BIG DEALS ON CHESTNUT STREET SHOW RAPID INCREASE IN VALUES.

Contract Recorded for Purchase of Ninth and Chestnut for $90,100—Liggett Estate Will Furnish Money for New 14-Story Structure at Eighth—May Extend Fullerton Building.

Announcement was made yesterday of a deal under way for the purchase of another corner on Chestnut street, making the third transaction of note along that street during the past week.

The southwest corner of Ninth and Chestnut streets, owned by Eliza Cook and others, is under contract for purchase by J. F. Sullivan, owner of adjoining property on the west. Mr. Sullivan, who is private secretary to George S. Meyer, the retired millionaire tobacco merchant, is understood to represent other parties in the purchase.

An earnest-money receipt filed for record last week shows the agreed purchase price to be $90,100, or about $1,300 a front foot. The improvements consist of old buildings fronting 67 feet and 6 inches on Chestnut street by a depth of 112 feet on Ninth street.

Eighteen months ago John Dockery sold twenty-five feet in this block at a special commissioner's sale for $500 a foot. The ground was resold a few months later for $600 a foot to the Liggett estate as a part of the site for the N. O. Nelson building.

The consummation by the Rutledge & Kilpatrick Realty Company last Wednesday of the sale and lease of the southeast corner of Eighth and Chestnut streets, to be improved next spring with a fourteen-story office building, is one of the big transactions of the year. The purchase of the ground and erection of the new building will represent an investment of $1,116,000. Funds for this enterprise are being furnished by the Liggett estate, which already controls the fee to several of the largest office buildings in the city.

RAPID ADVANCE IN VALUES.

Interesting data regarding the rapid advance in downtown realty values is shown in the sale of the northeast corner of Seventh and Chestnut streets last week by Albert T. Terry & Co. to Louis Cella for $250,000. The sale includes three parcels, Nos. 621, 623 and 625 Chestnut street, each having a frontage of twenty-one feet and three inches by a depth of 115 feet through to the Fullerton building.

The records show No. 621 Chestnut street to have been conveyed by Thomas Mellon to Samuel B. Wiggins in 1864 for $8,500. It was then known as No. 121 Chestnut street and was improved with a three-story brick residence. In 1868 the place passed to the late Albert Todd for $15,000.

Mr. Wiggins, who was the founder of the ferry company of that name, signed this deed, Frank Hidley, late Park Commissioner, witnessing. Albert T. Terry and brothers, as heirs of the late Albert Todd, conveyed the property to the Terry Realty Company in 1897 for $42,000.

No. 623 was sold by Catherine J. Frost in 1869 to John H. Terry for $16,000. The Terry Realty Company acquired possession in 1897 for $47,000.

The corner building was bought by the late Henry Shaw in 1886 for $27,500. This was leased in 1887 to the Terrys for a term of ninety-eight years at a rental of $3,500 a year. This property was valued at $200,000 in the sale to Mr. Cella.

Mr. Cella said yesterday that he had not yet decided on plans for improving the property, although he expects to erect a large office building within a short while. At the time of the erection of the Fullerton building at Seventh and Pine streets it was planned to extend the structure through to Chestnut street. It is thought likely that this idea may yet be carried out when improvements are decided on.

REAL ESTATE MEN'S DINNER.

First of Series to Be Given at Missouri Athletic Club.

The first of a series of informal dinners to be given by the Real Estate Exchange on Tuesday evening. Nearly all the members of the exchange have replied favorably to the invitations, and a large attendance is expected.

Among the speakers will be: President F. G. Zeibig, "The Real Estate Exchange"; James P. Blake, "Increase of Building"; Robert Rutledge, "Rent Collections"; Samuel Bowman, "Uplifting the Business District"; C. C. Nicholls, "What Constitutes a Good Real Estate Agent"; Frank H. Gerhart, "A Free Bridge," and A. R. Scholmeyer, "What a Real Estate Man Should Not Do." Several musical numbers will be rendered by Messrs. Dauer, Schiele, Ricketts and Tremayne.

WASHINGTON AVENUE TRACT BRINGS A LARGE PRICE.

The Weisels-Gerhart Real Estate Company last Friday sold for Mrs. Nannie M. Wright the property located on the south side of Washington avenue, beginning 129 feet 7 inches west of Thirteenth street, and immediately adjoining the present building of the Straus Saddlery Company on the west. The property sold fronts 25 feet 11 inches on Washington, by 150 feet through to St. Charles street, whereon it has the same frontage. The price realized was $51,833. The purchaser was Mr. E. C. Spuehler.

In view of the wonderful developments of Washington avenue property within the last six months and the prospective new structures to be erected, it is evident that the purchaser secured quite a bargain. It is understood he will improve with a seven-story fireproof building.

CUPPLES DISTRICT CORNER HAS CHANGED HANDS.

The Mercantile Trust Company reports having effected the sale of the southeast corner of Seventh and Spruce streets. This corner is in the very heart of the Cupples district and fronts 8 feet 4 inches on the east line of Seventh street and 127 feet 4 inches along the south line of Spruce street. The lot is occupied by old two-story brick buildings, which were considered of no value in the negotiations.

The property was sold for the account of W. H. Duvall et al. of Warrensburg, Mo., the purchaser being the Emerson Realty Company. The buyers have not stated their intentions regarding the corner, but it is understood that the property was purchased with a view of retaining it as an investment and improving at some later date with a substantial business structure.

SUBSTANTIAL INCREASE IN REALTY TRANSACTIONS.

Substantial increase is shown in the number and value of real estate transactions during last month as compared with November, 1904. The record for last month was 1,179 transactions, of a value of $6,[illegible], against 968, amounting to $3,310,[illegible], in the same month a year ago.

The growth in loans has kept an even pace, the record for last month being 1,[illegible] deeds of trust, amounting to $4,474,[illegible], against 1,[illegible], aggregating $3,[illegible], in 1904. The increase in loans is made up mainly of building loans.

J. M. Levi.

J. M. Levi & Co. report the following sales and for account of H. A. Milam, the two-story buildings, Nos. 2938 and 2940 Pine avenue, containing six and seven rooms, lot 30x[illegible], renting for $[illegible] a year, which brought a good price; also the two buildings, Nos. 1128 and 1130 Allen avenue, containing six rooms each, lot 30x[illegible], renting for $[illegible] each, for account of Michael Dillon; also the two-story brick residence, No. 1120 Allen avenue, for account of Mrs. Mann, for $4,[illegible]; also, on the north side of West Pine boulevard, one of the finest sites from Irving Investment Company, which was represented by F. H. and C. H. Gerhart, for $[illegible].

From the Kinney Realty and Building Company to W. Hughes, the two-story Carthage stone-front flat building, No. 4238 Keokuk avenue, containing two flats of six and nine rooms, lot 24x[illegible], renting for $[illegible] a year, for $[illegible].

J. M. Levi & Co. also sold to Peter Fischer, south lot 50x125, on the west side of Clara avenue, 50 feet south of Ridge avenue, from S. S. Noland, who was represented by Charles F. Vogel, for $1,[illegible].

For account of Nathan Bierman the building No. 4[illegible] Page boulevard, being two flats of six and seven rooms, lot 24x52, renting for $[illegible] a year, from John H. Kinney, for $4,[illegible], who bought for a home.

To N. W. McDonald, lot 50x125, on the northwest corner of Clara and Minerva avenue, from the Mercantile Realty and Investment Company for $1,[illegible], who will improve with three buildings.

To George W. Murray, residence No. 4[illegible] West Bellevue place, lot 24x[illegible], from Alfred Mueller, who was represented by Rutledge-Ohlo Real Estate Company, for $[illegible], who bought for a home.

For account of J. H. Kinney, the two flat building, No. 4[illegible] Page boulevard, containing two flats of six and seven rooms, lot 24x[illegible], renting for $[illegible] a year, to Sarah Partner, for $[illegible], who bought for investment.

To a client of Morrison-Plaut Company, the three-story single flat building, No. [illegible] Washington avenue, lot 24x[illegible], renting for $[illegible] a year, from S. Pomeroy, for $[illegible]. This is the best building of type between Ewing and Mullanphy streets.

For Mr. N. S. Pomeroy and wife, to Mr. Dora Parrish, lot 20x[illegible], on the north side of Lee Venon avenue, 120 feet east of Clara avenue; from E. P. Shaneyfelt for $2,900.

From J. H. Kinney, the two-story Carthage stone-front flat building, No. 4200 Page avenue, containing six and seven rooms, lot 30x[illegible], renting for $870 a year, to H. Rudolph for $9,000.

J. M. Levi & Co. also report that they have rented all of the apartments, containing twenty-four in all, of four, five and six rooms, in the Barwick apartments on the north side of McPherson avenue, 200 feet east of King's highway, which are not completed yet. This building will bring an income of $16,000 to the owner, and is being erected by O. J. Barwick under the management of this firm.

J. M. Levi & Co. also report having closed a sale of a piece of downtown property of [illegible], the particulars of which will be published as soon as deeds are passed.

George E. Wanstrath.

George E. Wanstrath reports the following sales:

Sold for the account of John Heilbreder of Ontonagon, Mich., a double two and one-half story brick building, being Nos. 2508, 2508A, 2510 and 2510A Dodier street, arranged for four families, of four large rooms each and large attic over the entire house; separate cellars, separate front and rear entrances, lot 50x100; property renting for $[illegible] a year; sold same to Rudolph Scheilhammer for $6,900 cash, who bought it as an investment.

Sold for the account of John E. Gibson, Nos. 4234 and 4236A Garfield avenue, a one and one-half story slate-roof brick building, arranged for two families, with two front and rear separate entrances, six rooms, bathroom, hot and cold water downstairs, 4 rooms, bathroom, hot and cold water and toilet upstairs, slate-roof attic over the entire house, situated on a lot 25x150 feet, with nice iron fence in front, renting for $900 a year, and sold same to William G. Heger for $4,000.

Also, sold for the account of Henry Wissner and wife, Nos. 1519 and 1519A Knapp street, separate two and one-half story brick building, arranged for two families, 4 rooms, hall, etc., first floor, 4 rooms, etc., second floor, separate front and rear entrances, marble vestibule and steps, renting for $[illegible] a year; sold to Mr. Fred Rodermund for $4,900 cash.

Sold for the account of A. F. M. Luehrmann, property No. 2729 St. Louis avenue, lot 25x127, improved with a feed store, known for many years as the Northwestern feed store. This property was sold to Doing Bros. Coal and Ice Company, who occupy the adjoining property and who will in the near future enlarge their business and use this property in conjunction with their present quarters.

Sold for the account of Robert S. McCullen, a choice residence lot having a front of 40 feet on the north line of Lotus avenue by a depth of 142 feet 6 inches and adjoining Mr. Jacob F. Hellrung's residence. This lot was sold to Mr. Jacob F. Hellrung, who is the president of the Hellrung & Grimm House-Furnishing Company, for $1,600 cash. Mr. Hellrung has already 40 feet on which his residence is situated, this giving him 80 feet of very choice desirable homesite in this fine residence block.

Sold property known as house No. 3618 Slattery street, lot having a front of 25 feet by a depth of 125 feet, improved with a two-story brick building, arranged for two families of three rooms each, renting for $22 a month, and sold same for $2,250. Property was owned by an estate.

George J. Wanstrath reports having made loans during the past week to the amount of $[illegible].

John S. Blake & Bro.

The John S. Blake and Bro. Realty Company report sales to the amount of $[illegible], as follows:

Sold the modern, ten-room dwelling at No. 5637 Von Versen avenue, with lot 60x185 feet; from Sarah W. Marks to Minnie Clay Wuerpel. The consideration was $[illegible]. This property was purchased for a home and the Wuerpels have taken possession.

Also, sold the three-story, ten-room brick dwelling at No. 1896 Hickory street, for account of G. R. and Lenora M. Lake, the purchaser being John R. and Jennie P. Parker of St. Clair County, Illinois, who bought for an investment. The consideration was $[illegible].

Also, sold vacant ground at the northwest corner of Boyle and Maryland avenues, lot 150x127 feet, from Joseph W. Moon to Simon Lederer and Elwin Nelson, for a consideration of $25,000. The purchasers will improve this ground with stores fronting on Boyle avenue, with apartments above, costing $125,000. These improvements will be equipped with all modern conveniences.

Also, sold the English cottage-style frame residence at No. 4258 Chamberlain avenue, with lot 40x150 feet, from Mary R. Rawlings to George Carroll. Mr. Carroll purchased this property for a home and will occupy the property at once. The consideration was $6,[illegible]. The vendor was represented by Bradley and Quinette.

Also, sold a lot of ground 50x156 feet on the north side of Horton place, between Hodiamont and Hamilton avenues, from James Hardy to Albert J. Francis for $[illegible]. Mr. Francis will erect thereon ten modern brick flat buildings, for which permits will be taken out shortly. This will make seventy-six flat buildings erected by Mr. Francis since January 1, averaging thirty feet to each building, the total frontage amounting to 2,280 feet—over half a mile—and at an average cost of $[illegible] per building.

Also, sold the lot at the southwest corner of King's Highway boulevard and Maple avenue, 24 feet on Maple avenue by 127 feet 6 inches on King's Highway boulevard, the improvements thereon consisting of three detached brick dwellings, Nos. 5[illegible], 5[illegible] and 5[illegible] Maple avenue. These houses have eight rooms each. They were sold for account of a client to J. Harry Dickbrader and Louisa H. Dickbrader, who purchased for an investment.

Also sold vacant ground on the north side of Wells avenue, between Hodiamont and Hamilton avenues, belonging to Frank H. Phillips Jr. United States Aerial Corset & Zeibig assuring. The purchasers were Sam Hamburg, [illegible] feet, $[illegible]; Dubinsky & Goldwasser, 25x[illegible], $[illegible]; Anna B. Hinig, 25x[illegible], $[illegible]; Fred Steinhart, 50x[illegible], $[illegible]. This ground will be improved at once.

Henry Hiemenz Realty Co.

Henry Hiemenz Realty Company report the following sales: No. 2623 Wisconsin avenue, two-story six rooms, front hall, water, sewer, usual conveniences, lot 24x125, corped by Michael Whaling, was sold for $2,000 to Margarete Drefke, who bought for a home.

No. 2334 Virginia avenue, two-story brick, six-room dwelling, reception hall, gas, bath, furnace, stable and alley entrance, 25x125, owned by E. H. Clement, was sold for $4,000 to Agnes Schoemer, who bought for a home.

Lot on Texas avenue, east side, north of Geyer avenue, 25 feet in use, owned by the Reverend H. Worlein of Texas, was sold to Mr. Short Wittek, who will build at once.

Henry Hiemenz Realty Company have recently been appointed agents for Duchess Annie Laurie Sofia Rovere of Italy, one of the heirs and largest owners of property in the Allen Place addition. The Duchess has ninety-seven vacant lots lying between Broadway and Jefferson avenue, Geyer and Shenandoah avenues, as also a great many improved lots under long lease. The vacant lots will be put on the market at once and sold as rapidly as possible.

Henry Hiemenz Realty Company now represent most of the owners of the Allen properties, which is rapidly being sold and improved by a class of people who have made the Allen tract a desirable residence locality for medium price homes.

N. S. Wood.

N. S. Wood, 815 Chestnut street, reports the auction sale of property on Prairie, St. Louis, Market and Cottage avenues, held by N. S. Wood last Saturday, resulting in the sale of thirty-one of the forty-four lots. The buyers all secured bargains and the prices realized were satisfactory to the sellers. Some fifteen houses will be built at once, which will greatly enhance the value of the remaining lots. The following is a list of purchasers and prices: Lot 1, 24 Prairie, Henry Hoyt, $1,[illegible]; lot 2, 22 Prairie, sold to Mrs. J. H. Flueger, at $[illegible] per foot; lot 22, Prairie, sold to John Marre, at $[illegible] per foot; lot 23, Prairie, sold to Frank P. Wurzlo, at $[illegible] per foot; lot 24, Prairie, sold to H. J. Schatz, at $[illegible] per foot; lot 25, Prairie, sold to Mrs. Flueger, at $[illegible] per foot.

On Market avenue—Northeast corner of Prairie avenue, lot 50x125, sold at $[illegible] per foot to Mrs. Schatz; lot 1, same party at $[illegible]; lot 2, same party at $[illegible]; lot 3, same party at $[illegible]; lot 4, same party at $[illegible]; lot 5, same party at $[illegible]; lot 6, sold to Mr. Gallagher, at $[illegible]; lot 7, sold to P. Smith, at $[illegible] south side of Market avenue, lot 16, sold to James S. Kinsella, at $[illegible].

On Cottage avenue—Northeast corner of Prairie, lots 23 and 27, sold to J. Mellmann, at $[illegible]; lot 24, sold to Broadway Realty Company, at $[illegible]; lot 25, sold to Charles Sanders, at $[illegible]; lot 26, sold to Louis Sanders, at $[illegible]; lot 28, sold to Mrs. Mellmann, at $[illegible]; lot 29, sold to Mrs. Mellmann, at $[illegible]; lot 30, sold to Mrs. Mellmann, at $[illegible]; lot 31, sold to Mrs. Mellmann, at $[illegible]; lot 32, sold to Mrs. Mellmann, at $[illegible]; lot 33, sold to Mrs. Mellmann, at $[illegible]; lot 34, sold to Mrs. Mellmann, at $[illegible]; lot 35, sold to Mrs. Mellmann, at $[illegible]; lot 36, sold to Mrs. Mellmann, at $[illegible]; lot 37, sold to Mrs. Mellmann, at $[illegible]; lot 38, sold to Mrs. Mellmann, at $[illegible]; lot 39, sold to Mrs. Mellmann, at $[illegible]; lot 40, sold to Mrs. Mellmann, at $[illegible]; lot 41, sold to Mrs. Mellmann, at $[illegible]; lot 42, sold to Mrs. Mellmann, at $[illegible]; lot 43, sold to Mrs. Mellmann, at $[illegible]; lot 44, sold to Mrs. Mellmann, at $[illegible]; lot 45, sold to Mrs. Mellmann, at $[illegible]; lot 46, sold to Mrs. Mellmann, at $[illegible]; lot 47, sold to Mrs. Mellmann, at $[illegible]; lot 48, sold to Mrs. Mellmann, at $[illegible]; lot 49, sold to Mrs. Mellmann, at $[illegible]; lot 50, sold to Mrs. Mellmann, at $[illegible].

McNair & Harris.

The McNair & Harris Realty Company report the following sales in portions of the McNair tract, being the remaining portions of the property belonging to the estate of the late Colonel John O. Carr, which was sold at auction under the supervision of the Mercantile Trust Company, which also acted as trustee and by the McNair & Harris Realty Company for the Abraham White Real Estate and Improvement Company. The property consists of 111 acres in Lucas County, on the west side of the Missouri Pacific railroad, between the Laclede Gas and Chouteau Lake Electric Railroad. The improvements are those of the McNaught homestead. The price at which the property was sold is about $[illegible] being $[illegible] per acre, which is considerably a great bargain as the property is undoubtedly the direct flat of the city's development. The property was bought by the Abraham White Real Estate and Improvement Company for investment, on account of the good health being spoken of in connection with the Lucas Park, St. Louis, Kansas City and Western Railroad. The company intends to spend considerable money in improvements. The following sales were made: Lot 1, Carr place, to Mrs. Mary Taylor, for $[illegible]; lot 2, Carr place, to Mrs. Ferdinand Kohn, northwest corner of St. Ferdinand avenue, for $[illegible]; lot 3, Carr place, to Ferdinand avenue, by a depth on Central avenue, 250 feet. This was sold to part of the Warfield estate which was sold at auction by the Mercantile Trust Company, and was sold to be the McNair & Harris Realty Company for the Abraham White Real Estate and Improvement Company at $[illegible] per foot. Lot 4, Carr place, sold to Mrs. J. H. Flueger, at $[illegible] per foot; lot 5, Carr place, sold to John Marre at $[illegible] per foot; lot 6, Carr place, sold to Frank P. Wurzlo, at $[illegible] per foot; lot 7, Carr place, sold to H. J. Schatz, at $[illegible] per foot; lot 8, Carr place, sold to Mrs. Flueger, at $[illegible] per foot.

Nicholls-Ritter Realty Co.

Nicholls-Ritter Realty and Financial Company's sales for the week amount to $[illegible]. They report the sales:

Property having a frontage of 100 feet on the north line of Locust street and a depth of 252 feet on the west line of Sixteenth street, with a frontage of 105 feet on the south line of St. Charles street, with a double eighteen-room residence, No. 1907 Locust street, being the former home of Mrs. Ethan Allen Hitchcock, wife of the Secretary of the Interior. The property was sold by the Collier Real Estate, and was purchased by a client for $[illegible]. This is the record price for property situated in this locality on Locust street. This property is opposite to that purchased by the H. Walker Dry Goods Company for their new store.

Sold for Mrs. McKee, the ten-room brick house, lot 50x[illegible] feet, No. 4[illegible] Delmar boulevard, to a client who will make the place his home. The house has been the home of Mrs. McKee ever since it was built, several years ago, and is now being vacated by her, as she will occupy the new house on the northeast corner of Washington avenue and Union boulevard.

Sold for Victor E. Rhodes to Charles Dollmann, lot 50x[illegible], on the east side of Hamilton avenue, between Delmar boulevard and Von Versen avenue, for $4,[illegible]. A three-story apartment building will be erected.

The Haydel Realty Company.

Reports the sale of No. [illegible] Olive street, lot 50x[illegible], with building leased, from M. H. Lederer to Mrs. Hattie Lederer, for $12,[illegible]. At the expiration of the lease Mrs. Lederer will change the building several stories.

Also the northwest corner of Park avenue and Compton avenue, 100x[illegible], with three two-story brick buildings, two stores and dwellings, from Thomas S. Kleity of Boston to John Retsglatta, for $1,[illegible].

Also, the 122-124 North Twelfth street, two-story and three-story brick tenements, with lot 50x[illegible], from Henry Mersch to M. Albert, president of the St. Louis Metal Company, for $[illegible].

Also, the 14-flat-bed avenue, four modern four-room flats, lot 50x127 feet, from Mrs. E. Heyer to A. Bernstein, for $[illegible].

Also, 3[illegible] Bartmer avenue, lot 50x[illegible], with Queen Anne nine-room frame house and stable, from Mrs. J. Perry to M. S. Pagan, for $[illegible].

Also, 2[illegible] Sheridan avenue, lot 50x[illegible], with six-room dwelling, from Miss Sarah Moreland of Lake Beach, Cal., to Mrs. J. Oliver, for $[illegible].

Also, 4[illegible] Washington place, a modern three-story brick flat, with lot 50x[illegible] feet, to Mrs. E. Rosenfelder, San Pedro, Cal., to Robert Haupt, for $[illegible].

The Tombridge Agency.

No. [illegible] Wyoming street, a two-story and mansard roof brick flat, arranged for two families, built from Gregor Bauer to John Prahl, for $[illegible].

Nos. [illegible] and [illegible] Oregon avenue, a two-story brick flat, arranged for two families, lot 50x[illegible], renting for $[illegible] from Avenue Realty to Gregor Bauer for $[illegible], bought as an investment.

Helena place, lot 50, on the north side of Austria street, east of Gravois avenue, from Sam Neuberger to Morris Wolff, for $[illegible].

Lot 50x[illegible] feet, on the south side of Austria street, east of Gravois avenue, from Sam Neuberger to Morris Wolff, for $[illegible].

Lot 50x[illegible] feet, on the south side of Austria street, east of Gravois avenue, from Frank Hazen to Edward Lundstrom, $[illegible], bought for a home. Mr. Lundstrom is building a two-story brick dwelling, to cost $[illegible].

Lot 50x[illegible] feet, on the south side of Austria street, east of Gravois avenue, from the estate of the Mercantile Trust Company, which was sold at auction under the supervision of the Mercantile Trust Company, to Mrs. Mary Lang, who was sold by the McNair & Harris Realty Company for the Abraham White Real Estate and Improvement Company, for $[illegible].

A tract of sixteen acres on the northeast corner of Gravois and Loughborough avenue, from Ellen Kearney to the Helena Realty Company, for $[illegible]. The purchasers will subdivide and lay into lots, improve same with sidewalks, sewers and water, which will be known as Austria Heights, and will be ready for the market in the spring of 1906. The sale and management of this will be in the hands of the Tombridge Agency.

Weisels-Gerhart Real Estate Co.

The Weisels-Gerhart Real Estate Company reports another active week's business in the sale of downtown realty and Hiedl Bell homes, the business for the week aggregating more than $[illegible]. In addition to the sale of the Washington avenue property for $51,833, as heretofore mentioned, the company effected the following sales:

Sold to Mrs. Sophie Kohn, widow of the late William Kohn, the beautiful home known as No. [illegible] Westminster place, for the sum of $[illegible] cash, many having been sold for the account of Fred A. Rassieur. The residence is a three-story brick affair of red stock brick and stone exterior.

Sold for the account of the Maple-Graham Improvement Company the residence known as No. [illegible] Von Versen avenue, for $[illegible] cash to a client of the firm. This residence is one of the new homes recently completed on Von Versen avenue, near Hamilton, by the Maple-Graham Company.

Holbrook-Blackwelder.

Holbrook-Blackwelder Real Estate Trust Company report the cash work sold dwelling No. [illegible] Morgan street to Clarion Wittenburg for James Darnell for $5,100. Mr. Wittenburg bought this house as an investment. Mr. Darnell was represented in the deal by F. S. Parker & Co.

They also sold to Eugene Abadie for Mrs. A. C. Caldwell dwelling No. 5148 Westminster place, thirteen rooms, modern house, for $14,000. Mrs. Caldwell was represented in the deal by A. T. Terry & Son.

Albert T. Terry.

Albert T. Terry & Co. report having closed and contracted for deals aggregating $[illegible], as follows:

Sold the northeast corner of Seventh and Chestnut streets, a frontage of 21 feet on the north side of Chestnut street; from the trustees of the Missouri Botanical Garden to the Southern Realty and Financial Company for $[illegible].

Also sold 43 feet on the north side of Chestnut street, adjoining the corner of Seventh street; from the Terry Realty Company to the Southern Realty and Financial Company, the improvements thereon bringing a fair rental.

Also contracted for the sale of No. 5148 Westminster place, being a twelve-room hot-water heated residence, thoroughly modern in every respect, 50 feet of ground; for $14,000; from Mrs. Ada Caldwell to Eugene Abadie, who will occupy the same as his future home. Mr. Abadie being represented in the transaction by Mr. Altheimer of the Holbrook-Blackwelder Real Estate Company.

Also contracted for the sale of 100 feet of ground on the south side of Laclede avenue for $[illegible]; from the Greenleaf Real Estate Company to a client.

Also closed the sale of property No. 5136 Easton avenue, two modern flats; from M. A. Smith to the Rych Realty Company, who bought for an investment.

Also closed the sale of 50 feet of ground on the north side of Madison street; from Thomas J. Cozzens to Frank Ledwerth.

Also contracted for the sale of the Olive Apartments, located on the south side of Olive street, near Vandeventer avenue.

L. Wolbrinck Real Estate Company.

The L. Wolbrinck Real Estate Company reports sales and loans amounting to $[illegible].

Sold the northwest corner of Maple and Union avenues, lot 100x117, to Paul Neuman for $10,000.

Sold the northeast corner of King's highway and Margaretta avenue, lot 40x122, from Joseph and Katherine Wrigand to Andy Walcher for $[illegible].

Also lot 27, Wrigand place, having a front of 25 feet on Margaretta avenue, to Anton Horsey, for $[illegible].

Sold 40 feet on the north side of Lotus avenue in Euclid Park, from Leontenia McCallen to Jacob Hellrung.

Sold a double brick flat on Moffitt avenue, near Euclid, renting for $1,140 a year, to Henry Henricker for $10,000.

Commenced the construction of three single and three double flats for a client on Moffitt avenue, east of Euclid.

Model Building Lease.

The Mercantile Trust Company reports having made a lease for a long term of years to the H. A. Hyatt Photographic Supply Company, on the eighth floor of the Model building, at Seventh street and Washington avenue. The erection of the Grand-Leader building and the numerous other handsome structures in that locality have stimulated the demand for quarters in that district. The lease was made for the account of Max Weil & Co., the lessees of the entire building.

John J. Bogard Realty Company.

The John J. Bogard Realty Company report the following sales, this being their first week at No. 812 Chestnut street:

Nos. 1304 to 1308 South Broadway, comprising three stores and three flats, and renting for $[illegible] per annum, for the estate of Anton Schwarz to Morris Lipschitz for $10,850.

Also Nos. 2415 and 2417 Oregon avenue, a double flat renting for $[illegible] per annum, for Mrs. Isabelle Dantin to Mrs. H. Ehermann for $[illegible].

Keane & Franke.

Sold lot at No. 3119 Bell avenue, eight-room house, lot 50x120; from Aug. Gissler estate to Peter C. Rupp for $2,[illegible].

Also, No. 3[illegible] North Taylor avenue, house of eight rooms, lot 50x[illegible]; from Aug. Kristin estate to A. Depke for $[illegible].

Also received earnest money on several sales, which will be reported when closed.

Washington Avenue Residence Sold.

The Mercantile Trust Company reports the sale of a handsome two-story ten-room brick residence on Washington boulevard between Spring and Vandeventer avenues, erected on lot 50x[illegible]. The property was sold for the account of Mrs. Eleanor T. Lewis for $7,000 cash, the purchaser being P. J. Cooney, a client of Murphy & Scullin, who bought for a home.

Mueller & Faribault.

Sold southwest corner Ninth and Soulard streets, 100x[illegible] feet, for $7,000, from the Laclede Mills to Freund Bros. Real Estate Company, who will improve same with flats and factory.

Nephi Moyle Joins King.

Nephi Moyle, who has been associated with F. E. Niessen for several years, has entered the employ of John S. King, expert appraiser, in the Lincoln Trust building. Mr. Moyle started in the real estate business thirteen years ago under Mr. King, later joining Mr. Niessen at the time of his purchase of Mr. King's business.

Tombridge Agency Adds Salesman.

The Tombridge Agency has acquired the services of Frank J. Stippe Jr., as representative of the real estate department. Mr. Stippe's push, energy and business capacity is expected to prove him a valuable acquisition to the firm.

Naye Business Property for $45,000.

Business property at the northwest corner of High street and Lucas avenue has been sold by Leon L. Hull for the Shaw Realty Company to Edward Hussey for $45,000. The lot has a frontage of 56 feet by a depth of 60 feet on Lucas avenue. The improvements yield a fair income. Mr. Hussey is considering plans for a large commercial building, to be built next year.

W. P. Nelson.

W. P. Nelson reports the sale of a lot, 72x112, at Clara and Wells avenues, from J. O. F. Clark to Thomas Flannery, at about $[illegible] a foot. A. Tarrant & Co. represented the seller. Mr. Nelson also sold the two-story and basement factory building, lot 50x[illegible], at No. 1114 South Eighth street, for John Hill to the Kindel Building Company for $18,000.

Real Estate Transfers.

CHOUTEAU—50 ft. lg. in. e. s. bet. Twenty-fourth and Twenty-fifth, city block 47[illegible]; Jennie A. Ryan and wife to Brewery Workers' Assn. of Missouri ..... $ 27,100

CHIPPEWA—25 ft. n. s. east of Gravois, city block 4[illegible]; John Wagstoff and wife to Andrew J. Wagstoff 19

DIVISION—8 ft. bet. Twenty-second and Twenty-third, city block 49[illegible]; Eugene O'Keefe to Kate O'K. Strange, qit. d. 1

DOBIER—40 ft. in. s. s. bet. Nineteenth and Twentieth, city block 45[illegible]; Marie Kuhs, deceased, by trustee, to Harry W. Kuhs, tr. d. ..... 1,[illegible]

FLORA—50 ft. n. s. bet. Vandeventer and Lawrence, city block 4[illegible]; W. Theodore Barthel and wife to James R. Gray and wife ..... 2,[illegible]

INDIANA—46 ft. e. s. bet. Pestalozzi and Lynch, city block 1[illegible]; Mathias Moehrle, by trustee, to Geo. W. Wadlow et al., tr. d. 625

LYNCH—30 ft. n. s. bet. Lemp and Halena, city block 1794; Charles F. Bothe and wife to Alfonso G. Pelletier ..... 3,[illegible]

KING'S HIGHWAY—110 ft. e. s. bet. McPherson and Hiatt, city block 2[illegible]; Paul Jones and wife to Louis Cella 22,000

LUCAS—16 ft. n. s. bet. High and Thirteenth, city block 5[illegible]; Edward Hussey to Louis Nolte 12,000

LUCAS—24 ft. n. s. bet. High and Thirteenth, city block 5[illegible]; Shaw Realty Co. to Edward Hussey 45,000

LUCAS—30 ft. n. s. n. w. cor. High, city block 5[illegible]; Edward Hussey to William H. Hasselmann 22,000

LUCAS—30 ft. n. s. bet. High and Thirteenth, city block 5[illegible]; Edward Hussey to Leon L. Hull 12,000

McREE—40 ft. n. s. being 2[illegible]-53 McRee, city block 4[illegible]; Henry Driemeyer and wife to Joseph B. Ackfeld 6,000

MARYLAND—30 ft. n. s. being 4[illegible]-4011 Maryland, city block 2[illegible]; Daniel C. Miller and wife to Isaac N. Miller 25,000

OREGON—35 ft. e. s. bet. Shrev and Magnolia, city block 2[illegible]; Augusto Blese to Gregor Bauer and wife 8,100

TOWER GROVE—40 ft. 6 in. e. s. bet. Russell and Castleman, city block 4[illegible]; David L. Solomon to James A. Cornwell 10,000

Building Permits.

John H. Yette, two double two-story brick flats, No. 4[illegible] Papin; $6,[illegible].

Arnold Koch, two one-story brick dwellings, Nos. 6429 and 6[illegible] Dale; $[illegible].

Theodore H. Bloese, two-story brick flats, No. 2[illegible] Humphrey; $6,200.

Jacob F. Freiberg, two-story brick residence, No. 4126 Michigan; $4,200.

John A. Roederer, two-story brick residence, No. 1[illegible] Marie; $7,000.

Bell Telephone Company, brick addition to office building, No. 1[illegible] Delmar; $10,000.

Lindell Real Estate Company, two two-story brick flats, Nos. 2[illegible] and 2[illegible] Ashland; $9,000.

Lindell Real Estate Company, two two-story brick flats, Nos. 2[illegible] and 2[illegible] Ashland; $9,000.

G. P. Dodier, two-story brick store and office building, Nos. 2961 to 2965 Olive; $[illegible].

A. H. Wessing, one-story brick dwelling, No. 7[illegible] Wilmington; $2,000.

County Real Estate Transfers.

The following realty transfers were filed at Clayton last week:

Henry Lotts to James H. Podmore, east 70 feet lot 2 and west 35 feet lot 3, block 14, town of Clayton; $[illegible].

Maple Lawn Land Company, No. 2, to Thomas J. Dutton, lot 41 and east one-half lot 41, block 2 of Maple Lawn subdivision of Sutton Homestead; $[illegible].

John H. Uhoff and wife to August Hartke and wife, east one-half, containing 11 acres, part of east one-half of southeast quarter, section [illegible], township 4[illegible], range 6 east; $[illegible].

R. M. Proctor to F. T. Lowell, lot 1, block 1, of Oakland Terrace; $[illegible].

John P. Jesse to North Land Company, lots 1 to 22, block 1, of Washington Park; quitclaim, $[illegible].

Mathew T. Chestnut and wife to Chestnut Realty Company, lots 1 to 8, 12 and 13, block 1, of Spencer's addition to Solona, in United States survey 1962, township 44, range 4 east; quitclaim, $[illegible].

Emil Zartt and wife to H. Ivan Rinderknecht, lot 11, block 2, of Ashley's subdivision of Jennings estate; $[illegible].

North Land Company to Frank P. Koch and wife, lots 1 to 22, block 1, in Washington Park; $[illegible].

Dick D. Krump and wife to Minnie Hagemeyer, lots 22 and 23, block A of Easton Avenue Heights; $[illegible].

Joseph W. Dowler, trustee for Cornelia M. Dowler, to Luther M. Friess and wife, west half of lot 1 and east half of lot 4 of Dowler's Lithia Springs subdivision; $[illegible].

Phil Chew and wife to Wm. J. Ragland and wife, lots 20 to 21, block 25 of Kinloch Park; $[illegible].

Chas. H. Miller and wife, by trustee, to Julia Laufkotter, lots 11, 12 and east 19 feet of lot 13, block 24 of Watson's Fruit Hill subdivision; trustee's deed; $[illegible].

Webster Groves Presbyterian Church Society to Webster Groves Presbyterian Church Association, part lot 1 of Webster Groves; $[illegible].

Annie Lund and husband to Austin P. Oliver, lot 8, block 9, subdivision of Tuxedo Park; $[illegible].

Margareth Grote to James M. Toomba, lot 11, block 16 of Tuxedo Park; $[illegible].

Kent Jarvis to Annie Lund and husband, lot 7, block 9 of Tuxedo Park; $[illegible].

Julia Decker and husband to Norman J. Colman, part lot 5, subdivision of Schrader's estate, township 46, range 5 east, containing .46 acres; $[illegible].

Norman J. Colman to Julia Decker, part lot 4 of Schrader's estate, township 46 north, range 5 east, containing .92 acres; $[illegible].

Erna Johnston to Emil H. Denk, lots 10 to 12, block 1, of Woodland View subdivision; $[illegible].

Jacob Hinney and wife to George Kemlage and wife, lot 16, block 1 of Longwood place of Commons of Carondelet; $1,500.

Katie E. Mattice and husband to Ramona Heights Realty Company, lot 3, block 9 of Ramona Heights; $[illegible].

Henry W. Bolte to Joseph F. Dickmann, lots 21 and 22, block 13 of Malcolm terrace; $[illegible].

Mathias H. Wapelhorst to Mary Hull and husband, land situated in northeast quarter section 18, township 46 north, range 5 east, containing three-quarters of an acre, quitclaim deed; $150.

Frederick Albright to Richard E. and Eugene Albright, east half of west third of south half of section 4, township 47, range 1 east, containing 13.33 acres; $1.

Same to same, same property; $1.

Mary Hull and husband to Annie M. Lackringer, land 22, northeast quarter section 18, township 46 north, range 5 east, containing three-quarters of an acre; $150.

Wm. Winter and wife to Star Brewing Company, lots 25 to 27, block 26; also lots 34, 35 and 36,