MERGER PROMOTERS AGREED ON TERMS

Preferred Stock of New Combination to the Amount of $19,000,000 Will Go for Stock of Constituent Companies and for Realty.

Sales reported in yesterday real estate market were of small number.

At a meeting of the promoters of the new real estate combination practically the final details of the pending merger were arranged for yesterday. There have been several changes from time to time in the original plans, but it was announced by an official source after the meeting that the terms had been definitely agreed on.

The name of the new company will be either the United States Realty and Construction Company or the United States Realty and Construction Corporation, some doubt having been entertained as to whether the word "company" or "corporation" should be used. The underwriting will amount to $11,000,000, instead of $12,000,000, according to the completed plan. Of the $30,000,000 of preferred stock, therefore, $19,000,000 is to be devoted to the purchase of the stock of the New York Realty Corporation, which amounts to $3,000,000, all outstanding; the stock of the Alliance Realty Company, $2,000,000, all outstanding; the real estate holdings of the Central Realty Bond and Trust Company, and the outstanding stock of the George A. Fuller Company, of which there is $5,000,000 preferred and $10,000,000 common. The real estate of the Central Realty Bond and Trust Company will be paid for with $1,500,000 of new preferred stock, and an equal bonus of common.

From one of the principal participants in the negotiations it was learned yesterday that the New York Realty stock would get $5,000,000 of new preferred, with a like amount of common stock as a bonus; the Alliance Realty, $2,500,000 of new preferred, with an equal bonus in common stock, and the entire outstanding stock of the Fuller Company would be paid for with $10,000,000 of new preferred and an equal bonus of common.

F. L. Perley Sells a Country Seat.

J. G. Trusdell Moore and William Goodnow sold for Frank L. Perley, theatrical manager, his country seat of thirty acres at Lynnfield Centre, Mass. The buyer is Frank E. Baldwin, a banker, of Boston, Mass.

Bleiman & Co. leased for the Hudson Realty Company to August H. Sievers an

A Fifteen Foot Dwelling Which Recently Changed Hands.

additional floor, 100x125, in the new building being erected at the northwest corner of Seventh avenue and 125th street. This gives Mr. Sievers two entire floors and two stores and basements, each 40x100, in this building. The same brokers sub-leased for Mr. Sievers for a term of years, at an aggregate rental of $30,000, the cigar privilege in the building.

Charles Griffith Moses & Brother sold for Jane V. Chaffin and John Alexander Beall, administrators of the estate of the late Charles M. Connolly, to Max Marx the southeast corner of Ninth avenue and 213th street and the northeast corner of Ninth avenue and 212th street. He already owns the property in the avenue between these streets.

Frederick T. Barry resold for Elisha Sniffin two lots in the north side of 110th street, 525 feet east of Seventh avenue. Mr. Sniffin is the purchaser of Nos. 78 and 80 East Ninety-second street and No. 113 East Seventy-eighth street, sold recently.

Tide-Water Building Company Not an Astor Concern.

The Tide-Water Building Company, which is engaged in erecting a twelve story building in Columbia, S. C., as recently reported, is not an Astor concern. The company has written to the HERALD that Colonel John Jacob Astor is no longer actively interested in its management.

John H. Bermingham is the buyer of No. 120 West Fiftieth street, recently sold by the Equitable Life Assurance Society. Mrs. Emma Charles is the buyer of No. 520 Madison avenue.

Pease & Elliman leased for Thomas B. Hidden to Mrs. K. M. Murchison No. 29 East Forty-fourth street, for three years at $3,500 a year.

Two Churches Acquire Realty.

Two churches took title yesterday to property in their neighborhood. St. Matthew's Protestant Episcopal Church, at No. 28 West Eighty-fourth street, through its rector, the Rev. Arthur H. Judge, acquired from Emma Sackett, at $20,500, the property in the south side of Eighty-fourth street, 395 feet west of Eighth avenue, 20x102.2. The Bedford Park Presbyterian Church, at Bainbridge avenue and the Southern Boulevard, of which the Rev. Henry S. Coffin is pastor, acquired from Peter V. Bussing the plot in the east side of Bainbridge avenue, 56 feet north of 201st street, 56x144.8, for $5,000.

IN THE AUCTION ROOM.

At the New York Real Estate Salesroom yesterday the following transactions took place:—

Peter F. Meyer & Co. sold in partition No. 295 avenue C, west side, 22 feet north of Seventeenth street, 20x65, a five story brick tenement, to the plaintiff, G. W. Wannemacher, for $7,386; also, in partition, No. 219 East Fourth street, north side, 228.6 feet west of avenue B, 20x96, five story brick tenement, to Mark Newman, for $17,322.

Vincent A. Ryan sold in foreclosure the lot 75x100 in Crotona avenue, at the northwest corner of 165th street, to the plaintiff, Charlotte Hastorf, for $5,701.

Philip A. Smyth sold in foreclosure Nos. 336 to 348 Delancey street, Nos. 20 to 25 East street, and Nos. 38 to 42 Tompkins street, being the block front north side of Delancey street, between Tompkins and East streets, 200x150, two and three story brick and frame buildings, together with right to land under water, to Michael F. Burns, for $144,500.

James L. Wells sold in foreclosure Nos. 2,136, 2,138 and 2,140 Prospect avenue, east side, 112.3 feet north of 181st street, each 22x150, three two story frame dwellings, to the plaintiff, Lena Keck, for $12,953.

Bryan L. Kennelly sold by order of the Sheriff all the interest of Frederick L. White in No. 223 West Twelfth street, north side, 218.9 feet west of Seventh avenue, 18.9x103.2, leasehold, a three story brick dwelling, to the plaintiff, for $100.

New Fire Engine House for the City.

Plans were reported yesterday from the Bureau of Buildings in Manhattan for the erection of a three story fire engine house on a plot 50x80 at Nos. 105 and 107 West 132d street. The city is the owner and Horgan & Slattery are the architects. The cost is to be $60,000.

Building Plans in Manhattan.

Following are the other plans for new buildings reported yesterday from the Bureau of Buildings in Manhattan:—

37TH ST, 144 & 146 W, 6 story lofts, 30x96.9; Hudson Realty Co, owner; J E Schmidt, architect $50,000

116TH ST, n s, 175 ft e of Lenox av, 6 story apartment house, 50x87.11; Astoria Land Con Co, owner; Neville & Bagge, architects. 60,000

Manhattan Alterations.

6TH AV & 23d st, s e cor, 7 story place of assembly, 150x100; Masonic Hall & Asylum Fund, owners; the Rushing Co, architects. 500

39TH ST, 104 E, 4 story dwelling, 17x63; M C Martin, owner; S E Gage, architect. 10,000

40TH ST, 42 W, 4 story dwelling, 18.4x53; A H Wiggin, owner, on premises; A N Allen, architect. 4,000

75TH & 76th sts, 100 ft e of 3d av, 4 story public school, 125x92; city of New York, owner; C B J Snyder, architect. 5,000

AV B & 14th st, n w cor, 4 story car house, 127x155.4; Metropolitan St Ry Co, owner; A V Porter, architect. 160,000

Bronx Alterations.

WASHINGTON AV, s w cor 178th st, to a 1 story brick church, 80x100; the Tremont M E Church, on premises, owner; Pringle & Buckhout, architects. 500

Recorded Transfers.

BROADWAY, 2,731, w s, 33.6x93x32x101.7; Daniel Farrell to the Bradley & Currier Co (mtge $60,000) 1

BAINBRIDGE AV, e s, 56.10 ft n of 201st st, 50x144.8; Peter F Bussing to the Bedford Park Congregational Church. 5,000

BOSTON ROAD, s w cor 168th st, 51.2x07x51.2x—; Alice H Blaney to Frank S Blaney (mtge $33,625) 1

CEDAR AV, w s, 194.6 ft n of 177th st, 17.7x101.2x17.9x100; Ernest Weber, Jr, to Isabella M Weeks (mtge $3,875). Exch

FOX ST, w s, 325 ft s of 167th st, 25x100; Fox st, w s, 386 ft n of 165th st, 25x100; Tiffany st, e s, 150 ft n of 163th st, 50x100; Julia Murray to Mary Jennings. 1

FORSYTH ST, 64, e s, 25x07.3; Emma A Nauss to Maurice Myers (mtge $15,500). 1

HOWARD ST, n s, 75 ft w of Broadway, 24.8x75; John A Bell to Christopher M Bell & ano; ½ part. 1

INTERVALE AV, 965, w s, 25x100; Mary Jennings to Julia Murray (mtge $5,500). 1

INTERVALE AV, n w s, 378.11 ft s w of Home st, 25x126.7x25x127.11; Lavinia E Patrick to Margaret Haggerty (mtge $1,700) 4,000

LORILLARD PL, 2,456, s s, 20.6x97.6x20.3x97.6; William Wainwright to Emil Ulrich mtge $4,850) 100

OGDEN AV, n e cor 163d st, 100x90; Emeline A Kemp (as trus) to Joseph H Jones (r s $4) 10,500

PROSPECT AV, 1,338, e s, 25 ft n of 169th st, 25x100; Nellie A Lavelle to Katharina Acker (mtge $5,500) 100

WILLIAMSBRIDGE ROAD, s e s, s w ½ of lot 4, same map; John Vomlocher et al to Peter Vomlocher 1

WILLIAMSBRIDGE ROAD, s e s, n e ½ of lot 4, map John Cromwell, 25x96.6x25x98.4; John Vomlocher et al to Mary Wesemann. 1

1ST AV, n w s, n e ½ of lot 22, map same; Peter Vomlocher to Catherine Wingrove. 1

1ST AV, w s, 26.2 ft n of 77th st, 26.1x—x—x—; Barbara Bartels et al to Emma Hepp; 4-5 part; b & s 1

1ST AV, n w s, s w ½ of lot 22, map part farm John Cromwell, 25x96.4x25x96.8; Peter Vomlocher et al to John Vomlocher. 1

2D AV, e s, s ½ lot 81, map farm John Cromwell, 25x125; Eugene G Shufeldt to Henry W Roe & w (b & s) 1

5TH AV, e s, 50.5 ft s of 120th st, 50.5x100; Amelia Kraus to Paul E Pugh Co (mtge $25,000) 1

5TH ST, 643 E, 19.9x87; New York Life Insurance & Trust Co (as trus) to Abraham Nevins & ano 12,500

8TH ST, s s, 70 ft w of av A, 30x73.2; Frank Sacluse to Charles C Schaefer (mtge $15,000) 1

17TH ST, n s, 380.6 ft w of 6th av, 31.2x27.4; Roderick O'Connor to Edward M Townsend & ano 1

29TH ST, 220 W, 24.10x98.8x irreg; Franklin Savings Bank to Robert T Russell. 100

37TH ST, 236 or 240 W, 20x98.9; Thomas J Dunn (as Sheriff) to P G Becker (all title) 250

SAME prop; Philip G Becker to Jenale T H Becker; b & s 1

39TH ST, s s, 135 ft w of Lexington av, 20x98.9; Gertrude M Taylor to Edward L Tilton (correction) 1

40TH ST, n s, 120 ft e of 9th av, 20x98.9; Edward V Thornell to Hugo E Distelhurst. 100

41ST ST, s s, 250 ft w of 2d av, 22.8x98.9; Barbara Bartels et al to Lillie Walker; 4-5 part; b & s 1

42D ST, s s, 150 ft w of 9th av, 25x98.9; Freeman J Finlay to William Holzderber (trus); q c 1

42D ST, s s, 100 ft w of 9th av, 25x98.9; Freeman J Finlay to William Holzderber; q c 1

42D ST, s s, 474.6 ft w of 10th av, 9.9x98.9; J Frederic Kernochan et al (trus) to Georgette W Brown 6,750

44TH ST, s s, 200 ft e of 11th av, 25x100.5; George M Smith to James E Wood, correction (mtge $20,000) 1

46TH ST, n s, 73 ft w of 2d av, 27x73.5; Emma Hepp et al to Barbara Bartels; 4-5 part; b & s 1

53D ST, n s, 375 ft e of 9th av, 24.11x42.4x39.7x47.4; William H Hirsh to David Scott. 1,200

60TH ST, 45, n s, 20x100.5; Therese Oppenheimer, widow, to Elsa Oppenheimer. 100

63D ST, n s, 62 ft w of Columbus av, 19x100.5; Mary E Brown (wid) to Thomas Berkeley 100

77TH ST, 104 W, 18x102.2; Paul B Pugh Co to Amelia Krauss (mtge $20,000). 100

84TH ST, s s, 395 ft w of 8th av, 20x102.2; Emma Sackett to the rector, &c., of St Matthew's Church (mtge $17,000) 20,500

93D ST, 254 W, 17x100.8; Francis M Jenks to Margaret H Stone (mtge $12,500). 100

101ST ST, n s, 100 ft w of 1st av, 25x100.11; Laura J Wallace to Edw J Norden (mtge $9,000) 1

103D ST, n s, 300 ft e of 5th av, 25x100.11; Harrie A Quackenbush to Minnie A Blanchard 1

SAME prop; Minnie A Blanchard to Daniel B Freedman (mtge $11,000) 1

103D ST, s s, 325 ft w of Columbus av, 42.10x100.11; Edward C Moore to Earl W Card (mtge $50,000) 1

108TH ST, 119 E, 25x100.11; Elias Gassaroff & ano to Fannie Hahn (mtge $11,000). 100

111TH ST, 228 E, 20x100.11; Gaspare Parlato to Giovanni Rusiello 1

123TH ST, 227 E, 20x100.11; John S Wise, Jr, to John E Moorhead 800

130TH ST, 23 E, 16x99.11; James D Sherwood to M J Gavin (mtge $8,000) 1

SAME prop; Michael J Gavin to Joseph H Franklin (mtge $8,000) 1,600

137TH ST, 47 & 49 W; 50x99.11; Charles F Picken to Sophia Hirschfeld (mtge $54,500) 56,000

138TH ST, 836 E, 25x100; Gottlob E Groesinger & ano to Charles Diehl & w; h & s (mtge $16,000) 1

138TH ST, 836 E, 25x100; Charles Diehl & w to Gottlob E Groesinger (mtge $16,000). 1

145TH ST, 470 W, 17.4x99.11; Max Marx to Walter B McBride (mtge $13,000) 1

236D ST, s s, 160 ft e of Webster av, 25x100; Augusta Morton & ano to Mary A Butler 1,250

SAME prop; Mary E Butler to Jane McCarthy (b & s) 1,250

Recorded Leases.

ESSEX ST, 128, Morris Muldberg to Jacob Katzman; 3 yrs 480-540

VILLA AV, 228, Maria Guerre to Nunzio Cipolloso; 1½ yrs 360

1ST AV, 119, Rebecca Reimer to Michael Scholl; 3 yrs 720

3D AV, 2,861, Moise Geismann to Henry Gluckman; 3 yrs 2,600

5TH AV, 525, I M Levy to J R Smile; 10 yrs 9,000

36TH ST, 38 W, Sara S Hanley to Elizabeth M Healy; 2½ yrs 3,100

Recorded Mortgages.

ACKER, Katharina, to Nellie A Lavelle; Prospect av, 1,338; due June 1, 1904, 5 p c. 2,300

BUTLER, Carrie M, to American Mtge Co; Edgecombe av, w s, 229.10 ft n of 145th st; also St Nicholas pl, 50 ft s of centre line of 153d st; due Oct 3, 1902, 6 p c. 6,000

BERKELEY, Thomas, to Title Guar & Trust Co, 63d st, 107 W; due July 24, 1903, 4 p c. 10,000

BEDFORD Park Congregation Church to Peter V Bussing; Bainbridge av, e s, 56.9 ft n e of 201st st; 5 yrs, 5 p c 5,000

COSTELLO, Thomas E, to West Side Sav Bank; 183d st, s s, 225 ft w of Webster av; due Nov 1, 1906, 5 p c 5,000

SAME, to same; 183d st, s s, 250 ft w of Webster av; due Nov 1, 1906, 5 p c 5,000

BECKER, Jennie T B, formerly Brady, to Title Guar & Trust Co, 37th st, 236 E; 3 yrs, 4 p c 3,000

BOYLAN, James, to Henry Vordran, Rogers place, e s, 492.4 ft n of Westchester av; 1 yr, 6 p c 1,000

CORNELL, Carrie, & ano to Manhattan Mtge Co, 176th st, n s, 169 ft e of Anthony av, also plot adjoining; 1 yr, 6 p c 4,000

D'AURIA, G Pasquale, to Elisabeth H Childs & ano; lot 312, block 1, amended map of P Rose Mapes estate; 3 yrs, 5 p c 3,000

DISTELHURST, Hugo E, to Joseph L Buttenweiser; 40th st, n s, 120 ft e of 9th av; 1 yr, 5 p c 8,500

DUFFY, Laurence, to James S Bolton, Jr, & ano; Marion av, e s, sd lot 205, being part of lot 293, map East Tremont; 3 yrs, 5 p c 1,200

GAVIN, Michael J, to Julia C S Grant, 130th st, 25 E; 3 yrs, 5 p c 8,000

HIRSCHFELD, Sophia, to Charles E Picken, 137th st, 47 & 49 W; 3 yrs, 6 p c 18,500

HAHN, Fannie, to Lydia H Schlereth (exx & trus), 108th st, 119 E; 5 yrs, 5 p c 15,500

HEPP, Emma, to Edward Laux, 1st av, w s, 26.2 ft n of 77th st; 3 yrs, 4 p c 9,380

HAGGERTY, Margaret, to Horace E Patrick; Intervale av, 1,139; 3 yrs, 6 p c 800

JONES, Joseph H, to Emeline A Kemp; Ogden av, n e cor 163d st; demand, 5 p c 5,500

JENNINGS, Mary, to Julia Murray; Fox st, w s, 304 ft e of 167th st; also Fox st, w s, 386 ft n of 165th st; also Tiffany st, e s, 150 ft n of 165th st; due Jan 29, 1903, 6 p c, note 500

JENNINGS, Mary, to Title Ins Co of N Y, Tiffany st, e s, 150 ft n of 165th st; 3 yrs, 5 p c 1,800

SAME to same, Fox st, w s, 304 ft e of 167th st; also Fox st, w s, 386 ft n of 165th st; 3 yrs, 5 p c 1,700

KING, Mary D B, et al to James W Pringle; 4th av, n e cor 59th st, 101 & 103; due March 18, 1903; 6 p c 28,000

KUGELER, E C Henry, to Emigrant Industrial Sav Bank; Bleecker st, 367 & 369, n e cor Charles st; 1 yr, 4 p c 10,000

McBRIDE, Walton B, to Max Marx, 145th st, 470 W; prior mtge $15,000; due Nov 12, 1902, 6 p c 1,000

MYERS, Maurice, to Emma A Nauss, Forsyth st, 64; prior mtge $15,500; due July 1, 1903, 5 p c 4,500

SAME to Harry M Goldberg, same prop; prior mtge $20,000; due Jan 30, 1905, 6 p c 900

MOLLICA, Victor A, to Mary A Rofrano, Thompson st, 170 & 172, all title leasehold; prior mtge $36,000; 2 yrs, 6 p c 5,000

SAME to John A McCarthy, same prop; all title leasehold; prior mtge $30,000; 5 yrs, 6 p c 6,000

NUGENT, Frank L, to Title Guar & Trust Co, 121st st, s s, 200 ft w of Amsterdam av; 3 yrs, 5 p c 17,000

NEVENS, Abraham, & ano to N Y Life Ins & Trust Co, 5th st, 549, n s, 114.9 ft w of av C; 1 yr, 4½ p c 8,300

OPPENHEIMER, Elsa, to Therese Oppenheimer, widow, 60th st, 45 E; 3 yrs, 4½ p c. 35,000

PERNETTE, Tommasina, to Sarah J Rossell & ano (exrs); 2d av, 2,206; 3 yrs, 4½ p c. 10,000

RUSELLO, Giovanni, to Gaspare Parlato; 11th st, 222 E; due Feb 1, 1904, 4½ p c. 3,000

BUTLER, Sarah, to Esther B Gilbert, 126th st, 3 W; prior mtge $8,000; due Sept 23, 1903, 6 p c 2,200

RUSSELL, Robert T, to Franklin Sav Bank; 24th st, 220 W; 3 yrs, 4½ p c 23,000

ROSE, Charles J, to Lawyers Title Ins Co, 25th st, 408 W; 1 yr, 4 p c 3,000

SCHLESINGER, John B, to George C Kobbe, 48th st, s s, 225 ft e of 2d av; due Nov 1, 1905, 5 p c 2,500

STEPHEN, G Thomas, to Martense B Story (trus); Crotona Park North, s e cor 175th st; due Oct 24, 1902, 6 p c 6,000

STONE, Margaret, to Frances M Jencks; 93d st, 254 W; due Aug 1, 1903, 4 p c 7,500

ULRICH, Emil, to Paul M Herrog; Lorillard pl, e s, 180 ft n of 188th st; due July 2, 1907, 5 p c 1,800

WHITE, Bessie S, to Thomas T Sherman (as gdn); 32d st, n s, 200 ft e of Madison av, 205 ft to 4th av x197.6 to 33d st, 3-95 part; 3 yrs, 5 p c 6,500

Assignments of Mortgages.

BAIRD, James, to William H Scott 25,250

EQUITABLE LIFE ASSOC SOC to Bond & Mtge Guarantee; 2 assts 550,000

GOODHUE, Charles F, to Charles E Goodhue 1

GOODHUE, Charles E, to James Q McCarthy 1

GUGGENHEIMER, Randolph, to Addie Werthelmer 16,000

HEINS, Ernest A, to Catharina Watjen. 9,025

M'CARTHY, James Q, to Michael F Burns. 1

MINDHEIM, Max, to Louis Cohen 6,500

MYERS, Alfred E (exr), to Mary C Moffat. 1

NIAGARA FIRE INS CO to Oakleigh Thorne 1

RUEFFEL, Joseph, & ano to Clarissa A Schaibbe 1

STAFFORD, Cora, et al (exrs & trus) to Cora Stafford & ano, as trus 1

WILLI, George, Jr, to Jacob Schlosser. 700

WEINSTEIN, Jacob, to the Jefferson Bank. 1

Lis Pendens Records.

BROOK AV, w s, 55.6 ft n of St Paul's place, 44.6x36.3x irreg; Rachel H Knox against George W Martin & others (foreclosure); atty, A Knox.

MADISON AV & 88th st, n w cor, 100.8x138.10; Alwin Elsert against Abner T Bowen & others (action to determine ownership, &c); attys, Shaw, Fisk & Shaw.

RIVINGTON ST, 142; Fischel Weintraub against Rose Freiheit (foreclosure); attys, Goldfogel, Cohn & Lind.

1ST AV, e s, 20.11 ft s of 121st st, 20x80; Mark Aaron against Mary Sutter (specific performance); atty, G B Hayes.

12TH ST, n s, 218.9 ft n w of 7th av, 18.9x103.3; leasehold, 2 actions; Carl Degenhardt & others against Frederick L White & others (foreclosure); attys, Hollis, Wagner & Burghard.

14TH ST, 335 W; City of New York against John Glass, Jr (violation of building laws); atty, G L Rives.

46TH ST, 106 W; Charles Schmidt, Jr, against Nellie T Massey & others (specific performance); atty, B E Siegelstein.

97TH ST, n s, 140 ft w of 1st av, 30x100.11; Mutual Life Ins Co of N Y against Solomon Mehrbach & others (foreclosure); attys, Townsend & McClelland.

123TH ST, s s, 265 ft e of 4th av, 25x100.11; William O Moore & others (exrs) against Henry C Maugles, Jr, & others (foreclosure); atty, J A Koones.

Mechanics' Liens.

AV D, 133 & 135; Bonker Contracting Co against Sarah Michelson, owner; John A Daly, contractor 150

BROWN PLACE & 135th st, n e cor, 100x100; D'Amore & Lauzetta against Walter A Dix, owner & contractor $3,108

WASHINGTON & W 10th sts, n e cor, 116.6x120.1; F N Du Bois & Co against James Everhard, owner; Leonard C Smith, contractor 1,398

WHITE PLAINS AV, w s, 50 ft s of 10th st, 50x100, Bronx; Henry Maurer & Son against F Pleseck & others, owners; Christian Repp, contractor 74

10TH AV, 262; F N Du Bois & Co against Flanagan-Nay Brewing Co, owner; Leonard C Smith, contractor 414

218T ST, 233 & 235 E; Bonker Contracting Co against Isaac Kleinfeld, owner; John A Daly, contractor 100

135TH ST, 823 to 827 E; Edwin L Ross against Eugene Wahlig, owner; Charles Wahlig, contractor 100

Satisfied Mechanics' Liens.

BEACH AV & 152d st, n e cor; Peter De Mark against William L Salns & oths; July 5, 1902 380

SAME prop; J Caro & Sons against same; May 29, 1902 84

SAME prop; Charles Heck against same; July 8, 1902 320

Orders Under Chap. 418, Laws of 1897.

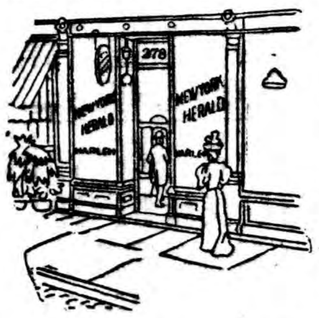
149TH ST, s s, 125 ft w of 8th av, 50x99.11; Ernest B Califano or Stephen P Sturges to John H Mueller (2) 1,400

AV D, 133 & 135; John A Daly or Sarah Michelson to Bonker Contracting Co 150

CITY REAL ESTATE.

Borough of Manhattan—For Sale.

From Battery to 14th St., Inclusive.



HERALD HARLEM BRANCH, 278 West 125th St.,

is open evenings until ten o'clock, Saturdays until 9:30 P. M., for the reception of advertisements for the HERALD and EVENING TELEGRAM at regular rates.

BUILDING LOANS. Responsible builders save money taking loans in payments through us. Permanent loan optional at reduced interest. A. W. McLAUGHLIN & CO., 128 B'way, cor. Cedar.

EXCEPTIONALLY CHOICE Corner, vicinity Cortlandt st. ferry, building suitable hotel, cafe, &c.; bargain; terms easy. J. ARTHUR FISHER, 667 6th av.

EXECUTOR will sell at reasonable price Tenements with Stores in Division, Madison, Henry, Pitt and Gouverneur sts.; positively no exchanges. FRAGNER, 21 Park row.

LARGE, small Properties, 4 per cent mortgages. CYRILLE CARREAU, Agent, Grand st. and Bowery.

MUST be sold to divide an estate; southwest corner of Catharine slip and Cherry st.; has been occupied last 20 years as a saloon; $17,500. OWNER, 432 Gold st., Brooklyn. (Brokers protected.)

Above 14th St.—5th Av. to East River.

NEAR 40th st., Murray Hill section, 30x100, Dwelling, suitable residence; builders, investors. RANGER, 114 Liberty.

$10,500.—2,108 Madison av., between 132d and 133d sts. Three story high stoop stone Dwelling; 20 foot front; first class order; can be seen by appointment only. T. W. SHOTWELL, 203 Broadway.

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

A big bargain!—117th st., near 7th av., an elegant five story Flat, with all improvements; price only $28,000; rent, $3,300; terms to suit; also 133d st., near 7th av., five story Double Flat, 27 feet wide; price only $26,500. FRED A. CARLL, 171 Broadway.

A.—A.—Cheapest House on west side, near Park, in the Seventies, for sale; particularly desirable for high class boarding house; fine wide street; 25 rooms, four bathrooms; little cash needed. W. DeLANCEY GRANNIS & CO., 503 5th av.

A Bargain.—Five full Lots, 125x100, near 65th and Broadway; must be sold to close an estate; price asked, $55,000; want offer. H. V. MEAD & CO., 423 9th av.

A bargain; 25 ft. double Flat, vicinity of this office. STABLER & SMITH, 674 Columbus av.

BARGAIN.—New, substantial Factory Building, 50x98, West 25th st.; excellent light; artesian well; modern improvements; asking $58,000; terms reasonable. FOLSOM BROTHERS, 835 Broadway.

BARGAIN.—West 51st, near 5th av.—Four story extension Dwelling, 21x100.5. MACEVOY, 106 West 42d.

FOUR Lots south side of 107th st., between Columbus and Amsterdam avs., price $10,000 each; a bargain. T. W. SHOTWELL, 203 Broadway.

OPERATORS and Investors.—25 ft. Flat, only one on private block; key lot; can be bought right. STABLER & SMITH, 674 Columbus av.

8TH AV., double Flat, near 141st st.; two stores; bargain. Inquire 25 Broad st., room 620.

ELEGANT Apartment, fashionable neighborhood, 93d "L" station; $40,000; leased $4,000; profitable investment. PORTER, 134 West 23d.

Washington Heights, Above 125th St., West of 8th Av.

5 Acres, 500 feet water front, large mansion, stable; suitable investor, institution, residence. RANGER, 114 Liberty.

CITY REAL ESTATE.

Miscellaneous.

A great bargain; only $2,500 cash required; will pay 25 per cent on investment; five story double Tenement; German tenants; price $21,000. For further particulars apply GREEN, 15 Cortlandt st.

VERY cheap Tenement House for sale; only $1,300 required. W. H. STREETER, 132 Nassau st.

WILL sacrifice $15,000 equity in elegant five story single avenue apartment building for $2,000 cash net. OWNER, 217 Home Ins. Bldg., Chicago.

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A.—If you are looking for a House in the Bronx examine the JOHNSON HOUSES—Houses for one, two and three families, of brick and stone; take 3d av. "L" to 149th st., transfer to Westchester av. trolley, ride to 156th st. and walk east to THE JOHNSON HOUSES; write for descriptive booklet. GEO. F. JOHNSON & SONS, Owners and Builders, P. O. address East 156th st., Bronx Borough, N. Y.

A Plot of Lots, close proximity to 138th st., Mott Haven Railroad Station, for sale to builder with a building loan for improvement; liberal terms to responsible party. OWNER, 246 Herald Downtown.

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On the Atlantic, in Greater New York.

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LOTS $350 UP; EASY TERMS.

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NORTH shore of Long Island, with fine view of Sound, about one hour from City Hall, a beautiful modern House, fully furnished, for sale; house contains 18 rooms, with all improvements; stable, poultry houses, pigeon corral; Japanese summer pagoda and conservatory; about 3½ acres of finest high land, with grand views of the country for miles, all laid out in landscape walks, drives, flower beds, lawns and shrubs; abundance of finest fruits, shade trees and choice garden; all complete. Photographs with THOMAS P. PAYNE, 96 Broadway.

SEASIDE Residence to rent for one or two months; fully furnished; all improvements; water front; stabling. EDMUND J. HEALY, owner, Far Rockaway, L. I.

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SPLENDID Factory Site, with railroad siding, near Ferries; Home Sites in Bergen section. NATIONAL REALTY COMPANY, 15 Exchange place, Jersey City.

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FOR SALE.

Country Seat at Greens Farms, Conn., 46 miles from New York city, five minutes' walk from station; large 14 room house, modern improvements; large barns and stables; 20 acres; fine shade and over 100 fruit trees; an ideal country or summer home; must be sold; price $10,500. Apply to GEORGE W. CRAM, 20 Broad st.

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EQUITIES $4,000.—Two modern Dwellings, three city Lots, exchange for improved New York Property; will add $1,000 cash; only authorised offers considered; must bear strictest investigation. GEORGE W. BARD, Mount Vernon.

FLATS, Tenements, private Dwellings, business Properties, all sections, all prices, exchange for Lots, Farms or Country Properties; bargains. Call, telephone. THOMAS PAYNE, 96 Broadway.

GOOD avenue Property, improved, to trade for Lots, free and clear, on avenues improved. CORPORATION REALTY SECURITIES CO., 225 Bowery.

WE have a client owning one of the best paying and best located Flats in Harlem, having an equity of $15,000; want Lots clear for improvements. T. W. SHOTWELL, 203 Broadway.

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A four story private Dwelling on the west side; will give in exchange $15,000 Equity in one of the best located apartment houses in Harlem, paying over $2,000 above all expenses. T. W. SHOTWELL, 203 Broadway.

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HAVE numerous applicants for three and four story private Houses, 70th to 125th st., for sale or let. STABLER & SMITH, 674 Columbus av.

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