IN the REAL-ESTATE MARKET

BUYS LARGE RIVERSIDE DRIVE PLOT

Property Comprising Nine and One-Half Lots, Extending to 160th Street, Will Be Improved with Apartment Houses.

AMSTERDAM AVENUE STRUCTURE FIGURES IN TRADE

The J. Romaine Brown Company sold for the 161st Street and Riverside Drive Corporation to Nathan Wilson a plot consisting of nine and one-half lots on Riverside Drive, extending to 160th street, 475 feet west of Broadway. The plot measures 102x251x100x228 feet.

On the parcel on Riverside Drive a twelve story apartment house will be erected, which is expected to be ready for occupancy in August, 1914. On the 160th street side an apartment house of from six to nine stories will be built by Mr. Wilson. Negotiations for the reselling of the 160th street property are now under way.

Aaron Goodman sold the northwest corner of Amsterdam avenue and 173d street, a six story apartment house, fronting 100 feet on the avenue and 35 feet in the street. The buyer, Z. M. Boyajian, gave in part payment the northwest corner of Wooster and West 3d streets, improved with three two and three story taxpayers, occupying a plot 74.11x42 feet. This corner probably will be resold by Mr. Goodman to a builder for reimprovement. The transaction was negotiated by Joseph Roder.

Ennis & Sinnott have sold, through F. Harry Schefers, No. 340 West 51st street, a five story flathouse, on lot 20.8x100.5 feet.

The J. Romaine Brown Company sold the detached stone dwelling house No. 59 Fanshaw avenue, Van Cortlandt Terrace South, Yonkers, to a Mrs. Van Syckle for occupancy.

Frank Hedley, vice-president and general manager of the Interborough road, has taken a long lease of the new detached residence No. 58 Fanshaw avenue, Van Cortlandt Terrace South.

Elliott L. Brown, of the J. Romaine Brown Company, purchased from the Van Cortlandt Realty Company (R. L. Hoguet president) the new three story stone and stucco house, on plot 50x100 feet, at No. 100 Fanshaw avenue, for occupancy.

The A. Arent Company sold for the Henry Morgenthau Company a plot of about 87 feet front in Fox street. Work on the property has already begun, and the apartments will be completed within a few months.

203 LOTS BRING $406,875

Many Attend Sale of Long Island City Property.

In spite of the rain and disagreeable weather on Saturday fifteen hundred persons attended the auction sale of 450 lots in Long Island City offered by Bryan L. Kennelly for the Courtney Development Company.

Mr. Kennelly disposed of 203 lots for a total of $406,875, or an average of $2,006 a lot. Of these 161 lots were sold to auction bidders for a total of $275,400, and forty-two lots were sold at private sale, some just before and some just after the auction.

The 450 lots composing the Courtney property are situated on Thomson and Greenpoint avenues, from Bliss street to Fitting street, the southerly boundary being Gould avenue.

The first lot offered was that at the northeast corner of Thomson avenue and Heiser street. This was sold to Dr. P. C. Jameson, of Brooklyn, for $5,750. Dr. Jameson took the rest of the block front by paying $5,300 for the other corner and $3,700 to $3,850 for the inside lots.

Samuel J. Bloomingdale, of Bloomingdale Brothers, bought the next offering, a corner of Thomson avenue and Fitting street, for which he paid $3,500. The highest price paid was $6,400, by P. J. Clark, for an extra deep lot at the southeast corner of Greenpoint and Gosman avenues.

Seldom more than a single lot was taken at one time, bidders apparently preferring to take their chances of obtaining adjoining lots at lower figures. To this circumstance Mr. Kennelly attributed his inability to dispose of more lots during the afternoon. The fact that the auctioneer was constantly requested to put up certain specified lots and blocks accounts for the wide distribution of those that were offered and sold. The four southerly blocks—J, K, L and M—were not offered, as the development work on these lots has not been completed.

While local real estate men were of the opinion that the selling prices were lower than the location and its future development warranted, the owners appeared to be satisfied with the results.

Besides those mentioned, among the buyers were Otto Loibel, of the Loibel Mission Company; J. T. O'Brien, W. W. Smith, J. A. Gray, J. T. Connolly, F. G. Munson, F. W. Goodrich, M. F. Gordon, P. McMurray, Clark Browne, Burton Thompson, J. W. Frey, P. McCauley, E. Hinderson, H. C. Cook, H. L. Conradi, A. S. Wright, J. P. Kelly, George Draudt, R. Maggio, T. Cahill, F. H. Billing, K. Shiff, H. G. Alsberg, A. Valernio, A. Weindorf, Louis Brown, E. M. Speer, Joseph Israel and Mrs. R. Hamburger.

GREENWICH VILLAGE HOME SOLD

Walter Hart, who since 1867 has lived at No. 29 Bank street, in the old Greenwich Village section, is to seek a new home. Through the Duross Company yesterday he sold the three story and basement structure, on a plot 25x98.9 feet.

The house was to have been sold at auction two weeks ago, but was withdrawn. The building was erected a year before it was bought by Mr. Hart, in 1866.

SHULTS AUCTION SALE TO-DAY.

Joseph P. Day will offer at noon to-day at absolute auction three Westchester estates, two located at Port Chester, N. Y., and the other at Pelham Manor, N. Y.

One of the estates at Port Chester consists of about thirty-eight acres and is situated at the junction of King street and Cross Road. It is located on a high elevation, within easy riding distance of the railroad station. There is a handsome dwelling, garage, two barns and a gardener's cottage on the property.

The other estate at Port Chester is located directly opposite the King street frontage of the first parcel, and consists of about one acre of ground, with a two story dwelling house and a barn.

The estate at Pelham Manor is located at the southeast corner of Wolf's Lane and Secor avenue, and consists of about one and one-half acres, with a dwelling house and garage.

Mr. Day will offer, after the Shults estate sale, the southeast corner of Grand Boulevard and Burnside avenue, The Bronx, a large triangular plot, comprising about two and one-half lots, located opposite The Bronx Elks' clubhouse, and having a frontage of 155 feet on Burnside avenue, a crosstown trolley street.

Also the Manhattan Hotel, at North Beach, Long Island, a two story structure on plot 100x116 feet, with bowling alleys, dance hall, privilege of liquor license, bar fixtures, etc.

IN THE AUCTION MARKET.

The following transactions were recorded yesterday at the real estate exchange salesroom, Nos. 14 and 16 Vesey street:

By Henry Brady.

100TH ST, 314-316 West, s s, 200 ft w of West End ave, 80x100.11, 8 sty apt house; sold to the plaintiff for $268,500.

By Samuel Goldsticker.

131ST ST, 4 West, 145.4 ft w of 5th ave, 17.10x99.11x irreg, 3 sty dwg; sold to the plaintiff for $8,500.

131ST ST, 6 West, s s, 163.2 ft w of 5th ave, 17.10x94.11, 3 sty dwg; sold to the plaintiff for $8,500.

By Joseph P. Day.

53D ST, 234 East, s s, 230 ft w of 2d ave, 20x100.5, 3 sty dwg; sold to Ruth Johnstone for $9,400.

At the Bronx Exchange:

By Joseph P. Day.

3D AVE, 4413-4417, w s, 56.6 ft n of 181st st, 75x102.11, three 3 sty tenmts and stores; sold to the plaintiff for $17,100.

RECORDED LEASES.

(With name and address of lessee.)

AMSTERDAM AVE, 2170; store and part of cellar; Margaret Poppe to George Schnackenberg; 5 yrs from June 1, 1913; $780; address, 2170 Amsterdam ave.

AVE B, 133; all; Bell Everson to Nathan Buchholtz; 4 yrs from June 1, 1913; $1,100; address, 186 Ave B.

AVE C, 198; all; Thomas A Harris to Samuel Rosenberg; 5 yrs from June 1, 1913; $1,020; address, 421 East Houston st.

BROADWAY, s e cor 41st st; store, 41st St Realty Co to D A Schulte, Inc; 9 yrs and 11 mos from June 1, 1913; $12,000; address, 61 Park Row.

JOHN ST, 43, store, etc; Jacob Corday to Phillip Zeitlen; 10 yrs from May 1, 1913; $5,800; address, 231 Grand st.

WEST ST, 403 and 404; all; William H Rankin to James J Archbald; 5 yrs from May 1, 1913; $4,500; address, 7 Grenada Pl, Brooklyn.

2D AVE, 714; store, etc; D H Jackson Co to Joseph Weriheimer; 3 yrs from May 1, 1914; $1,200; address, 714 2d ave.

3D AVE, 2823; store and 2d floor; James G Carlaftes to William M McRae; 5 yrs and 11 mos from June 1, 1913; $4,800; address, Great Neck, Long Island.

5TH AVE, 505; store, etc; Joseph J O'Donohue, jr, to Alfred A Kohn; 15 yrs from Sept 1, 1913; $25,000; address, 505 5th ave.

6TH ST, 105 and 107; all; Fannie Pick to Isaac Greenberg; 3 yrs from June 1, 1913; $5,600; address, 66 Ave D.

9TH ST, n s, 174.4 ft w of Broadway, 26x92.3; the land; trustees of Sailors' Snug Harbor to Lily D Kellogg; 7 yrs from May 1, 1913; $1,600; address, 619 West 127th st.

34TH ST, 476 West; all; George Ehret to James J Stiel; 5 yrs from May 1, 1913; $1,560; address, 476 West 34th st.

59TH ST, 301 West; all; Edward M Burghard to Emil Meserick and ano; 12 yrs from May 1, 1913; $12,000; address, 2976 Perry ave.

125TH ST, 205 East; all; Lewis C Mott, atty, to Jacob Miller; 9 yrs and 11 mos from June 1, 1913; $1,800; address, 15 Grenada Pl, Brooklyn.

125TH ST, 262 West; east store and part of cellar; John J Fowler and ano to James Van Dyk Co; 7 yrs and 2 mos from June 1, 1913; $6,000; address, 307 Water st.

RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

MAY 26

Manhattan.

BROADWAY, 1914 and 1916, s e cor 64th st, 58.4x50; Junction Realty Co to Louise M Stevens, Arverne, Long Island (mtg $85,000); May 23; $100; attorney, H K Brent, 45 Cedar st.

SAME PROPERTY; Louise M Stevens to Marguerite D Hellman, 471 West End ave (mtg $85,000); May 23; $100; attorney, same.

SAME PROPERTY; Marguerite D Hellman to Henry K Brent, 44 West 44th st (mtg $85,000); May 24; $100; attorney, same.

CLINTON ST, 240 and 242, 41.4x71.10x39.11x72; Jennie and Etta Ginsberg to Hyman Safir, 240 Clinton st (mtg $43,400); May 26; $100; attorney, Jacob I Berman, 346 Broadway.

LEXINGTON AVE, e s, 43.10 ft n of 30th st, 21.11x100; Paul W Lyon to Mary E Duncan et al, 417 West 146th st; q c, May 24; $1; attorney, R D Burchard, 31 Nassau st.

MADISON AVE, w s, 20 ft n of 63d st, 20x70; George J Humphreys to S H W Realty Co, Inc, 1 Liberty st; all liens; May 23; $100; attorney, Jacob M Schoenfeld, 299 Broadway.

MONROE ST, 16, 25x49x25x46.10, e s; Mary E Sandford to James F Malone, 72 East 124th st (mtg $12,000); May 23; $100; attorney, Theodore T Lane, 165 Broadway.

NASSAU ST, 79, w s, 25.7x66.6x24x103.3, s s (mtg $85,000); Nassau st, 81, w s, 25.8x106.6x24x108, n s (mtg $45,000); Eliza L Edgar, extx, to Mary E Galloway, Lucille H Edgar and Herman Leroy Edgar, Dobbs Ferry, N Y; May 1; $1; attorneys, Strong & Cadwalader, 40 Wall st.

RIVERSIDE DRIVE, 292, e s, 24.6x96.7x24x101.9; Ida C Post to Louise G Crabbe, 291 Riverside Drive; May 23; $1.

SAME PROPERTY; Louise G Crabbe to Abram S and Ida C Post, Quogue, Long Island; May 23; $1; attorneys, same.

RIVINGTON ST, 235, 20x70; Mary Wieser to Samuel Weiser, 1101 1st ave; ½ part (mtg $15,000); all title; May 22; $1.

SHERIFF ST, 25x100; Thos E Faulkner to Julie G Wolff, 26 West 87th st; b and s; all liens; May 23; $1; attorney, Albert E Erdman, 35 Nassau st.

STANTON ST, s e cor Goerck st, 30x87.4; Mary Weiser to Samuel Weiser, 1101 1st ave (mtg $35,000); ½ part; March 22; $1; attorney, N L Porotsky, 304 5th st.

WEST ST, 406, n e cor Charles st, 20.4x86.5x20.8x92; George J Humphreys to S H W Realty Co, Inc, 1 Liberty st; all liens; May 23; $100; attorney, Jacob M Schoenfeld, 299 Broadway.

WEST END AVE, 870, 20x100; City Real Estate Co to Geo A Rowell, 527 West 150th st; b and s; May 26; $100; attorney, Title Guarantee & Trust Co, 176 Broadway.

SAME PROPERTY; Geo A Rowell to City Real Estate Co, 176 Broadway (mtg $18,000); May 26; $100; same attorney.

WARREN ST, 89-91, s s, 47x25; Jas J McBride to Ogden Brower and Howard E White, Rye, N Y, trustees; c a g (mtg $10,000); May 23; $15,000; attorney, Chas De H Brower, 141 Broadway.

The Bronx.

AVE C, s w cor 4th st, 108x205, Unionport; Florence E Zimmerman to Florence M Dow, Washington; 1-6 part; May 15; $100.

BRIGGS AVE, n w s, 377.4 ft n e of 198th st, 25x100; Wm J Hamilton to Chas Stolle, 106 West 125th st; May 22 (mtg $14,250); $100; address, 35 Nassau st.

BATHGATE AVE, 170 and 172, e s, 41x110; Abr Harris to Clara Fischer, 162 West 87th st (mtg $40,100); May 22; $1; attorney, P Hellinger, 320 Broadway.

BASSFORD AVE, s w cor 184th st, 34.1x100; Robert J Moorehead to Moorehead Realty and Construction Co, 415 East 140th st; May 21; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

BOSTON RD, n s, 145.10 ft e of Suburban pl, 97.2x—; Geo Haas, referee, to Marie Casey, 600 West 142d st; May 26; $25,600; attorney, Abr Greenberg, 51 Chambers st.

ARTHUR AVE, n e cor 181st st, 46.8x90; Lena Manassa to Chas A Corby, 2288 Beaumont ave (mtg $9,800); April 26; $100; attorney, M Wolff, 2118 Vyse ave.

FULTON AVE, e s, part lot 88, map Morrisania; John H Will to Annie G Will, 1362 Fulton ave; May 21; gift; attorney, W S Smith, 462 East 167th st.

FOREST AVE, e s, 132.6 ft n of 161st st, 27x135; Rosa McCormick to Margaret Carolan, 59 East 79th st; April 24 (mtg $3,100); $100; attorney, P S Gettell, 182 East 122d st.

JACKSON AVE, 1041, w s, 19x85; Herman Steinmeyer to Chas L Steinmeyer, 1041 Jackson ave; all title (mtg $3,000); May 24; $1; attorney, T G Prioleau, 135 Broadway.

LORILLARD PL, w s, 83.10 ft s of 187th st, 41.9x100; Peter Freess to Emil H Kosmak, 23 East 93d st; May 17 (mtg $20,000); $100; attorneys, Hummell & Hummell, 1511 3d ave.

SAME PROPERTY; Emil H Kosmak to Geo W Kosmak, 23 East 93d st (mtg $20,000); May 26; $100; attorneys, same as above.

LORILLARD PL, w s, 42 ft s of 187th st, 41.9x90; Emil H Kosmak to Peter Freess, 1148 Park ave; May 17 (mtg $20,000); $100; attorneys, same as above.

MELROSE ST, n s, 100.8 ft w of Washington ave, 50x0.1; John A Foley, assignee, to James Bain, 429 East 156th st; May 16; $1.39.

SAME PROPERTY; Henry L Morris et al, exrs, to same; May 12; q c; $48.61; same attorney.

SIMPSON ST, 1069, w s, 37.6x100; Emil H Kosmak to Peter Freess, 1148 Park ave; May 17 (mtg $30,000); $100; attorneys, Hummel & Hummel, 1511 3d ave.

TINTON AVE, w s, 210.6 ft n of Clifton st, 24x100; Arthur M Levy, ref, to Sarah A Thurber, Port Washington, L I; May 26; $5,000; attorney, F P Trautmann, 132 Nassau st.

THIERIOT AVE, e s, 100 ft s of Ludlow ave, 200x100; Leonora Klinger to Louise Wenz, 204 West 19th st; March 15 (mtg $7,500); $100; attorney, A G Schaffner, 177 Montague st, Brooklyn.

RECORDED MORTGAGES.

(With name and address of grantee and attorney.)

Interest 5 per cent unless otherwise stated.

MAY 26.

Manhattan.

CLINTON ST, 240-242, e s, 40.4x71.10; Hyman Safir to Jennie Ginsburg, 242 Clinton st; May 6 (prior mtg $36,500); 5 yrs, 6 per cent; $5,500; atty, J J Berman, 346 Park Row.

HAVEN AVE, w s, 50 ft n of 170th st, 50x103.1; Gladys C Springer to German Savings Bank, 157 4th ave; May 16; 3 yrs; $13,500; atty, Meyer Auerbach, 42 Broadway.

WEST END AVE, 870, e s, 20x100; George A Rowell to Title Guarantee and Trust Co, 176 Broadway; May 26; due as per bond; $18,000.

2D AVE, e s, 80 ft s of 30th st, 20x75.9; 2d ave, e s, 79.10 ft n of 29th st, 17.8x75; Barnet Berkowitz to Lillian Shaw, 35 West 110th st; May 24; 1 year, 6 per cent; $3,000; atty, H J Cohen, 51 Chambers st.

8TH AVE, 925-927, 50.2x100; Winthrop A Chanler to Title Guarantee and Trust Co, 176 Broadway; May 22; due as per bond; $45,000.

2D ST, 30 East, 22.11x59.4; Max Isenberg to Charles N Lee et al, trus, Farmington, Conn; May 26; 5 yrs; $13,000; atty, William C Orr, 51 Chambers st.

97TH ST, n s, 238 ft w of West End ave, 25x ½ block; David J Leahy to Bowery Savings Bank, 128 Bowery; May 26; 5 yrs, 4½ per cent; $3,000; attys, Strong & Cadwalader, 40 Wall st.

17TH ST, 321 West, 25x—; Scott B Shepherd et al to Title Guarantee and Trust Co, 176 Broadway; May 26; due as per bond; $15,000.

17TH ST, 323 West, 25x92; Scott B Shepherd et al to Title Guarantee and Trust Co, 176 Broadway; May 26; due as per bond; $15,000.

38TH ST, 308 West, 4 sty brk, 25x98.9; William Henn to May Wolf, 515 West 111th st; May 24; 1 year, 6 per cent; $2,500.

51ST ST, 325 West, 3 sty brk, 75th st, 105 West, 4 sty brk; John H Ryerson to George W Ellis, 2 West 59th st; demand, 6 per cent; Sept 26, 1911 (4 mtges, $100 each); $400; address, 149 Broadway.

SAME PROPERTY; same to Alice F Brown; Aug 12, 1910; demand, 6 per cent; $200; same address.

55TH ST, 237-243 East, 5 sty brk, 100x100.5; Ambrose Realty Co to Emily M Roemer, 494 Greene ave, Brooklyn (prior mtg $60,000); due Nov 9, 1914; 6 per cent; May 9; $12,000; atty, Lawyers Title Insurance Co, 160 Broadway.

SAME PROPERTY; same to same (prior mtg $72,000); May 24; due Nov 22, 1913; 6 per cent; $3,500; same attorney.

61ST ST, 56 East, 5 sty brk, 19x100.5; J L Schroeder to Henry A C Taylor, South Portsmouth, R I; May 26; 5 yrs, 4½ per cent; $7,000; attys, Strong & Cadwalader, 40 Wall st.

67TH ST, 140 West, 5 sty brk, 25x100.5; James McLaughlin to Emigrant Industrial Savings Bank, 51 Chambers st; 5 yrs; May 5, $16,000; attys, R & E J O'Gorman, 51 Chambers st.

The Bronx.

BASSFORD AVE, s w cor 184th st, 34.1x99.8x25.6x100; Moorehead Realty and Construction Co to Title Guarantee and Trust Co, 176 Broadway; May 24; due as per bond; $23,000.

HOLLAND AVE, 3652, e s, 25x100; Serafina Del Mastro to Nicola Latini, 3550 Holland ave; 5 yrs; June 1; $3,000; atty, V D Calenda, 149 Broadway.

MOUNT HOPE PL, n s, 250 ft w of Anthony ave, 20x100; Blanche Alexander to Lawyers Mortgage Co, 59 Liberty st; May 26; 5 yrs; $8,000; atty, Lawyers Title Insurance and Trust Co, 160 Broadway.

RANDALL AVE, n s, 50 ft e of Amundson ave, 50x100; Hilda J Johnson to Andrew Reiser, 695 16th ave; May 24; due as per bond; $400; atty, J J Phelan, 261 Broadway.

TREMONT AVE, s e cor Bathgate ave, 80.6 x—; Louise M H Cannon to New York Title Insurance Co, 135 Broadway; May 26; 5 yrs, 4½ per cent; $52,500.

WOODYCREST AVE, w s, 100 ft n of 166th st, 100x100; Bagot Realty Co to Thomas D Malcolm, 1223 River ave (2 prior mtges, each $34,000); 3 yrs, 6 per cent; May 5 (2 mtges, each $7,850); $15,700; atty, W F Peacock, 34 Pine st.

WOODYCREST AVE, n e cor 166th st, 112.6 x100; Thomas D Malcolm Construction Co to City Mortgage Co, 15 Wall st; May 26; demand, 6 per cent; $9,000; atty, F A Snow, 15 Wall st.

SATISFIED MORTGAGES.

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

MAY 26.

Manhattan.

ALLEN ST, 44, e s, 25x65.7; Feb 21, 1908; Solomon L Baron to Hyman Hein; $7,400; attorneys, Kuntz & Oppenheim, 277 Broadway.

CANNON ST, 62, e s, 25x100; March 23, 1910; Tillie Salvin to the Roman Catholic Orphan Asylum of City of New York; $25,000; attorney, Joseph Daly, 54 Wall st.

CATHEDRAL PARKWAY, n s, 375 ft e of Lenox ave, 25x100; May 15, 1912; Scheer-Ginsberg R & C Co to Julius and Selma Siegbert and ano, trustees; $15,500; attorneys, James Schell & Elkus, 170 Broadway.

GRAND ST, s w cor Forsyth st, 25x75; Dec 29, 1860; Henry and Jane Robinson to Robert L Harrison, trustee; $13,000; address, 54 East 66th st.

MONROE ST, 152, s s, 19.4x100; June 26, 1901; Sarah Kreilmann to Meyer Vesell; $4,700; attorneys, Davis & Kaufman, 289 Broadway.

SHERIFF ST, 81, 25x100; June 1, 1906; Philip Springer and ano to Samuel D Hollis, exr; $12,000; attorney, Albert Erdman, 35 Nassau st.

3D ST, 30 East, runs w 22.11x s 59.4x n e 23x n 58.8x to beginning; Dec 28, 1906; Frederick W Seller to Mary A Kuen; $10,000; attorney, Frank W Tichenor, 38 Park Row.

12TH ST, 509 East, 23.10x103.3; Oct 9, 1906; Harris and Louis Kopilk to Rebecca Kopilk; $3,525; attorney, Samuel S Isaacs, 117 Columbia st.

21ST ST, s s, 94.5 ft w from s w cor 7th ave, 23.8x101.7x26.2x101; April 8, 1902; Alvah H Doty to Louis A Meyer, exr; $14,000; attorneys, Woodford, Bovee & Hutcher, 1 Madison ave.

27TH ST, 222 East, 25x98.9; May 23, 1893; George Grau to Walter Reed; $8,000; attorneys, Bartlett, Wilson & Hayden, 48 Wall st.

34TH ST, s s, 520 ft e from s e cor 7th ave, 16x98.9; Jan 8, 1906; $50,000; Charles P Wilder to Edward Coffin, 34 Pine st.

37TH ST, 418 West, 25x98.9; Oct 1, 1910; Julius and Adelaide S Dietz to Philip C and Catherine Arras; $2,000; attorney, John J Hoeckh, 650 6th ave.

91ST ST, 307 East; May 28, 1909; David and Esther Bodenstein and ano to Julius Feinberg; $3,000; attorney, R M Newman, 37 Liberty st.

1ST AVE, 1149, s w cor 63d st, 25.5x80; May 12, 1908; John and Mary Bozzrith et al to Louis Hirsch; $7,000; attorney, Benjamin Haas, 309 Broadway.

7TH AVE, s e cor 122d st, 25.2x100; Sept 22, 1900; Dietrich W and Sophie Wehrenberg to Lelia L Morse; $27,000; attorneys, White & Case, 14 Wall st.

8TH AVE, n w cor 113th st, 25.11x100; Nov 11, 1912; Ensign Realty Co to J Romaine Brown, 105 West 40th st; $10,000.

10TH AVE, n w s, 134.3 ft s w of Emerson st, runs n w 107.1 x s w 45 x s e 138.7 to n w s of ave x n e 54.11 to beg; June 16, 1911; Charles Hensle Realty Co to Jacob Schorsch; $6,000; attys, Lese & Connolly, 35 Nassau st.

10TH AVE, n w s, 244.2 ft s w of Emerson st, 54.11x138.7x45x170.2; June 16, 1911; Charles Hensle Realty Co to Jacob Schorsch; $7,000; attys, Lese & Connolly, 35 Nassau st.

71ST ST, s s, 200 ft w of 3d ave, 16.3x100.5; Dec 14, 1910; Celesta M Bozeman to Bank for Savings of the City of New York; $3,000; attys, Strong & Cadwalader, 40 Wall st.

71ST ST, s s, 200 ft w of 3d ave, 16.3x100.5; May 27, 1908; same to same; $5,000; same attorneys.

100TH ST, 257 West, 15x85; May 14, 1907; Efner S McCready to Katherine R Gray; $3,000.

101ST ST, n s, 225 ft w from n w cor Columbus ave, 37.6x100.11; July 27, 1906; Aaron H and Joseph M Levie to Samuel H Fink; $10,000; attys, Spapiro & Shapiro, 320 Broadway.

The Bronx.

CLAY AVE, 1182, 38x80; June 1, 1911; Louis and Emma Haenisch to Kate Ley; $2,500; attorney, Hugo Cohn, 19 Avenue A.

ELLIOTT AVE, w s, 50 ft s of Julianna st, 25x100; Dec 27, 1898; Lydia Mouat to Archibald A Skillman; $3,000; attorney, Title Guarantee & Trust Co, 176 Broadway.

FOREST AVE, e s, 423.10 ft n from n e cor of New st and Forest ave, 27x135; Dec 11, 1900; Rose McCormack to Margaret Carolan, 59 East 79th st; $2,000.

FULTON AVE, w s, 92.6 ft s of 175th st, 41x100; June 3, 1910; Lavelle Construction Co to Adam Trillich and wife; $6,000; attorney, Hugo Cohn, 19 Avenue A.

HONEYWELL AVE, s e cor 182d st, mtg on fixtures; Dec 5, 1912; $200; G Tuoti to Consolidated Chandelier Co; $200.

HERSCHEL ST, s w s, 202.6 ft s e of Halsey place, runs s w 98.10x s e 10x n e 5x s e 15x n e 97.10x n w 25.3 to beg; May 25, 1908; John May to Henry Meyer; $1,400; attorney, Moses I Falk, 99 Nassau st.

SOUTHERN BOULEVARD, s w cor Elm ave, 112x116.3x100x65.10; Dec 16, 1908; Emile Blassius to Louise Aub; $2,000; attorney, M J Scanlan, 57 Chambers st.

SOUTHERN BOULEVARD, n e cor Barretto st, 100x100; Feb 10, 1905; Abr Greenberg to Edith R Lewis; $15,750; attorneys, Lachman & Goldschmidt, 35 Nassau st.

TINTON AVE, s e s, 150 ft n e of Lexington (now 147th) st, 25x100; Nov 10, 1906; Daniel R Collins to John F Steers, exr, etc; $4,450; attorney, E L Barnard, 271 Broadway.

TREMONT AVE, s e cor Bathgate ave, 23x60; Bathgate ave, e s, 60 ft s of Tremont ave, 25x85; Oct 1, 1895; Louis M H Cannon to Emily Schwab; $2,000; attorney, New York Title Insurance Co, 135 Broadway.

ASSIGNMENTS OF MORTGAGES.

MAY 26.

Bronx Investment Co to New York Trust Co; $73,500.

John H Hanan Realty Co to John H Hanan; $1.

Dora Schiffer to Dry Dock Savings Institution; $60,000.

James W Alker et al, exrs, to Samuel D Hollis, exr; $3,082.

Mary S Du Bois et al, exrs, to Wm H Stuart; $1.

Robert R Ellison to Emma Busch; $2,000.

Henry Bruenich to Madeline Bruenich; $1,000.

Wm A Hughes to Margaret C S Carroll; $100.

Daniel J Ennis to John Bunke; $2,000.

Hugh Doon to Michael Corbett; $1.

John H Will to Annie G Will; $1.

Hudson Mortgage Co to Montrose Realty Co; $100.

Chelsea Realty Co to Hudson Mortgage Co; $100.

Eliz L Allen et al, exrs, to Robert L Harrison, trustee; $13,000.

John S Bussing to Louisa Minturn; $21,000.

Steffen Dieckmann to James W McElhinney, $5,000.

Peter A Peterson to Commonwealth Savings Bank; $12,000.

Stephanie Dieckmann to Steffen Dieckmann; $5,000.

Harriette Whitlock, gdn, to Alma Whitlock; $1.

Hugh Doon to Michael Corbett; $1.

Ethel Gregor to Florence E Dickinson; $1.

Nettie H Morrison to Felice Giovannitti; $1.

Empire Trust Co to Geo Schlegel; $1.

Emily M Roemer to Wm Burroughs; $12,000.

James Morris, exr, to Ethel C D Morris; $10,000.

Equitable Trust Co of New York to James L De Rosset; $8,500.

Lincoln Trust Co to Lina A Weber; $20,000.

Dimock & Fink Co to Julia Kurtz; $1,000.

Lillian S Colitz to Harvey J Cohen; $1.

Joseph Eller to Sadie Brill; $7,547.50.

Eleanor V Adolphi to Sadie Brill; $7,500.

Julia Durschang to Sadie Brill; $3,000.

Betti Muller to Sadie Brill; $1.

Elisa Smith to Sadie Brill; $3,600.

Auguste Creuzet to Sadie Brill; $7,500.

Sophia Schuler to Sadie Brill; $1.

Wm Stach to Sadie Brill; $8,000.

Steinmetz Construction Co to Wm W Johnson and ano, trustees; $6,500.

Same to same; $6,500.

Title Guarantee and Trust Co to Augustus H Skillin; $13,000.

MECHANICS' LIENS.

MAY 26.

183D ST, 536 to 544 East; Constantino Laudadio Construction Co agt Asaro Realty Co, Inc, owner and contractor; $6,000.

135TH ST, 499 West; James Cahill et al agt Monaten Realty Investing Co, owner and contractor; $23.65.

HOE AVE, e s, 75 ft s of 179th st, 50x100; Tony Culfi agt Harriett Canning, owner and contractor; $1,694.

LEXINGTON AVE, 51 to 55; 25th st, 126 East; M F Westergren, Inc, agt No 51 to 55 Lexington Ave Co, owner; Fleischmann Bros Co, contractors; $2,700.

183D ST, s s, 55 ft e of Bathgate ave, 120.6x

Continued on fifteenth page, first column.

REAL ESTATE FOR SALE OR TO LET

NEW YORK STATE.

Country Estate For Sale
DUTCHESS COUNTY

Grand location, 700 ft. altitude; splendid view, fine buildings; large shade trees, 50 or more that are from 45 to 150 years old.

It is situated in the beautiful Harlem Valley, one mile from depot and village, on the Harlem R. R., about 75 miles from New York.

The farm contains about 275 acres, of which 125 to 130 are in woodland. The tillable land, some 150 acres, is in a high state of cultivation. Hay last year yielded 2½ tons per acre, oats 75 bushels, and corn more than 60 bushels, shelled, per acre.

Any one wishing a high class place should come and look this over, as it must be seen to appreciate its many advantages.

We raise clover and alfalfa in abundance, as the farm was recently limed, almost 200 tons having been spread over its fields during the past four years. It has cost its present owners over $55,000, but if taken before June 15th $30,000 cash will buy it.

For full particulars apply to

William E. Durgin, 501 Fifth Ave., N.Y.

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One-Family Houses
IN BEAUTIFUL FLATBUSH
AT COST, $5,650

7 rooms and bath; hot water heat; instantaneous hot water; parquet floors; electric light; no assessments. One house with 8-foot driveway for auto. A few 2-family brick at bargain prices. Take Flatbush, Rogers and Nostrand Ave. trolleys to Avenue D. Within 2 minutes to new subway.

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BOROUGH OF QUEENS.

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A suburban land development on new and distinctive lines. Highly developed and beautified. Located on main system of Long Island R. R., two miles from Jamaica, 15 minutes' ride from Pennsylvania Terminal, Manhattan.

Sales over $2,000,000 in less than two years. A new division of 200 lots now being offered on favorable terms. Also a number of attractive houses.

For Booklet, address Dept. A.

Sage Foundation Homes Company
47 West 34th St., New York

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ENGLISH COTTAGE

on the beautiful North Shore of Long Island, thirty minutes out, at Douglaston. High terraced ground planted with choice shrubs and trees, surrounded by charming homes. Nine rooms and bath. Designed and built by artist. Must sell. Will take less than actual cost. No exchange. Terms, photos on request. OWNER, Box 27, Tribune office.

Attractive Cottage, $6,250, at BRIGHTWATERS, Bayshore, L. I. Plot 75x150; contains 8 rooms, steam heat. Bungalow, $3,200 up. Pictorial Album No. 18 sent on request. T. R. ACKERSON CO., 1 West 34th St., New York.

SUMMER COTTAGES FOR SALE.
Manhattan Beach Estates, 192 B'way, N. Y.

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135 RESTRICTED RESIDENCE PLOTS
LESTER HILL, White Plains, N. Y.
At Auction. Decoration Day, 2 P. M.
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$5,500

Easy Terms. Artistic, Nearly New Eight-Room House, all improvements, steam heat, etc., half acre ground, near express station on main line D., L. & W. R. R.; only 50 minutes from Broadway. Great Bargain. Send for photo and floor plans.

Address BARGAIN,
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3000 peach trees.
WHITE HOUSE, N. J.
Sale or rent.
W. C. REEVES & CO.,
124 E. 23d St., New York.

FOR BARGAINS
In One and Two Family Houses see
HOME REALTY COMPANY,
New Brunswick, N. J.

$25,000 COUNTRY PLACE.
Cost over $30,000. "High and healthful" N. J. section; Lackawanna Road; hour out. Write or see William B. Brokaw, 100 Broadway, N. Y.

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FARMS and country homes in Rockland and Orange counties; tell me what you want and see me.
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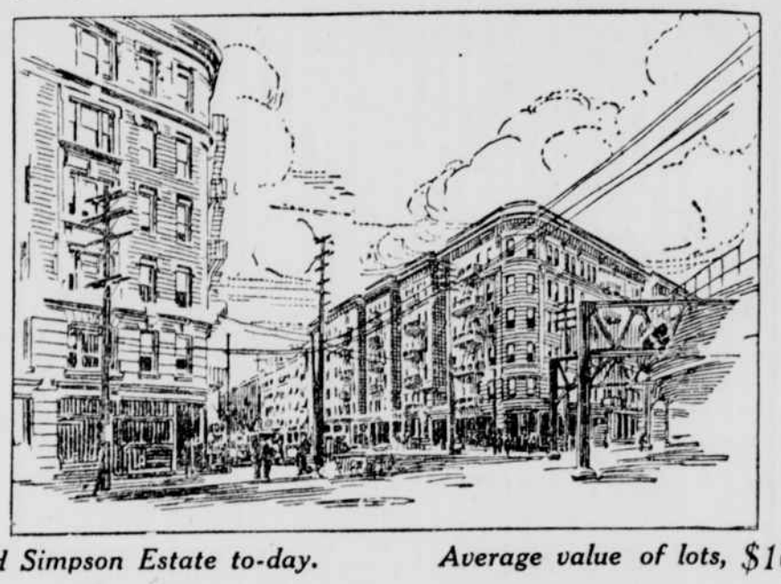
You Can Do
What Others Have Done and Are Doing

Hoe and Simpson Estate in 1902.

Bought by American Real Estate Co. in 1902 for $1,000 per lot



Hoe and Simpson Estate to-day. *Average value of lots, $10,000*

Don't You Wish

You had bought a few lots on the Hoe or Simpson properties for $1,000 Each?

You could have done this for $300 or $400 cash.

They are worth now from $6,000 to $25,000 each.

You would have made about $10,000 on your investment.

You can do what others have done! There is no mystery or chance or risk about it

Others knew the Bronx would grow rapidly northward along transit lines!

They bought on the line of that growth!

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Four Dwellings and the Club House

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Morris Park Race Track

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Sale will be held in the Club House on the Property

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70% can remain on Mortgage. Titles insured free by Lawyers Title Ins. & Trust Co.

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The Subway (West Farms Trains) to 177th Street or 180th Street stations. At 177th