and Comment of City and Suburban Realty Market News

Corporation Buys 42d St. Site for

Deal for Realty Between

has been pending several months, has plot 34x74, and after extensive alterations are completed will be occupied

the site an eighteen-story store, loft and South streets was 100 per cent and office building, representing an rented and that there was no vacant

Warren & Wetmore. It is chase a building. planned to make the main structure Standard Oil Buys in 47th Street

The Standard Oil Company has added and Forty-seventh streets. The company's latest purchase was made from Charles Galewski and involves the five-story factory at 622 to 626 West Forty-seventh Street, on plot 75.4x100.

Old Tammany Hall Club Sold David D. Weinberger & Co. and Ernest N. Adler have sold for the estate of Samuel I. Hunt the old Tamest Building at \$25,000,000

City Values Equitable

Building at \$25,000,000

One of the finest estates in the Westbury section of Long Island has been sold by Mrs. Frances Josephine Pickens and Mrs. Jessie P. Lyle, at 222 East Seventy-first Street on lot 20x100, with four-story buildextension. It was soid to Charles Jillek for cash.

Buys Adjoining 43d Street Site Luke Plak the adjoining property at 100.5. With this purchase Mr. Mattern controls a site 75x100. He plans to connection with his automobile wheels

> REAL ESTATE BOROUGH OF BROOKLYN

BOROUGH OF QUEENS

Forest Hills Cardens

SAGE FOUNDATION HOMES CO.

LONG ISLAND

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ATTRACTIVE HOMESTEAD by

NEW JERSEY

HOME REALTY COMPANY
New Rochelle Trust Co. Bldg.
Room 33. Phone 337.

**Toom house all improvements, hot water heat, large plot, garage, \$17,000, 10-room house, I tiled bath, large plot, open freplace, \$12,000, 10-room house in Beechmont Park, 2 baths, hot water heat. Will be finished by July 1st. \$17,000.

YOUR CHANCE grade, perfect, 19-room house, 165 frontage; garage; abundant fruit, led porch, 45x19. Good train service. 'a business West after July 1. Terms, 12 TERRACE, BLOOMFIELD, N. J. Phone Bloomfield 943-J.

NEW YORK STATE

re living rooms; stone fireplace; he \$11,000; \$2,000 cash needed. Trioune Building.

COUNTRY HOUSE LADD & NICHOLS

Tel. 1717 Greenwich, Conn TO LET POR BUSINESS PURPOSES

Chemical Co. Pays Profit | Decide to Take Over For West Street Corner

18-Story Building Moves to West Side Because East Directors of Importers and Ex- Catherine Walters Takes New Property Adjoining Park Av. Cash Given for Building at Small Dwellings and Apart-Rented

Pease & Elliman have resold for the | The Importers and Exporters Insur-

at last been made by the Brett & by the King Chemical Company. This company as brokers. The plot measures 56x100.5, between Fifth and Sixth avenues.

planned to make the main structure nine stories, with a setback or tower of the same height superimposed on the main part of the building.

Standard Oil Buys in 47th Street

Standard Oil Buys in 47th Street man to own his own house, and the o its holdings in the blocks just east firms will realize more and more that they can secure a better location at a

Supreme Court Justice Thomas F. Donnelly a writ of certiorari requiring the
Tax Board, which assessed the Equitable Building for the current year at
table Building for the current year at
Pease & Elliman have also sold for

Pease & Elliman have also sold for

Pease & Elliman have also sold for

Pease & Elliman have also sold for the site alone was worth not more than \$8,000,000 when the assessment valuation was made, and the entire property but \$18,000,000, or \$7,000,000 less than the certified figures.

Estate Sells in Front Street

The Charles F. Noyes Company has to Edwin H. Peck 66 Front Street, a five-story loft, on lot 20x85, and leased in a number of properties in the Front Street and Old Slip section.

Beaver Street Property

Erect New Home on Site

5th and 6th Avs., Long Broadway-John Street Corporation, ance Company at a meeting of the vator apartment house, on plot 50x100, Pending; Standard Oil Chemical Company 122 West Street contract for the purchase of property and 87 Dey Street, the southeast corate of the south at 47-49 Beaver Street, with a frontage of the Street, has been sold by Charles H. Darrow, jr., to Catherine Walters. Elias A. Cohen, president, to the King board of directors yesterday closed a at

And a depth of 100 feet.

Plans for the immediate erection of their own office building were awarded to a firm of builders and the company expects to have their new building with the six-story apartment at 33-97 Hamilton Place, on plot 62x100.

B. Harris was the purchaser.

Mr. Shenk also has purchased from the six-story apartment at 33-97 Hamilton Place, on plot 62x100.

Mr. Shenk also has purchased from the six-story apartment at 34.

J. L. Van Sant has bought through George W. Brettell from Caroline Phraner the three-story house at 1984.

Lexington Avenue.

ago. At the time the Front Street property has been purchased by the Circle Concrete Corporation, Harry Mandel president, which will erect on the site an eighteen-story store, loft and office building, representing an office building, representing an office building, representing an office building, representing an space to be had he decided that he ark, N. J.; Glens Falls Insurance Com-pany, and the Hanover Fire Insurance Company, and 51 Beaver Street will occupied as the permanent home of the Washington Marine Insurance

All of the transactions were made through Robert R. Rainey. The

And Morristown Sold

The Equitable Office Building Corporation, through Goldman & Ungers its attorneys, secured yesterday from Mrs. Willard D. Straight, and consists

\$25,000,000, to certify to the court its reasons for placing the valuation at reasons for placing the valuation at reasons for placing the valuation at rescaled Court Mornistens N. J. Color Court M. Color Cou fine riace direct across Columbia Road and Fifty-seventh

Morris County Golf Club.

Kenneth Ives & Co. have sold for Bryan L. Kennelly his country place, known as Kenilworth, at Purchase, to purchase which he holds on the improved with a handsome modern res- secured from George H.

APARTMENTS

To Apartment Seekers

who can invest \$500 to \$2,000 in Cash we offer a plan by which apartment house tenants can reduce their cost of living and substitute, in place of rent receipts, an actual dividend-paying interest in the Apartment House they occupy.

Rentals Are Reduced

The net income is divided pro rata among the tenants, who are the owners and who control the property they occupy, the rentals to be paid and the expenses to be incurred.

We Have Apartments For Oct. 1st Occupancy at Jackson Heights

The present fine community and neighborhood are due to careful selection of tenants, cooperation of residents in promoting social and outdoor facilities, and the facilities provided by the Queensboro Corporation, such as Tennis Courts, Golf Links, Bowling Alleys, Children's Play Grounds, Athletic Field, etc.

Rents Cannot Be Raised

and your lease will continue in force just so long as you care to continue in control of the premises you occupy. There is nothing complex about

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You are invited to make a personal inspection of our apartments. To visit Jackson Heights by most convenient route take subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station.

For further details call or write

The Queensboro Corporation

Manhattan Office 50 E. 42d St., Cor. Madison Ave. Telephone Murray Hill 7057 Jackson Heights Office Opposite 25th St. Subway Station Telephone Newtown 2361

Buyer for Central Park | Mrs. Moe Levy Sells West Apartment House

Windsor, Near 90th St., as

ner of Dey and West streets, bought a few days-ago by Mr. Cohen through

of the year. They have outgrown ward Herrman the two six-story apart-their present location at 17 South ment houses at 324 and 328 West William Street.

Mrs. Frieda Evers has sold to the Frame Realty Company the five-story flat at 3 Feet 1301 for 1301 for

Operators Buy in 142d Street
The Silverleaf Realty Company has bought through Clarence E. Hutchinson from George W. Fisher the fivestory flat, on plot 50x100, at 237 and 239 West 142d Street.

Reported Deal in 81st Street The Eighty-second Street Realty Company (Mrs. Margret Weber) Charles F. Noyes Company was asso- reported to have hought from Monciated with him in the resale of 47-49 tague La Montagne the four-story and Beaver Street to the Importers and basement dwelling at 9 West Eightyfirst Street on a lot 25x100.

Sale of 141st Street Houses Reported The Seamen's Bank for Savings is reported to have sold the two four-story American basement dwellings at 472 and 474 West 141st Street, each on

126th Street Dwelling Sold Porter & Co. have sold for Matilda Teter to Elizabeth Fitzgerald the our-story dwelling at 149 West 126th

Of Osborne Apartments 62 Walter Salmon, who controls a num-W. V. S. Thorne, who recently built a northwest corner of Seventh Avenue from Mr. Kahn. This is in the Normandie Heights section of Morristown and adjoins the new course of the

Westchester County, to Frederick F. Strathmore apartment house, at the Bach. The property contains fourteen northeast corner of Broadway and acres, fronting on Red Oak Lane, and Fifty-second Street, which the latter idence and outbuildings. It was held early in April. It is understood that both structures into smaller apart-

Demand in Space Market

Seems to Have Subsided Charles G. Keller has leased for James Slater the building at 481 Sixth

\$250,000 Broadway Lease

ation, the store and basement at 476 Broadway, at an aggregate rental of over \$250,000. About \$6,0000 will be spent on alterations.

spent on alterations,
Cushman & Wakefield have leased
offices at 2 West Forty-fifth Street to
the George F. Lee Coal Company, and
offices at 25 West Forty-fifth Street

Home in 82d Street

Corner Bought by Mrs. Ida B. Dudley; Other Sales

or occupancy. It was held at \$50,000.

Lexington Avenue, on a lot 16.8x61.

Investor Buys in 136th Street Shaw & Co. have sold for the Lawnor Realty Company 254 West 136th Street, story apartment house, with stores.

Recorded Transfers Downtown

FOR SALE OR LEASE

160 & 162 PEARL ST.

76 Feet North of Wall St. **IMMEDIATE POSSESSION**

KLEIN & JACKSON



MT. VERNON \$11,000. July 1st OCCUPANCY.

WE HAVE IT

EDWIN W. FISKE REALTY CO., 14 DEPOT PL. TEL. 2504.

PRETTY 6 ROOM DWELLING; two-

MT. KISCO pont Be Too Late!
7-room house, steam heat, electric lights, bath and all modern plumling. Good condition, Large lot. Price \$3.250, easy terms, Other village properties. CARPENTER & PELTON. Telephone No. 8.

Colonial, new, modern, clegant home; 5
master rooms, 4 servants' rooms, 2 baths,
wonderful porch, unlimited view; ail improvements; barn, garage, ice house, tool
house, tennis court, orchard; garden, ten
acres; \$40,000. MERRIAM, Phone 500
Mount Kisco.

NEW COLONIAL HOME,
rooms, tiled bath, sun parlor, breakfast
room, large plot; 5 minutes to water. Askroom, large

WHAT ABOUT THIS? Ten room house, all improvements, right in best part village; large lot, garage, hennery, garden; only \$4,500; cash \$500, balance \$50 month. MERRIAM. PHONE 500 MOUNT KISCO.

VALHALLA

House 10 rooms, all improvements; fruit trees, garden plot; 100x100 of land, over-looking Kensico Lake. Price \$10,000, \$4,000 cash. Vacant lots and other property at Valhalia. C. SHELLEY.

ARE YOU LOOKING FOR A SITE?

NEW STUCCO BUNGALOW

SCARSDALE, N. Y.

ONE ACRE, 9 ROOMS, house modern electricity; garage for 4 cars. Several up-to-date chicken houses. Price, \$3,600 terms to suit. SULLIVAN, 290 So. B'way. Tel. 5880 Yonkers.

NEW ROCHELLE

COLONIAL HOUSE, 7 rooms, 2 batha, large living room, open fireplace, sleeping porches; garage; Sound view. Asking \$11,090; terms arranged, REYNARD & KRAFT, 206 Huguenot st. Tel. 2541. NEW STUCCO HOME

NEW COLONIAL HOME.

MAMARONECK \$750 CASH Wi buy 8-room house, all impts; garage; basince easy terms. We have a few smaller houses for \$3.500, VARIAN & CO., Opp. Depot. Telephone 351.

\$1,000 CASH

Bronx Corner Apartments | Investors Support Buying | Destitute Blind Society Bought by Investors

176th St. and Marmion Av.;

Buyer for Brook Av. House mion Avenue, a six-story apartment, Franklin Avenue. on plot 50x119. It was a cash deal. The Realty Tr

cant / plot, 108x63\$122x90, which

at 2055 to 2059, on the north side of Davidson Avenue, 63 feet north of Strong Avenue, 63 feet north of Davidson Avenue, 63 feet north of Davidson Avenue, 63 feet north of Bress Abr L Nawman and ano, exis, to Adron Hecht, 2 W 55th st, and ano, titys Hirsch & S, 160 Bway. ... \$15,000 ARL ST, 247.49, h s, 965 e John st. ... \$250 feet north of Conwalt Realty Company the four-strong average and the story apartment house at the north strong average and the story apartment house at the north strong average and 169th average av Street, on plot 24x100. A client of the Benenson Realty Company is the

Brown Sells and Buys

3D AV, w s. 50 n 136th st. 99x59.8; George Holmes agt Richard I Epstein, as exr. et al (foreclosure of mortgage); attys. Cullom & Rinke.

Mechanics' Liens

In Brooklyn Sections

ments Find Ready

East Eighty-second Street, a five-story at the the northeast corner of Martry brick store and apartments, at 680 five story flats on plot, 50x100.

Buyer to Erect Apartment

Also Building Company a row of ten one-family brick dwellings on the Silverman provident has sold for the diately on an apartment house to the entire plot. The sellers a of years ago bought a large site of Silverman provident has sold for the diately on an apartment house to the entire plot. The sellers a of years ago bought a large site of Silverman provident has sold for the diately on an apartment house to the entire plot. The sellers a sold for the diately on an apartment house to the entire plot. M. Silverman president has sold through A. D. Phelps and Charles J. Brady to the Pelham Hoffman Realty at 2049 Sixty-fifth Street and 2135 Company the northwest corner of Sixty-sixth Street, to Julius C. Bloom

purchaser will improve with a five- Rector Realty Company the one-family

The M. M. S. Building Company, Milton M. Silverman president, has sold and apartment house, on lot 21x110, the two five-story apartment houses at 962 Flatbush Avenue, 140 feet at 2055 to 2059, on the north side of south of Albemarle Road. The premises were sold for Henrietta Stelling

Big Crowd at Auction Sale

The offering at auction vesterday by Joseph P. Day of a number of attractive properties in the city and nearby suburbs attracted a large sized audience to the Vessey Street salesroom. Most of the properties were put up by order of executors of estate and a large majority of the parcels found buyers.

The results of the auction follow:

Sells Former Home Site

Harris and Albert Sokolski have Buyer for Brook Av. House
S. Rosen has sold to the Dixie SeCharles Partridge has sold for the City of New York.
Charles Partridge has sold for the Corner is occupied by the fiveor Mrs. Moe Levy her residence at 54 curity Company 845 East 176th Street, estate of Arthur H. Selinger, the tapes-building of the society, on plot 100x at the the northeast corner of Martry brick store and apartments at 880 of years ago bought a large site in Th

Bway
HOE AV. 1215, e a. 25x100; Hy J Knierwe
et al to John J Hynes, 1525 hoe av
mig \$7.000; June 18; atty, Titls G a.
Co. 176 Bway
BEACH AV. n s. 526.2 e Eim st, 25x100,
Gaspure Saivo to Francesco Di Grasies,
674 E 119th st; June 12; atty, Charle
Novello, 320 Bway

Recorded Mortgages

S. C. 150 Box 2 Service Monther of 100 Box 2 Service Monther M