbridge Ave.

For whatever they will bring
without reservation or protection,
Tuesday, November 27, 1917, at 12 o'clock
At 14 Vesey Street.

70% can Remain on Mortgage.
Titles Insured Free by N. Y. Title & Mortgage Co.

SAVINGS BANK BOOKS & LIBERTY BONDS taken as deposits on the Purchase of Lots

To Reach the Property—Take Broadway Subway to 231st Street.

For maps and particulars send to
Joseph P. Day, 31 Nassau Street
J. Clarence Davies, 149th St. & 3rd Ave.
Agents and Auctioneers appointed by the referee

Hon. Joseph M. Callahan, Referee.
Deering & Deering, Attorneys.

DEGNON TERMINAL
FACTORY SITES FOR SALE
IN LONG ISLAND CITY.
Telephone Hunterspoint 4500

ESTABLISHED JULY, 1847.
BRYAN L. KENNELLY
Real Estate Broker, Appraiser & Auctioneer,
158 Broadway. Telephone 1547 Cortlandt.

REAL ESTATE.
CHAS. F. NOYES CO.,
82 William St. Phone 2000 John.

TO LET FOR BUSINESS PURPOSES.

TO LEASE
Will consider erecting a new building for a responsible tenant.
330-332 FOURTH AVENUE
& 29-31 EAST 24th STREET
about
7,000 SQUARE FEET
Full Commission to Brokers.
JOHN W. AHERN,
59 Liberty Street.

9 & 11 E. 16TH ST.
Store, Basement and several Lofts, 50x100, between Union Square and Fifth Ave. For manufacturing purposes. Inquire Superintendent on premises or 'phone Chelsea 4450.

MORTGAGE LOANS.

MORGENTHAU JR & CO
MORTGAGES
25 PINE STREET

REAL ESTATE FOR SALE—QUEENS.

SEE THE NEW HOUSES AT
Kew Gardens
35 minutes from Herald Sq.
WESTCHESTER REAL ESTATE FOR SALE.
Specialists in Westchester and Nearby Connecticut Properties
527 5 Av. Insurance.

DAILY TREASURY STATEMENT.

WASHINGTON, Nov. 22.—Statement of receipts and disbursements of the Treasury:

	This Month.	Fiscal Year.
Receipts	$2,113,685,476	$5,553,864,516
Disbursements	1,222,656,922	4,769,515,234
Surplus	$891,028,554	$784,348,282
Customs receipts, $25,644; internal revenue, ordinary, $2,021,862; income tax, $124