THE REAL ESTATE MARKET.

SPECULATION GROWING IN THE TENEMENT DISTRICTS.

Operators Argue That the Mortgage Tax Debate Has Delayed the Opening of the Building Season Too Long to Permit the Erection of Enough Houses.

The action of the Assembly yesterday in sending the revised mortgage tax bill to the Governor promises to put an end soon to the uncertainty which has delayed the opening of the building season in Manhattan and The Bronx. The revised bill is quite as objectionable in principle as the one it supersedes. If signed by the Governor, the tax of one-half of 1 per cent. which it imposes upon mortgage loans will no doubt tend to limit building enterprises. However, the tax, once established, can be definitely figured up in computing the cost of a loan. While the tax bill is pending, it is practically impossible to finance building operations. Lenders have no intention of accepting less than their customary net rates of interest, and applications for loans are held up until the question as to the tax is settled.

It is hoped that the Governor will sign or veto the bill promptly. The season for undertaking construction work is already far advanced. Builders of apartments and flats are compelled to time the completion of their houses with reference to the fall renting season, which practically closes on Sept. 1. The demand for housing is, no doubt, so great that the renting season will be carried this year beyond that date. However, their small margin of profit causes builders to be slow about accepting unusual risks. The amount of construction work contemplated by the plans so far filed with the Building Department falls far short of what was expected a month ago.

This circumstance seems to be bringing about a revival of speculation in improved uptown property. The bulk of yesterday's long list of private sales affected flats and tenements. Only one apartment house figured in the dealing. It is not improbable, however, that this class of multi-family dwellings also will be presently drawn into the speculative movement.

The growth of the apartment house tenantry has been inconsiderable, compared with the increase in the tenement population. On the other hand, few apartment houses have been erected in recent years, and, on account of the delay caused by the mortgage tax debate, few will be built during the current year, except those financed before the tax question came up.

Private Sales.

EIGHTY-THIRD STREET.—Louis Rodney Berg has sold for Charles D. Levin the six story elevator apartment house, known as the Devonshire, at No. 325 West Eighty-third street, on plot 41x100, for $160,000.

JEROME AVENUE.—Howard G. Badgley has sold for Klein & Jackson eight lots at the northwest corner of Jerome avenue and 177th street for $65,000.

WADSWORTH AVENUE.—E. Osborne Smith & Co. have sold for Thomas Gaynor, to a client, the northeast corner of Wadsworth avenue and 176th street, a lot 25x100.

125TH STREET.—Wigand & Co. have sold to Edward P. Leiv for Rachel Goldstein, No. 517 West 124th street, a five story brick flat.

AUDUBON AVENUE.—Ferdinand Nagle has sold for L. Levy to James Knowles No. 85 Audubon avenue, a five story flat, on lot 25x95.

AMSTERDAM AVENUE.—Ferdinand Nagle has sold for H. Martens to Borchardt & Rindhorst, No. 1770 Amsterdam avenue, a five story flat, on lot 25x100.

135TH STREET.—Baturin, Weissmann and Henshel have sold for Samuel Weil the two five story double flats at Nos. 556 and 558 East 135th street, on plot 50x100.

EIGHTY-NINTH STREET.—J. Schwefkert has sold No. 270 East Eighty-ninth street, a five story flat, on lot 25x100, to Ignatz Weissberg.

NINETY-SECOND STREET.—Huberth & Gabel have resold for Joseph Hanson to Ed Levenson the five story triple tenement, with store, at No. 346 East Ninety-second street.

FORT WASHINGTON AVENUE.—Max Marx has bought through George R. Read & Co. from Benjamin Altman the block front on the west side of Fort Washington avenue, between 180th and 181st streets, 377.2x112x irregx108.5; also the block front on the west side of Fort Washington avenue, between 181st and 183d streets, with three story brick dwelling, on plot 256.8x108x irregx108.10x102.

NINETY-SEVENTH STREET.—Slawson & Hobbs have sold for Ada A. Murray No. 41 West Ninety-seventh street, a three and one-half story brownstone dwelling, on lot 20x100.11.

TWENTY-FIRST STREET.—W. Clarence Martin has bought from Sherman W. Knevals No. 143 East Twenty-first street, a five story house, on lot 20.6x98.9.

SEVENTIETH STREET.—Susan A. Brooks has sold to John L. Martin No. 134 East Seventieth street, a four story brownstone front dwelling, on lot 20x102.2. Pease & Elliman were the brokers.

SEVENTEENTH STREET.—Pease & Elliman have sold for Henry Bolsenhols to Joseph L. Buttenweiser No. 246 West Seventeenth street an old building, on lot 25x100.

SECOND AVENUE.—John H. Loscarn has sold for Frank Sachse to the Realty Federation of New York the two five story flats with stores Nos. 813 and 815 Second avenue, on plot 50x100.

FORTY-SIXTH STREET.—John H. Loscarn has sold to the Realty Federation of New York the five story tenement with stores No. 331 East Forty-sixth street, on plot 25x75, and resold the property to Isaac Nagel.

SIXTIETH STREET.—John H. Loscarn has bought and resold for John Stellen to Thomas Malloy the four story tenement No. 221 West Sixtieth street, on lot 25x100.5.

EIGHTY-FIFTH STREET.—John H. Loscarn has sold to August Collet the four story flat No. 458 East Eighty-fifth street, on lot 25x102.2, and resold the same to Isaac Hall.

FIRST AVENUE.—John H. Loscarn has sold for Catherine Forster to August Collet the five story tenement No. 635 First avenue, on lot 25x80, and resold the same to Morris Weinstein.

MANHATTAN STREET.—Charles E. Durose has sold for George W. Mosely No. 175 Manhattan street, a two story brick building, on lot 27.10x95.3, and the abutting parcel, No. 177 West 130th street, a three story frame building, on lot 25x99.11.

RIVINGTON STREET.—William Miles has sold for Lowenfeld & Prager to Abraham Schatz Nos. 295 to 299 Rivington street, three four story tenements, on plot 75x100. Mr. Schatz will improve the property.

ACADEMY STREET.—E. Fellman has sold for the Bronson & Rumsey estate and for Dexter P. Rumsey of Buffalo to Charles O. Burns six lots at the southeast corner of Academy street and Post avenue, 150x100.

TWENTY-FOURTH STREET.—Leon S. Allmayer has sold for Thomas Clarke to G. Grass the six story flat No. 236 West Twenty-fourth street, on lot 25x98.9.

100TH STREET.—Morgenstern Brothers have sold to A. Appel the six story fireproof tenement No. 220 East 100th street, on lot 25x100.1.

108TH STREET.—Samuel Weil has sold Nos. 556 and 558 East 135th street, two five story flats, on plot 50x100.

SEVENTY-FIRST STREET.—Rubinger, Klinger & Co. have sold for Weil & Mayer Nos. 303 to 315 East Seventy-first street, seven five story tenements, on plot 175x102.2.

AVENUE A.—Rubinger, Klinger & Co. have sold for Weil & Mayer Nos. 1008 and 1010 Avenue A, a two five story double tenements, on plot 50x100.

FORTY-EIGHTH STREET.—Williams & McAnerney have sold for the Joseph Clark estate Nos. 409 and 411 West Forty-eighth street, two five story flats, on plot 50x100.5.

SIXTY-SEVENTH STREET.—Williams & McAnerney have sold Nos. 221 and 229 West Sixty-seventh street, two five story tenements, each on lot 25x100.5.

137TH STREET.—Hugo Marks has sold the plot, 50x99.11, on the north side of 137th street 400 feet east of Lenox avenue.

122D STREET.—I. Francis Gallagher has sold for the Knepper Realty Company the four story double flat No. 217 East 122d street, on lot 25x100.11.

121ST STREET.—Krakower & Co. have sold for Simon Schwartzberg & Schlachetzki to Martine & Travis No. 815 East 121st street, a four story double tenement, on plot 25x100.11.

101ST STREET.—Simon & Wallach have sold for E. Feinberg to George Harris No. 62 West 101st street, a five story triple flat, on plot 25x100.11.

120TH STREET.—Simon & Wallach have sold to I. Tillman No. 204 East 120th street, a five story flat, on plot 27.6x99.11.

80TH STREET.—Ames S. Lamphear and L. Friedheim have sold for a Mr. Solomon Nos. 540 and 544 West 150th street, two five story flats, each on plot 37.6x99.11.

SEVENTY-EIGHTH STREET.—Jacob Klingenstein has bought Nos. 245 to 249 East Seventy-eighth street, three three story dwellings, on plot 41.6x102.2.

MONROE STREET.—Joseph Scheinberg has sold for A. Scheinberg to a Mr. Newmark No. 294 Monroe street, a new six story tenement on plot 37.4x97.10.

FORTY-NINTH STREET.—The Katz Company and Morris Schlossheimer have sold No. 230 East Forty-ninth street, a two story building, to Max Gold, who owns Nos. 226 and 228 adjoining.

HEWITT PLACE.—George F. Johnson & Sons have sold from the plans the twelve five story forty-foot apartment houses now in course of construction on the east side of Hewitt place, between Westchester and Longwood avenues.

BROOK AVENUE.—John Wynne has bought No. 504 Brook avenue, a five story flat on lot 25x98.

WASHINGTON AVENUE.—Henry C. Hirschberg has sold to Edward J. Foley No. 1841 Washington avenue, a frame dwelling on lot 25x100.

136TH STREET.—Haynes & Selig have sold for a Mrs. Burke to H. Quick and H. Weidermann the two family house on the north side of East 136th street, 51 feet east of Briggs avenue, on lot 25x90; and for Mr. Flagg the three family house at the northeast corner of East 194th street and Decatur avenue, on lot 20x100, to R. G. Hack.

Miscellaneous.

Morris Weinstein has removed to the World Building, No. 61 Park row.

Frank B. Martin is the buyer of the five houses at Nos. 116 to 124 East Fifty-fifth street, the sale of which was reported yesterday. He will remodel them into American basement dwellings. The broker was Frederick T. Barry.

William E. Munn was the buyer of No. 508 Brook avenue at Wednesday's Bronx auction sale, and not of the Webster avenue parcel attributed to him.

Reich & Rottenberg are the buyers of No. 451 East Seventeenth street and the southeast corner of Avenue A and Sixteenth street.

The Fidelity May Company has sold for Cecelia Sampter to Thomas Rockford the riparian rights on Storm avenue, Arverne, L. I., in front of the property recently purchased by the same buyer.

Plans have been filed with the Bureau of Buildings for a new eleven story fireproof loft and store building, to be built at the southwest corner of Waverley place and Greene street, for the Thirteenth Street Company, of which Robert J. Fox is president. It will be 62.10 feet front and 82 feet deep, with a façade of brick with terra cotta trimmings. It is to cost $190,000. The architects are Townsend, Steinle & Haskell.

Plans have also been filed for a twelve story fireproof loft and store building, 25x94 to be erected at No. 29 West Fifteenth street for the Acme Building Company, of which G. H. Pigueron is president. It is to cost $125,000. The architect is W. G. Pigueron.

The McVickar-Gaillard Realty Company has leased for a long term of years for Will Rafel to Eugene O'Rourke, the actor, nos. 67 and 69 West Forty-fourth street, opposite the New York Hippodrome. After extensive alterations, the premises will be occupied as a café and restaurant.

Herbert A. Sherman has leased for Benjamin P. Sherman, Richard B. Sherman and Louisa Sherman Loud the southeast corner of Bowery and Delancey street, 20x125, for twenty-one years, at an aggregate rental of about $100,000. The tenants will erect a five story hotel for their own occupancy.

Herbert Dongan is the buyer of the 50 foot plot on the West side of Broadway (west End avenue), 25 feet north of 108th street, sold by the Bloomingdale Dutch Reformed Church. He will build a twelve story apartment house. The plot is said to have cost him $64,000.

The Rip's Bay Realty Company, a new corporation organized by Allen L. Mordecai, representing the Realty Mortgage Company; Emanuel Heilner, representing Heilner & Wolf; Eugene C. Potter, representing Potter & Bro., and William H. Cheesbrough, president of the Century Realty Company, is the buyer of Nos. 23, 25 and 27 East Thirtieth street. The company will operate in the district east of Fifth avenue, between Twenty-third and Thirty-fourth streets.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

Chrystie street, Nos. 146 and 170, east side, 100.11 feet south of Rivington street, 49.8x82; two five story tenements with stores; to Ignatz Roth and D. Sylvan Crakow $69,000

Twenty-fourth street, No. 146, south side, 80 feet east of Seventh avenue, 20x99; four story tenement with store; to A. M. Robe 24,800

Seventy-ninth street, Nos. 215 and 217, north side, 200.6 feet east of Third avenue, 50.8 x102.2; five story flat; to Edward Smith 84,750

BY PHILIP A. SMITH.

Washington avenue, No. 1102, east side, north of 166th street, 50x122; two story frame dwelling; to S. Gunsky 17,400

BY JAMES L. WELLS.

Robbins avenue, Nos. 451, 453 and 455, west side, 275 feet south of 147th street, 100x irreg x 137x irreg; two two story stone front dwellings and vacant; Catherine Boyd to M. M. Holmberg; subject to taxes, &c., $675; partition; to Emma W. Eadlen $13,000

CITY REAL ESTATE.

NO. 10.

A very well informed man recently made the statement that speculative builders have constructed most of the buildings in this city and have then sold them to investors who were unwilling to take the risks attendant upon a building operation under conditions which have existed here.

If this is true, and we almost believe it is, it should be welcome news for those who would like to build for themselves, and thereby secure a superior class of construction, that it is possible to get a building constructed under such conditions that they will be protected against unexpected increase in cost by what is virtually a COST INSURANCE policy secured by a binding contract as to cost and time for the completed work, and the best part of it is that insured cost is less than uninsured.

THOMPSON-STARRETT COMPANY, 51 WALL ST., NEW YORK.

The most conservative investors in New York—Trustees, Savings Banks, Trust Companies, &c.—are found among those purchasing the

GUARANTEED MORTGAGES OF THE LAWYERS MORTGAGE CO

Capital & Surplus, - $4,000,000

59 Liberty St. (Chamber of Commerce).

Horace S. Ely & Co. REAL ESTATE, 21 Liberty St. 27 W. 30th St.

CITY REAL ESTATE. BOROUGH OF QUEENS—SALE OR RENT.

City and Country | NEW YORK CITY | Hills and Seashore

WITH THE RESTFULNESS OF THE COUNTRY. The Ideal Place to Live.

EAST ELMHURST, N. Y. CITY, On Picturesque Flushing Bay. HALF HOUR FROM HERALD SQUARE, 5c. BY TROLLEY.

The most attractive town site in New York City. Contains more improvements and will show far greater profits than anything in the market. WE CHALLENGE COMPARISON.

The sales are enormous and without any parallel. Lots with every city improvement on easy monthly payments.

Will be worth three times present prices within two years on completion of Pennsylvania Tunnel and Blackwell's Island Bridge. Colonial Cottages on installments same as rent. Send a postal card for Circular and Views.

Private Beach and pier for Lot owners | Bankers Land and Mortgage Corp. 487 Manhattan Ave., Brooklyn. | Bathing Boating Fishing

CITY REAL ESTATE.

Lawyers Title Insurance and Trust Company

37 Liberty St., Manhattan. (Title Department).

59 Liberty St., Manhattan. (Trust Department).

38 Court St., Brooklyn.

Examines and insures titles
Makes searches
Lends money on bond and mortgage
Sells real estate mortgages
Furnishes appraisements of real estate
Furnishes surveys and engineering data
Furnishes tax, assessment and water rate bills

CAPITAL and SURPLUS $9,000,000

Adrian G. Hegeman & Co. REAL ESTATE, 170 Broadway.

MORTGAGE LOANS Low rates. Lowest charges for examining titles. WYMAN & CO., 22 William St., N. Y. City.

FROM BATTERY TO 14TH ST., INCLUSIVE.

DESIRABLE RESIDENCES, Washington Sq. to 12th st., inclusive, near 5th; $22,000 up. FOLSOM BROTHERS, 835 BROADWAY.

BOROUGH OF BRONX—SALE OR RENT

$2,600 BUYS elegant one family house, 6 rooms, all modern improvements; terms to suit; convenient transit facilities. BURLANDO, Williamsbridge Square.

BOROUGH OF BROOKLYN—SALE OR RENT.

WELL LOCATED LAND JUST BEYOND CITY, WITHIN LIMITS OF 5c. Fare, IS WHERE YOU CAN BE SURE OF LARGE ADVANCE. We have several pieces along lines of good present transit and proposed future and better transit, bordering Kings and Queens Counties. WILLIAM P. RAE COMPANY, 203 MONTAGUE ST., BROOKLYN.

1,055 feet on Meeker Avenue, near Morgan Av. and Winthrop Park, 1½ Miles from Williamsburgh Bridge. ABOUT 200 LOTS to close estate. At a bargain. GEORGE W. PALMER, 781 Manhattan Avenue.

HOMECREST. The leading semi-suburban residential section of New York city. Located just north of Sheepshead Bay, in the 31st ward of Brooklyn. Houses and house sites. HOUSES $4,200 AND UPWARD. HOME SITES, $450, upon easy terms. For particulars and information how to get there write or call at 21 East 14th street, HARBOR AND SUBURBAN BUILDING AND SAVINGS ASSOCIATION, between Broadway and Fifth avenue. TELEPHONE, 4,768 GRAMERCY.

FLATBUSH. BARGAINS —Near Brighton L Road—

8-room house; steam heat	$6,000
10-room house; hardwood trim and floors	7,000
10-room house and stable; fine grounds	8,000
Elegant 2-family house; separate imp.	6,500

Lots on line of Brighton Beach R. R., $400 each. Acreage in good section, $2,100 per acre. REIMER & ALLARD, Avenue C and Brighton Beach R. R.

CHOICE FLATBUSH LOTS, $225 Upward; closing estate; slaughtering prices; near Prospect Park; five car lines; unheard of prices; underselling everybody; small monthly payments if desired. Call Edwards, 548 Flatbush Av. Open Sundays.

★ DESIRABLE—A BARGAIN. For Sale—A plot on Eastern Parkway which I bought to build on. As I am leaving the city I will have to sell it. Price $7,300 (@230.7, between Utica and Schenectady ave., running through to Degraw st. No trades; cash only. Apply to my agent, O. E. HOTALING, 443 Sumner Ave., Brooklyn.

DYKER HEIGHTS, overlooking Lower Bay, handsomest suburb in Greater New York; houses with hardwood trim, decorated, $4,250 up. WALTER L. JOHNSON, 12th av. and 86th st., Brooklyn.

HANDSOME 3-story and basement brownstone; built by Saddington on Hancock st.; elegantly decorated; all hardwood; every modern feature; given away at $10,500; mortgage $7,500. W. J. T. LYNCH, 26 Court street.

ELEGANT 2 story basement, new fancy brick and brownstone 2 family houses; all up-to-date improvements; asphalt st., near 4th av. Parkway; easy terms. Apply 350 50th st. McGRATH & CLAYSON, Builders.

A VALUABLE GRAND STREET PROPERTY, 35x80x100, with hardware store, fully stocked with first class hardware; established thirty years; only sold on account of death. 354 Grand st., near Union av., Brooklyn.

INVESTOR, six 4 story double modern flats; best section Bedford av.; 4 years built; rents $2,200 each; price $16,500; terms $4,000 cash. KETCHAM BROS., 126 Ralph av., Brooklyn.

ONLY $4,250—2-STORY BRICK STABLE, Clifton place, near Franklin av.; living rooms; 6 stalls; wagon room; easy terms. W. J. T. LYNCH, 26 Court st.

4-STORY DOUBLE steam-heated apartment, showing actual 15% net investment; might make terms or exchange. W. J. T. LYNCH, 26 Court street.

FOR INVESTMENT—Five three story brick flats, 98 to 108 Chauncey st. GRAHAM, 232 Sumner av.

4% MONEY TO LOAN @4% on real estate 1st and 2d mortgages. McCORMACK, 44 Court st., Brooklyn.

WE HAVE GOOD SIZED PLOTS in Bay Ridge or East New York. TEFFT CO., 16 Court st.

SELECT APARTMENTS. BOROUGH OF BROOKLYN.

Select Apartments. Thoroughly up to date; 8 large, light rooms and bath; extra maids' bathroom; butler's pantry; electric lights; telephones; handsome decorations; parquet floors; rent, $30 to $39. Park place and Prospect av., Brooklyn. OTTO SINGER, BUILDER.

★ FLATS TO LET—$40—ADULTS ONLY. 80 NEW YORK AVE., Cor. Pacific st. 93 HALSEY ST. "THE DE SOTO," cor. Tompkins ave.; new decorations, hot water, steam heat; open plumbing. Charles E. Hotaling, 443 Sumner Ave., cor. McDonough St.

BROOKLYN MANOR. ENGELHARDT CONSTRUCTION CO.'S MODEL COTTAGES. To Order or Ready Built. For one or two families. SEVERAL NOW READY. WOODHAVEN AVE., Near Jamaica Ave. Borough of Queens. Telephone 236 Richmond Hill.

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J. ROMAINE BROWN. A. P. W. KINNAN. ESTABLISHED IN 1856. J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers, NO. 53 WEST 33D STREET. NORTHEAST CORNER BROADWAY. Telephone No. 381—38th. Washington Heights Property a Specialty.

REAL ESTATE—OUT OF THE CITY.

WESTCHESTER COUNTY—SALE OR RENT.

WAKEFIELD PARK'S present facilities: trolley passes; three others handy; station opposite, two near by; railroad or L and trolley fare 5 cents; improvements to come; station extended L and subway; station New Haven railroad with transfers to Battery for 5 cents; frequent electric trains of Harlem railroad; lots $450 up, on easy terms. Take 3d av. elevated to Bronx Park station; transfer to West Mt. Vernon trolley; alight at office, Webster and Wakefield ave. Daily, Sundays. STEVENSON & CO., 314 Madison av.

A DESIRABLE DWELLING on Hudson, commanding twenty mile river view; large Queen Anne House, all modern improvements, very best resident neighborhood, high elevation, corner plot 60x150; bargain at $11,000. THOMAS THOMSON, 80 Main Street, Yonkers.

Write or Call for Illustrated Booklet. LARCHMONT PARK. EDWARD McVICKAR, 27 Pine St., N. Y.

LONG ISLAND—SALE OR RENT.

636 ACRES 30 miles out; station on the property; $200 per acre; bargain.

18 ACRES 31 miles out, with $15,000 worth of buildings; for $18,000. C. W. McCHESNY, 8th floor, room 22, 15 Broad st.

TO LET, FLORAL PARK, L. I.—House, 10 rooms and bath; electric light, water, telephone, large lawn and garden; poultry house; opposite Senator Childs's, facing park, block from depot; $40 monthly per year; very desirable. POSTMASTER, Floral Park, L. I.

NEW JERSEY—SALE OR RENT.

FOR SALE OR RENT—Brick factory, 12 miles from New York; 17,000 floor space; large, new engine and boiler; electric light and gas; sprinkler system; free running water; side track railroad; easy terms. Answer box 166 Passaic, N. J.

MISCELLANEOUS.

FOR RENT OR FOR SALE MAGNOLIA, MASS. One of the most beautifully located places on the North Shore. Twelve Bedrooms. Stabling for five horses. Tennis Court. Wonderful Ocean view. House built by Peabody and Stearns, Boston, and fully furnished. An exceptional opportunity for a good purchase. Address REGINALD BORDMAN, No. 1 Court St., Ames Building, Boston, Mass.

FOR SALE—Ideal country home, in beautiful Genesee, N. Y., the home of the Wadsworths; modern house, barn, and ¼ acre land; beautifully situated; only $5,000. Address F. L. FISHBAUGH, Rochester, N. Y.

9-ROOMED FARMHOUSE to rent for Summer; also 15-roomed house, with bath; both furnished. CHAS. C. FORD, Washington, Conn.

TO LET—Small hotel, restaurant, café; 10 bowling alleys; Saratoga. Particulars write FISCHER, 146 Water st., New York city.

JERSEY CITY REAL ESTATE FOR SALE

NEW TWO-FAMILY HOUSES, $5,400 to $8,000; PRIVATE HOUSES, $2,500 to $7,500; terms, 10 per cent. cash, balance monthly, less than rent. AMERICAN HOMES COMPANY, 15 Exchange place, Jersey City.

REAL ESTATE WANTED.

$150,000 CASH to invest in non-heated property in Brooklyn; want full particulars and lowest price, not asking price; all cash paid; second mortgage no object; quick answers; brokers protected. TRUSTEE, box 112 Sun Brooklyn office; 312 Washington st.

WANTED—Cottage with good grounds, ocean front, baths and rooms for family of six, not over one hour from city; must be fully furnished, silver and linen; best care guaranteed. Reply to G., 1443 Broadway.

I WANT TO BUY A GOOD INVESTMENT in Brooklyn Real Estate. Have about twenty thousand on hand, what can you offer. ATTORNEY, box 118 Sun Brooklyn office, 312 Washington st.

TO LET FOR BUSINESS PURPOSES.

BARCLAY BUILDING BROADWAY, S. W. corner DUANE ST. OFFICES SINGLE AND EN SUITE.

22 DUANE ST., Offices $10 up; elevator. CYRILLE CARREAU, agent, Grand st., near Bowery.

COTTAGES FOR RENT.

FURNISHED COTTAGE, with board; cottages $125-$175 for season; golf. F. MOLLOY, Murray Hill, N. J.

FURNISHED ROOMS TO LET. East Side.

THE ROLANDO 55, 57 AND 59 EAST 60TH STREET. Block from Grand Entrance to Central Park. "One of the World's Finest Parks." INTERESTING TO STUDENTS OF ECONOMY. Single Rooms, with Private Bathroom, $1 per Day up. Parlor, Dressing Room, Bedroom and Private Bathroom ..... $3.50. Maximum of Luxury at Minimum of Cost. Homelike. Comfortable.

BOARDERS WANTED. West Side.

AN elegant furnished Apartment, with private bath, including meals for one, $20 weekly; two, $36 weekly; hotel service; private telephone. GALLATIN HOTEL, 76 West 40th, near 5th av.

MEDICAL.

QUICKEST PERMANENT CURE in diseases of men; dangerous cases solicited; relief at once; those desiring only first class scientific treatment should call. The leading specialist, Dr. BONSHEUR, No. 144 West 23d st. Hours 9-8, 9-6 Sundays, 10-12.

REAL ESTATE FOR SALE.

PALISADE

Art in Architecture. Just across the Hudson. One thousand acres. One mile from New York. Altitude 250 feet. Beautifully wooded. Highly restricted.

Houses range in price from $10,000 to $30,000—some a trifle less.

Take the 130th St. Ferry via any transit line crossing 125th St.

HUDSON RIVER REALTY CO. Paid-up Capital $6,000,000. W. W. & R. E. SLOCUM, Selling Agents. Suite 1009, Times Building, New York City.

LEGAL NOTICES.

SUPREME COURT, COUNTY OF NEW YORK.

PETER F. PIA, as Administrator of the goods, chattels and credits which were of MARY L. PIA, deceased, Plaintiff, against JOHN PIA, Defendant. — Summons.

To the above-named Defendant:

YOU ARE HEREBY SUMMONED to answer the complaint in this action, and to serve a copy of your answer on the Plaintiff's Attorney within twenty days after the service of this summons, exclusive of the day of service; and in case of your failure to appear, or answer, judgment will be taken against you by default, for the relief demanded in the complaint.

Dated New York City, Feb. 27, 1905.

PERRY J. FULLER, Plaintiff's Attorney.

Office and Post Office address, No. 145 Nassau street, Borough of Manhattan, New York City.

TO JOHN PIA, the above-named defendant:

The foregoing summons is served upon you by publication pursuant to an order of Hon. Edward E. McCall, one of the Justices of the Supreme Court of the State of New York, dated the thirtieth day of March, 1905, and filed with the complaint in the office of the Clerk of the county of New York at the County Court House in the Borough of Manhattan of The City of New York, in the State of New York, on the thirtieth day of March, 1905.

Dated New York, March 30, 1905.

PERRY J. FULLER, Attorney for Plaintiff.

Office and Post Office address, No. 145 Nassau street, Borough of Manhattan, City of New York, State of New York.

SUPREME COURT, COUNTY OF NEW YORK.

PETER F. PIA, Plaintiff, against JOHN PIA, Defendant. — Summons.

To the above-named Defendant:

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PERRY J. FULLER, Plaintiff's Attorney.

Office and Post Office address, No. 145 Nassau street, Borough of Manhattan, New York City.

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Dated New York, March 30, 1905.

PERRY J. FULLER, Attorney for Plaintiff.

Office and Post Office address, No. 145 Nassau street, Borough of Manhattan, City of New York, State of New York.

SUPREME COURT, NEW YORK COUNTY:

WILLIAM B. BURKE, Plaintiff, against WILLIAM H. PRITCHARD, Defend't. — Summons.

TO THE ABOVE NAMED DEFENDANT:

You are hereby summoned to answer the complaint in this action and to serve a copy of your answer on the plaintiff's attorney within twenty days after the service of this summons, exclusive of the day of service; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

Dated March 18, 1905.

THOMAS C. O'SULLIVAN, Plaintiff's Attorney.

Office and Post Office Address, 256 Broadway, Borough of Manhattan, City of New York.

TO WILLIAM H. PRITCHARD, Defendant:

The foregoing summons is served upon you by publication pursuant to an order of Honorable Edward E. McCall, Justice of the Supreme Court of the State of New York, dated the 27th day of March, 1905, and filed with the complaint in the office of the Clerk of New York County, at the County Court House in the Borough of Manhattan, City of New York.

Dated, April 4, 1905.

THOMAS C. O'SULLIVAN, Plaintiff's Attorney, 256 Broadway, New York City.

EXCURSIONS

EUROPEAN ACCOMMODATIONS!! FOR INDEPENDENT TRAVEL OR PERSONALLY CONDUCTED TOURS—now subject to choice of selection. Write for Booklet "RED LETTER DAYS ABROAD," containing full information as to different tours, or call and see what we have to offer in steamship berths, at minimum rates, for individual travel. THOS. H. HENDRICKSON'S RAILROAD, STEAMSHIP AND TOURIST OFFICE, 843 Fulton st. & 314 Washington st., Brooklyn, N. Y.

HELP WANTED—FEMALE.

MRS. L. SEELY has removed her employment bureau to 28 West 39th st.

HELP WANTED—MALE.

PLUMBING SCHOOLS. Wanted men and boys to learn plumbing trade. We cannot supply demand for graduates. $4.50 to $5.00 per day. Eight weeks completes course. Earn while learning. Address for catalogue. COYNE BROS. CO. PLUMBING SCHOOLS, Cincinnati, O., St. Louis, Mo.

PATTERNMAKERS — First-class wood patternmakers wanted on automobile work; state experience and wages expected. THE LOCOMOBILE CO. OF AMERICA, Bridgeport, Conn.

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FIRST-CLASS HELP at Miss Larson's employment office, 33 West 24th st. Telephone, 3044 Madison sq.

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WE WANT A PARTY WITH $50,000 to invest in an established manufacturing business and to take the treasurership of the company. The plant is located on the main line of the Pennsylvania R. R., between New York and Philadelphia. The money is needed for working capital to handle the increased business already booked. Fullest investigation solicited and references exchanged. Appointment by letter. Address A. H., box 118 Sun office.

NEWARK, N. J., on Mount Prospect av., the most desirable house in Newark; all modern improvements; lot 146x150; fine stable and carriage house; price $40,000. Description at McDONALD-WIGGINS CO., 257 Broadway.

$1,000 LOAN WANTED by established manufacturing and retail confectioner in Newark, N. J. McDONALD-WIGGINS CO., 257 Broadway.

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For KIDNEY TROUBLES and CATARRH of the BLADDER. Cures all Discharges in 48 Hours. SANTAL CAPSULES MIDY. Each capsule bears the name MIDY. Beware of counterfeits.

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MEN AND WOMEN. Use Big G for unnatural discharges, inflammations, irritations or ulcerations of mucous membranes. Painless and not astringent or poisonous. Sold by all druggists or sent in plain wrapper, by express prepaid, for $1.00, or 3 bottles $2.75. Circular sent on request.

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AMERICAN LINE. PLYMOUTH—CHERBOURG—SOUTHAMPTON. Sailing Saturdays, 8:30 A. M., Pier 14, N. R.

St. Paul ..... May 6 | St. Louis ..... May 20
New York ..... May 13 | Philadelphia ..... May 27

ATLANTIC TRANSPORT LINE. NEW YORK—LONDON DIRECT. Pier 58, N. R.

MESABA ..... May 6, 8 A. M.
MINNEAPOLIS ..... May 13, 1 P. M.
MINNEHAHA ..... May 20, 8:30 A. M.
MINNETONKA ..... May 27, 1 P. M.

RED STAR LINE. ANTWERP—DOVER—LONDON—PARIS.

Zeeland ..... May 6 | Vaderland ..... May 20
Finland ..... May 13 | Kroonland ..... May 27

WHITE STAR LINE. NEW YORK—QUEENSTOWN—LIVERPOOL. Sailing Wednesdays and Fridays. Pier 48, N. R.

Celtic ..... May 5, 9 A. M. | Cedric ..... May 19, 6 A. M.
Oceanic ..... May 10, 9:30 A. M. | Baltic ..... May 24, 10 A. M.
Majestic ..... May 17, 10 A. M. | Teutonic ..... May 31, 10 A. M.

TO THE MEDITERRANEAN VIA AZORES. FROM NEW YORK.

CRETIC ..... June 15, noon; July 27, Sept. 28
ROMANIC ..... July 6, noon

FROM BOSTON.

CANOPIC ..... May 13, 4 P. M.; June 24, Aug. 5
ROMANIC ..... June 3, 10:30 A. M., Aug. 19, Oct. 7

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†*Blucher ..... May 11, 10 AM | †Deutschsl'd ..... M'y 25, 10 AM
‡Patricia ..... May 13, noon | ‡Waldersee ..... May 27, noon
‡Pretoria ..... May 20, 7 AM | Hamburg ..... June 1, 9 AM
‡Albingia ..... May 20, 7:30 AM | ‡Armenia ..... June 3, 5 AM

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Kaiser ..... May 9, 10 AM | Kaiser ..... June 6, 10 AM
K. Wm. II ..... May 16, 1 PM | K. Wm. II ..... June 13, noon
Kronprinz ..... May 30, 1 PM | Kronprinz ..... June 27, 11 AM

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Umbria ..... May 13, 11 A.M. | Etruria ..... May 27, 11 A. M.
Caronia ..... May 18, 1 P.M. | Carpathia ..... May 20, 1 P. M.

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