PRETTY TEACHERS SMILE ON THE MAYOR.

They Make a Monster Protest Against the Compromise School Bill.

Meeting Overflows the Aldermanic Chamber and Is Divided into Outside Groups.

A REVELATION TO HIS HONOR.

His Remarks Delight the Schoolma'ams Some of Whom at the Close of the Hearing Throw Bouquets at Him.

The school teachers made a grand display of force and unity against the Compromise School bill in the City Hall yesterday afternoon. They packed the Aldermanic chamber, the halls and ante-rooms, and continued to increase in numbers until there were sufficient to fill two of the City Court rooms and the Governor's room, in which there were overflow meetings.

Just before the close of the hearing a number of the ladies plucked the roses from their corsages and threw them toward the Mayor.

When Mayor Strong entered the Council Chamber the young women arose and stood waving their handkerchiefs and clapping their hands. The Mayor afterward said to President Maclay:

"I thank you for this exhibition of force and intellect of the teachers of the city. It is a magnificent revelation to me. We had intended to have another hearing, but we have decided that this will be unnecessary. I cannot help feeling, after what I have seen and heard here this afternoon, that the public schools will, whatever the result may be, go on increasing and prospering as they have done in the past."

The speakers were all against the bill. Matthew J. Elgas, president of the Teachers' Association, reiterated that the teachers were those chiefly interested. He said a petition signed by 100,000 citizens would reach His Honor this week, asking he disapproval of the bill.

Miss Mary E. Tate, principal of Grammar School No. 45, protested in the name of the Female School Principals' Association, against such a reform, which was really a revolution.

"The chivalrous party attentions of the Governor," she said, "extended to representatives of our sex, on the other side of this question, caused this bill to become a law. Now, then, who is better fitted to become our champion than our own nonpartisan Mayor?"

Miss J. E. Rogers, Miss Sarah J. Hill, Miss Mary McGovern, Miss Elida Williams, Miss F. A. Griffin, Mrs. Emma Landrine and others spoke against the bill. Dr. J. M. Rice, who drew the old Committee of Seventy bill, decried the "compromise." Mr. Maclay read a long letter from Frederic R. Coudert, protesting against disturbing the Trustees and existing school methods.

Half an hour after the school teachers commenced their argument before the Mayor an overflow meeting was begun in Part II. of the City Court. Ex-Judge James R. Angel presided. He told the teachers they had his sympathy in their fight.

Mr. W. L. Thornton, the first speaker, said he thought if the bill became a law it would place the entire school system at the mercy of the politicians. John Dwyer, president of the Male Teachers' Association, spoke against the measure.

Mrs. Clara M. Williams, of the Board of School Commissioners, received an ovation. She declared the bill was a flagrant attempt at class legislation.

Dr. W. L. Ettinger, principal of Grammar School No. 2; Teacher W. Griffin, of Grammar School No. 90; Joseph H. Wade, of Grammar School No. 1, and Mrs. James Pierce denounced the measure.

Resolutions were then read and adopted protesting against the bill and urging the Mayor to withhold his signature.

Another overflow meeting was held in Part I. of the City Court. Ex-School Commissioner Golden presided. Addresses were made by Mrs. Leveridge, the School Inspector, Lawson N. Fuller and others.

One hundred and eighty boys from the various school districts in the city were present.

ZOO HAS TWO NEW KANGAROOS

Larger Than the Ordinary, and Were Put in Central Park Yesterday.

Two big kangaroos, one male, the other female, were added to the menagerie in Central Park yesterday, and now occupy the enclosure just south of the hippopotamus house.

They are of the Bennett variety, a kind much larger than most kangaroos, and are valuable for both their flesh and hides. The male is dark brown, while his mate is of delicate fawn color.

Like most kangaroos, they are extremely timid, and the crowds which gathered about the enclosure kept them in a constant state of fear yesterday. This enclosure necessarily restricts their leaps, which, when feeling from pursuers, average about twenty feet. The keepers want to place the kangaroos in a larger enclosure as soon as possible, so their remarkable leaping abilities may be shown.

MUSICAL AND DRAMATIC NOTES.

Nordica and Edward De Reszke are going to sing in concert at the Mendelssohn Glee Club Hall on Thursday afternoon, April 23. This is the only concert in which De Reszke has consented to sing. The organists for the occasion will be Richard Henry Warren and William C. Carl. They will perform separate numbers on the large organ with the aeolian attachment, and a duale Nordica and De Reszke will sing, the latter accompanied by the aeolian grand.

The eighth Graham concert will be given at the Academy of Music this evening. The programme comprises Maggie Cline, Bernard Dyllyn, Professor D. Newman, Thomas E. Glynn, Evelyn Britton, Alice Johnson, Maud Nugent, Collins & Collins, William Scott, Barney Reynolds, J. B. McCabe, Charles Chapman, Queen City Trio and others.

Manager Rosenquest is to give a clergymen's matinee performance of "The Village Postmaster" at the Fourteenth Street Theatre next Wednesday, to which all the clergymen of this city, Brooklyn, Jersey City, Long Island City, Staten Island and all of the suburban towns and cities are invited.

T. Henry French has signed contracts with Paul Steindorff and Thomas Ebert to produce a series of comic operas in English at his American Theatre, beginning Monday, May 18. Mr. Steindorff is musical director of the Lillian Russell Opera Company, and Mr. Eber was once a popular tenor. The artists so far engaged are Miss Dorothy Morton and Laura Millard, prima donnas; Lucille Saunders or Rose Linde, contralto; Joseph F. Sheehan, Joseph Lynde, W. H. Clarke and many others of note. The season begins with the ever popular "Bohemian Girl."

Lois Fuller will introduce one entirely new dance when she makes her farewell appearance at the Metropolitan Opera House on the evening of April 30. A special company of noted vaudeville artists will appear in her support.

The Treasures' Club benefit takes place Sunday, April 26, at the Broadway Theatre.

STOLE FOR THE FUN OF IT.

Little Frank and Herman Slezak Turned Burglars After They Had Played Truant.

Frank and Herman Slezak, the two lads who ran away from their home, No. 1422 Park avenue, on Sunday last, and were found by their parents on Friday night in the custody of the police of the East One Hundred and Fourth Street Station, charged with burglary, were arraigned in the Harlem Court yesterday. The boys had robbed the grocery store of Henry Schwanewede, of No. 152 East One Hundred and Sixth street.

Frank is twelve years old and his brother ten. They are small for their age and do not look like bad boys. They cried a great deal as they told their story yesterday.

"Mother started us to Sunday school on Sunday," Frank said, "but we didn't go. It was a nice day, and so we thought we would play. We stayed out so late that we were afraid to go home. Herman knew a boy who lives on the top floor of No. 64 East One Hundred and Sixth street, and we went there. We didn't wake the people up, but lay down in the hall and slept until morning. We had some pennies and bought something to eat on Monday and slept in the hall that night. We didn't have much to eat on Tuesday. We loafed about Schwanewede's grocery and looked at the cakes and things, but they wouldn't give us anything.

"That afternoon we hid down in the cellar of the grocery and stayed there until after they shut up. Then we went upstairs and got all the cakes and crackers we could eat. We fixed up a big paper of crackers and prunes and hid it down in the cellar where we could go and get at it. We also opened the cash register and got $3.99. We had a good time buying candy and ice cream on Wednesday and Thursday and slept in the same hallway at night. Our money gave out on Friday and that evening we hid in the cellar, so that we could go upstairs and get some more. The grocer came down and found us before he locked up.

"Nobody told us to do it and nobody went with us. We didn't leave home because we were not treated well. I would not do it again if they would let me go."

The father of the boys was in court. He is a tailor. He said he had done all he could to bring the boys up right and he was willing to have them sent to an institution. They were sent to the Catholic Protectory.

NEW THEATRE FOR HARLEM

Magnificent House to Be Erected at Once at One Hundred and Forty-second Street and Third Avenue.

North New York is to have a theatre and roof garden that will cost $400,000. It is to be built on the south side of One Hundred and Forty-second street, extending from Third avenue to Alexander avenue. Its projectors are William E. Seitz and Clarence W. Gaylor, who have purchased of George F. Johnson the site for this new theatre, paying $100,000 for it.

The plot has a frontage of 92½ feet on One Hundred and Forty-second street, 113 feet on Third avenue, 100 feet on Alexander avenue, and a rear line of 143.39 feet. J. B. McElfatrick & Son have been commissioned to draw the plans.

It is the intention to erect a modern theatre building, the material to be brick, stone and terra cotta. There will be an auditorium for the legitimate drama, a music hall, a cafe, a roof garden, lodge rooms, reception rooms, business offices, and stores on the ground floor.

Mortimer M. Theiss, the son-in-low of Theatrical Manager H. R. Jacobs, has taken a lease of the building, through Broker David H. Scully, for a term of ten years, at an annual rental of $30,000, with the privilege of a renewal for a second ten years.

Work will be commenced as soon as the architects can complete the plans, and the theatre will be thrown open to the public by January 1 next.

J. WEST ROOSEVELT'S WILL.

A Clause Providing for Settlement of a French Marriage Contract.

Dr. J. West Roosevelt's will, filed for probate yesterday, leaves his estate of $65,000 to his widow Laura for life; at her death it is to go to his three children, Oliver Wolcott Roosevelt, Nicholas Roosevelt and Laura D'Oremieul Roosevelt.

At the death of the Doctor's sister-in-law, Anais Julia C. P. Roosevelt, of Paris, his remainder in interest in a trust is also to pass to his widow. He directs his executors to pay out of this remainder anything that may be due under a marriage contract made on one side between Charles Victor Cotelot and his wife, Maria M. Cotelot, and on the other side by Cornelius Roosevelt and his wife Anais Julia C. P. Roosevelt and Marguerite Roosevelt.

None of the lawyers or relatives of the deceased would discuss this last provision of the will when seen yesterday, save one of the distant relatives, who said it merely referred to an ordinary French contract of marriage.

Funeral of Baron De Grimm.

Funeral services over the remains of Baron Constantin de Grimm, the well-known cartoonist, were held yesterday at the German Masonic Temple, in Fifteenth street. The Temple was crowded with the friends of the deceased. Representatives of the various German-American social and military organizations in the city, and of the Press Club and the German Press Club were present. Addresses were made by Dr. Friederich and Joseph Howard, Jr. The remains were interred in Greenwood Cemetery.

Tried Suicide with a Bottle.

John Morton, forty-seven years old, of No. 103 Amsterdam avenue, made a dozen gashes on his head with a ketchup bottle Friday night, and was in bad condition when arraigned in Yorkville Police Court yesterday. Policeman Conrey, of the West Sixty-eighth Street Station, had a desperate struggle with the man, who threatened to kill him, and tried to jump from the window and roof of the house. Magistrate Brann committed him for examination.

Is La Grange to Resign?

It was rumored yesterday that Mayor Strong had decided to ask for the resignation of President La Grange, of the Fire Department, owing to the clash in the Commission. The Mayor refused to confirm the rumor.

A Useful Summer Guide.

The first of the Summer resort books out is the "Summer Homes" of the New York, Ontario & Western Railway. It is an artistic book of 170 pages, describing the beautiful counties of Orange, Sullivan, Ulster and Delaware, in this State, through which the road passes. It gives a list of hotels, farm and boarding houses, with rates of board, in a region unsurpassed for beauty and healthfulness.

The company also publishes a supplementary book entitled "Illustrated Homes," giving reproductions from photographs of 630 hotels, farm and boarding houses. This is the only book of its description published. ***

BUSINESS TROUBLES.

Deputy Sheriff Butler has received an attachment for $84,475 against David J. Mackey, of Evansville, Ind., in favor of Christopher C. Baldwin for money advanced for the purchase of stock of the Evansville & Terre Haute Railroad Company.

Deputy Sheriff Butler has received an execution for $565 against the Delsarte Manufacturing Company, of No. 124 West Twenty-third street, manufacturers of corsets and ladies' waists, in favor of Mary D. Atwood. The company's manufactory is in Newark.

The Sheriff has received a writ of replevin from Goldsmith & Doherty for $2,500 against R. Fitch & Co., manufacturers of bedding, at Nos. 59 and 61 Fourth avenue, who made assignment on Wednesday for bed ticking, etc., sold to the firm by the H. B. Claflin Company, and most of the goods were recovered.

The Sheriff yesterday received an execution for $9,575 against William M. Duncan and Robert L. Gaines, who composed the firm of Duncan & Gaines, and for $14,990 against William M. Duncan alone, both in favor of Philip Fluhr as assignee of De Neufville & Co., stock brokers, for balances due on stock transactions.

Transcript of a deficiency judgment from Westchester County was filed here yesterday against Postus I. Thompson for $21,284 in favor of Frederick W. Holls.

REAL ESTATE FOR SALE.

City.

A NEW HOUSE, nine large rooms; slate roof; on lot 25x100, in 24th Ward; 5c. fare on trolley from 129th st. passing property; price, $2,100; $500 cash, balance on easy payments. Levy, 7 Astor House, Broadway.

A COMPANY, with first-class real estate connections, will be glad to sub-divide and lay out a tract for the owner, within fifty miles of New York. President, 23 Washington pl., New York.

AT WILLIAMSBRIDGE, 30 lots, $15,000; worth $25,000; 5 lots worth $2,800; sell for $2,000. Irving, 315 Madison ave.

BARGAIN—Three-story double flat, improvements, rented; $56 month; $5,100; West Hoboken.

ELEGANT three-story single flat; rented, $43 month; $4,300; $1,00 cash each. Owner, 419 New York ave., Jersey City Heights.

BARGAINS—Easy terms; houses, flats, stores; fine location; near L and trolley. Robertson, 901 East 169th st.

CORNER Prospect ave. and 180th st.—Six lots, 25x66, $750 each. Randall, 721 E. 177th st.

CITY LOTS; easily accessible; 24th Ward, ready for building; fine location; $600. Gowdey (owner), 277 Broadway.

DO YOU OWN A LOT? I WILL BUILD a house for you, small monthly payment, or will buy any house for you, small cash payment, balance monthly. ROGERS, 30 East 14th st.

FOR SALE, at Mount Vernon Heights, several new dwellings. McClellan & Hodge, Mount Vernon, N. Y.

FOR SALE, north of 3d ave., suburban.
New detached 6-room house, all impts....$3,000
New detached 6-room house, Tremont ave. 3,800
New 7-room house, all impts and sewer... 4,500
New 11-room house, 2 families..... 5,500
New 18-room house, 3 families..... 7,200
BROOKER & DUNN, 778 East 177th st.

New Jersey.

A BEAUTIFUL HOME CHEAP.
$200 Down, Balance $25 Monthly.

ELIZABETH HOME.

A very pretty home is the above; a 44-foot front lot, 150 feet deep, fronting on a graded street, in the city of Elizabeth. The house has seven rooms and bath, with first-class furnace, with sewer connection and water. It is new and contains all the modern conveniences which go to make a home comfortable and pleasant. The price is only $2,650, on payment of $200 down, balance in monthly payments of $25 to a good party. This property is cheap at $3,500, but rather sell it at $2,650 than rent. House will readily rent for $25 a month. Rent payers, this is your opportunity to secure a home for what you are paying each month in rents, located in the most picturesque and healthy locality in or around New York City. For further particulars, address WM. H. MOFFITT, 59 Liberty st., New York.

Lots $40

and upward; $1 weekly instalments or 10 per cent discount for all cash. Houses, $50 down and $5 monthly, at

ETNA HEIGHTS.

Nearer New York (in time) than Harlem. Pure air and clear spring water; 28 trains a day, from 5:18 to 12:30 midnight; commutation 13c.; depot on property; free excursions. For further particulars and free passes apply to **New York & New Jersey Investment Co., 287 Broadway, N. Y. City.**

UNSURPASSED for health, comfort and economical living; near the city and in line of Bridge and Trolley improvements, commanding point of the Grand Palisades District,

TENAFLY, N. J.

Large lots for sale, payable $2 monthly. Plenty of room for poultry and gardens. Buy and locate here, keep your position in the city, and do profitable poultry business on the side. One of these lots better than a dozen of the so-called farms. Seeing is believing. Free passes. H. WEATHERBY & CO., 271 Broadway.

WE OWN AND ARE AUTHORITY ON
Real Estate on line of C. R. R. of N. J.
WE OFFER SPECIAL INDUCEMENTS
to Home Seekers. Rent or Sale.
SMALL CASH AND MONTHLY PAYMENTS
to suit.
CRANFORD, LORRAINE, ROSELLE, PLAINFIELD, WESTFIELD, and ELIZABETH.
HOMES $1,500 AND UPWARDS.
With and without improvements. High ground, pure water. Telford roads; mountain air and scenery.
S. D. DRAKE REAL ESTATE CO., Bennett Building, New York.

AT RAHWAY, New Jersey,—11-room house, in good condition, with large plot; unsurpassed location; $100 cash required. Photos and all particulars by calling on Jesse Hazell, 32 Park place.

ARLINGTON—New houses, 6 to 14 rooms, all improvements, $3,000 to $5,000; terms to suit; rent, $20 up. Send for particulars. **YATMAN**, 253 Broadway.

AT EAST ORANGE, N. J.—Desirable houses for sale or to rent, furnished or unfurnished. S. M. Long, 342 Main st., opposite depot.

ALMOST GIVEN AWAY—House, 6 rooms; Jersey Heights; price $850 cash. Fishbourne, room 22, 245 Broadway, New York.

A TEMPTING OFFER—House, newly decorated, Bergen Heights; $300 cash; price $1,500. Fishbourne, room 22, 245 Broadway, New York.

BLOOMFIELD, N. J.—Will sacrifice house, 10 rooms, with summer kitchen, barn; one acre land; finest fruits; plenty shade; best location. R. Hallensleben, 115 Broadway.

PANWOOD, N. J.—Newly built house; all improvements; five minutes' walk from depot; $300 cash, balance monthly payments. J. H. Thompson, 25 East 14th st., New York.

FOR SALE—Large hotel and road-house, situated at Wallington, New Jersey, near Passaic City; electric cars from Jersey City pass it. Call or address Mrs. A. Dankhaff, Passaic, N. J.

FOR SALE—On Jersey City Heights, near steam and trolley; choice location; new detached cellar and 7-room house, all improvements, $2,300; terms easy. John A. Lane, builder, 230 Randolph ave.

FOR SALE—Two lots, 50x175, at Hollis, L. I.; also lots at Palisades Park, 35x100, cheap. Address Harry Knight, 524 East 84th st.

FOR SALE—On N. J. & N. Y. Railroad, fruit farms, poultry farms, village homes, country stores, road house. Hall, Woodcliff, N. J.

METUCHEN, N. J.—For sale cheap, 11¼ acres, with house and barn; plenty of shade and fruit trees; five minutes' walk from P. R. R. station. Inquire of E. C. Rowland, 206 Broadway.

RUTHERFORD, N. J.—Bargains, $250 cash, balance monthly; nice house, 9 rooms and bath; large lot, stable, etc., $3,500; also large house 8 rooms, lot 65x250, at Kingsland, N. J., $3,000, same terms; lots at Rutherford, Lyndhurst and Kingsland, $10 down, $5 monthly. E. D. Cordts, 234 Broadway.

ROCHELLE PARK, N. J., commutation $5.50 per month, N. Y., S. & W. RR., Cortlandt or Desbrosses st. ferries; 10-room house, barn, one acre; 7-room house, barn, three acres; two 8-room houses, improvements; all 5 minutes from station; also fine building sites; some in restricted section. John G. Becker, 34 Watts st., city.

RESIDENCE—Eight rooms; three lots; near station; one hour; $2,700, $100 cash. Warren, 123 Liberty st.

SNAP.—ASBURY PARK, Furnished cottage, 8 rooms. Call Room 417, 60 B'way, N. Y.

TOMS RIVER, N. J.—Five-acre farm for $100; $1 down and $1 per week; high, dry; suitable for vegetable, fruit or poultry farm; best land; climate unsurpassed; good boating and fishing. Particulars, the Homestead Land Company, 256 and 257 Broadway, room 1413.

TENAFLY, N. J., 3 minutes from depot, nine rooms; all improvements, large lot, gravel walks, lawn; valued $8,000; loan association will sell for foreclosed mortgage, $5,500; rent $420. BOGERT, Treasurer, 162 William st., New York.

20 ACRES for subdivision in heart of Jersey City Heights. Jewell, 560 Newark ave., Jersey City.

14-ROOM HOUSE, stable and acre ground, 8 minutes walk from depot; town 2,000 population; good business; good schools and churches; prices low and terms easy; one and one-half hour from Cortlandt st. Address B. C., 36 Journal.

$100 BUYS a 5-acre fruit, vegetable or poultry farm, near Atlantic City, N. J., covered with wood; payable $1 down and $1 weekly. Risley, 150 Nassau st., N. Y.

Westchester.

CHESTER HILL, Mount Vernon.—Handsome new house, 10 rooms, all improvements, hot water heater, cabinet mantles, fine location; bargain at $7,750. Inquire of Pendleton & Ford, 12 Depot place.

5 LOTS, each 25x100, nearly opposite Bronxville station, $1,000 each. Randall, 721 E. 177th st.

A NEW FORCE AT WORK.

Another Important Advance—The People Working Out Their Own Material Progress—Results of Concerted Effort—Re-Entrance of the Small Investor into Ownership of Choicest New York City Property.

Charles Wyllys Cass, Esq., a widely and favorably known citizen of New York, grand-nephew of the famous Gen. Lewis Cass, and a son of Gen. George Washington Cass, who built the first iron bridge, first demonstrated the wheat-growing power of the great Northwest on his estate, known the world over as the Dalrymple Farm, and who organized and was first president of the Consolidated Adams Express Company, has followed the ancestral tendency in originating, and during the past two years in putting into execution an enterprise, the first of its kind and of extraordinary importance, the influence of which is certain to become a powerful factor for good government and good citizenship.

Existing conditions have gradually expelled the people from ownership of city land until now in New York three-fourths of the land is owned by one-fourth the people. This fact is the basic reason for municipal corruption. The people are expelled from participation in the common wealth. It breeds not only corruption, but social danger. Taxation can be made confiscation. In this country enormous individual wealth is held subject to popular consent. With the masses again interested in city property, woe to the political corruptionist.

The people themselves have furnished the weapon of their expulsion. They have deposited their money in savings banks by hundreds of millions for a pittance of interest. It is this very money, to a large extent, that is used to absorb city land, from out of the colossal profits of which the crumbs of 3 or 4 per cent are dropped to the depositor. All these years the same confidence would have secured an organization of themselves to obtain a larger interest and the enormous profits of the advance in New York City real estate—profits hitherto entirely absorbed by the users of savings deposits.

Safety? Is there a bank anywhere as safe as New York City improved land? Has New York City real estate ever dishonored an investor's confidence? Has it ever asked delay? Has it not made fabulous fortunes for those trusting it? In days of dependence of the masses the savings bank system may have been useful, but the public schools have done their work. The daily papers, the social, fraternal, political, athletic and labor organizations, the syndicates, trusts and many forms of commercial concentration have taught the people the power in combination for themselves. And with what results in two years' trial? Six per cent regular interest and over $50,000 increase of principal.

At the northeast corner of Lexington avenue and Seventy-third street is a handsome block of modern buildings wned by the Cass Realty Corporation, and largely advanced in value by the new cable. In the growing thoroughfare, Twenty-third street, north side, between Second and Third avenues, is found another splendid six-story building, the property of the Cass Realty Corporation.

"Two years ago investors of small sums organized under the name of Cass Realty Corporation, chartered by the State, to buy and improve New York City real estate only, with an authorized capital of $150,000, quickly increased to $1,000,000. Charles W. Cass, a man of the highest repute socially and among banking, business and real estate men, was chosen president.

"Any sum of mney, large or small, $1 or more, is received, and 6 per cent annual interest is paid on it. Quarterly dividends—Jan. 1, April 1, July 1, Oct. 1. In addition to the regular 6 per cent interest paid to investors, a surplus of over $50,000 profits has accumulated already. The advantages are: You deposit what you please, when you please, and your money at once begins to earn interest. There are no forfeitures or penalties or restrictions or fines, as in Building Associations. You own at once what you pay for. Income begins immediately. Deposits can be added to at any time to any amount. No long years waiting with its risks. It is better than savings banks, for the security is the best in the world—New York City improved real estate. Small investors are no longer driven to distant suburbs, but are getting into the very choicest property in the heart of the city. Fortunes are made in saving and wisely investing. The security that secures is New York City real estate.

"The old part of London is called 'The City,' as distinct from Greater London. In the 'City' part of London land has recently sold for $700 per square foot. Manhattan Island will be 'The City' part of Greater New York. The Cass Realty Corporation invests only in Manhattan Island, and, too, only in the very best part of that. The Corporation buys land now for from $5 to $40 per square foot. The rise in New York real estate values has only just begun. Already it has reached $175 per square foot in some parts of the island. Improving well situated unimproved lots of itself raises land value 25 per cent. The newspapers say of us:

"'Those desirous of safety and a fair return will do well to communicate with the Cass Realty Corporation.'—The Churchman, New York.

"'The Corporation buys and improves city property, collects rents and pays its shareholders 6 per cent and increased values. A plan in which large or small amounts may be safely invested.'—N. Y. Times.

"'The funding method places within the reach of the smallest investor this high class of securities. They return not only interest, but a comfortable augmentation of capital.'—N. Y. Evening Post.

"'We heartily recommend the shares of the Cass Realty Corporation as an investment without an equal.'—Financial and Commercial News, Boston.

"'Management of the Corporation's affairs is in the hands of experienced and very able men.'—N. Y. Financial News."

Continuing, the shareholder said: "We have adopted all that is safe and good in loan and building associations, savings banks and Government bonds, and we have omitted all that is objectionable. A 'guarantee fund' is in the hands of the trustees for the purchase or redemption of certificates, to enable holders to withdraw all or part of the money invested without loss or delay. In other words, practically, you can get your money back if you need it. We are thriving and increasing, and we are returning to the people the ownership of New York City property, with its great profits, through the organization of the people themselves in our corporation. All are welcome. Ideas unexecuted are dough. We stopped dreaming and went to work. Here, now, is opportunity for fair interest and safety that is safe." ***

$500 cash and the balance in monthly payments of $22 for this beautiful new cottage, with all city improvements and large garden in the most healthful and highest location within thirty minutes' ride of New York, which is less time than from City Hall to Harlem. Price only $2,050. Call and convince yourself. **Peetz, 13 Chambers st.**

MONEY TO LOAN
TO BUILD HOUSES OR PAY OFF MORTGAGES.
THE BIRKBECK CO., 1 COOPER UNION, NEW YORK CITY.

I WILL DEED 300
finely located lots in a beautiful suburb to the first 300 people answering this advertisement, for simply cost of making deed. 53,000 tickets were sold at our depot last year. Full particulars by mail. Address President, 128 Water st., New York.

YOU FURNISH THE LOT.
We furnish money, plans and build your house for the amount you pay for rent; get particulars. Suburban Home Building Co., 150 Nassau st.

MARYLAND FARM, $2,500; 100 acres on Chesapeake Bay, Eastern shore, near Cambridge; some fruit, asparagus; good buildings. S. A. Stokes, Cornersville, Md.

TOY and notion store, established 49 years; no reasonable offer refused. Fuhr, 415 Hudson st.

Country.

DELAWARE RIVER FRONT, opposite resort; 20 acres, 2½ hours out, site hotel or house; price $500. R. S. Cross, Fort Jarvis, N. Y.

DESIRABLE country residence; water front, fruit, shade, outbuilding; 75 acres; 2½ hours out; price $3,000. Owner, 189 Pike st., Fort Jervis, N. Y.

EXTRAORDINARY bargains in farms; elegant mansion, 250 acres; beautiful lake, $10,000; fine house, twenty acres, valuable water front, $4,000; eighteen-room house, furnished, forty acres, $2,000; beautiful village residence, $1,500; eight-room house, thirty acres, $1,000; five-room house, three acres, $750; all have outbuildings; will exchange. Taylor, 203 Broadway.

FOR SALE—5-acre farm, fruit, water, new house; 1 hour from Grand Central; also, new house, large plot, handsome view; near station; low commutation. D. D. Earle, Pleasantville, N. Y.

SAY WHAT PROPERTY, on what terms you wish it, anywhere, and see if we can suit. HOMESEEKERS' AGENCY, WORLD BUILDING.

70-ACRE FARM in Sullivan County; nearly all cultivated; 20-room house (11 rooms fully furnished), including farming tools; price $2,200; $1,100 cash; also large and small farms. Wm. Von Berge & Co., 780 De Kalb ave., Brooklyn.

78-ACRE FARM—Small buildings, some fruit; near village and station; price $1,250; terms $200 cash, balance 5 years. Thomas S. Clark, Dover, Del.

300 ACRES FREE—Send $2, for drawing deed for acre of high, healthy garden land. N. L. Teeple, 34 Park row.

REAL ESTATE WANTED.

CHEAP LOTS IN 24TH WARD—Rufus R. Randall, 721 East 177th st.

WE HAVE MANY unfilled applications for houses and farms; also for rent; easy payments. HOMESEEKERS' AGENCY, WORLD BUILDING.

Country.

WANTED—Country place, with few acres; send particulars. S., box 30 Journal.

An Artistic and comfortable dwelling costs no more than a poorly planned one.
BEFORE BUILDING Look over our latest building designs, just published, in 10 portfolios (see list), some 300 designs in all, costing from $500 to $10,000. Gives large views, floor plans, full description and dimensions, all about painting, plastering, heating, and, in fact, every essential aid to the intending builder.
PRICE 2 EACH; FULL SET (10), $10.00.

LIST.

No. 1	contains 30	designs, costing	$500 to $1,000
No. 2	" 30	" "	1,000 to 1,500
No. 3	" 30	" "	1,500 to 2,000
No. 4	" 30	" "	2,000 to 2,500
No. 5	" 30	" "	2,500 to 3,000
No. 6	" 30	" "	3,000 to 3,500
No. 7	" 30	" "	3,500 to 4,000
No. 8	" 30	" "	4,000 to 6,000
No. 9	" 30	" "	6,000 to 10,000
No. 10	" stables and double houses, all costs.		

To introduce quickly, will send any two sections you may select for $3. Example For $2,000 house, send $3 for Nos. 3 and 4, etc., etc.

Address the
Cooperative Building Plan Association Architects,
106 and 108 Fulton St., New York City.

New Jersey. New Jersey.

$50 A LOT.

RIGHT IN THE CITY OF NEW BRUNSWICK.
$5 CASH DOWN, THEN $2 A MONTH.

A great boom here. Buy for a home. Buy for speculation. 40 minutes' ride to New York City. 1½ cents R. R. fare Commutation.

FREE EXCURSIONS SATURDAY, at 2:30 P. M., SUNDAY, 10 A. M. and 1 P. M., over Penn. R. R. from Jersey City Depot.
CHOICE LOTS $100—WORTH $300.
Maps and free tickets at office or at gate Jersey City.
WM. H. MOFFITT, 59 Liberty st.

FREE TICKETS TO RUTHERFORD, N. J.
Choice lots here for $150 and up. Easy payments.
We have remaining only 500 towns, within 9 miles of New sewers, electric lights, gas.
Trolley from Hoboken

$100 A LOT.
$5 down; $3 monthly.

FREE TICKETS TO LYNDHURST, N. J.
Desirable lots here for $100 and up. Easy payments.
lots at these rapidly growing York. 80 trains daily. Water,
and Jersey City

E. D. CORDTS, 234 BROADWAY, NEW YORK, 10 A. M. to 1 P. M.

REAL ESTATE — Country. | REAL ESTATE FOR SALE. — Country.

LIKE HOT CAKES

OUR 5-ACRE FARMS AT $40

ARE SELLING. THE PRICES $40, $50, AND $60 FOR 5-ACRES RICH LAND, NEAR

MILFORD, PA., 66 Miles from New York.

And our liberal terms

HAVE CAUGHT THE PEOPLE,

and the majority have availed themselves of the

20 % DISCOUNT FOR CASH.

We sold more than half of our 1,000 acres the past week, and have had enough people want us to hold one or more for them to take them all up, but WE DON'T HOLD ANYTHING for anybody. First come, first served.

$5 DOWN, $1 WEEKLY. NO INTEREST.

Perfect title. Full warranty deed given immediately upon receipt of price. Write J. C. Westbrook, Prothonotary (County Clerk and Recorder), Milford, Pa., concerning title and if land is free and clear.

Excursion Every Sunday, $2.50;
Grand Excursion in July, $1.50,

for buyers only. The land is sold so close we cannot afford to offer Free Excursions; but we furnish Carriages to the land and Refreshments. After visiting the land, if you do not find it high, dry, rich, fertile, and in every other respect as represented, any money you may have paid in will be cheerfully refunded, or you can change without cost to any plot you like better, or you can at any time apply amount paid on one of our city lots at Arlington, N. J., 18 minutes from New York, for $100; easy terms; Free Excursions every Sunday.

Out of town parties can deal with us safely through the mail, but first payment must accompany their orders. We are a responsible firm. All our property is free and clear. We bought for cash and don't owe a dollar on it, and WE DON'T MISREPRESENT ANYTHING.

INVESTIGATE FOR YOURSELF.

Don't pay any attention to those who say we can't do it, or there must be something wrong, or that it is too cheap to be good. We simply bought this land at a bargain for all cash, and we are going to sell it quick and at a small profit.

FRANK X. REILLY & CO.
Opp. City Hall, Room 808, No. 256-257 Broadway.
OFFICE OPEN MONDAY AND SATURDAY EVENINGS THIS WEEK UNTIL 9 P. M.

TO-DAY,

At 2:45, from Harlem Division, Grand Central Depot, and from Mott Haven Station 10 minutes later,

FIRST GRAND TRIP
(FOR INTENDING BUYERS ONLY) TO

SHERMAN PARK,

THE IDEAL HOME SPOT OF AMERICA.
CHOICE SITES $125 TO $250. EASY PAYMENTS. TITLES GUARANTEED. MAIN OFFICES, 165-167 BROADWAY.

New Jersey. New Jersey.

FARMS! FARMS! FARMS!

5-Acre Farms.

FARMS FOR RICH AND POOR.
FARMS FOR YOUNG AND OLD.
RICH AND FERTILE FARMS.

Not barren wastes and stretches of worthless lands in certain wild and remote sections of Pennsylvania, Florida and the Mexicos; not sterile lands, dear at any price, because not good for cultivation, not good for home building, not good for speculation, and not good for any kind of investment, but (note this fact well) real, genuine and legitimate farms within easy distances of the cities of New York, Brooklyn and Jersey City.

AT

RIDGWAY, NEW JERSEY, OCEAN COUNTY,

On the Southern division of the Central Railroad of New Jersey, adjoining the thriving town of Manchester and Lake Horicon on one side, and within short distance of Lakewood, famous Lakewood, on the other side. Also choice and valuable

5-ACRE FARM TRACTS AT WAVERLY, RONKONKOMA and SPEONK,

Long Island, on the Long Island Railway, any of which sections we offer at the remarkably low price of

$150 TO $250. $1.00 PER WEEK.
10 Per Cent Discount for Cash.

These farm tracts are free from swamp, rock, hill and sand, and while most of them are cleared, many of them are well timbered, and a portion of them are under fine cultivation. Fruit and vegetables will find a steady growth upon these farms (as they do upon the farms adjoining), and investors can profit handsomely on their small investments. Why, the timber alone untouched on a 5-acre tract is worth over $60, and if hewn and delivered is worth over $3.50 per cord, there being over 20 cords of wood to the acre, or 100 cords of wood to 5 acres.

Parties residing out of town can deal with us as safely as if here on the spot. Tell us what you want, and we will do as you say; and if you trust to our judgment, we will be careful to look to your interests.

Our references are: The Seventh National Bank, New York; the German-American Real Estate Title Guarantee Company, and the Commercial Agencies.

AGRICULTURAL CITY COMPANY,
165-167 Broadway, New York.

Free excursions will be conducted to our several Farm Tracts the latter part of April or the beginning of May, of which due notice will be published.

ARLINGTON, N. J.

7 MILES FROM JERSEY CITY, 18 MINUTES FROM NEW YORK.

Lots on Trolley Line Soon to be Built,

$100.00 EASY INSTALMENTS, NO INTEREST;

Best Value Around New York

Maps and Free Sunday Excursions.

FRANK X. REILLY & Co.,
Room 808, 256 and 257 Broadway.

50 CENTS A WEEK!

LOTS IN ELIZABETH.

250 TRAINS A DAY, 28 MINUTES TO CITY HALL, N. Y. 2 CENTS FARE. SUBSTANTIAL BRICK SEWER, GRADED STREETS, STONE CURBING.

$150 A LOT AND UPWARD. **$5 CASH, Then 50 Cents a Week.**

These lots are now worth $500. They will be worth $1,000 in three years. When your lot is paid for we will arrange to secure you a Loan to build your house.
Special Excursions Every Saturday and on Sunday, 11 A. M. and 2 P. M., from foot of Cortlandt St., over Pennsylvania R. R. Free Tickets and Maps Now Ready.
WILLIAM F. MOFFITT, 59 LIBERTY ST., New York.