BIG HOUSE SOLD IN QUICK TIME

Only Four Hours Required to Close Deal for $850,000 Madison Ave. Corner.

BUYER PAID ALL CASH

Trading Best in Outlying Section of City—Business Space in Demand.

A story of quick action is that which surrounds the sale of the big apartment house at the northeast corner of Madison avenue and Seventy-second street which Klein & Jackson completed last autumn and which they have been holding in the real estate market at $850,000. The sale of this big property was arranged within four hours after the first offer had been submitted by Lawrence Elliman of Pease & Elliman to Klein & Jackson. At about 2 o'clock in the afternoon Mr. Elliman entered the office of the owners and said that he had been commissioned by an investor to buy the property and asked the owner for the very lowest figure which would buy the apartment. The owners gave it, and Mr. Elliman reported to his client the price at which the corner could be had. The price seemed not beyond negotiation, and the customary dickering was started by the broker in the hope of getting the property for even a lower figure than the owners had originally said it could be purchased. Whether he succeeded or not the deal was closed at 6 o'clock that evening, the buyer paying all cash above the mortgage. Mr. Elliman said it was the quickest big deal that had been negotiated through his office in a long time, and interest is added to the transaction by the fact that the buyer gave cash for the property. They buyer is a local investor who was attracted to the property for a number of reasons which he did not state to the broker. One of these apparently is the rental condition, the house bringing in about $84,000 a year. Its tenantry is such as to add credit to any house. Among those living there are Peter Copper Bryce, J. Norris Miller, John C. McCall, Frederick Gimbel, Roland L. Redmond, August Van Cortlandt, Julius Loeb and J. Robinson Beard. The house is thirteen stories high and the suites are arranged one on a floor. The house fronts 56 feet on Seventy-second street and 100.2 feet on Madison avenue. The site was formerly covered with the dwellings of Miss Laura Rhinelander and the Tyson family. The former, which was at the corner, was inherited by former Police Commissioner Rhinelander Waldo, who bought the Tyson property later, selling them both to Klein & Jackson.

GETS PERMISSION TO SELL.

Justice Blanchard of the Supreme Court has granted permission to the Ahawath Schlomo Israel Benevolent Society (Society of the Love of Solomon) to sell 218 East Fourth street, a lot 18x[illegible] for $12,500 to the Chevra Bekov Chaim and Israel Anshie Barimoff.

BUYS EAST SIDE FLAT.

EAST 10TH STREET.—M. Schlossheimer has sold for the Willar Realty Company to Joseph Arronov 624 East Eleventh street, a six story tenement, with stores, on lot 25x98.6, between Avenues B and C.

CRUGER AVENUE.—Isidor W. Lukach has sold the plot, 75x95, on the west side of Cruger avenue, 170 feet north of Morris Park avenue, to John F. Amann, who resold it to Frederick K. Stolle.

BROOKLYN SITE FOR CHURCH?

Joseph P. Day has sold for the Scheer Realty Company the block front 192 feet, with a depth of 70 feet, on the east side of Classon avenue, from Eastern Parkway to Union street, Brooklyn. The buyer is said to represent a Catholic congregation, which plans to erect a church. The property was scheduled for auction yesterday.

INVESTOR BUYS IN BROOKLYN.

H. Elliott Esterbrook has sold for Anna J. Hill the three story and basement frame dwelling at 1562 Atlantic avenue, to a client for investment.

CHURCH BUYS AT COLLEGE PT.

The Union Evangelical Church of College Point has bought from the Berachan Orphanage a plot, 80x60 feet, adjacent to its property at Fourth avenue and Fourteenth street, College Point.

SELLS NEPPERHAN PLOT.

The Robert E. Farley Organization has sold for the Union and New Haven Trust Company, as trustee, a plot on Morningside road, Nepperhan Heights, Yonkers, N. Y., to Mrs. G. S. Moore of Bryn Mawr, Yonkers.

RECEIVER SELLS GARAGE.

Charles L. Carrick, as receiver of the Baldwin Garage Company, has sold to the Ajax Electric Company the garage, 100x99, at the northeast corner of Montgomery street and Baldwin avenue, Jersey City.

ADDS TO JERSEY ESTATE.

H. C. Raynolds has sold for Marcus R. Burnett his seven acre tract and buildings, Morristown, N. J., section, to Arthur McEwan. The property was held at $6,500. It will be improved and added to his adjoining estate, on the Morristown-Whippany road.

RECENT BUYER REVEALED.

Harold C. Matthews is the buyer of 1834 Seventh avenue, sold recently by Goodwin & Goodwin for Mrs. John Martin.

GARAGE FOR 6TH AV. CORNER.

Josephine Schnurmacher, who recently secured a twenty-one year lease of the plot, 100x150, at the southeast corner of Second avenue and Sixty-third street, from the New York Historical Society, intends to improve the site with a large public garage if the Board of Appeals will grant permission. The property, which is now occupied by six old frame structures, one of which was a moving picture theatre, was part of the Peyster estate and came into the possession of the society by bequest. Under the lease the society will be paid a net yearly rental of $6,000.

CENSOR BUREAU RENTS HERE.

The Brest & Goode Company has leased over 7,000 square feet of store space in the Printing Crafts Building at 461 to 479 Eighth avenue to the Committee on Public Information, George Creel chairman, and in 315-319 Sixth avenue about 40,000 square feet in the store and basement to the Quartermaster's Department, United States Army, Philadelphia Depot.

BANKER RENTS ESTATE.

[illegible]

BIG DAY FOR AUCTION MARKET

Special Sales Day Results in Every Offering Being Sold.

It was a big day yesterday for the auction market. More people were at the Vesey Street Auction Room than on any day since the big sale of the Godwin lots last fall. People of every walk and nearly every position of life were attracted to the auction sale of the group of properties in Manhattan, Bronx and Brooklyn which Joseph P. Day had arranged to sell. They were for the most part the holdings of estates which had held the realty for many years.

Mrs. H. Roswell Bates, daughter of the late James Talcott, wealthy merchant, made the most important purchase at the sales. She paid $50,000 for the dwelling at 8 East Sixty-fourth street between Fifth and Madison avenues, to protect her residence, one door to the east, from future undesirable improvement. In connection with the purchase by Mrs. Bliss, Mr. Day stated that he started his commercial career in the office of her father's dry goods commission business. The Sixty-fourth street home was one of the three properties sold for the executors of Matilda E. Starbuck. The others were 126 East Fifty-fourth street, a two story garage, sold to John H. Naughton for $27,000, and the three story frame residence at 1374 Pacific street, Brooklyn, bought by T. C. Bernhard on a bid of $4,000.

William von der Horst was the highest bidder at $9,000 for the three story and basement dwelling at 238 East Nineteenth street, and Leonard Weill operator, secured 326 East Eighteenth street, a similar house, 20x92, for $6,100, the properties sold for the Stoutenbergh and Sand estates.

The detailed result of the sale was as follows:

By Joseph P. Day.

19TH ST, 238 E. s s, 160 w 2d av, 20x 94, 3 sty and base dwlg; trte's sale; estate of Phoebe F Stoutenburgh, deceased; to Wm Von Der Hort....$9,000
16TH ST, 326 W. s s, 310 w 8th av, 20x 92, 3 sty and base dwlg; exrs' sale; estate of Daniel C Sands, deceased; to Leonard Weill.....$6,100
84TH ST, 8 E, s s, 100 e 5th av, 20x 100.5, 4 sty and base dwlg; exrs' sale; to Edith Talcott Bates.....$50,000
54TH ST, 126 E, s s, 80 w Lexington av, 25x100.5, 4 sty garage; exrs' sale; to John H Naughton.....$27,000
PACIFIC ST, 1374, Bklyn, s s, 141.6 w Brooklyn av, 16.8x100, 3 sty fr dwlg; exrs' sale, estate of Matilda E Starbuck, deceased; to T C Bernhard.....$4,000
ST ANN'S AV, 306, e s, 27.5 s 141st st, 27x104x irreg, 5 sty tnmt and str; exr's sale, estate of Charles F Schropp, deceased; to John Geiger.....$14,200
EASTERN PARKWAY, Bklyn, s s, cor Classon av, extending to Union st, 70x 102, vacant; withdrawn; sold at private sale; also 619 and 621 Marcy av, 2½ sty fr dwlg, 50x100; vol sale; knocked down to David Vogel....$9,300
142D ST, 525 W, 214.4 e Bway, 19.8x 99.11, 3 sty dwlg, vol sale; withdrawn.
10TH ST, 402 E, s s, 48 e 1st av, 22.8 x 9; tnmt; to Laura J Webb....$15,100
119TH ST, 73 W, n s, 247 e Lenox av, 18x100.11, 3 sty dwlg; withdrawn.
23D ST, 343 E, n s, 145 w 1st av, 25x 98.9, 5 sty tnmt; to Benjamin T Graham.....$16,000
ST NICHOLAS AV, 189, w s, n 119th st, 52x165.5x irreg, 5 sty flat; estate of William A Graham, deceased; to Benjamin T Graham.....$21,750
85TH ST, 350 W, s s, 96.4 e Riverside Dr, 100x102.2x irreg, 6 sty red house—Republic of Panama agt Kronel Realty Corp, at al, due, $168,334.70; taxes, &c, $4,216.45; to the plaintiff.....$165,000
49TH ST, 541-545 W, n s, 175 e 11th av, 75x100.5, 6 sty tnt and strs—Title Guarantee and Trust Co agt Wm Lustgarten & Co, Inc, et al; due, $50,354; taxes, &c, $2,440.....s Withdrawn
NASSAU ST, 170, to s 3 story loft—int and strs—Columbia Trust Company agt Hermine Mandelbaum et al; due, $71,624.48; taxes, &c, $150; to the plaintiff.....$10,000

By Henry Brady.

46TH ST, 226 E, s s, 369 e 3d av, 32x 100.8, 5 sty int—G B Bernheim trs v. Isa E A Moegler et al; due, $20,865.95; taxes, &c, $735; to the plaintiff....$15,000

DEMAND FOR PATERNO STORES.

Douglas L. Elliman & Co. have rented for the Vanderbilt Avenue Realty Corporation, Dr. Charles V. Paterno president, the store in the block front on Madison avenue, between Forty-seventh and Forty-eighth streets, known as 299 Madison avenue to Harutune Michaelyan, dealer in Oriental rugs. Mr. Michaelyan's headquarters are now in the Higgins & Seiter Building, at 9 and 11 East Thirty-seventh street, and he intends to use the Madison avenue store as an additional shop and salesroom for the convenience of his patrons in the Park avenue section.

TENANTS FOR FINE SUITES.

Albert B. Ashforth has leased apartments at 78 Irving place to Warren R. Lightfoot, at 152 West Fifty-eighth street to Helen M. Moller, Miss Kathryn Mearns and Mrs. May T. Mangam; at 469 Fourth avenue to Arthur A. Stewart and Joseph H. R. Grant, and at 200 West 118th street to Catherine Sommers.

Pease & Elliman have rented apartments at 57 West Fifty-eighth street to Dr. Herbert L. Wheeler, at 158 West Fifty-eighth street to Mrs. Lillian Berry, at 876 Park avenue to Charlotte T. Finck, at 56 West Fifty-eighth street to Kate M. Warner, at 100 West Fifty-ninth street to Mrs. Alice Sherwood and at 64 East Eighty-sixth street to Fisher Jones.

Malcolm E. Smith and Rudolph C. Culver have leased for Mrs. Elise M. Seiden her furnished apartment at 137 East Sixty-sixth street, to Mrs. Edwin O. Perrin of Scarsdale, N. Y.

STATEN ISLAND DEVELOPERS.

The Richmond Borough Estate Corporation, E. D. Vanderbilt, Frederick F. Normand and Hugh Getty, directors, has been organized with a capital of $250,000 for the development of Staten Island property.

SATISFIED MORTGAGES.

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

Manhattan.

MADISON AV, 1811—Emanuel and Natalie Hochheimer to Samson Lachman, May 22, 1911; attys, Lachman & Goldsmith.
55 Nassau st.....$8,000
40TH ST, s s, 498.9 w 10th av, runs s 100.5x w 26.7x n 100.10 to s s st x e 6.6 to beg—Jane G Sherman, 248 E 50th st, to Fredk W Sherman, 248 E 50th st, Jan 20, 1916; address, 248 E 50th st.....$1,200
176TH ST, 506 W—Marble Hill Development Corpn, 61 Bway, to Abr and Louis Davis, Nov 29, 1916; atty, J H Elsner, 271 Bway.....$2,350
113TH ST, 227 W—Elias and Henrietta Hartman to Adolph E Schwab, 180 St Nicholas av, Jan 20, 1913; atty, S Howard Gray, 55 Liberty st.....$6,000
67TH ST, n s, 325 e 6th av, 18.4x75.6—Albert G Weed, Jr, to Chas M Cannon and ano, exrs, trustees will Jno H Hindley, Feb 26, 1902; attys, Cannon & C, 185 Bway.....$25,000
76TH ST, n s, 275 e 2d av, 25x102.2—Jno A and Estelle D Weekes, at Oyster Bay, L I, to Arthur Sutherland, 9 Park av, White Plains, N Y, Oct 10, 1911; attys, Weekes Bros, 45 William st.....$4,000

MECHANICS' LIENS.

Manhattan.

97TH ST, 12 West and Central Park West, 37x100—Consolidated Chandelier Co agt 270 Cent'l Park W Inc, and Fred J French, owners and contractors.....$1,500
105TH ST, 105 West—Max Murwitz agt 105 West 105th St Inc, owner; Mafie Mayer, contractor, $417.17
106TH ST, 157 West—Jacob Sofian agt Thomas J and Mary Simson, owners and contractors.....$170.50
DELANCEY ST, 122—Abraham Sachs agt Warshaw Bros, owners; Siegel Building Corpn, contractor.....$429
AV D, s e cor, 4th st, 99x75—Henry Hagenkamp agt John Willmott and Augusta Buchheit, owners and contractors.....$119
1ST ST, 317 and 319 East—Charles G Wannenburg agt John Doe, owner; Henry Pepper & Co, Inc, contractor.....$[illegible]
LAFAYETTE ST, w s, 166 n e of Spring—Darvil Parkway, 60x125—Levine Iron Works, Inc, agt Estate of Isaac Johnson, owners; Thomas N Wright, contractor.....$94.50
[illegible] ST, 301 East—Morris Hegin agt Jno W Hart, owner and contractor.....$[illegible]
[illegible] ST, 1[illegible] West—Jacob Lipsky agt Jno W Hart, owner and contractor.....$[illegible]
[illegible] ST, [