

DWELLINGS FOR RENT

Volume of Small Deals Shows That Market is Healthy, Though Featureless.

Douglas L. Elliman & Co. sold for the 26 East Eighty-first Street Company, Lucille Pugh president, a four story dwelling, 15x100, at 36 East Eighty-first street.

Peas & Elliman sold for the estate of Louis Rosenberg the three story dwelling, 20x102.2, at 107 East Eighty-first street.

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The Niles estate is reported to have sold 15 East Seventy-fourth street, a four story dwelling, 21x102.2.

Leroy Conway sold for the John C. Rodgers estate 303 West Eighty-ninth street, a three story dwelling, 20x100.

D. S. Garfield sold for the Amanda Baker estate to Leonard Weil the three and a half story dwelling at 127 East Twenty-sixth street, 14.8x100, which the selling family had owned since 1850.

Maxwell sold for the Merit Realty Corporation, Marcus L. Osk president, a three story house at 247 West 121st street, 18x100.

George Alex Maclean sold his three story dwelling at 344 West 121st street to a client of Ernest T. Bower.

Woodwin & Goodwin sold for Frank R. Hinnel of Newark, N. J., the four story dwelling at 156 West 121st street, 18x100.

James H. Crullback resold to William R. Batts the four story dwelling, 14x100, at 144 West 120th street through Clarence Ennis.

East Side Garage in Deal. The four story garage at 124 and 126 East Sixty-third street, 50x100.5, is to be taken over by the newly formed 124 and 126 East Sixty-third Street Corporation, with A. Skillman, J. Bohm and A. Johnston as directors.

Sells \$55,000 Cooperative Flat. Douglas L. Elliman & Co. sold a cooperative apartment in 290 Park avenue for about \$55,000 to H. N. Slater.

High Rental for Bronx Corner. Spotts & Starr, Inc., leased to the United Retail Candy Stores Company, Inc., the store in the southwest corner of Southern Boulevard and Broadway avenue at a rental approximating \$10 per square foot.

New Flats Near Van Cortlandt. The Thomas T. Hopper Company, builders, of 101 Park avenue have started work on a five story apartment house, 190x100, on the corner of 238th street in the Bronx.

Moving Day for Realty Board. The Real Estate Board of New York will be moving to-day and to-morrow from 217 Broadway to the fifth floor in the new City Building, at 5 and 7 Day street.

BIG DEMAND FOR SPACE KEEPS BROKERS BUSY

Munds, Rogers & Stackpole, Inc., through Cushman & Wakefield, Inc., a portion of the second floor of the Canadian Pacific Building, Madison avenue, Forty-third to Forty-fourth street. This is the fourth New York Stock Exchange firm to lease space in the Canadian Pacific Building for branch offices.

Max N. Natanson leased through Roy Scherick to George Legg & Sons, store and basement in 153 and 160 Greene street, 104 feet and one-half term of years, the lease aggregating \$200,000.

Spears & Co. leased floors as follows: In 817 Broadway, to Simon Ackerman; in 119 Bleeker street, to Severly Hip Pants Company, Inc.; in 823 East Twenty-second street, to Nathan Levin; store and basement in 153 and 160 Greene street, to Taub & Company, Inc.; floor in 109 Greene street, to M. Brown; in 80 Greene street, to Boxer Medicine Company; in 819 West Broadway, to Polar Knitting Company, Inc.; in 359 West Broadway, to W. & B. Artificial Leather Corporation; in 127 Mercer street, to Basket Importing Company, Inc.; in 46 West 47th street, to Unity Paper Box Company, Inc.; in 113 Lafayette street, to Arance Doll and Supply Company; in 28 East Fourth street, to Beck & Beland; in 28 East Fourth street, to Harding Waist Company.

Charles F. Noyes Company leased for Frederick Brown the seventh floor of the City Building, 100 West 47th street, at 108 Hudson street, corner of Franklin, at an aggregate rental of about \$100,000, to Seggerman Bros. Import and export.

Brown, Wheelock Company, Inc., leased space in 385 Broadway to Zucker & Friedman, Henry Engel & Sons, Moskoff & Bruno, John D. Schnepf, also in 359 West Broadway, to W. & B. Artificial Leather Corporation; in 127 Mercer street, to Basket Importing Company, Inc.; in 46 West 47th street, to Unity Paper Box Company, Inc.; in 113 Lafayette street, to Arance Doll and Supply Company; in 28 East Fourth street, to Beck & Beland; in 28 East Fourth street, to Harding Waist Company.

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street to Ruth Fontana, who will conduct a tea room on the ground floor, 174 Sullivan street to Mrs. Florence Doughty, and 176 Sullivan street to Mary Louise Alexander.

BROX TRANSACTIONS. Samuel Kaufman has purchased the one story taxpaver at the northwest corner of Tremont and Clinton avenues, fronting 100 feet on each thoroughfare. It contains five large stores, which the new owner plans to modernize.

Murphy & Murphy sold to John Deitz the two and one-half story five family house known as the H. A. Coster mansion at Throggs Neck, on plot 75x200, at \$15,000. The same brokers sold for the Klondike Realty Company to William J. Bible the club house on Long Island Sound at Throggs Neck, 50x100, held at \$10,000.

Rudolph Simon purchased a vacant plot, 91x100, on the north side of Westchester avenue, 27 feet east of Prospect avenue, from Frederick Johnson, 1131 and 1133 Fulton avenue, two three story dwellings, 40x100, to Martin J. Dunn, tenant of one of the houses.

Leonard Morgan Company, Inc., sold for the East Twenty-sixth street, corner of 1131 and 1133 Fulton avenue, two three story dwellings, 40x100, to Martin J. Dunn, tenant of one of the houses.

Realty Associates sold to A. R. Lento a three story apartment house, 24.4x35, at 251 Partridge street. The two family dwelling at 1423 Sterling place for Joseph A. Kohn, also in 1423 Sterling place for Abraham Kemp, and part of the seventh floor in 135 West Twenty-seventh street to M. Cohen.

F. M. Clear & Co. leased store and basement at 273 Seventh avenue to J. A. Dainoff, stationery and printing, and second floor to Samuel Levy; also the store in 356 West Twenty-eighth street to the North Side Lumber Company, Inc., and the store at 144 Fulton street to Victor Toledo.

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Basket Neck colony at Remsenburg, L. I., to Edward L. Smallwood. Leberian Corporation sold the dwelling at Alhambra, N. J., 118 Eberon avenue, to a client of David F. Butcher of Butcher, Tanner & Foster.

REALTY NOTICES. Culver & Co. sold for Granville Whitteley his stockholdings in East Sixty-seventh Street Apartment Building, 130 to 134 East Sixty-seventh street, representing a duplex apartment, to Cletus Keating.

Brown, Wheelock Company, Inc., were the brokers in the sale of the plot on Riverside Drive, 150x25, 130 feet of 122d street, recently reported sold by McMurrow Brothers.

Lawrence, Blake & Jewell placed for the White Investing Company a first mortgage of \$20,000 at 6 per cent for five years on the twelve story apartment at 39 and 311 West Eighty-sixth street, 40x100.

H. W. G. Realty Company (Henry W. Gennerich) is the buyer of the Mont Cenis apartments at the southeast corner of Morningside avenue and 116th street, recently reported sold by Dr. Samuel Hillback.

Albert Construction Company, Inc., which recently purchased from the Le Bash Garage Corporation a one story business building at 770 to 782 Southern Boulevard, Bronx, 175x100.4, has obtained the consent of the Board of Appeals to use it as a public garage.

ESTATES APPRAISED. CHARLES P. HOFFMAN (May 28, 1919). Leaving an estate of \$70,380. Trustees of Leonard Spilhaus, deceased, of New York receive \$10,000; Columbia University \$2,000; John H. Hoffman, \$5,000 each; seventeen servants and employees, \$1,000 each. His wife, Lillian K. Hoffman, receives \$20,000. Her will, dated August 1, 1919, provides for the maintenance of her children, who go on her death, to their daughter, Marian K. Hoffman.

LUCY L. LARSEN (May 9, 1919). Leaving an estate of \$12,350. Principal among legatees, \$2,000 each, to her four children, \$1,000 each; Katherine Hulbert, \$1,000; her mother, \$1,000; her grand-daughters in Bohemia, 10% interest each, \$1,000 each; her sister, Mrs. J. O. Sauter, \$1,000; her interest in \$20,000 grand, Lord Grimothy, London, \$1,000.

GEORGE W. NEWTON (November 2, 1920). Leaving an estate of \$100,000. His wife, Cora C. Newton, 101 West Eighty-fifth street, and sister, Althea Newton, German town, Pa., receive \$25,000 each. EMILY WOLF (February 3, 1919). Leaving an estate of \$11,300. Her sister, Mrs. F. Hoyt, Belmont, L. I., and Harriet H. Phillips, Irvington, N. Y., receive \$10,651 each.

SARAH H. LESTON (September 23, 1920). Leaving an estate of \$100,000. Her sister, Margaret H. Leston, 7 East Fifty-eighth street, receives a life interest in \$10,000. WILLIAM P. ATKINSON (August 3, 1919). Leaving an estate of \$10,000. His wife, Nora Atkinson, 702 Madison avenue, receives the whole estate.

GEORGE M. SCHMIDT (February 17, 1919). Leaving an estate of \$70,283. His wife and son, George N. and Hubert M. Schmitt of Arlington, N. J., receive \$35,427 each. MARY KIMBERLY (August 14, 1920). Leaving an estate of \$7,741. Her daughter, Ida Kimberly, 307 Lexington avenue, receives the whole estate.

EMILINE G. VERBANK (Morristown, N. J., May 12, 1920). Leaving an estate of \$100,000. Her husband, John H. Verbank, died in New York. Among seventeen beneficiaries are daughters, Margaret, \$10,000; Clara, \$10,000; and three granddaughters receive \$4,000 each. WILLIAM M. SCHMIDT (Morristown, Ohio, December 29, 1919). Leaving an estate of \$18,272, with \$2,200 payable in New York. His wife, Theresa T. Roberts of Cleveland, receives whole estate.

WILLIAM B. REILLY (New York, January 10, 1920). Leaving an estate of \$70,715. A cousin, George B. Reilly, 50 West 100th street, New York, receives \$35,000. One hundred other beneficiaries, mostly Massachusetts charitable and educational institutions, get from \$1,000 to \$5,000 each. FREDERICK H. HAY (New York, May 7, 1920). Leaving an estate of \$200,000. His wife, Amelia, of New York, receives whole estate.

CHARLES H. BROWN (May 7, 1920). Leaving an estate of \$19,027 plus \$200,000 in New York. His brother, George Brown, 114 West 100th street, New York, receives whole estate.

BURGOYNE HAMILTON & ADRIAN IELIN 2d, leased for the summer season the property of Louis Dean Spier in the

ART SALES. 57th STREET ART GALLERIES, INC. 33 West 57th Street. Phone Plaza 0167. The Rutie Collection of Mr. Edmond P. La Place. The well known art dealer of 405 Madison Avenue will be sold at PUBLIC AUCTION THIS DAY and Saturday, April 22 and 23, at 2:30 each day, and continue the following week.

AN ABSOLUTE SALE BY AUCTION (Today (Friday), and Tomorrow (Saturday), April 22 and 23, at 2 P. M. Each Day, in Fifth Ave. Art Galleries, 40 E. 45th St., S. W. COR., Vanderbilt Ave. James P. Silo & Son, Auctioneers.

ESTATE SALES. MODERN AND ANTIQUE FURNITURE, China, Glass, Rugs, Carpets & a Small Collection of Valuable OIL PAINTINGS. Belonging to the Estate of the late LIEUT. JOHN STONE, Aviator, U. S. Army. A NUMBER of Marble Statues and Benches Suitable for Garden or Conservatories by ORDER of John Ewen, Trustee, of Batsmore & Eisele, Edgewater, N. J. ON VIEW TO TIME OF SALE.

Clark's 42-44 EAST 64TH ST. Highly interesting Sale Continued This Day 2:30 P. M. TO-DA (Friday) 2 P. M. Also To-Mor (Sat.) 2 P. M. Works of Art, Furniture, Rugs, Paintings, Pianos, Victrola, Glassware & China. 2 Executor's Sales.

THIRD SESSION of 3 Executive Sales. Benj. S. Wise, Auct'r Will Sell at the Auction Galleries at 428 Columbus Av. at 11th St. TO-DA (Friday) 2 P. M. Also To-Mor (Sat.) 2 P. M. Works of Art, Furniture, Rugs, Paintings, Pianos, Victrola, Glassware & China. 2 Executor's Sales.

S. Elliot Guild of Boston, is principal beneficiary. EDWARD D. HAUTHAWAY, Brookline, Mass., May 5, 1920). Leaving an estate of \$202,300, with \$20,230 payable in New York. His wife, Mary, principal beneficiary. FREDERICK H. VAN VOORST, Hackensack, N. J., (September 27, 1919). Leaving an estate of \$149,443, with \$13,372 payable in New York. A friend, Jesse Meyers, receives \$2,300. His wife, Mary G. Van Vorst of Hackensack, gets the residue.

TO DEVELOP MEXICAN LAND. The Mexican Investment Company announced yesterday that, following the

REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent.

settlement of litigation, in which it has been involved, it will begin immediately the development of its properties in Mexico. The company, which is controlled by T. W. Streeter, vice-president of the American International Corporation, and W. F. Buckley of Tampa, has derived its sole income from royalties from land which it has leased, and includes the Amatitlan property operated by the Tidewater Oil Company, on which a 50,000 barrel crusher was brought in recently.

REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent.

BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

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Above 14th St. to 50th St. (Inclusive). East River to North River.

Broadway at 42nd Street

Phone Bryant 3842. —the most desirable office location in New York. —the most central location. —the busiest corner in America. —most accessible to all points. —three subways and three surface lines practically at the door. —midway between Grand Central and Penn R. R. Terminals. —individual offices, suites and entire upper three floors.

The Knickerbocker's Equipment is modern in every respect. The building is a perfect example of a modern office building. For information inquire at the office or of your broker.

2 floors - separate units - move in May 1st

Offices \$3.00 Per Square Foot Up

THE GARDEN CITY COMPANY offers for sale restricted building plots at prices both moderate and consistent. The property is ready for immediate building. Send for booklet.

THE GARDEN CITY COMPANY GARDEN CITY, L. I. Office Opposite Station R. W. ENSIGN, Resident Manager

DO NOT SLEEP ANY LONGER. New Yorkers are accustomed to wake up with a million and a half inhabitants. It is time to think of buying lots and building your home. Especially when you consider that lots have not increased in price. Now is your chance. Get busy! Can you get lots within 30 minutes of Penn Station in the City of New York? With tax exemption, \$25.00 down and 2% per month makes you the owner of one of the lots. For further particulars apply RECO HOMES CO., 47 W. 24th St., Room 421.

MEADOW BROOK CLUB SECTION. Private estate, 2 acres, surrounded by 8 foot walls and iron gates; charmingly screened by pines and cedars. Pinesport residence, 2 wings, red tile roof, 8 master's rooms, 50 servants' rooms, 400 sq. feet; most perfect architectural gem in Long Island. Beautifully landscaped, furnished, ready for occupancy. Paradise for bachelor. Price \$38,000. Could not be duplicated for \$100,000. CLIFFORD VAN SCHURE REAL ESTATE, 25 EAST 40TH ST., VANDERBILT 3528.

FIELDSTON RIVER