MARKET GUESSERS FULL OF OPTIMISM

Professional Opinion in Brokerage Houses Is of Constructive Nature.

TWO BIG FACTORS SEEN

Steel Labor Troubles and Foreign Exchange Have Much Influence.

Professional opinion in Wall Street leans to the constructive side and in virtually all of the market advice which went out from Wall Street over the week end customers were informed that the pessimism which has had the financial district in its grip for more than a week has about past. Two factors stand out prominently as probable determinators of the trend during the coming week. One is labor troubles in the steel industry, which is taken but lightly by men in the trade itself, and the foreign exchange situation, which is giving some evidence of improvement.

Paine, Webber & Co. say: "The general outlook is such as to indicate continuation of irregularity and trading movements, pending adjustment of leading factors in a way that will warrant resumption of bullish activities on any material scale. The fact that loans would quickly expand again with renewal of speculative operations for the rise is a feature that under present circumstances will operate against anything more than rallies from depression.

"We therefore continue to feel that the market must wait until a later season for aggressive advances, but, on the whole, the more conservative level of prices and improvements in certain aspects of the technical position provide reason for more assurance, and recoveries from any further declines should reflect enlarged demand from interests well prepared to ignore temporary fluctuations."

Anderson, Bruns & Co. remark: "The feeling of many investors toward the stock market is undergoing a change. They sense that the worst effects of the steel strike and the adverse foreign exchange situation have already been discounted. Stocks which were thrown over recklessly last week are being purchased again on a scale. A better class of buying has developed. This is making itself felt in the standard shares."

Halle & Stieglitz's view is: "We see no reason to change our opinion that declines in standard issues warrant their purchase, while strong spots warrant profit taking."

E. W. Wagner & Co. say: "It would seem good judgment for those who have weathered the storm thus far to hold their stocks. There were reports current that several syndicates which were formed to liquidate have been reorganized and that an effort will be made to check any further liquidation."

Maucy, Rogers & Auchincloss says that the recent drastic decline in the security market has brought about a much more sound condition throughout the whole list, and stocks are beginning to look attractive again. The labor situation, while not definitely settled or eliminated, bears a less menacing appearance, and even the foreign exchange market has improved materially within the last few days.

Merrill, Lynch & Co. make this point: "It is reported that a plan has been worked out to stop the drop in foreign exchange, and if this is so it will have quite a bullish effect on the market."

J. S. Bache & Co. say: "Active buying by the public is the force which keeps a bull market advancing. If this force is withdrawn after a long period of advance, the market, lacking such support, must naturally decline, and until new buying comes in to reverse the movement, the course of things is not apt to change. It would appear that declines, with subsequent recoveries and then further declines, would be inclined to continue until lower prices and renewed interest on the part of the public again would become factors."

Hayden, Stone & Co. remark: "We realize perfectly well that there must some day come a general deflation in the price of commodities that will carry stocks with them, but we doubt very much if it will come so quickly as a further continuous decline in the stock market from this level would predicate. Probably the propaganda against high prices and profiteering—though absurd in some of its phases—will have its effect in checking further excesses and allaying somewhat discontent. The shortage of goods, however, is too fundamental to permit a perpendicular decline at this time."

AMERICAN CARGOES HELD UP IN BRITAIN

Thirty-three Ships Unable to Get Wharfage in Port of Liverpool Alone.

Special Wireless Despatch to THE SUN.
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LONDON, Aug. 24.—American competition in British trade has assumed such alarming proportions since the armistice was declared November 11 that it is causing continual comment in nearly every port. The official list of vessels waiting to be unloaded at Liverpool shows that about 89 per cent. of them are flying the Stars and Stripes. Some of these vessels have been waiting since the latter part of July for dock facilities, because of the great congestion at every landing stage.

In all thirty-three vessels of 167,597 tons aggregate are awaiting berths at Liverpool now, while several others to which facilities have been allotted are unable to commence unloading because of congestion on the quays. To some extent this congestion is attributed to American competition, but speaking generally British shipowners are not afraid of American activity, especially as the Government will facilitate trade instead of impeding it.

Those who have studied the situation believe that it is due mostly to England's diminishing exports. So long as the country continues to lower its production and its exports, at the same time increasing its imports, there will be congestion at British ports, which is just as serious from the American exporters' viewpoint as it is for the British exporters. This tieup at the British docks is costing American shipowners enormous sums by keeping heavily laden vessels idle over long periods. As examples, there are to-day two American vessels lying in the Mersey River which arrived there July 29; two others which arrived there August 10 face a delay of four to six weeks. Nearly all of these vessels are large and expensive to operate. Necessarily they must be kept busy to make the ocean freight traffic profitable.

It is probable that American shipowners will seek cargoes for ports outside of Great Britain during the next few months not only to relieve the congestion here but to avoid the heavy expense of long delays.

GUARANTEED STOCKS.

Stock and Guarantor.	Div.	Bid.	Asked.
Albany & Susq (D & H)	9	180	—
Allegheny & Leh (P B & P)	6	95	105
Am Tel & Cable (W U)	5	61	63
Beech Creek (N Y C)	4	50½	—
Canada Southern (M C-N Y C)	3	43½	44
Central (C So; Am Tel)	6	115	122
Cleveland & Pgh (Pa R R)	7	85	89
D. Hilsdl & S W (L S & M S)	4	60	65
Erie & Pgh (Pa R R)	6.40	69	70
Gold & Stock (W U)	6	92	95
Illinois Central Leased Lines	4	63	66
Joliet & Chicago (C & A)	7	105	115
K, Ft Scott & M (St L&SF) pf	4	59	65
Mahon Coal RR (L S & M S)	80	800	—
Manhattan El (L S & M S)	7	75	80
Metropolitan Telegraph	10	160	175
M. St P & S S M Leased L	4	50	64
Mobile & Birm pf (So R R)	5	55	60
Morris & Essex (D L & W)	7	70½	—
N Y B & M B pf (LI-Pa RR)	8	95	—
N Y & Harlem pf (N Y C)	4	100	120
N Y & Harlem pf (N Y C)	4	100	120
N Y Lack & W (D L & W)	6	91½	—
Northwestern Tel (W U)	8	40	50
Northern Central (Pa R R)	6	67	75
Pitts, Ft W & Chgo (Pa R R)	7	129½	133
Pitts, McK & Young (L S&M S)	6	50	60
Rensselaer & Saratoga (D&H)	8	118½	119
Sixth Avenue (N Y Rys)	7	60	80

New York and Hartford Insurance Stocks.	Bid.	Asked.
Aetna Casualty & Surety	510	520
Aetna Life Insurance Co	675	700
Aetna Insurance Co	410	425
American Alliance	245	260
Assurance Co. of America	95	—
City of New York	118	128
Continental	71	73
Commonwealth	200	225
Fidelity-Phenix	500	515
Franklin	86	92
Glens Falls	64	70
Globe and Rutgers	1000	—
Great American, new stock	400	410
Hanover	80	90
Hartford Fire Ins. Co	540	550
Hartford S. B. Ins. & Ind. Co.	360	380
Home	555	565
National Liberty	155	165
National Fire Ins. Co	400	410
New York Plate Glass	135	145
Niagara	185	200
North River	40	45
Northern	192	—
Pacific	45	60
Phoenix Insurance Co	470	480
Standard Fire Insurance Co.	50	60
Stuyvesant	50	75
Travelers Insurance Co	780	800
United States	30	37
Westchester	36	38

TO OPEN AERIAL ROUTES.

Curtiss Company Plans to Carry Passengers.

BUFFALO, N. Y., Aug. 24.—The Curtiss Aeroplane and Motor Corporation announces that plans are being worked out for three air routes for passenger service. They will be to Rochester, Syracuse, Utica and Albany; to Erie and Pittsburg, Pa., and across the Canadian border to Hamilton and Toronto. The State route will be opened this fall, but the other two probably will not be in operation until spring.

The company, the announcement says, is anxious to disprove the belief that flying is dangerous.

PACIFIC MAIL'S FLAG IN ATLANTIC AGAIN

Service Between Baltimore and San Francisco Will Be Established.

For the first time in many years the flag of the Pacific Mail Steamship Company is to return to the Atlantic Ocean, the company announcing yesterday through George J. Baldwin, its president, that it will establish immediately a service between San Francisco and Baltimore by way of the Panama Canal. The company, the oldest in the United States, has purchased from the United States Shipping Board the new steel freight steamships Point Lobos, Point Adams, Point Bonita and Point Judith.

Beginning next month sailings will take place from Baltimore every three weeks, calling at Havana, Puerto Colombia, Cristobal and Balboa, Corinto, Acajutla, San Jose, San Pedro, one of the California ports, Los Angeles or San Francisco, with return sailings. The service is designed to utilize the Panama Canal water route between the Atlantic and Pacific coasts, which was abandoned in 1915, partly on account of war conditions and partly because the company then was controlled by the Southern Pacific Railroad, whose ships were prevented by law from using the canal.

The majority interest in the company is now owned by the American International Corporation and W. R. Grace & Co. The present control, independent of railroad interests, permits the vessels to traverse the canal and gives to the Caribbean and Central American markets the all water service under the American flag they have so long desired.

The new service will extend the operations of the Pacific Mail considerably more than half around the globe, for the company now maintains one line from San Francisco to Hawaii, Japan, China and the Philippines, another from San Francisco direct to Manila, Singapore, Calcutta and Colombo, and a third from San Francisco southward via Central American ports to Panama, all under the United States flag.

The new line will give a direct outlet for manufacturers of the South and middle Atlantic States and merchants of the Pacific coast for shipments to West Indian and Central American markets. The company will be enabled to give through bills of lading from the principal Oriental ports to all American and West Indian ports touched by it and thence to the United Kingdom and Continental Europe over connecting lines.

The water route from coast to coast via Panama was first established by the Pacific Mail Steamship Company as far back as 1848. Large cargoes were transshipped across the isthmus first by trail, and after 1855 by the Panama Railroad. A double steamship service from New York to Colon and from Panama to San Francisco was maintained for many years.

To-day the Panama Canal makes it possible readily to give a steamship service from Atlantic and Pacific ports to Central America and the West Indies without transshipment.

In 1915 the interests in control of the Pacific Mail, complaining that it was impossible successfully to operate vessels under the American flag with the drastic provisions of the La Follette seamen's act in force, announced their attention of liquidating the company and withdrawing its fine fleet of steamships from the ocean. This threat was soon made good.

The five splendid American mail and passenger steamships Mongolia, Manchuria, Siberia, Korea and China that plied between San Francisco and the Orient were sold for what they would bring. A contract was entered into for the disposition of the smaller vessels of the coastwise line, and it looked as if the entire Pacific Mail fleet would be scattered irrevocably to the four quarters of the globe. The American merchant marine had reached its lowest ebb.

At this critical moment the American International Corporation and W. R. Grace & Co. stepped in. A majority interest in the company was bought and the sale of the remaining steamships was rescinded. The transpacific fleet was gone and it was difficult to find steamships to replace them, especially as submarine warfare was increasing in intensity, resulting in a scarcity of tonnage and consequent almost prohibitive prices.

However, the new directors were finally able to obtain three passenger steamships which had just been completed in the Netherlands, though at a heavy cost. These were the Columbia, Venezuela and Ecuador. These vessels were remodelled so as to burn oil fuel, and late in 1916 the San Francisco-Orient line was resumed. The United States flag was put back on the Pacific and now has returned to the Atlantic.

$2,179,034,582 IN N. Y. SAVINGS BANKS

Deposits in Year Ending July 1 Show an Increase of $187,314,233.

$76,328,837 IN DIVIDENDS

Reports to State Superintendent Show Remarkable Growth of Institutions.

ALBANY, Aug. 24.—It is stated by George I. Skinner, Superintendent of Banks, that the tabulation of the semi-annual reports of the 141 savings banks of New York State as of June 30, has been finished thus completing the tabulation of the statements of the State banking institutions which reported as of that date. These reports show that the savings banks have had their full share in the remarkable growth of the State banking institutions in the last year.

The reports show that the total deposits with the savings banks of the State on July 1, 1919, were $2,179,034,582, a gain since July 1, last year, of $187,314,233. The increase since January 1, 1919, notwithstanding the large amounts said to have been withdrawn for transmission abroad, amounted to $137,023,478, by far the largest gain ever reported.

The total resources of the savings banks July 1, 1919, amounted to $2,367,041,001, an increase in a year of $197,162,637. During this period the amount deposited with the savings banks, not including dividends credited, amounted to $653,275,892, an increase over the amount deposited during the previous year of $204,507,691.

The amount withdrawn during this period was $542,272,037, an increase of $20,573,724 over the amount withdrawn the previous year.

The amount of dividends paid and credited during the twelve months ended July 1, 1919, was $76,328,837, or $3,422,919 more than the amount of dividends credited in 1918. The total number of open accounts July 1, 1919, was 3,579,057, a net gain of 132,168. The number of accounts closed during the year was 540,969, or 13,747 less than the number closed during the preceding year.

Reports From Other Banks.

Reports of the trust companies, State banks and private bankers subject to supervision as of the same date showed that from February 21, 1919, to June 30, 1919, their resources had increased from $4,486,253,404 to $4,949,582,871, or $463,329,467 and their deposits from $3,465,382,642 to $3,981,080,298. If these figures be combined with corresponding figures as shown by the savings bank reports it appears that on July 1, 1919, the resources of the trust companies, savings banks, State banks and private bankers under supervision had increased from the dates of their last previous reports from $6,717,715,332 to $7,316,622,872, or $598,907,540, and their deposits from $5,507,393,746 to $6,160,114,880, or a gain of $652,721,134.

On the figures available January 1, 1919, the total resources of the institutions subject to the supervision of the Superintendent of Banks aggregated $6,766,607,026. On the figures now available they amounted on July 1, 1919, to $7,515,791,955, an increase of $929,184,929.

According to a statement just issued by the Comptroller of the Currency the total resources of all the national banks in the United States on July 30, 1919, were $20,799,550,000, and there was included in their statements $1,839,158,000 held on deposit to the credit of State banks, trust companies and private bankers, while they had on deposit with State banks, trust companies and private bankers only $375,300,000, and their circulation amounted to $677,162,000. Their total resources show an increase from the amount reported by him as of November 1, 1918, $19,821,404,000, or $978,146,000.

Table of Comparisons.

A comparative table of savings bank statistics as compiled from reports as of the morning of July 1, 1919, and July 1, 1918, follows, 141 savings banks reported July 1, 1919; 141 July 1, 1918:

	July 1, 1919.	July 1, 1918.
Total resources	$2,367,040,001.38	$2,169,877,364.25
Amount due depositors	2,179,034,582.96	1,991,720,349.72
Other liabilities	6,875,719.58	12,130,464.35
Surplus on estimated market value of stocks and bonds	181,159,698.69	166,026,610.18
Surplus on par value of stocks and bonds	225,145,287.22	217,912,645.04

STATISTICAL ITEMS.

	1919.	1918.
Number of open accounts	3,579,057	3,446,889
Number of accounts opened or reopened during year	672,149	649,678
Number of accounts closed during year	540,969	554,716
Amount deposited during year, not including dividends credited	$653,275,892.56	$448,768,201.24
Amount withdrawn during year	542,272,067.71	521,298,363.85
Amount of dividends paid and credited during year	76,328,837.13	72,905,918.47

Commercial Missions Active.

Commercial missions from the various Pan-American republics are expected to make visits to various countries this fall in order to make investigations of a commercial character, with a view of developing trade. This information was given in a letter to the secretary of the Cuban legation in Argentina, who has advised his Government that Argentina, Brazil and Chile were already organizing missions to send to the United States and Canada.

ASSIGNMENTS AND MORTGAGES.

Manhattan.

SUFFOLK ST, 143, mtg $16,500—Silas B Brown, trustee, and the American Trust Co to N Y Title & Mtg Co and N Y T & M Co to Rose Froelich, 823 West End av; attys, A & G Frankenthaler, 58 Maiden lane; 2 assns.....$16,000

80TH ST, 317 E—Kath Bebbet to Anna Volmer, 885 2d av; atty, Wm J Hofmann, 256 Bway.....$4,500

SULLIVAN ST, 125-7—Assunta Palmieri to Bowery Sav Bank, 128 Bowery; attys, Valentine, Wv & T, 40 Wall st..$20,000

123D ST, 545 W—Cath A Anthon to Margt Snelling, 17 W 11th st; atty, Warren A Mayon, 55 Liberty st.....$1

RIVERSIDE DRIVE, 9000—Melvin Constn Co to Harris Mandelbaum, 12 W 47th st; atty, Phil D Shapiro, 119 Nassau st...$1

134TH ST, 601 W—210 West 56th St to Mary Jerdis, 740 Riverside Drive, and ano; attys, Eisman, L C & L, 135 Broadway.....$1

82D ST, 172 E—Wm B Roberts to Saml R Underwood of Bolton, Conn; atty, G D Gregory, 48 Broad st.....$2,000

85TH ST, 228 E—Central Sav Bank to Karl Lutz; atty, H. H. Holbert, 1513 3d av.....$1,000

CANAL ST, 67-71—Wilhelmina Fuhr to Israel H Zinovoy, 1125 Forest av, Bronx, and ano; attys, Steinberg & Levin, 220 Bway.....$1

3D AV, 2131—N Y Investors' Corpn to Title Guar & Trust Co, 176 Bway.$16,200

DIVISION ST, 36—Warren Crutkshank, trustee, to Title Guar & T Co, 176 Broadway.....$16,000

70TH ST, 118-24 W—American Trust Co to N Y Title & Mort Co, 135 Bway....$100

91ST ST, 50 E—Lawyers Title & Trust Co to Rutgers I Harry et al, exrs, &c., 122 E 39th st; address, 160 Bway....$17,000

130TH ST, 129 W—Nathan A Scagle and ano, exrs, to Manhattan Sav Instn, 614 Bway; attys, Rapallo & K, 65 Broadway.....$2,300

SATISFIED MECHANICS' LIEN.

Manhattan.

7TH AV, 442—Felix Lent Cantor, Inc, agt Gabriele Lilienthal et al. Aug 15, 1919.....$5,000

REAL ESTATE NEWS, NOTES AND GOSSIP

Tentative Draft of Rules Regulating Storage of Fuel Oils Drawn.

Increased use of fuel oil in this city, due to the high cost of coal and the increasing difficulty of getting regular supplies of coal, has led to the Board of Standards and Appeals formulating rules for the installation of oil burning equipment and regulating the storage of fuel oils.

The necessity for such rules became apparent to the Fire Department some weeks ago when various applications were received from industrial establishments in this city for the approval of plans for the installation of oil burners in their factories. The Fire Department thereupon advised the Board of Standards and Appeals that it was necessary that some rules be formulated for the guidance of the department.

Capt. John P. Leo, chairman of the Board of Standards and Appeals, after studying the matter with the engineers of the board, submitted a tentative draft of such rules, and the Board of Standards and Appeals has ordered that a public hearing be held on these proposed rules in the meeting room of the board, on the ninth floor of the Municipal Building, on Wednesday, September 3, at 10 A. M.

Meanwhile Capt. Leo has distributed copies of the tentative draft widely among engineers and manufacturers of oil burning equipment and has requested typewritten suggestions for the improvement of the proposed rules.

QUINTARD IRON WORKS SOLD.

The old Quintard Iron Works property, occupying most of the block bounded by Eleventh and Twelfth streets, Avenue D and Dry Dock street, has been acquired by the Todd Shipyards Corporation, with offices at 15 Whitehall street. The property was purchased from Laura A. Palmer and has frontages of 206 feet on Dry Dock street and on Avenue D, 270 feet on Twelfth street and a total frontage of 216 feet on Eleventh street, the latter separated by the 54.4-foot site at 729-741, title to which is held by James N. Webb.

512 WEST 151ST STREET SOLD.

Joseph G. Bassman of the S. H. Raphael Company, Inc., was the broker in the sale from Henry W. Gennerick to George H. Jackson of 512 West 151st street, two seven story elevator apartment houses, on plot size 100x100. Property rents for $30,000, and was held at $185,000.

THE WISTARIA IS SOLD.

The Wistaria, a six-story elevator apartment house, on a plot, 50x90.11, at 506 and 508 West 122d street, near Amsterdam avenue, has been sold by the New York Life Insurance and Trust Company. It is assessed at $75,000.

BRISBANE IN RUMORED DEAL.

The residence of Harrison E. Gawtry at 23 East Fifty-seventh street, held at $80,000, has been sold. It is four stories high on a lot 18x100, between Park and Madison avenues. Arthur Brisbane is reported to be the buyer.

LEASE 34TH STREET BUILDING.

The northeast corner of Eleventh avenue and Thirty-fourth street, a plot fronting 98.9 feet on Eleventh avenue and 225 feet on Thirty-fourth street, improved with a four story building on the corner and a one story brick building on the street, has been leased by the Hoster Realty Company of Columbus, Ohio, to Charles Morningstar & Co., Inc., of this city. The lease, which is for twenty-one years at an aggregate rental of about $500,000, was negotiated by the New York Real Estate Company through H. Davis. Samuel H. Halstead, attorney, represented the owners.

CLOSES BIG FLAT LEASE.

Edward W. Browning has closed a long term lease on the four five story apartment houses at 280 and 286 St. Nicholas avenue, the northeast corner of 124th street, to Samuel Dubin, Jr. Arthur A. Cutler was the broker in the transaction, and will have charge of the management of the property. Mr. Browning has also leased the three loft buildings, 718, 720 and 722 East Eleventh street, between Avenue C and Dry Dock street, to J. Burger and B. Schatskin, and the loft building known as 141 West Twentieth street to Charles Klein.

EXTENSIVE BROADWAY LEASE.

Louis F. Sommer and White & Goodman leased for the Vandam Warehouse Company, Inc., to the Wira Realty Corporation entire store floor running through from Broadway to Seventh avenue and part of basement in the Vandam building at the northeast corner of Fifty-first street and Broadway, for a period of twenty-one years. After extensive alterations are completed there will be five stores on Broadway and four stores on Seventh avenue, also one store on Fifty-first street, all with modern plate glass show fronts.

DAY TO SELL M'ADOO LOTS.

Joseph P. Day will sell twenty-four lots at Bayhead, N. J., at absolute auction Saturday, August 30, at 3 P. M., to close the estate of Sarah Fleming McAdoo, by order of William Gibbs McAdoo, administrator. The property is on the Atlantic Ocean, overlooking Barnegat Bay. The sale is a Court of Chancery sale by order of Charles M. Vrooland, special master.

OTHER SALES IN MANHATTAN.

CENTRAL PARK WEST—E. Sharum bought from Henley Realty Company at 410 Central Park West the five story apartment on a plot 75.8x100, S. Blum was the broker.

WEST 101ST STREET—E. Sharum bought from Henley Realty Company the five story apartment, 75.8x100, at 2 West 101st street. S. Blum was the broker.

WEST FIFTEENTH STREET—Amer Realty Company, Inc., J. E. Mautner, president, purchased the five story apartment at 158 West Fifteenth street, on lot 25x103. The purchaser will remodel it into apartments of three rooms and bath. Pease & Elliman were the brokers and will handle the property.

WEST THIRTY-SIXTH STREET—George A. Hampton & Sons sold for Catherine Gerlach to Isaac B. Miller 429 and 431 West Thirty-sixth street, two four story front and rear tenements, 50x100. It will be improved with a three story garage.

MANHATTAN AVENUE—John R. Davidson sold for Mabel G. Boyle the three story and basement dwelling 53 Manhattan avenue, on lot 16.8x75.

EAST THIRTY-FIRST STREET—The Mutual Life Insurance Company sold 43 East Thirty-first street, a three story and basement dwelling, 22.6x90.

OTHER SALES IN THE BRONX.

FOX STREET—Max N. Natanson has purchased from Leitner, Brenner & Starr 756 Fox street, a five story apartment house on plot 45x100. The premises are fully rented for about $9,000 and were held at $60,000.

LONGWOOD AVENUE—E. Sharum bought from S. Morrill Banner and William L. Levy four five story flats at 879 and 883 Longwood avenue, 39x100 each, and 913 and 917 Longwood avenue, 39x107.4 each. S. Henry was the broker.

GRAND BOULEVARD AND CONCOURSE—Ada B. Davis sold to a client of David L. Woodall, Jr., the dwelling at the southeast corner of the Concourse and Mount Hope place, with a frontage also on Monroe avenue.

CROTONA AVENUE—M. T. Ring sold for Mrs. Jane Leddy to M. Stolper the two family house, 25x100, at 2166 Crotona avenue.

MORRIS AVENUE—E. Osborne Smith sold for James A. Green the two family dwelling at 2024 Morris avenue to John A. Darts.

MOUNT HOPE PLACE—Charles H. Bull sold through David L. Woodall, Jr., the dwelling at 202 Mount Hope place. The purchaser will occupy.

HONEYWELL AVENUE—John A. Steinmetz sold for Robert Schroeder to Max Horowitz the four story and basement apartment house at the southeast corner of Honeywell avenue and Bronx Park South.

COMMONWEALTH AVENUE—John A. Steinmetz sold for E. Mulligan to Ludwig Steitz 1469 Commonwealth avenue, a one family house, for occupancy.

COMMERCIAL LEASES.

The Charles F. Noyes Company leased the building at 127 Maiden lane to the A. Hussey Leaf Tobacco Company for ten years at an aggregate rental of $50,000 and the fourth floor to 54 Beekman street for Isaac Levine and Saul L. Gompers for five years.

Duross Company leased the store and basement and sub-basement at 18 to 24 Washington place to Harry Siegel and Jacob Gabrelow for five years; also the building at 237 West Twenty-ninth street for the Duray Realty Corporation to Capozi & Goldberg and lofts at 59 Bank street to Hugo Calm & Co., Inc.

Louis F. Sommer and Henry G. Wales leased to the Vandam Warehouse Company, Inc., the entire three buildings at 28, 30 and 32 Rose street, containing 40,000 square feet, for warehouse purposes.

RESIDENTIAL LEASES.

Douglas L. Elliman & Co. leased for Mrs. Stephen H. P. Pell her five and a half story American basement residence at 3 East Sixty-ninth street to S. W. Straus of S. W. Straus & Co., bankers, furnished. They also leased the four story dwelling at 53 East Sixty-fourth street, between Madison and Park avenues, to the Misses Jane and Lillian M. Wilds.

The Houghton Company leased the four story American basement dwelling at 268 West Ninety-first street to Giza D. Berko.

Duross Company leased the three story house at 234 West Twenty-sixth street to Joseph Bocco and the two story house at 39 Barrow street to Jane Herder.

BROOKLYN TRANSACTIONS.

Harry M. Lewis sold for William J. and Lillian B. Haase the four story apartment, 43x90x118, at 493 Washington avenue, near Fulton street; also sold to the Rosevale Realty Company, Inc. (Lazarus Rosenberg president), the vacant plot, 100x100 on the east side of Coney Island avenue, 140 feet north of Avenue I. Plans have been filed for the construction of a one story garage, work on which will start immediately.

Samuel Galitzka and J. Lacov sold for Theodore B. Chancellor to the Sherman Building Company, Inc., who will immediately improve, a plot 40x100 on the west side of East Ninth street, 380 feet north of Avenue J, Flatbush.

O. E. Allard and I. J. Levey Company sold at 521 East Eighth street, near Cortelyou road, Flatbush, a cottage on plot 50x100 to a client for occupancy, and at 458 Marlborough road, near Ditmas avenue, Flatbush, a dwelling on plot 50x100 to a client.

QUEENS TRANSACTIONS.

Roman-Caliman Company sold to the Gehnrich Indirect Heat Oven Company of Brooklyn the block front, containing 20,000 square feet, on Skillman avenue, Honeywell to Buckley streets, Long Island City, overlooking the Sunnyside Yards of the Pennsylvania Railroad, and the three story reenforced concrete factory building to be erected or the entire plot, the financing of the construction of which was arranged by the brokers.

The City Realty Company sold house, garage and fourteen lots east side of Woodmere boulevard north of Chapman road, Woodmere, to Waverly P. Cohen; for Mrs. Frederick Almy an acre and a half on Broadway, Lawrence, with dwelling and outbuildings to M. Sanford Well, and for Waverly P. Cohen his residence and garage, together with an additional plot on Burton avenue, to Miss Katherine Loughman. William Kerr MacDonald was the broker.

J. B. Tisdale bought from K. S. Browne the dwelling on plot 155x232, north side of Broadway, 200 feet west of Parsons avenue, Flushing.

The Chambers-Greenwich Street Company bought from J. S. Martin a plot 100x140, south side of Mowbray place east of Austin street, Kew Gardens.

K. I. Board sold to I. J. Smith a plot 50x100, south side of Flammers avenue, east of Fourteenth street, College Point.

RICHMOND NOTES.

Clinton Trading Corporation sold to Anthony Sidoti and Rosario Doria a detached dwelling at 1155 Clove road, Clovena Park, Stapleton, on a plot about 115x403. Philip Bisconte was the broker in the transaction.

Carl F. Grieshaber sold through Cornelius G. Kolff the dwelling at 157 Clove road, West New Brighton, to M. H. H. Elsback of Silver Lake, Grymes Hill, who will take possession of same.

OUT OF TOWN TRANSACTIONS.

S. S. Walstrum-Gordon & Forman sold for Miss Margaret T. Ruane the dwelling at 25 Ethelbert avenue, Ridgewood, N. J., to Edwin C. Phillips of Manhattan, and leased to Dr. Ernest F. Krug of Manhattan the residence at 12 Crest road, Ridgewood, N. J., furnished, for the summer, and also for Hiram Fobes to E. D. Hewitt of Manhattan his home on the Heights, Ridgewood, N. J., furnished, for the summer.

E. P. Hamilton & Co. sold the property at 404 Scotland road, South Orange, N. J., for the estate of Pauline E. Thieriot to Charles H. Jones of 20 Broad street, New York. This property has been held at $50,000.

The residence of Mrs. Maud M. Janes, situated on Rockland avenue, Park Hill, Yonkers, has been sold to Prof. Roswell C. McCrea, who plans to occupy the property as his own residence. The property consists of a residence on a large plotted ground with garage.

Robert E. Farley Organization sold for Lawrence Bors his residence on Rossiter avenue, Nepperhan Heights, Yonkers, to L. P. O'Brien.

Edward P. Hamilton & Co. sold for E. E. Sage his residence at 33 Fairview avenue, Orange, N. J., to Albert Martin for occupancy.

J. E. Mautner sold to a client of Harvey R. Linbarger a three story residence at the corner of Kensington and Putnam avenues, Plainfield, N. J., on plot 225x100, with a three car garage and all modern improvements. The purchaser is a steel man, who will occupy. The property was held at $30,000.

A. & L. Cockle sold for Philip Glazier his residence on Fowler avenue, Pelham Manor, to John C. Townsend of Pelham Manor. The property was held at $32,000. The same brokers also sold for Dennistoun M. Bell his plot on the Boston post road, Pelham Manor, to Montgomery Rogers of Pelham Manor.

LIS PENDENS.

Bronx.

LOT 70, map of new Village of Jerome—Heilbrun & Kahn, Inc, agt. Rachel Bilotto et al (foreclos of mortgage); atty, S Hoffman.

JERSEY CITY FACTORY LEASED.

Hartford Company's Old Building Rented for $150,000.

Several new industrial plants are planned for New Jersey. Louis Schlesinger, Inc., leased for the Edward V. Hartford Company, Inc., makers of the Hartford Shock Absorbers, to the Brunswick-Balke-Collender Company the eight story fireproof building at 143 to 149 Morgan street, between Warren and Henderson streets, Jersey City, at a rental in excess of $150,000. The Brunswick-Balke-Collender Company manufactures billiard tables, bowling alleys, automobile tires and phonographs. They will take possession of the Jersey City plant on November 1, when the Edward V. Hartford Company, Inc., will move to its new plant at West Side avenue and Carbon place, Jersey City.

The Hartford company was represented by William L. Brunyate of Newark, its attorney, and the Brunswick-Balke-Collender Company by Guggenheimer, Untermyer & Marshall of New York city.

Louis Schlesinger, Inc., sold for Carl H. Wolf and William J. Woestendiek a plot of more than three acres on Avenue R and the Central Railroad, Newark, to the Atlantic Smelting and Refining Works, Inc., of Brooklyn, which recently sold some of their own holdings to the Prest-O-Lite Company. Both of these concerns are now erecting plants. The title to the Tanners Products Company for Plant B-1 of the Maas & Waldstein Company on Passaic and Doremus avenues also passed a few days ago.

Lehn & Fink, who recently bought the Dodd plot in Bloomfield, have begun building operations from plans made by Buchman & Kahn of New York city. The buildings are being erected by the Charles R. Hedden Company of Newark.

Louis Schlesinger, Inc., also sold the vacant plot at 168 Mount Prospect avenue, Newark, for Charles F. Ballard of Bayonne to Felix C. de Stefano.

WILL SELL 2452 SECOND AVE.

The five story brick tenement, with two stores, at 2452 Second avenue, between 125th and 126th streets, will be sold at public auction to-morrow by Joseph P. Day in the salesroom at 14 Vesey street. The site is 26.8x100, and the sale has been ordered by the Supreme Court in a foreclosure action.

PECONIC BAY TRACT SOLD.

Douglas L. Elliman & Co. sold for Mrs. E. A. Scovill a forty-acre tract on Peconic Bay, between Southampton and Sag Harbor. The new owner plans a development of the property, which will centre around a house to be located on a bluff overlooking the bay.

REALTY NOTES AND COMMENT.

Supreme Court Justice Isaac M. Kapper has approved the title of 38 Dodworth street, Brooklyn, and has ordered judgment entered to register the title under the Torrens law. The registered owners are Charles Diez and Mary Louise Diez, his wife, who purchased it from Mrs. Clotilda Stumpf. The assessed value of the property is $6,400 and the total fees amounted to $49.25. The seller was represented by Aferman Bros. of Brooklyn, and the proceedings were conducted for the purchasers by Walter Fairchild, counsel for the Torrens Title League.

Nicholas Botsacos has just taken title to 1369 and 1371 St. Nicholas avenue; the additional space will be added to the Nicholas Restaurant, which Mr. Botsacos conducts. The sale was recently reported by L. J. Phillips & Co. for Janies Butler, Inc.

Arthur J. Deer of Hornell, N. Y., is the buyer of the five story business building at 71 and 73 Front street, sold by the Markham Realty Corporation through Clarence Sparks.

The Elizabeth Realty Company is the buyer of the dwelling at 212 West 138th street, sold by Charles D. Drummond through Nail & Parker.

IN THE AUCTION ROOMS.

The following auctions are scheduled for this week:

MONDAY, AUGUST 25.
[AT 14 VESEY STREET.]
By Henry Brady.

STANTON ST, 62, n s, 25.4 e Eldridge st, 25.4x75, 5-sty tnt and strs—M C Bacon agst Harry Goldstein et al; Baldwin, F & P, atty; due, $21,489.54; taxes, &c, $893.64.

TUESDAY, AUGUST 26.
[AT 14 VESEY STREET.]
By Joseph P. Day.

45TH ST, 121 W, n s, 280 w 6th av, 25.4 x83, 3-sty brk str—Union Dime Savgs Bank agst J Hebron et al; Butcher, T & F, attys; due, $89,195.41; taxes, &c, $5,206.81.

2D AV, 2452, e s, 26.8 s 126th st, 26.8x100, 5-sty stn tnt and strs—Wm Wurster admr, agst Percy Gruen et al; Everett, C & B, attys; due, $16,429.20; taxes, &c, $813.62.

WEDNESDAY, AUGUST 27.
[AT 14 VESEY STREET.]
By Arthur C. Sheridan.

BEDFORD ST, 50, s e cor Barrow st, 26x41.4, 3 sty tnt and str; Greenwich Savings Bank agst W V Knapp et al; Middlebrook & B, attys; due, $6,895.84; taxes, &c, $300.

By Samuel Marx.

6TH AV, 28, s s, 74.1 s 4th st, 20.1x76.8x irreg x 20.1x77.7, 4-sty tnt and strs—C A Knight, trustee, agst Abr Marks et al; J O Lavi, atty; due, $15,062.25; taxes, &c, $294.34.

THURSDAY, AUGUST 28.
[AT 14 VESEY STREET.]
By Henry Brady.

122D ST, 450 E, s s, 87.6 w Pleasant av, 12.6x50.5, 2-sty and 5 dwlg; Fulton Trust Co. exr agst Angie Gaffney et al; Kneeland, H & H, attys; due, $2,841.45; taxes, &c, $106.10.

FRIDAY, AUGUST 29.
[AT 14 VESEY STREET.]
By Joseph P. Day.

5TH AV, 801-803, s s, 29.9 n 61st st, 45.7x88.8, 2-sty and 8 str and dwlgs; M S Gilbert agst A C Bostwick et al; Young, S & B, attys; partition.

SATISFIED MORTGAGES.

Manhattan.

WASHINGTON AV, w s, 42.8 s 170th st, 20.6x100—Fredk and Caroline Folz to Manhattan Life Ins Co, 66 Bway, Jan 19, 1884; atty, Title Guar & T Co, 176 Broadway.....$2,500

WASHINGTON AV, w s, 42.8 s 170th st, 20.6x100—Same to same, Jan 19, 1884; atty, same.....$2,500

WASHINGTON AV, w s, 21.