REALTY MARKET NEWS AND COMMENT

Professionals Buy and Sell Apartments in Manhattan and The Bronx.

OPERATOR TAKES PROFIT

Resells House on Audubon Ave in Quick Time—Home Buyers Active in Brooklyn.

Professionals were the only buyers active in yesterday's realty market. Their operations were limited. An Aubudon avenue apartment held at $80,000 was resold at a profit by an operator who bought the house recently, and in The Bronx another speculator who has been active for some time in apartment house sections acquired two six story houses covering a corner plot from their builder. In point of volume Brooklyn led the other boroughs. A number of dwellings and flats there passed into the hands of investors, either for investment or occupancy.

OPERATOR RESELLS $80,000 FLAT.

AUDUBON AVENUE—Frederick Brown has taken a quick profit on the five story apartment house at 274 Audubon avenue, on plot 50x100, which he recently acquired from Berent C. Gerken. The buyer is James Bulmer, owner of 270, adjoining. The property was held at $80,000. Heil & Stern were the brokers.

WILKINS AVENUE—The Benenson Realty Company has bought from Louis Kleban, builder, two six story apartments at the northwest corner of Wilkins avenue and 170th street. The corner building has a frontage of 83 and 107 feet respectively, and the adjoining building, at 1447 Wilkins avenue, is on plot 56x100. The houses were held at $185,000. Besides a large cash payment the Benenson company gave 1345 Brook avenue, a six story apartment, on plot 42x100, valued at $45,000.

HOME BUYING IN BROOKLYN.

The Artee Realty Corporation has sold the one family brick dwelling at 1564 Forty-third street to Y. Lovitt.

The Lorraine Realty Company has sold the brick and stucco one family dwellings at 1913 and 1923 Sixty-sixth street to Harry Kaplan and M. Platzman.

The McInerney Klinck Realty Company has sold the two family limestone dwelling on the south side of Eighth street, 167.6 feet east of Eighth avenue, on a lot 20x104, for Bernadina A. Jennings.

J. D. Ranck and Samuel Galitzka have sold for the Miller Burge Construction Company a new one family stucco cottage with garage on a plot 40x100 at 1114 East Seventh street.

Charles C. Sibelle has sold the dwellings at 1870 and 1872 Seventieth street to John Pender and Ethel A. Chick for occupancy.

Charles Buermann & Co. have sold for John W. Sullivan, shipbuilder, the two four story buildings at 611 to 613 Bedford avenue to Isaac Sonnenhein.

The James R. Ross Company has sold for Effie G. and Arline A. Darbee the three story house at 1381 Pacific street; also sold the dwellings at 210 Hancock street for R. W. Steele and at 1075 Bergen street for Herman Weingarten.

J. D. O'Connell, Jr., has sold 311 McDougall street, a six family flat, for Judge A. E. Steers; 147 Lefferts avenue, a two family stone dwelling on lot 20x100, for Anna C. Wills; 133 Maple street, a two story dwelling on lot 20x100 for Ida M. Canda; 53 Milwood street, a two story dwelling on lot 20x100 for A. E. Schwenke; 272 Lincoln road, a two story house on lot 20x100 for a Mrs. Hanner.

DEMAND FOR QUEENS FLATS.

Wallace J. Hardgrove of the Queensboro Corporation has sold to the Queens Operators Corporation two apartment houses on Potter avenue near Theodore street, Long Island City.

SELLS PHILIPSE MANOR CORNER

The Robert E. Farley Organization has sold for the Estates of Tappan Zee a large plot on the corner of Kelbourne and Monroe avenues, Philipse Manor, to Mrs. J. Grahame of New York.

TO BUILD HOME AT LARCHMONT

George Howe has sold for the Larchmont Gardens Company two lots to M. McGregor Jamieson, who plans to build a home.

BUYING LONG ISLAND HOMES.

The James R. Ross Company has sold for Annie T. Mumby and Carrie F. Thomas two dwellings, on a plot 173x200, on Grand avenue, near Seamen avenue, Baldwin, L. I.; also a dwelling on Old Mill road, near Merrick avenue, Merrick, to Lawrence Alasi, and on Cornelius avenue, Wantagh, a dwelling, on plot 96x225, for John Bonert to Albert Drumme.

BUYER OF FLETCHER HOUSE.

Henry F. Sinclair, president of the Sinclair Oil and Refining Corporation, is the buyer of the Fletcher dwelling, at the south corner of Fifth avenue and Seventy-ninth street, reported sold yesterday by the Metropolitan Museum of Art. Mr. Sinclair recently bought the estate of Cyril P. H. Dugmore at Great Neck, L. I.

COMMERCIAL SPACE LEASED.

The Ogden & Clarkson Corporation has leased the three story building at 110 and 112 East Fifty-ninth street for Nathan Kauffmann to Paris E. Singer, who will alter it into stores and apartments. The lease is at an aggregate rental of about $100,000. The same brokers leased space at 162 Madison avenue to Mary De Wire; at 125 Fifth avenue to A. Fihlstein, and at 29 to 33 West Thirty-eighth street to the Lorraine Hat Company.

White-Goodman have leased the second loft at 142 and 144 West Twenty-sixth street to Weinstein & Grabsky; also space for the Cruikshank Company, agents, at 1123 Broadway to Samuel Streiser; also the second loft at 38 East Twenty-first street to Klein & Kaufman.

Douglas L. Elliman & Co. have leased to Louis and Mary Duverrier a part of the third floor at 12 East Forty-eighth street, and to C. Paul Lane a part of the third floor at 416 Madison avenue.

William A. White & Sons have leased to Joseph M. Feinson space at 235 to 239 Fifth avenue and at 28 East Twelfth street space to Israel Zankel.

COUNTRY PROPERTIES LEASED.

George Howe has leased for the season the home of Mrs. Jennie L. Seaman on Pines Bridge Road, Chappaqua, to H. C. Griffen of New York city.

Kenneth Ives & Co. have rented Andre Brook, the country estate of Mrs. Alice Ling, containing eight acres, large residence and outbuildings, at Tarrytown, to Mrs. J. S. Ehrich for the season, and for Mrs. Rockwell Kent her country place in Wilson Park to Arthur J. Morris for the season.

TORRENS REGISTRATION.

Court Asked to Assign a Judge—Uniform Legal Forms.

Edward Polak, Registrar of The Bronx, who is also chairman of the Board of Registrars of Greater New York, has announced that Presiding Justice John Proctor Clark of the Appellate Division has been requested to assign a "land title" part of the Supreme Court for the adjudication of land titles to be registered under the new Torrens law. In this connection a similar request was made for the assignment of a Justice to preside exclusively in that part in conjunction with his other duties, very much the same as now in vogue in the State of Massachusetts.

The registrars also decided on a uniform petition and other legal forms for the examination of land titles, so that the procedure in each county of the greater city will be a standard one. The forms will not be made public until the Appellate Division has approved of them.

HOUSE AND FLAT RENTALS.

Moore, Schutte & Co. have rented the dwelling at 504 West 142d street for the Jondrock Realty Corporation to James E. Carlson; also 512 West 142d street for May Helen Eagan to Florence Dean; also the four story American basement dwelling at 474 West 142d street for Ella R. Andrews to Louis C. Jacob and the three story and basement dwelling at 453 West 148th street for Lillian S. Bopp to Alfred Faure.

Albert B. Ashforth has leased apartments at 152 West Fifty-eighth street to Dr. Lee S. Shoninger; at 799 Park avenue to Mrs. Marion Rush; at 27 West Sixty-seventh street to Mrs. E. M. Prellwitz, and at 124 West Fifty-fifth street to Hubert H. Thomas.

DYCKMAN RESIDENTS WIN.

Taxpayers of the upper city have succeeded in defeating the efforts of the Union Railway Company to have the franchise for the construction of the crosstown railroad connecting the present Union Railway with the Dyckman street ferry annulled. The franchise committee of the Board of Estimate has denied the application of the railway company and ordered the work on the new line completed within six months. The road is to begin at the 207th street bridge, extend to Nagle avenue, thence south to Dyckman street and west to the ferry.

CRAIG TO ADDRESS OWNERS.

Charles L. Craig, Comptroller, will speak at the next meeting of the Real Estate Owners Association of the Twelfth and Nineteenth Wards Friday evening, June 14, at the New York Turn Hall, Lexington avenue and Eighty-fifth street.

RENTS NEW HAVEN CORNER.

Joseph P. Day has leased the corner of Church and Chapel streets, New Haven, Conn., for Louis Sagal to the Schulte Cigar Company of this city for a long period starting 1920. The corner is regarded one of the best in New England and is said to have cost Mr. Sagal $700,000 to own it several years ago. All negotiations were carried on by Charles C. Nichols, Jr., and Kenneth T. Barnaby of the Day organization.

NEW MANHATTAN BUILDINGS.

WATER ST, 289 to 292, for a 1 sty storage, $7,100x$50.2—S Stolowitz, 21 South st, owner; L A Sheinart, 194 Bowery, architect; cost $10,000

MANHATTAN ALTERATIONS.

34TH ST, 61 E, to a 1 sty church—Church of the Messiah, premises, owner; W B Tuthill, 287 4th av, architect; cost $15,000
WOOSTER ST, 180, to a 4 sty school—P Traverso, Fort Lee, N J, owner; F Gescheidt, 142 E 42d st, architect; cost $15,000
12TH ST, 6 E, to a 4 sty and bmt strs and lofts—R Barko, Woolworth Building, owner; J H Snook & Sons, 261 Bway, architects; cost $9,000
83D ST, 55 W, to a 3 sty dwlg—Mrs E L Davis, 48 W 82d st, owner; L A Adams, 225 Madison av, architect; cost, $6,000
48TH ST, 117 and 119 W, to a 4 sty and bmt strs, &c—Calman Realty Co, 15 W 45th st, owner; H L Krapp, 116 E 16th st, architect; cost $6,000

BRONX ALTERATIONS.

LOCUST AV, s e c 140th st, to a 2 sty brick storage, 241.25x124.11—C D Jackson, 38 E 69th st, owner; George Simpson, 31 Wall st, architect; cost, $10,000
HART'S ISLAND CENTRE, w s driveway, to a 1 sty frame dormitory, 360x20—City of New York, owner; Sylvester S McGrath, Municipal Building, architect; cost $1,000

RESULTS AT AUCTION.

[AT 14 VESEY STREET.]
By Joseph P. Day.

LEXINGTON AV, n e c 119th st, 42.2x60x irreg, 5 sty brick stable, 4-5 pt; Park av, 1807-1809, e s, 73.8 s 123th st, 48x90, two 5 sty tnts and strs, 4-6 pt; 152d st, 767 E, n s, 25 w Wales av, 25x86.11x28.11x101.5, 4 sty tnt, 4-5 pt—J A Trowbridge agt D J McCarthy, et al; due, $65,000.17; taxes, &c, $4,870.78; to the plaintiff $50,000

By L. J. Phillips & Co.

26TH ST, 36 W, 435 w 5th av, 20x98.9, 2 sty loft and str bldg—J C Smith agt Samuel Preiss et al; due, $59,440.37; taxes, &c, $350; to Henry Goodman $49,500

By J. H. Mayers.

2D AV, 408, e s, 82.2 n 23d st, 26.6x108, 4 sty tnt and strs and 3 sty rear tnt—Martha Seymour agt A D Bissell, Jr, et al; due, $20,446.55; taxes, &c, $591.52; to the plaintiff $5,000

[AT 3208 THIRD AVENUE.]
By Joseph P. Day.

171ST ST, s e, 173 w 3d av, 72x100, vacant—R B Kelley, exr, agt Henry Hill et al; due, $6,718.99; to I Lewis $7,250
KEPLER AV, 4208, e s, 50 s 235th st, 50x100, 2 sty fr dwlg—M A Tower agt H B Varian et al; due, $2,782.27; taxes, &c, $412.39; to the plaintiff $3,600

By J. H. Mayers.

152D ST, 312 E, s s, 400 w Courtlandt av, 50x149.7x50x116.9, 2 sty fr dwlg and barn—Harlem Savings Bank agt Chas Galewski et al; due, $5,143.24; taxes, &c, $325; to the plaintiff $7,825

By James J. Donovan.

HOE AV, 1233, w s, 50 s Freeman st, 18.7x65.2x18.8x63.9, 2 sty fr dwlg—Harlem Savings Bank agt M J McAuley et al; due, $3,676.31; taxes, &c, $217; to Patrick J Dwyer for $3,875.
LONGFELLOW AV, 1916, n e cor Rodman pl, 80x91.5x22x90.1, 2 sty fr dwlg—Harlem Savings Bank agt Edw Bernstein et al; due, $1,482.52; taxes, &c, $361.80; to the plaintiff $4,000

By Herbert A. Sherman.

HOLLIS, L. I.—Vacant plot, 100x100, n e cor Park and Flushing ave; vol sale for estate of Mary E Merchant; to H E Nichols $1,725

MECHANICS' LIENS.

Manhattan.

124TH ST, 401 to 413 W, and 125th st, 418 and 420 W—Lenox Sand & Gravel Co agt Julia E and Adam S Cameron, owners; Steen & Symes, Inc, contractors $569
ALLEN ST, 38 and 35—Samuel Tessler agt Moses Harris, owner and contractor $278.85
57TH ST, 6 E, to a 4 sty and bmt strs and lofts—R Barko, Woolworth Building, owner; J H Snook & Sons, 261 Bway, architects; cost $9,000
83D ST, 55 W, to a 3 sty dwlg—Mrs E L Davis, 48 W 82d st, owner; L A Adams, 225 Madison av, architect; cost, $6,000
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