Investment Questions and Answers

This column appears each Monday, Thursday and Saturday.

Readers may ask as many questions as they like about investment subjects, but please do not ask about a half dozen companies in one letter, as it adds unnecessarily to the clerical work of this office. Do not send money. This service is free. Be sure to give your address as well as your name, because most inquiries are answered by mail. All correspondence is held as confidential.

Address all communications to Financial Editor, THE SUN, 50 Broad street, New York city.

U. S. Steel Preferred.

G. T. M., Murray Bay, Ont.—Do you think U. S. Steel preferred stock is a good investment for part of a woman's funds?

Yes.

Boston & Maine.

S. A. R., Brooklyn.—Did Boston & Maine common stock ever pay over 5 per cent. in dividends? If so, when? I have looked back to 1893 and find that the highest distribution made since that time was 8 per cent., and my records go back no further.

Boston & Maine common stock paid as high as 15 per cent. in 1870; in 1864 it paid 12 per cent; in 1867, 1868, 1869, 1872 and 1887 it paid 10 per cent.; in 1890, 9½ per cent.; in 1866, 1888, 1889 and 1891, 9 per cent.

Swift & Co.

W. R., New York—Will you please give me an idea of the business of Swift & Co., the Chicago packing concern, its extent and capitalization?

Swift & Co. own packing plants in Chicago, Kansas City, South Omaha, East St. Louis, South St. Joseph, South St. Paul and Fort Worth as well as distributing houses in practically every large city of the United States. The Canadian company, known as Swift Canadian Company, Ltd., has plants in Edmonton, Vancouver and Toronto, as well as branch markets in the larger cities of the Dominion. Gross sales of Swift & Co. in 1915 amounted to $500,000,000, and net income $14,087,500, and for the preceding year the respective figures were $425,000,000 and $9,450,000. Capitalization is: Capital stock, authorized and outstanding, $75,000,000; bonds, $29,450,000 first mortgage sinking fund 5 per cent., due July 1, 1944.

Stewart-Warner Speedometer.

B. I., Germantown, Pa.—When was the Stewart-Warner Speedometer Company formed, in what State, and who are the officers?

Stewart-Warner Speedometer Company was formed under Virginia laws December 19, 1912, and acquired all patents, business and capital stock of the Stewart & Clark Manufacturing Company of Chicago and the Warner Instrument Company of Beloit, Wis. Officers elected June 14, 1916, were: L. A. Lachance, chairman; C. B. Smith, president; W. J. Zucker, vice-president and secretary, and T. T. Sullivan, vice-president and treasurer.

Central Ohio 4½s.

B. S., Beacon, N. Y.—Are the interest and principal of the consolidated first mortgage 4½s of the Central Ohio Railroad controlled by the Baltimore & Ohio, subject to deduction of taxes on payment of either or both?

There is no provision on the face of these bonds or in the mortgage deed which indicates that the company will pay principal and interest without deduction for any taxes which it may be required to pay or retain therefrom.

F. W. Woolworth Co.

W. S., St. Louis—Can you tell me what the total sales of the Woolworth company were in 1914 and 1915, and also what they are likely to be this year?

Total sales of F. W. Woolworth in 1914 were $69,619,669, and in 1915 $75,995,774. In the first seven months of the current year the ratio of increase over 1915 was about 15 per cent. On the assumption that this ratio will be maintained, the estimate for the full year would be more than $87,000,000.

American Cotton Oil 5s.

J. K. E., Brooklyn—Do you think American Cotton Oil bonds are a good investment?

American Cotton Oil twenty year gold 5s, due May 1, 1933, and outstanding to the amount of $5,000,000 ($15,000,000 authorized) may be regarded as a fair investment, on the ground that the earnings of the company have been such as to provide a wide margin of safety for the interest on them, and the added ground that the company has a demonstrated earning capacity that augurs well for the future in its field of production of such staples as soaps, lards, fertilizers, gins, cotton seed oil, cotton seed cake and cotton seed meal. The bonds, while not a mortgage, are a direct obligation of the company and are issued under an agreement that no mortgage lien shall be placed upon the property of the company without the written consent of 80 per cent. of all holders of the outstanding bonds.

BUILDER BUYS OLD PARK AV. DWELLINGS

Site Near 83d Street to Be Improved With Tall Apartment House.

Another apartment house is planned for upper Park avenue as a result of the sale by James J. Donovan of the Drury-Gallagher property at 973-975 Park avenue, adjoining the southeast corner of Eighty-third street. The purchase was by a prominent builder, said to be James F. Meehan, who is having plans made for a high grade elevator apartment house. The site, a plot 37.8x100, is now occupied by two private houses and the indicated improvement will leave but one dwelling on either side of the avenue between Eighty-second and Eighty-third streets, the entire frontages being occupied by twelve story apartment houses. The dwelling on the Eighty-third street corner was the former home of the late Harry C. Hart.

DEAL FOR PEARL STREET LOFT.

An investor has bought the small business property at 295 Pearl street, between Beekman and Ferry streets. A five story building covers the site property, which is 17.6x100. Parker Schell is the seller. The Duross Company negotiated the deal.

BUYING UPTOWN DWELLINGS.

WEST 137TH STREET—Goodwin & Goodwin have sold for Henry Marks to Harry Bowman the three story and basement dwelling, on lot 18x99.11, at 208 West 137th street.

BASSFORD AVENUE—William Bartels has sold for the German-American Building and Loan Association the two story dwelling at Bassford avenue and Fletcher place to the Sparta Realty Company.

OGDEN AVENUE—Harold H. Harding has sold for May C. O'Hara to Elizabeth C. Knox 1024 Ogden avenue, a three story flat on lot 18.9x138, extending through to Nelson avenue, between 164th and 165th streets.

BROOKLYN DWELLING SALE.

Hy Agar has sold the two story and basement brick two family dwelling at 445 Union street to Franseso Scango.

DEAL FOR N. J. RESIDENCE.

S. S. Walstrum-Gordon & Forman have sold for Stevens & Teteor to Alan J. Ferres the residence at 174 Woodside avenue, Ridgewood, N. J.

NEW FACTORY FOR NEWARK.

Feist & Feist have sold for Dr. James F. Hagerty to H. H. Albee & Son the plot, 48x125 at 201 and 203 Sussex avenue, Newark, N. J. The buyers will erect a five story reinforced concrete building for the manufacture of machinery.

518T ST. HOTEL LEASED.

The twelve story apartment hotel at 88 West Fifty-first street, just west of the Vanderbilt dwellings on Fifth avenue, has been leased by the Andon Corporation for ten years from September 1 to Raymond W. Jones at a rental of $29,000 per annum.

RENTING WINTER HOMES.

The Houghton Company has leased for Hannah M. Cozzens the three story and basement dwelling at 307 West Eighty-seventh street to S. Striebock von Reyn.

John J. Kavanagh leased for Charles R. Bangs to John Nickerson, Jr., the three-story dwelling at 69 East Seventy-seventh street; for Henry B. Montgomery to Charles W. Rantoul, Jr., the four story American basement dwelling at 129 East Seventy-eighth street.

J. Arthur Fischer has leased to A. B. Quest the two four story dwellings at 205 and 207 West Twenty-second street for a term of years.

LIS PENDENS.

Manhattan.

LOT 14, map of Van Cortlandt estate, Bronx—Augustus Van Cortlandt et al agt estate of Mary B. Sheldon, owner; John Shearer, contractor $706

103D ST, 250 W—Louis Seidman agt Dora J. Tooker, owner; Joseph H. Tooker, contractor $185

AUCTION SALES THIS WEEK.

Voluntary and Forced Offerings in Manhattan and The Bronx.

MONDAY, AUGUST 28.

[AT 14 VESEY STREET.]

By Joseph P. Day.

25TH ST, 41-43 W, n s, 225 e 6th av, 50x98.9; 21 sty lofts—Florence Coleman agt A R Keller, Inc, et al; atty, J H Judge; due, $259,700.53; taxes, etc, $67.

By Bryan L. Kennelly.

88TH ST, 64-66 W, e s, 45 e Columbus av, 40x100.8, two 3 sty houses—M M Jones agt Joseph Shiffer et al; atty, Ezekiel Fixman; due, $3,861.74; prior mtg, $40,000.

By Henry Brady.

BROADWAY, s w block front bet 129th and Manhattan sts, 132.10x118x67.5x164.6, 1 sty bldg fr market—Sheriff's sale of all right, title, interest, etc, which the City of New York Public Market Co had on June 3 and June 9 to lease on premises; atty, Isidor Neuwirth.

TUESDAY, AUGUST 29.

[AT 14 VESEY STREET.]

By Bryan L. Kennelly.

30TH ST, s E, e s, 157.6 e 5th av, 20x89, 3 sty bldg and stores—New York Life Ins Co agt F E Johnson et al; atty, G W Hobbell; due, $58,563.59; taxes, etc, $625.99.

30TH ST, s E, e s, 157.6 e 5th av, 20x89, 4 sty bldg and stores—Same agt same; action 2; same atty; due, $59,857.32; taxes etc, $591.95.

70TH ST, 302 E, s s, 74 e 2d av, 24x100.5, 5 sty tnmt and stores—S R Well and ano, trustees, agt Isaac Corson et al; attys, Geller, R & H; due, $16,688.58; taxes, &c, $1,340.77.

By Joseph P. Day.

ESSEX ST, 128, e s, 120 n Rivington st, 25x100, 6 sty tnmt and stores—J L Buttenwieser agt Charles Goldenberg, as trustee, et al; attys, Unger & U; due, $29,715.01; taxes, &c, $70.

By Henry Brady.

121ST ST, 105 E, n s, 50 e Park av, 17x100.11, 3 sty dwlg—Emigrant Industrial Sav Bk agt H W Le Roy et al; attys, R & J (Gorman; due, $5,766.13; taxes, &c, $122.10.

By Samuel Marx.

25TH ST, 158-162 W, s s, 118 e 7th av, 55x98.9—U S Trust Co agt Wessex Realty Co et al; attys, Stewart & S; due, $50,913.78; taxes, &c, $785.89.

35TH ST, 326 W, s s, 300 w 10th av, 25x98.9, 4 sty tnt—J L Ford agt Cassandra Mendelson et al; attys, Osborn & F; due, $16,172.61; taxes, &c, $558.74.

By Joseph & Co.

8TH ST, 421 E, n s, 258 w Av C, 25x92.2, 3 sty tnt and stores—J L Buttenwieser agt Abraham Stadtmauer et al; attys, Unger & U; due, $3,897.39; taxes, &c, $7; prior mtgs, $23,400.

[AT 3208 THIRD AVENUE.]

By Henry Brady.

VILLA AV, 3174-76, e s, 425 n Potter pl, 50x125.8, 2½ sty frame house and stable—Angelina Champlin agt Alfred Hutter and others; atty, Murray, H & H; due, $2,929.03; taxes, &c, $283.55.

By James J. Donovan.

WASHINGTON AV, 2176, e s, 71.11 s 182d st, 17.6x72x irreg, 2 sty fr dwlg, U S Trust Co, as trte, agt J J Lyons et al; Stewart & S, attys; due, $4,923.46; taxes, &c, $173.60.

By Samuel Goldsticker.

SEDGWICK AV, n s, 229 w 177th st, 24.7x65.5x irreg, vacant—Nicholas Kess, Jr agt Morris Heights Realty Co; H A Blumenthal, atty; due, $1,177.19; taxes, &c, $103.54.

By J. H. Meyers.

198TH ST, 365 E, n s, 57.7 w Decatur av, 19.8x87.3, 2½ sty dwlg—S A Seidman agt John Jacobson and ano; J A Seidman, atty; due, $1,156.98; taxes, &c, $188.22; prior mtg, $5,500.

WEDNESDAY, AUGUST 30.

[AT 14 VESEY STREET.]

By Joseph P. Day.

HUDSON ST, 417-419, w s, 19 s Jane st, 37.1x52.2x irreg, 2 4 sty tnts and strs—W W Johnson and ano, trstees, agt Felix Lugone et al; Merrill, H & T, attys; due, $16,891.70; taxes, &c, $776.

[AT 3208 THIRD AVENUE.]

By Daniel Greenwald.

WALTON AV, n e cor 179th st, 25x100, vacant—Hamilton Holding Co agt Notlaw Realty Corp et al; Hirschman & D, attys; due, $3,872.79; taxes, &c, $225.

THURSDAY, AUGUST 31.

[AT 14 VESEY STREET.]

By Henry Brady.

127TH ST, 121 W, n s, 368.4 w Lenox av, 16.8x99.11, 3 sty dwlg—Mathew McNamara agt A L Bischoff et al; T J Bannon, atty; due, $6,643.08; taxes, &c, $872.18.

By M. Morgenthau Jr. Co.

MANHATTAN ST, 7, w s, 117.6 n Houston st, 25.2x62, 5 sty tnt—A M Nelson, gdn, etc, agt Hardale Realty Co et al; attys, J A Seidman; due $306.45; taxes, &c, $147.90.

By Herbert A. Sherman.

106TH ST, 156 E, s s, 275 w 3d av, 25x100.11, 5 sty tnt—Marie Silverberg agt M M Pullman et al; attys, Tomes, S & P; due, $15,582.14; taxes, &c, $805.19.

[AT 3208 THIRD AVENUE.]

By Joseph P. Day.

HOE AV, 1321-23, w s, 50 s Jennings st, 50x100, 5 sty flat—Philippine Walbert agt Jackson Consln Co et al; attys, A & H Bloch; due, $4,134.85; taxes, &c, $1,516.81; prior mtg, $37,500.

By George Price.

FULTON AV, 1278-81, e s, 65.1 s 168th st, 86.5x145x irreg, frame dwlgs—Edward Knapp agt J H J Ronner et al; atty, G A Steinmuller; due, $10,912.32; taxes, &c, $2,652.84.

FRIDAY, SEPTEMBER 1.

[AT 14 VESEY STREET.]

By Joseph P. Day.

137TH ST, 154 W, s s, 140.6 e 7th av, 20x103.8, 3 sty dwlg—H C Roth agt M E Grindle et al; atty, A J Ewald; due, $21,868.30; taxes, &c, $158.10.

[AT 3208 THIRD AVENUE.]

By Joseph & Co.

236TH ST, s s, 400 w Oneida av, 37x109.4x irreg, vacant—H M Shaw agt G W Lockwood et al; atty, Alva Collins; due, $1,046.09.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of lender and attorney. If attorney's name is omitted address party of first part.)

Downtown.

(South of Fourteenth street.)

HESTER ST, s e cor Baxter st, 50x75—Sarah Gabriel to Caterina Lentini, 206 Greene av, Bklyn, Aug 1; mtg $65,000; atty, J F Rogers, 245 Bway $1

LEWIS ST, w s, 180 n Stanton st, 20x100—Katie Schneider to Hedwig Glass, 601 W 135th st, Jan 30, 1914; mtg $16,000; attys, Fixman, L & S, 55 Liberty st $100

SAME PROPERTY—Hedwig Glass to Meta Glass, 601 W 135th st, Oct 7, 1914; mtg $16,000; atty, same $100

East Side.

(East of Fifth avenue, between Fourteenth and 110th streets.)

1ST AV, w s, 50.5 s 59th st, 25x100—Louis Kalisky to Esther M Kalisky, 15 W 123d st, May 19; mtg $21,000; atty, A Kalisky, 256 Bway $1

1ST AV, w s, 25.5 s 59th st, 25x100—Same to same, May 19; mtg $21,000; atty, same $1

Uptown.

(Manhattan Island, north of 110th street.)

118TH ST, n s, 181.4 e Pleasant av, 66.8x100.11—Louis Lese to R Aymar Sands et al, trus, 22 E 47th st, Aug 18, q c; attys, Bowers & S, 46 Cedar st $1

119TH ST, n s, 139 e Lenox av, 18x100.11—Eugene Frayer, ref, to Serena Kronkow, 201 W 55th st, Aug 26; attys, Stewart & S, 45 Wall st $11,000

Bronx.

(Borough of The Bronx.)

MAPLE AV, w s, 100 s 1st st, 25x100—Antonio Salzano to Rachele Tremante, 724 E 214th st, Mch 30; atty, Rachele Tremante, 724 E 214th st $1

BRONX BOULEVARD, 4728, s e s, 50x95—Anton A Wenk to John H Suerken, 4726 Bronx Boul, Aug 25; atty, T G & T Co, 176 Bway $100

HOE AV, 1533-1535, w s, 40x100—Lawrence Davis to Dan'l H Holloway, Ramsey, N J; mtg $14,000, Aug 21; atty, T G & T Co, 176 Bway $100

ELTON AV, 762, s s, 25x126.6—Anthony R Stock to Helen Stock, 762 Elton av, 3 part, Aug 24; atty, E P Orrell, Jr, 256 Bway $100

CHARLOTTE ST, w s, 140.4 n Jennings st, 40x100—Dertinger Consln Co to Finance Operating Co, Inc, 140 Nassau st, Aug 14; mtg $13,550; attys, Gettner, S & A, 299 Bway $100

MORRIS AV, s s, 25 e 154th st, 25x95.3; also Morris av, w s, 100 s 155th st, 28.8x99.4—Helen Stock to Anthony R Stock, 742 Elton av, ½ part, Aug 24; atty, E P Orrell, Jr, 256 Bway $100

161ST ST, 374 E, s s, 25x100—Paulward Co to August Harnischfeger, 232 E 175th st; mtg $5,000, July 12; atty, Mehlig & K, 256 Bway $100

FRANKLIN AV, e s, 75.6 n Jefferson pl, 37.8x100—Cath Darling to Gramont Consln Co, Inc, 95 Wm st; mtg $18,000, Aug 21; atty, Meehan & H, 115 Broadway $100

CHARLOTTE ST, w s, 140.4 n Jennings st, 40x100—M. H. Rilty Co, Inc, to Dertinger Consln Co, 1025 Lowerre pl; mtg $33,550, Aug 14; attys, Gettner, S & A, 299 Bway $100

LOT 112, map Thompson Ross Est—Anton Reisler et al to Henry Becker, 1731 Bussing av, Aug 25; atty, Chas O Korth, 184 East End av $100

BROWN Pl, s e c 135th st, 100x25—Henry I Felbermann to Felmar Rity Co, 320 Fulton st, Jamaica, L I; mtg $28,000, June 26; atty, Benj Marvin, 320 Fulton st, Jamaica, L I.

PLOT begins 100 e Brook av & 115.2 s 141st st, runs n 64.11 x w 22.2 x s 64.11; also 141st st, n s, 101.8 w St. Ann's av, 16x100; also 141st st, n s, 200 e Clifton av, 50x100; also 141st st, n s, 125 e Brook av, 25x100; also 141st st, n s, 100 e Brook av, 25x100; also Brook av, n e c 141st st, 52.11x— to St. Ann's av, x— x—; also 177th st, n s, extends from Morgan to Honeywell aves, 200x194—Central Trust Co (trus) to John J McQuade, 208 E 67th st, Aug 7; attys, McCombs, W & R, 15 Wall st $1

122D ST, s s, 250.3 e Morris av, 50x100—Arthur D Cahn to Francis P Thomas, 157 Halsey st, Bklyn, Aug 22; attys, Bowers & S, 46 Cedar st $1

TROY AV, w s, cor Myrtle av, 200 to Seymore st x 300—N Y Trus Co, trus, to John M Bowers, 45 E 65th st, Aug 17; attys, Bowers & S, 46 Cedar st $1,400

MORTGAGES.

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

Downtown.

(South of Fourteenth street.)

WASHINGTON ST, n s cor King st, 27x142.8—The Woodbury G Langdon Co, Inc, to N Y Life Ins & Trust Co, 32 Wall st, June 30, due Aug 25, 1919, 4½%.

ATTS, Emmet & P, 52 Wall st $125,000

AVENUE A, s e cor 131st st, 21.8x100—Samuel Hirsch and ano to Julius Fishman, 458 West End av, Aug 21, pr mtg $92,000, due June 1, 1918, per cent as per notes; attys, Stoddard & M, 128 Bway $3,000

East Side.

(East of Fifth avenue, between Fourteenth and 110th streets.)

55TH ST, n s, 190 e 3d av, 20x100.5—John Kress to Jacob A Mittnacht, Jr, Monroe, N Y, Mch 14, 1914, 2 yrs, 6%; attys, 272 Bway $1,500

Bronx.

(Borough of The Bronx.)

LOTS 30 and 31, parcel 15, map Wm R Ogden Margaret Quinn to John D Crimin, 3 W 84th st, June 7, 1 yr, 6%; atty, A Campbell, 220 Bway $1,100

3D AV, e s, 191.2 s 170th st, 22.9x99—Regina Deitsch to N Y Protestant Episcopal Public School, 30 Pine st, Aug 24, 2 yrs, 5½%; atty, L T & T Co, 160 Bway $19,000

BRONX BOULEVARD, 4728, s e s, 50x95—John M Suerken to Anton Wenk, 4726 Richardson av, Aug 25, 5 yrs, 5%; atty, T G & T Co, 176 Bway $4,000

MADISON AV, s s, 100 e Williams av, 50x100—Rose T Nelson to Samuel Friedman, 265 W 115th st, Aug 25, due as per bond; atty, T G & T Co, 176 Bway $1,000

ASSIGNMENTS OF MORTGAGES.

Manhattan.

19TH AV, 534—Friedman, Nathan, to Herman Stark, 297 E 10th st; atty, L Strauss, 218 Bway, Brooklyn $3,500

70TH ST, 124 W—Marks, Emanuel, exr, to Edgar T Bernheimer, 124 70th st; atty, Hoffman, 149 Bway $10,000

ST NICHOLAS AV, s e c 175th st, 35x125—Paterno, Jos, to Paterno & Son Contracting Co, 200 Prescott av; atty, W F Peacock, 34 Pine st $1

HAVEN AV, e s, 100 n 170th st, 67.1x irreg—Van Dyck estate to Valentine E Macy and ano, trus, Scarboro, N Y; atty, T G Co, 176 Bway $70,000

56TH ST, 415-417 E—Stier, Jos F, to Wm H Morgan, 26 W 26th st; atty, Jos F Stier, 11 Bway $36,000

Bronx.

170TH ST, s s, 52.6 w Bristow, 22.8x100x irreg—Northern Bank of N Y to Geo Orega, 369 E 149th st; atty, G Orega, 369 East 149th st $2,500

WALTON AV, s s, 248 s 184th st, 2 lots each 27.6x— Manhattan Mtg Co to Harlem Savings Bank, 124 E 125th st; atty, E S Clinch, 41 Park Row (2 assts, each $25,000) $46,000

LOT 9, block 62, map Morris Park—Mutual Life Ins Co and ano to Lillian R Miller, 967 Kelly st; atty, M Miller, 59 Broad st $1

LOT 7, map L G Hunt—Ferdinand Krabut to Ferdinand C Krabut, 1314 Boston road; atty, F Gass, 2215 Westchester av $500

SATISFIED MORTGAGES.

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

170TH ST, n e cor Haven av and 997.3 w Kingsbridge road, runs n 123.11x e 99.5x s 22.5x e 25x s 97.8x w 82.4 to beg, July 14, 1910—Ole H Olsen to Emma L Darling, exr, of Chas F Garrigues; attys, Blandy, M & S, 27 Wall st $28,000

2D AV, e s, 59.5 s 123d st, 26.2x99, pos regulating 40 e fr 3d av x 50.5x s 123d st, runs e 25x s 50.5x w 25 x n 50.5 to beg, Apl 7, 1916—Edw D Farrell to N Y Life Ins & T Co; atty, T G Co, 176 Bway $15,000

86TH ST, e s, 258 w West End av, 75x102.2, Oct 13, 1914—Eighty Sixth St and West End Ave Co to Metropolitan Life Ins Co, 1 Mad av; attys, Woodford, H & H, 1 Madison av $825,000

8TH ST, s w cor Manhattan st, 62x89, Feb 14, 1912—Abraham Michelson to Isaac Michelson, Coytesville, N J; atty, Henry Greenberg, 99 Nassau st $3,000

70TH ST, s s, 213 w Columbus av, 18.8x100.5, Sept 1, 1899—Julia G Bernheimer to Edgar J Bernheimer, 124 W 70th st; atty, T Ins Co, 135 Bway $10,000

22D ST, n s, 434 w 9th av, 16.4x98.9, Apl 8, 1896—Ludwig Roering to Elsa or sun Kuppenfels of Zurich, Switzerland and Leopold Franchetti of Rome, Italy; atty, L T Co, 160 Bway $14,000

RECORDED LEASES.

Manhattan.

LEXINGTON AV, s e cor 53d st, store—Combined Real Estate Interests to Max Lyon and ano, 48 E 88th st, 3 yrs from Oct 1, 1916; atty, Louis Halle, 140 Nassau st $720

Bronx.

BELMONT AV, 2483, store, &c—Luigi Buongiorno and ano to Paolo Orsini, 2477 Belmont av, 5 yrs from July 1, 1916; atty, Paolo Orsini, 605 Crescent av ..... $360 to $420

BOSTON RD, 3024, store—Cornelia E McCormack to Frank Nebeling, 2785 Prospect av, 2 yrs and 3½ weeks from Aug 8, 1916; attys, Beals & N, 1 Madison av $300

SATISFIED MECHANICS' LIENS.

Bronx.

SEDGWICK AV, w s, 150.7 s Kingsbridge rd, 75.8x130.4—Standard Plumbing Supply Co agt R P Bldg Co, Inc, et al, August 14, 1916 ..... $430

GRAND BOULEVARD AND CONCOURSE, e s, 207.6 s 198th st, 50x108—Theodore C Wood agt Waynor Const Co, Inc, et al, August 16, 1916 ..... $506.65

UNFURNISHED APARTMENT TO LET.

498 West End Av.

S. E. Corner 84th St.

One of the finest Apartment Houses on the Avenue

Has every modern improvement; up to date in all details.

For Lease, 7 & 8 Rooms, 3 Baths, at Exceptionally Reasonable Rental

Extra Large Closet Space.

Management of Owner.

CHAS. E. McMANUS, 39-45 East 42d St.

Apply to superintendent on premises.

SMALL APARTMENTS

2 & 3 Rooms & Bath, $40 to $60 a Month. Service Incl. Elevator. Large Rooms. THE OAKDALE, 36 West 33th Street.

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$24 TO $45 A MONTH.

THE QUEENSBORO CORPORATION, Rentals Office, Jackson Ave., cor. 23d St.

58th ST. 125-127 WEST

Fireproof Building, Standard Service, 7 ROOMS & BATH, $1600-$1800.

HOE AVE., 952, 936, 940—3, 4, 5 rooms; telephone, electricity. Inquire Janitress.

LONG ISLAND REAL ESTATE FOR SALE.

SEMI-BUNGALOW

In course of construction, finished by September; owner cannot occupy; 6 rooms, bath (tiles), extra large living room, full width of house, open fireplace, up to date kitchen, large china dressers, new model gas range with improved hot water attachment; combination gas and electric fixtures; hot water heat; spacious porches front and side opening into living room, can be closed in as sun parlor for the winter; large grounds; 6,000 square feet; 3 minutes walk to beautiful sandy bathing beach; 40 minutes from city; owner's loss—your profit. Will sell for $4,500, worth $5,000; $500 cash, balance very easy monthly payments. Owner, 213 W. 34th st.

CIRCUMSTANCES demand me to dispose of my handsome 6-room cottage with garage; garden plot, fronting on trolley; 3 blocks from station, near schools, churches and stores; boating, bathing and fishing; seven minutes to beach; price $2,750; will take small amount down and very easy monthly payments, or mortgage can be arranged. MRS. C. PATON, 195 Flatbush Ave., Bklyn.

$1,275 complete buys my little hilltop bungalow, shade trees, large grounds; near station, harbor and New York; $100 cash and $10 monthly. E. OWNER, 195 Flatbush Ave., Brooklyn.

SIX-ROOM waterfront bungalow; garage; beautiful garden plot; ideal for all water sports; most modern construction; 40 min city out; terms to suit genuine buyer. H BRYAN, box 129 Sun.

FREEPORT WATERFRONT

Bungalows and houses, $1,000 up; also building lots on Randall Bay and Woodcleft Canal; low prices; easy terms. Send for particulars JOHN J. RANDALL CO., Freeport, L. I.

REAL ESTATE FOR SALE—QUEENS.

FORCED TO SELL

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SAXONIA SAT. SEPT. 30, 5 P. M.

CARPATHIA SAT. OCT. 7, 5 P. M.

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PAWNBROKERS' SALES.

JACOB SHONGUT, Auctioneer, 98 Bowery.

Sale at 10 A. M.

Aug. 29—Clothing, etc, prior June 30, 1916, by Leon Ave., sale for Aug. 22 Ave. A, pledges from No. 1917.

Aug. 29—Clothing and all pledges to Aug. 22, inclusive, and pledges selected from previous sales, in Kaiser & Co., 1917 Ave. A, pledges to Aug. 22, 1916.

Aug. 29—Clothing, watches, diamonds and pledges of every description, pledges to Aug. 22, 1916, by Leon Ave., sale for Aug. 22, 1916.

Sept. 1—Jewelry, watches, diamonds and all pledges prior to Aug. 1, 1916, in the following N. S. Co.'s branches: 1 Ave. A, 1 Ave. B, 1 Ave. C, 1 Ave. D, 1 Ave. 125th st, 1 Ave. 116th st, 1 Ave. 110th st, 1 Ave. 116th st, 1 Ave. 125th st, 1 Ave. 125th st, 1 Ave. 125