REAL ESTATE BOARD OF BROKERS.

REAL ESTATE NEWS.

The condition of the market during the past week was practically the same as during the week preceding it. The same movements in vacant property and in residences which were characteristic of its predecessor were the features of the past week. The similarity also extended to the character of the buyers and to the bulk of the dealing. There was the same dearth of sensational sales and the abundance of good, commonplace buying and selling which bespeaks the excellent condition of the market.

The market was of the best so far as the transactions at private contract were concerned, but in the auction room the results were not so satisfactory. It was generally believed in the case of the two big sales of vacant lots that the owners were looking for prices beyond the present value of their properties, and the result was the withdrawal of most of the parcels offered.

The movement in vacant property, the persistency of which has been before pointed out, was again the important feature of the market, and a number of interesting sales of this character were reported. Among them were the following: Twenty lots on Riverside Drive, between 105th and 108th streets, and adjoining on those streets; the Boyne plots, also on Riverside Drive, between 107th and 108th streets, which are to be improved by the erection of two fine residences; the block front on Broadway, between Eighty-fifth and Eighty-sixth streets, and five lots on the same street, on the Eighty-seventh street corner; four lots on Central Park West at 107th street, a lot on Fifth avenue, between Seventy-ninth and Eightieth streets, and a large plot at Brook avenue and 171st street. In addition to the above, six lots, a part of the old Columbia College property, were sold.

There were, of course, many sales besides those reported above, but the ones listed will tend to show the sections which are the more favored in the movement and the extent of the movement itself. It is clear that during the past week the Riverside Drive and upper Broadway sections were the most active, while the Central Park West and Fifth avenue districts contributed their shares.

The dealing in private residences was conspicuous during the week and several fine dwellings were among the private sales reported. These included 6, 8 and 10 East Sixty-fifth street, bought by William Bliss for a price reported to be $250,000; the four Livingston houses on West End avenue, Powell Mangel's residence, 9 East Eightieth street, and 228 West Seventy-second street, bought by Judge Keogh.

In downtown improved properties Nos. 373 and 375 Broadway, business buildings, Nos. 42 and 44 New street, and Nos. 26 and 28 Broad street, office buildings, were among the parcels sold.

In the auction room the week was unsatisfactory. In the two important sales of Bronx lots a number of the parcels were withdrawn and it has since developed that in one instance the owners of the properties were among the bidders, although the sale had been announced as absolute.

Perhaps the most interesting item of news the week discovered was that of the passing of the Franchise Tax bill. Brokers and real estate owners generally have been united in their efforts to alleviate the disproportionate tax borne by real property, and it is generally believed that the present measure secures that end by taxing franchises as "intangible real estate." The Board of Brokers has been an earnest champion of the bill, and its passage is due in some degree to its persistent efforts and to the outside sympathy enlisted through those efforts.

The following are the comparative tables of Manhattan and the Bronx of the conveyances, mortgages and projected buildings for the corresponding weeks of 1899 and 1898 as compiled by the *Record and Guide*:

CONVEYANCES.

	1899. April 21 to April 27, inc.	1898. April 22 to April 28, inc.
Total number	342	295
Amount involved	$5,841,293	$2,246,736
Number nominal	149	175
Total number of conveyances Jan. 1 to date	5,351	8,331
Total amount of conveyances Jan. 1 to date	$57,400,696	$56,110,001

MORTGAGES.

Total number	428	278
Amount involved	*$26,550,818	$3,904,056
Number over 5 per cent	156	102
Amount involved	$1,664,292	$656,106
Number at 5 per cent	147	121
Amount involved	$1,903,844	$1,553,450
Number at less than 5 per cent	120	55
Amount involved	$23,982,682	$1,693,500
Number of above to banks, trust and insurance companies	82	56
Amount involved	*$22,451,850	$1,813,550
Total number of mortgages Jan. 1 to date	6,282	8,766
Total amount of mortgages Jan. 1 to date	*$154,081,698	$98,799,992

PROJECTED BUILDINGS.

Total number new buildings	136	41
Total amount	$5,108,500	$756,100
Total amount of alterations	$99,856	.....
Total number of new buildings Jan. 1 to date	1,708	1,097
Total amount new buildings Jan. 1 to date	$42,857,947	$24,998,890
Total amount of alterations Jan. 1 to date	$1,955,448	$1,667,766

*Includes mortgage given to the New York Gas and Electric Light, Heat and Power Company for $21,000,000 to secure bonds.

Private Sales.

Halgarten & Co. have bought the property Nos. 26 and 28 Broad street, which they now occupy as offices. The building, which is an old five-story and basement brick building, will soon be replaced by a modern office building. The purchase price is reported to be in the neighborhood of $800,000.

William Bliss has bought from a Mr. Browning the four-story and basement brownstone residence, No. 10 East Sixty-fifth street. Mr. Bliss bought the adjoining houses, Nos. 6 and 8, on Friday, and, it is said, will utilize the entire plot as a site for a fine new dwelling. The entire transaction is said to involve about $250,000.

L. J. Phillips & Co. have sold for a Mrs. Jesurun the four-story brownstone dwelling, on lot 20x100, No. 116 West Seventy-third street, to a physician for occupancy.

H. & H. Sonn are reported to have sold for about $90,000 the business building on the southeast corner of Greenwich and Harrison streets.

Fitzsimmons & Smith have sold for Mrs. Ellen T. Fallor Nos. 132 and 134 West Forty-seventh street to a builder, who will erect an apartment house on the site.

Joseph L. Buttenwieser has bought No. 115 Eldridge street, No. 63 East Seventh street and No. 336 East Fifth street.

C. M. Rosenthal has sold to Joseph Odenheimer the lot on the south side of 111th street, 90 feet west of Madison avenue.

Forty lots in the block bounded by Avenue A, Seventy-fourth and Seventy-fifth streets and the East River are reported sold.

Harry Fischer has sold the block front, three six-story flats, on Clinton street, west side, between East Broadway and Division street. Moses Shedlinsky, the buyer, gives in part payment four five-story buildings on the northeast corner of Delancey and Chrystie streets.

Adler & Hermann & Sonn Brothers have sold to Fyser Bookstaver the plot, 100x100, on the northwest corner of Park avenue and Ninety-eighth street. Property is given in part payment.

William Stonebridge has sold for John J. O'Brien to Mrs. S. Breen the three-story dwelling No. 785 East 138th street for about $5,000.

A. K. Ely has sold to J. A. Kaiser the plot, 50x100, on the south side of Ninety-ninth street, 125 feet west of Central Park West.

The northwest corner of First avenue and Seventy-seventh street is reported sold for $17,000.

Monday's Auction Sales.

BY PETER F. MEYER & CO.

Edgecombe avenue, No. 82, east side, 54.11 feet north of 138th street, 18x85, three-story brick dwelling; foreclosure.

First avenue, Nos. 883 and 885, northwest corner of Forty-ninth street, 40.6x38, four-story brick and stone building; foreclosure.

(ON THE PREMISES AT 10 A. M.)

Buildings and sheds standing on lands acquired for public parks, bounded by 111th street, First avenue, 114th street and the Harlem River; public auction sale by order of Department of Parks.

BY GEORGE R. READ.

First avenue, Nos. 883 and 885, northwest corner Forty-ninth street, 40.6x38, four-story brick and stone building; foreclosure.

BY WILLIAM M. RYAN.

East Seventy-sixth street, Nos. 169 and 111, north side, 125 feet east of Park avenue, 40x102.2, two five-story brick flats; foreclosure.

(AT THE BROOKLYN REAL ESTATE EXCHANGE, NOS. 189 AND 191 MONTAGUE STREET.)

BY WILLIAM COLE.

Forty-eighth street, north side, 136 feet east of Third avenue, 16x100.2, three-story brick dwelling; foreclosure.

(AT NO. 9 WILLOUGHBY STREET, BROOKLYN.)

BY THOMAS A. KERRIGAN.

Prospect street, No. 143, north side, 25 feet east of Bridge street, 25x75.

Bridge street, Nos. 119 to 123, northeast corner of Prospect street, 75x25, two two-story and one two-and-a-half-story frame buildings; partition.

BY WILLIAM KENNELLY.

Water street, No. 283, southeast corner of Dover street, runs northeast 35.8x southeast 73.9x west 34.1 to east side of Dover street x west along same 70 to beginning; except

Water street, southeast side, 35.8 northeast of Dover street, runs southeast 26.6 along lands of New York and Brooklyn Bridge, x northwest 27 to southeast side of Water street, x northeast 7.3 to beginning, gore, seven-story brick store; foreclosure.

Ninetieth street, No. 57 West, on map No. 45, north side, 481 feet west of Central Park West, 18.4x100.8, four-story, stone-front dwelling; foreclosure.

118th street, Nos. 513 to 515½, north side, 181.4 feet east of Pleasant avenue, four lots, each 16.8x100.11, four three-story brick dwellings; foreclosure.

Official Transfers.

Amsterdam av, e s, 70.4 n 74th st, 17x81; Chas A Decker to Annie V. Bryan $500
Audubon av, n e cor 174th st, 95x146; Geo R Schiefelin to Frank T Kee 1
Av C, w s, 51.9 n 11th st, 77.3x83; Bessie Shweitzer and ano to Hyman A Baker and ano 100
Canal st, s w s, at n s Laight st, 50.7x29.9x41.7; Eleanor T Smith et al to Henry J Scheuber 1
Cross st or Bathgate av, e s, 50.8 n 191st st, 25x100; Walter S Knox to James J McCluskey 1
Cross st or Bathgate av, s e cor College av or 191st st, 50x100; Walter N Knox to Rose A McCabe 1
Marion av, w s, lot 90 map farm Benjamin Berrian, 50x111.6x50x104; Emanuel Blumenthal, ref, to Jacob Shrady 4,700
Rivington st, 332, 334, n w cor Mangin st; Samuel A Robinson to Michael Fay and ano 1
Rivington st, 110, n s, 22.10x80x22.8x80; Barbara Fillmann to Dora Finkelstein 14,500
St Ann's av, w s, 505 n 156th st, 25x100; Ernst Marx Nathan Co to Jacob Lipsky 100
St Nicholas av, n w cor 116th st, 89.1x97x75.11x140.8; Nolan D Stilwell to Michael McCormack 100
Washington pl, 23, n w cor Greene st, 25.2x100; Anthony Van Bergen and ano, indiv and trus, et al, to Abraham Boehm and ano 20,000
8d av, 1391, s s, 24x100; Johanna Meckel to Richard Dickson and ano 100
8d av, w s, at s e Quarry road, runs s w to Madison avenue 11xe; Ralph L Enderton to Ella L Hebberd 1
5th ave, 1,070 n 60th st, 75.11x102.3x irreg; Wm H Scott to Robert C Ferguson, 1½ part 1
54th st, s s, 100 e 11th av, 25x100.5; Joseph M Schenck, ref, to John Koch 4,300
5th av, n w cor 133d st, 49.11x100; Samuel W B Smith to Nicholas D Kendall 1
5th av, n w cor 127th st, 49.11x100; Martin Metzger to Julia Drought 1
6th av, w s, 74.1 s 56th st, 24.2x80; Lucy A Friedlieb et al to Louise Livingston 1
9th av, e s, 24.8 n 27th st, 24.8x77.10; Emmet R Olcott to David McAdams 20,550
13th st, 544, 546 E, 45.3x70; Jonas Weil and ano to Daniel Mahoney 1
48th st, s s, 46 w 6th av, 19x98; Wm H B Totten, heirs, &c, to Chas E Latimer 1
50th st, n s, 175 e 11th av, 25x80.6x25.8x83.10; Charles A Decker, referee, to Annie V Bryan 800
51st st, 15 W, 33x100.4; Nannie F Steele to Seth H French, ½ part 1
51st st, n s, 300 w 6th av, 33x100.4; John H French to Seth B French, ½ part 1
62d st, n s, 100 e 11th av, 25x100.5; Wm M Cohen, ref, to Julia A Law 4,000
62d st, n s, 125 e 11th av, 25x100.5; same to same 4,000
62d st, n s, 150 e 11th av, 25x100.5; same to same 4,000
62d st, n s, 175 e 11th av, 25x100.5; W Harris Roome to same 4,000
62d st, n s, 200 e 11th av, 25x100.5; same to same 4,000
66th st, 27 E, 63x127; Elizabeth C Wood to Chas R Henderson 1
70th st, 334 and 336 E, 55x100.4; John H Becht to Joseph Krulish 88,000
Same prop; Fanny Schwarz et al to John H Becht 1
77th st, s s, 245 e 5th av, 25x102.2; George T Maxwell to Marie R Maxwell 1
91st st, s s, 225 e 2d av, 25x100.8; Rosie Ottinger to Aaron Baum 39,000
91st st, 312 E, 25x100.8; Henry Kellus to Aaron Baum 39,000
110th st, s s, 62.3 e Park av, 37.9x100.11; Wm H Lake to Chas S Hubbard 1
125th st, n s, 100 e Broadway, 25x99.11; Frank T Kee to Geo R Schieffelin 24,000
145th st, n s, 200.9 w Boulevard, 14.9x99.11; Edward Beatty to Elizabeth W Beatty 1
187th st, 785, n s, 21.10 e Bathgate av, 22x72.7; John J O'Brien to Bridget Breen 1

Recorded Leases.

Av A, 1424; Joseph Soukup to Ferdinand Teuber, 3 yrs ..... $480 to 540
Orchard st, 48; Jacob Levy to Congregation Beth Hamedrest Hasfordim, 5 yrs $660
Rivington st, 24; Isaac Sprung to Herman Grossweld, 3 yrs 600
1st av, 2295, n w cor 118th st; Amanda Wolff to Andrew Davey, 5 yrs ..... $900 to 1,000
1st av, 2004; Amelia White to Morris Cohen, 3 yrs 600
41st st, 336 W; Geo W M Sturgess, exrs, to Wm Ewert, 5 yrs 250

Recorded Mortgages.

Av C, w s, 51.9 n 11th st; Hyman A Baker and Joseph Fine to Bessie and Rachel Shweitzer, 1 yr 6,000
Av C, w s, 51.9 and 90.4 n 11th st; Hyman A Baker and Joseph Fine to the City Mortgage Co, 2 morts, 1 year, each $2,000
Bathgate av, 2171; John J O'Brien to Ida B Idell, 3 yrs 5,500
Bathgate av, 2173; same to same, 3 yrs 5,500
Canal st, s w s, at n s Laight st; Henry J S Beuther to Sylvester Popper et al, trustees, &c, 5 yrs 10,000
German pl, e s, 50 s 158th st; Joseph D. Jennings to Hiram H and Hannah A Dater, as trustees, &c, 3 yrs 11,000
German pl, e s, 75.1 s 158th st; same to same, 3 yrs 11,000
Kelly st, n s, 75 w Wales av; Louis M King to James M Wentz, demand 28,000
Same prop; Josephine Steuder to same, 1 yr 1,500
Same prop; Michael Cowen to same, demand 4,750
Same prop; Wm W Vaughan to same, demand 8,200
Lots 8 and 19, map portion of the Hunt estate, Van Nest Station; Francis S Campbell to Louis Negri, installs 8,000
Madison av, n e cor 65th st; Chas R Henderson to the Equitable Life Assurance Society, 2 yrs 45,000
Rivington st, 110; Dora Finkelstein to Barbara Fillmann, 5 yrs 9,500
Same prop; same to Samuel Moscovitz, installs 8,000
Spring st, s s, 75.2 w Sullivan st; Edwin B Stanton to Sarah Schuster, 3 yrs 18,000
Same prop; same to Tillie Woolf, 2 yrs 5,000
St Ann's av, n e cor 139th st, 200.8 to 140th st, Mary A McNamee to Abraham Goldsmith, demand 3,500
St Ann's av, w s, 78 n 156th st; Morris Neufeld and Isidore Cohen to Catherine Klein and ano, 1 yr 11,500
St Ann's av, w s, 505 n 156th st; Jacob Lipsky to Ernst-Marx-Nathan Co, 1 yr 20,500
Same prop; same to same, 1 yr 28,000
St Nicholas av, n w corner 116th st; Michael McCormack to Nelson D Stilwell, 1 yr 48,000
Washington pl, 23; Abraham Boehm and Lewis Coon to the United States Trust Co, 3 yrs 67,500
Same prop; same to Anthony Von Bergen, 3 yrs 17,500
8d av, n w cor 33d st; Michael P Breslin to the Emigrant Industrial Savings Bank, 1 yr 18,000
4th st, s s, 380 w 5th av, Wakefield; Margaret Peck to Sarah A Hitchcock, 3 yrs 1,500
54th st, 55 W; John Koch to the Franklin Savings Bank, 3 yrs 2,600
8th av, n w cor 127th st; Julia Drought to Martin Metzger, 1 yr 20,000
Same prop; same to same, 1 yr 40,000
9th av, e s, 24.8 n 27th st; David McAdam to Wm J Gilmartin, 3 yrs 12,000
13th st, 546 E; Daniel Mahoney to Jonas Weil and Bernhard Mayer, 1 yr 11,500
15th st, 324 E; Julius Dreyfus to Joseph L Buttenweiser, demand $0,000
24th st, s s, 275 e 11th av; Wm Hall et al to Robt H Clara, leasehold, demand 2,000
48th st, s s, 46 w 6th av; Charles E Latimer to the Irving Savings Instn, 1 yr 10,000
72d st, s s, 16.8 w Av A; Delmar W Heath to George B Heath, 3 yr 1,000
107th st, 70 W; William Stickel to Joseph Hildesheimer and Louis Schlesinger, installs 8,000
116th st, s s, 62.3 e Park av; Chas S Hibbard to the Metropolitan Savings Bank, 1 yr 50,000
174th st, n s, 95 e Audubon av; Frank T Kee to George R Schiefelin, 5 yrs 2,500
174th st, n e cor Audubon av; same to same, 5 yrs 7,500
187th st, 785 E; Bridget Breen to John J O'Brien, 1 yr 500

Assignments of Mortgages.

Feinberg, William, and Joseph Polstein to the State Bank ..... nom
Henckes, Albert C, to Catharine Murphy $1,500
Abney, Louise C, to Catharine A Anthon 15,000
Moscovitz, Samuel, to Louis Fischer 3,700
Newbold, Sarah B, to Union Trust Co of N Y 14,000
Rosenbluth, Emma, to Wilhelmine C Stugeler 1,000
Sills, Gertrude L, to Emma Rosenbluth 5,000
Schuyler, Walter G and James E, to Francis Hagen, Jr ..... nom
The State Bank to Alice Richard ..... nom

Lis Pendens.

Cherry st, n s, 48.1 w Oliver st, 82.5x irreg; Mary Raby vs Annie D Wood (to have a lease executed); attys, Black, O, G & B.

4th st, s s, 101.3 e Bowery, 19.6x95.2x20x95.2; Gustav Voigt vs Gustav Franke (to cancel deed, &c); atty, A P Wagener.

Foreclosure Suits.

Hamilton terrace, 52 and 54; Harriet H Wilcox vs Wm H Lake et al; attys, Eustis, F & C.

1st av, 2070; Edith J Sanford vs Wm S Anderson et al; attys, Phillips & A.

Mechanics' Liens.

96th st, s s, 208.6 e 8d av, 66.6x100.8; Jas L Miller and ano vs John H Cole et al $2,000
99th st, 37 W; Gabriel Valente vs Wolf Levy and Angelo Filocco 150
113th st, 211 and 213 E; Emanuel Doctor vs B Hahn and J L Burke & Co 245

Plans Filed for New Buildings.

Amsterdam av, n e cor 61st st; one-story laundry; N Y Infant Asylum, owner; James B Lord, architect; cost $800
Broadway, 284-285; improvements to stores; Laura R Jennings, owner; cost 1,200
Broadway, w s, 26 n 55th st; eight-story flat; F M Wagner, owner; Henry Andersen, architect; cost 250,000
Cherry st, n w cor Scammel st; six-story flat; William Sugarman, owner; M Bernstein, architect; cost 85,000
Grand st, 415½-417; six-story flat; Solomon Lilienberg, owner; M Bernstein, architect; cost 38,000
Monroe st, 255-259; three six-story flats and stores; J. Friedman, owner; M Bernstein, architect; cost 25,000
Rivington st, 136-138; six-story flat and stores; Lippman & Friedman, owners; M Bernstein, architect; cost 80,000
Western Boulevard, e s, 100 n 97th st; one-story shop; Marbrunn & Stiegenwalt, owners; Alexander Fowler, architect; cost 1,500
5th av, 894; improvement to store; G W Stetson, owner; J B Lord, architect; cost 8,000
10th st, 371-373 E; six-story and basement tenement; Samuel Greenwald, owner; G F Pelham, architect; cost 80,000
33d st, 18 W; improvement to dwelling; John Jacob Astor, owner; A M Napier, architect; cost 8,000
84th st and 3d av, n w cor; improvement to store; Jacob Schiller, owner; Charles Stegmayer, architect; cost 1,500
113th st, 204 e 3d av; six five-story flats; August Jacobs, owner; John Hauser, architect; cost 188,000
116th st and 8th av, n w cor; improvement to flats; F P Forster, owner; Neville & Bagge, architects; cost 8,000
119th st, 132-134 E; two five-story tenements; A Danzenmeyer, owner; M Bernstein, architect; cost 25,000
133d st, n s, 125 e 12th av; four five-story flats; Daniel MacNeven, owner; John De Hart, architect; cost 80,000

City Real Estate.

Borough of Manhattan—For Sale.

Above 14th St.—5th Av. to East River.

A PLOT, 75x100, ON 3D AV.,
near 116th st., can be sold on easy terms to a builder.
THOMAS & ECKERSON, 35 West 30th St.

Above 14th St.—5th Av. to North River.

Houses that Suit.

We are selling some unusually attractive houses on Edgecombe avenue and 138th street, opposite St. Nicholas Park, one block west of 8th avenue, near 140th street elevated station, 18 to 20 feet wide, newly decorated, tiled bathrooms, situated in restricted private house neighborhood on West Side. Prices $14,000 to $18,500, $3,000 or more down, mortgage to suit. Full commission to brokers. Call at premises, 94 Edgecombe avenue.
Further particulars of the Agents,
McVICKAR AND COMPANY
108th Street and Central Park West.
1868 B'way, near 37th st. 246 E. Houston st.
24 Nassau st.

TWO HIGH-GRADE SINGLE FLATS near 93d st. station leased one tenant at
6 PER CENT.
will be sacrificed.
STABLER, RANDOLPH & CO.,
674 Columbus av.

Washington Heights—Above 125th st., West of 8th av.

HAVE YOU
Tried the new transfer system on the L and cable roads? Eight cents from South Ferry to almost any place you may want to go. If you want to test the practical working of this important new departure in New York railroad methods come up to Washington Heights to-day and look around. Don't let the horse cars on 125th street frighten you. They are there only temporarily, till the new underground trolley road with its fine new cars is completed. If you like this part of the city drop us a line and we will call on you and tell you all about the h uses and flats we have for sale and to let; some of them at very low prices.
There are also some good chances for investors in the way of lots at prices that will make you regret in a year or so not having bought now.
CHARLES GRIFFITH MOSES & BRO.,
157TH ST. AND AMSTERDAM AV.

Miscellaneous.

Bryan L. Kennelly & Co.
66 LIBERTY ST.,
OFFER FOLLOWING FOR SALE:

6TH AV., near 4th st.—3-story and basement store and flat, 19x60x74; price, $21,000; mortgage, $12,000 at 4½ per cent., 5 years.

87TH ST., near 2d av.—3-story and basement dwelling, 15x45x100; price, $11,000.

88TH ST., near 1st av.—2-story and basement brick dwelling; steam heated; in perfect order; 21.8x45x100; price, $8,500; very liberal mortgage at 4 per cent. may remain.

229TH ST., between 7th and 8th ave.—3-story brick dwelling, 18.9x100; mortgage, $10,000 at 5 per cent.; price very low; might exchange.

781 CAULDWELL AV., near 156th st.—2-story and basement frame dwelling, 20x85x52.6; 9 rooms and bath; decorated; all improvements; price, $3,750; mortgage, $2,500 at 5 per cent.

For further particulars see B. L. KENNELLY & CO., 66 Liberty st.

Real Estate at Auction.

BRYAN L. KENNELLY, Auct'r
55 Choice Lots and Plots
AT BEAUTIFUL
PELHAM MANOR PARK
IN THE
Village of Pelham Manor
Westchester Co., N. Y.
TO BE SOLD AT AUCTION
MONDAY, MAY 22, 1899,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 B'way, New York City.
By BRYAN L. KENNELLY & Co., Auction'rs

These lots are situated in Pelham Manor Park, in the village of Pelham Manor, one of the most beautiful residential sections adjacent to New York city, just above the New York city line, about 28 minutes from Grand Central Depot, via New Haven R. R., 21 trains each way daily; also via Suburban Service (N. Y., N. H. & H. R. R.), trains hourly to and from 125th st. and 3d av. Carriages will meet trains at both depots. After May 1 Elevated R. R. will issue transfers to Union trolley cars, which reach this property. Water, gas, and sewer in. Property restricted.
70 per cent. of purchase money may remain on mortgage at 5 per cent. for 3 years or less.
Title insured by Lawyers' Title Insurance Co. free of cost to purchaser.
Book maps and further particulars with JOSEPH ENGLISH, at Pelham Manor Depot. Hotaling & Co., 2558 Third av., Edmund S. Mills, 45 East 42d st., or at auctioneer's office, 66 Liberty st.

BRYAN L. KENNELLY, Auct'r,
will sell at auction,
WEDNESDAY, MAY 3, 1899,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,
2-4-6-8-10 7TH AV.,
Being Northwesterly Corner of Greenwich and 7th Avs.
Size of plot, 127 feet on 7th av. by 107 feet on Greenwich av., with four-story and basement brick building and two-story brick buildings thereon. Terms liberal.
Maps and further particulars at auctioneer's office, 66 Liberty st.

RICHARD V. HARNETT & CO., Auct'rs,
Will sell at auction Wednesday, May 3,
At 12 o'clock noon, in the New York Real Estate Salesroom, 111 Broadway,
11TH AV., S. E. CORNER 63D ST.,
5 VERY CHOICE LOTS
25x100 each. 70 PER CENT. may remain on mortgage at 4½ PER CENT.
AMSTERDAM AV., N. W. Cor. 159th St.,
4 VERY CHOICE LOTS.
8 on avenue, 25x100 each. 1 on street, 30x99.11.
WILLIAM G. McCREA, Esq., Attorney, Gerken Building, 90 and 92 West Broadway.

TRUSTEE'S SALE.
17 FIFTH AVENUE,
Five-story brick building; lot 21x100; 25 feet in rear. Sailors' Snug Harbor Leasehold expiring 1907; ground rent $1,000 per annum, taxes, &c.
ROOSEVELT & KOBBE, Attorneys, 44 Wall st.
Maps at Auctioneers', 71 and 73 Liberty st.

Real Estate.

WM. HENRY FOLSOM,
REAL ESTATE,
Agent, Broker, Appraiser,
239 5TH AV., NEAR 27TH ST.

Real Estate at Auction.

JAMES L. WELLS, Auctioneer.
EXECUTORS' AND TRUSTEES' SALE.
By order of the Executors and Trustees of the
ESTATE OF JOSEPHINE L. PEYTON, Dec'd
at 111 Broadway, N. Y. Real Estate Salesroom,
THURSDAY, MAY 4TH, NOON,
132 PARCELS
BRONX BOROUGH PROPERTIES.

THIRD AVENUE.
Nos. 3051 and 3053, w. s., 50 ft. n. 156th st., plot 46x112, frame buildings, adjoins L station.
N. W. cor. 157th st., one lot.
No. 3079, w. s., 25 ft. n. 157th st., 3-story frame store, dwelling and lot.
W. s., 24 ft. s. 158th st., one lot.
E. s., between 158th and 159th sts., one lot.
718 E. 159TH ST., NEAR 3D AV.
S. s., 100 ft. west, plot about 33x148, frame dwelling.
No. 1734 BATHGATE AV.,
E. s., 50 s. 174th st., frame dwelling, 2 lots.
WESTCHESTER AV. AND 156TH ST.
Northwest side, 25 very choice lots.
OPPOSITE MELROSE STATION.
Entire block, Park and Teller avs., 162d and 163d sts., 9 lots.
WEBSTER AVENUE.
E. s., 50 s. Anna place, 3 lots.
E. s., about 26 s. St. Paul's place, one lot.
E. s., 125 s. 171st st., 4 lots.
BROOK AVENUE.
N. w. cor. 170th st., 1 lot.
W. s., 50 n. 170th st., 3 lots.
GERARD AVENUE.
W. s., about 140 n. 167th st., 6 lots.
JEROME AVENUE.
E. s., entire block front, 176th st. to Mount Hope place, 10 lots.
E. s., about 51 n. Mount Hope place, 8 lots.
E. s., 172 n. Cameron place, 3 lots.
E. s., 122 n. 182d st., one lot.
E. s., 97 n. 183d st., one lot.
E. s., 197 n. 183d st., 10 lots.
N. w. cor. Evelyn place, 7 lots.
WALTON AVENUE.
W. s., 172 n. Cameron place, 3 lots.
W. s., 122 n. 182d st., one lot.
W. s., 97 n. 183d st., one lot.
177TH STREET.
S. s., 160 e. Jerome av., 2 lots.
S. w. cor. Walton av., 4 lots.
N. s., 95 w. Morris av., 4 lots.
CRESTON AVENUE.
S. w. cor. 183d st., 4 lots.
FORDHAM ROAD, WEST, JEROME AV.
S. e. cor. Grand av., 4 lots.
TREMONT AVENUE.
N. s., about 52 w. Marmion av., 6 lots.
MARMION AVENUE.
W. s., about 174 n. Tremont av., 5 lots.
TERMS LIBERAL. SALE ABSOLUTE.
For book-maps, terms of sale, &c., apply to Sylvester Pope, William L. Condit, Edward P. Schell, executors and trustees, 56 Pine st., or Abram I. Elkus, attorney for executors and trustees, 56 Pine st., or to James L. Wells, auctioneer, 141 Broadway, N. Y.

JAMES L. WELLS, Auctioneer,
at 111 Broadway, N. Y. Real Estate Salesroom,
TUESDAY, MAY 2, NOON,
ABSOLUTE SALE
58 CHOICE LOTS,
desirably situated as follows:
SOUTHERN BOULEVARD, n. s., 125 ft. e. of Brook av., 6 lots.
152D STREET, n. s., 54 ft. w. of Willow av., 9 lots.
153D STREET, s. s., 54 ft. w. of Willow av., 7 lots.
134TH STREET, s. s., 125 ft. e. of Brook av., 2 lots.
134TH STREET, n. s., 228 ft. e. of Southern Boulevard, 12 lots.
135TH STREET, s. s., 148 ft. e. of Southern Boulevard, 12 lots.
136TH STREET, s. s., 100 ft. e. of Brook av., 10 lots.
All in centre of the great manufacturing, commercial and building district in southerly part of the New York railroad methods come up to Washington Heights to-day and look around. Don't let the horse cars on 125th street frighten you. They are there only temporarily, till the new underground trolley road with its fine new cars is completed. If you like this part of the city drop us a line and we will call on you and tell you all about the h uses and flats we have for sale and to let; some of them at very low prices.
There are also some good chances for investors in the way of lots at prices that will make you regret in a year or so not having bought now.
CHARLES GRIFFITH MOSES & BRO.,
157TH ST. AND AMSTERDAM AV.

Miscellaneous.

Bryan L. Kennelly & Co.
66 LIBERTY ST.,
OFFER FOLLOWING FOR SALE:

6TH AV., near 4th st.—3-story and basement store and flat, 19x60x74; price, $21,000; mortgage, $12,000 at 4½ per cent., 5 years.

87TH ST., near 2d av.—3-story and basement dwelling, 15x45x100; price, $11,000.

88TH ST., near 1st av.—2-story and basement brick dwelling; steam heated; in perfect order; 21.8x45x100; price, $8,500; very liberal mortgage at 4 per cent. may remain.

229TH ST., between 7th and 8th ave.—3-story brick dwelling, 18.9x100; mortgage, $10,000 at 5 per cent.; price very low; might exchange.

781 CAULDWELL AV., near 156th st.—2-story and basement frame dwelling, 20x85x52.6; 9 rooms and bath; decorated; all improvements; price, $3,750; mortgage, $2,500 at 5 per cent.

For further particulars see B. L. KENNELLY & CO., 66 Liberty st.

Real Estate.

HORACE S. ELY. ALFRED E. MARLING.
Horace S. Ely & Co.,
REAL ESTATE.
64 Cedar St. 27 West 30th St.

A.—J. HAMILTON HUNT,
REAL ESTATE,
member of the Real Estate Board of Brokers,
207 WEST 81ST ST., BRAND BROADWAY,
late of 211 Boulevard,
is now prepared to offer very choice bargains in west side Properties, from revised list, for sale or rent.

Dwelling Houses To Let.

Furnished.

AN ELEGANTLY FURNISHED HOUSE,
West 73d st.; rent $3,000; possession at any time.
THOMAS & ECKERSON, 35 West 30th St.

Unfurnished.

DWELLINGS.

350 West 15th st., three-story h. s. brick	$900
426 West 16th st., three-story E. b. brick	780
334 West 20th st., three-story h. s. brick	1,200
847 West 21st st., 3½-story h. s. brick	1,100
448 West 21st st., three-story h. s. brick	1,000
463 West 22d st., four-story E. b. brick	1,000
469 West 22d st., four-story E. b. stone	1,000
477 West 22d st., three-story h. s. brick	900
467 West 23d st., four-story h. s. brick	1,400
520 West 26th st., three-story h. s. brick	900
20 East 33d st., four-story h. s. stone	2,800
126 East 122d st., three-story L. s. brick	720
124 East 122d st., three-story h. s. brick	720

S. F. JAYNE & CO.,
254 WEST 23D ST.
TELEPHONE, 482—18TH ST.

FOR LEASE.
18 AND 20 WEST 25TH ST.
50x98.9,
Near Hoffman House.
Suitable for Business or Club.
S. F. JAYNE & CO.,
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Four-story, high-stoop stone dwelling; desirable business locality. S. F. JAYNE & CO.,
Telephone, 482-18th. 254 West 23d st.

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Three-story, high-stoop brick dwelling,
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Apply on premises, or to
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A.—HOUSES, unfurnished and furnished, in desirable locations; rent $1,000 to $6,000.
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$35 PER MONTH for three-story dwelling, 534 East 117th st., near Pleasant av. See caretaker, or
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$450 PER YEAR, 3-STORY HOUSE, E. 86TH ST.
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116TH ST., near Lexington av.—Five-story fine flat, fully rented; may exchange for lower priced property.
CYRILLE CARREAU, 235 Grand st., near Bowery.

121ST ST., 429 EAST.—Three story and basement; all improvements; open for inspection.
CYRILLE CARREAU, 235 Grand st., near Bowery.

To Let for Business Purposes.

A.—A.—A. STORES. A.—A.—A.
Northeast corner 3d av. and 80th st., Store.
Corner Worth and Mott sts. and Chatham Sq., Store.
208 West st., southerly half Store and Floor above.
210 Grand st., Store, 60 feet deep.
76 Bowery, half Store and Basement.
399 Canal st., corner Thompson st., Store.
162 East 110th st., Store and Rooms.
858 1st av., Store and Rooms, near 48th st.
LOFTS.
218 Centre st., one Loft; power and heat.
80 Bowery, one Loft, 25x100; light.
17 Ann st., near Broadway, one or four Lofts.
Corner Worth and Mott sts., first Loft, light.
LOFTS.
Northeast corner 1st av. and 107th st., 100x113.
136th st., near Lenox av., 50x100.
Northeast corner 3d av. and 103d st., 50x150.
635 East 157th st., 50x100.
CYRILLE CARREAU, Agent, Grand st., near Bowery (under Oriental Bank).

1st & 2d Lofts
29 BEEKMAN ST. TO LET.
First-class ord r. Passenger and freight elevator.
RULAND & WHITING, 5 Beekman st.

Best Store in Stove District,
110-116 BEEKMAN ST., TO LET.
RULAND & WHITING, 5 Beekman st.

A.—A.—LOFTS, 25x90 AND 50x90;
handsome new building; unusually light. Apply on premises, 129-131 WEST 31ST ST.

A BROADWAY CORNER STORE
and basement to be leased.
THOMAS & ECKERSON, 35 West 30th St.

A T $1,100 RENT, 242 SOUTH ST., 5-story building; AT $1,200 RENT, 12 PECK SLIP, 5-story building. RULAND & WHIT