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### THE ECONOMICS OF BUILDING.

#### IV. NEEDS.

At the present time, and in the city of New York, the requirements of the building profession are greatly in advance of what they formerly were or what they now are in other localities. At an earlier stage in its history, as illustrated in many existing blocks of buildings in the older parts of the city, these requirements were within the easy capacity of average masons and carpenters, and involved, outside of the techniques of these two trades, facility in the use of the square, level, and plumb line. The stride which the city has made in metropolitan dignity, and the advancement of the great body of our citizens in aesthetic culture and in familiarity with the comforts and conveniences of life, call for an order of building, especially for domestic use, quite superior to what was once accepted in that line. The results that have been heretofore accomplished by untrained and undisciplined mechanical genius are eminently creditable and praiseworthy. But such results are quite inadequate to meet present public demands, and unworthy of the elevated character which our city already bears as the metropolis and *urbiter rerum* of America.

The first and indispensable qualification of a builder is the possession, in a greater or less degree, of marked executive ability. This quality, in fact, forms the foundation stone of the builder's professional character; nay, the possession of such a rare gift generally predetermines the selection of his calling. Executive ability alone—the power to control masses of men and to concentrate in the execution of a single performance a variety of labors and offices—may fit a man to become an excellent foreman or superintendent of works, but this faculty must be accompanied with loftier and more subtle qualities, and supplemented by no small degree of literary and artistic training, to fit a man to become an accomplished master builder. No occupation makes more varied or exacting demands upon the entire personality than that of building, when properly and scientifically undertaken. In addition to the specific mechanical attainments called for, it would, perhaps, suffice to say that all other requirements are embraced in the single statement that the successful modern builder must combine elements of broad scholarship with those of an enlightened mercantile experience.

Rarity of the combination which we are suggesting is no proof of the impossibility of attaining it, but simply implies a general lack of such training as we believe will be found in future indispensable to the satisfactory and successful prosecution of this calling. It is no uncommon

event, even at this late day, to find builders who excel as mechanics, and yet, for the want of theoretical and mercantile education, who are unable to turn their technical knowledge to practical and lucrative account. If it is too much to claim that one builder shall combine in his person all the endowments which we shall enumerate, it still becomes warrantable to suggest that in the make-up of his establishment he shall gather about him representative persons who are possessed of these different qualifications, so as to enable him to engage in the competitive strife of his calling, on a fair field and with intelligent equipment.

We cannot better illustrate our conceptions of the varied needs of future active builders or embody the standard of successful builders of to-day, than by reciting the various phases of professional and business life in which builders are called upon to appear and act.

Supposing a man to be fully qualified in all the mechanical details of his profession, the successful speculative builder is still required to play his part in at least five distinct *roles* or characters.

*Architect.*—The time is past for the mere mechanic to rely upon his unaided efforts in elaborating the architectural features of buildings. The science of aesthetics in building has grown into a prominent department of this trade calling. The untutored mechanical builder must either incur the fatal risk of dispensing with artistic embellishments or else be compelled to rely abjectly upon the dictation of an employed architect. However germane and kindred may be these two professions as they now separately exist, it is certain that in speculative building the interests and views of the respective professions seem to be well nigh irreconcilable. The architect performs the functions of the abstract theorist—the designer of beautiful models and the draughtsman of convenient plans. The practical details of work he becomes acquainted with solely or principally in books. In mechanical execution the builder is generally the superior of the architect, though perhaps totally lacking in appreciation of the abstruse principles and fulsome designs which the architect elaborates. A good architect may be a poor builder, and, *vice versa*, a good builder may be a poor architect. The difficulty of harmonizing these two professions in their distinctive capacities is owing to the sensitiveness of control and intolerance of dictation which exists on the part of either. The architect is disposed to enforce his peculiar views with an imperious dictum, while the builder is too apt to treat with a stolid indifference and undisguised contempt all purely scientific suggestions. Few builders of the present time are willing to surrender the absolute control of their works to the supervision and management of architects, particularly as such surrender carries with it that essential control over costs which is apt to determine the financial success or failure of a building enterprise. To some extent, the practice has recently obtained with leading builders of combining the two professional elements of architect and builder in the one organization. Not a few of our leading and active master builders have already begun to

equip themselves with architectural qualifications. In future this practice is likely to be largely cultivated. As the profession of civil engineer is a modern and distinct outgrowth of the architectural profession in the execution of massive works, so, in future, we believe the architect-builder will be a permanent outgrowth of this same profession in the application of scientific principles to the erection of modern buildings, particularly of apartment buildings and dwelling houses. The profession of architect, pure and simple, will find its natural, legitimate and undisputed employment in the execution of private orders for the elaboration of costly and large buildings and public edifices. No just expectation could be indulged by builders of satisfactorily catering to the improved taste of house-buyers, without a complete infusion into every work of the best scientific principles and most chaste, artistic designs.

Esthetics of design and planning, not mechanics or dynamics must be the builders' chief study. Weight and strength of materials in ordinary house building are sufficiently understood by the commonest workmen, or are clearly defined by recognized building standards. The varying needs of a growing composite population must be taken into account and accommodated in the planning of modern buildings. No one is better qualified to deal with these demands than the builder himself when properly equipped as he comes in direct contact with purchasers, and is apt to learn from their criticisms the full extent of prevailing public necessities.

*Merchant.*—Another qualification is the ability to make good bargains. To this end the builder should be thoroughly imbued with the keenest and shrewdest mercantile spirit. From the beginning to the end of an undertaking the builder is called upon to deal with a multitude of mechanics and tradesmen, and to purchase a great variety of materials. To be careless or unbusinesslike in any of these bargains involves the builder in a heavier outlay than the results of his venture will justify. Yet he is required to exercise a wise and subtle discrimination touching qualities as related to costs. The dearer article often proves a better purchase than the cheap one in its after effect upon the work in hand and the cheap article dear enough at any price. The secret of successful building might be measured by ability to procure land, labor and materials at the lowest prices. The policies, tactics and management involved in this accomplishment would fill a treatise, but the possession of it is like the compass to the mariner in steering to a safe haven.

There was a time when builders vied with each other in bestowing the utmost possible expense upon their productions, but this was found to be needlessly wasteful, extravagant and, in fact, gratuitous. The present frugal disposition of purchasers compels builders to adopt the most rigid economy and nicest calculation in the selection of materials and in the allotment of quantities.

*Accountant.*—It may seem superfluous to enjoin upon the members of any calling the necessity for keeping strict and accurate books of account. And yet, if the truth were known, it would be

surprising to what extent the business of building has been carried on with an utter disregard of this essential requirement.

With a certain class of builders it has been a vaunting boast that they could predict the cost of their completed works in advance, and that they were able to carry in their unaided memories the actual details, as well as the sum total of expense. This lack of a proper accounting in building operations lies at the foundation of much of its non-success. The practice of selling products at an assumed cost or without reference to the actual cost, may have been harmless in the days when the rapid advance of real estate values not only indemnified the builder against loss, but also guaranteed him a liberal profit. As real estate operations are conducted to-day, this practice becomes an exceedingly risky one, often involving the builder in an unconscious loss, which he is only able to realize when, after a succession of really unprofitable jobs he finds that his assets are widely disproportioned to his liabilities, and is reluctantly compelled to confess his insolvency. Books of account are needed not only to define the total cost of a given production, but as a means of classifying and arranging the data of cost, that they may serve as guides in future transactions. Not only to insure solvency, but to define a proper, reasonable and adequate profit, and to furnish an intelligent insight into the details of his business, every builder should understand the theory, and if necessary be able to perform the duties of book-keeping, or else be willing to employ skilled assistance in this department. This system would guard the builder against the possibility of ignorantly demanding an excessive profit for his work, which would disqualify him from competing with other and more careful builders. The success or failure of this calling and the commercial standing of builders in the business community largely depend upon the adoption of mercantile systems of accounts.

*Financier.*—The ability to classify and arrange the accounts of building must be supplemented by a sufficient knowledge of the value and uses of money to enable the builder to map out his enterprise, and to arrange his finances so that by forethought and proper distribution, he may be able to carry it to a successful termination without pecuniary embarrassment. If all builders were endowed with inexhaustible bank accounts, financing would be necessarily limited to the drawing of checks. But builders are rarely blessed with plethoric funds, and they are apt to start their enterprises with insufficient supplies of ready money, relying mainly upon the assistance of mortgages and such credit as may be extended to them. It becomes, therefore, of prime importance for them to be able to adjust the extremes of their enterprises to their financial capabilities. A comparatively small modicum of cash capital may be sufficient to carry a building operation to a successful conclusion, and if a prompt sale is effected the discharge and liquidation of indebtedness then becomes practically an easy matter. But without forethought, wise management and ready adaptation of means to the end in view, the well intentioned and honest builder may find himself inextricably involved in the midst of a transaction. The management of building finances is peculiar and difficult, especially as the builder is practically excluded from the benefits of bank accommodation. This consideration renders it all the more imperative that a builder should possess the requisite financial skill to enable him to make the best use of such means as he may have at command, to satisfy the reasonable necessities of contractors and mechanics, and still leave himself free from financial distraction. The reckless use of credit is a common source of embarrassment, and the facility with which it is

granted often leads the builder into serious difficulties. A wise building scheme will realize in ordinary times costs and a profit. Such a result at once puts the builder in the possession of ample means to satisfy his creditors. The problem of building finances, is to safely bridge over the period between the commencement of cash payments and the ultimate return of capital through sale or mortgage.

*Salesman.*—In the active and reliable market, which this city presents for salable products, it becomes a prime element of success that the builder himself should be a first-class negotiator or salesman. Unlike staple goods or daily necessities, that have fixed and determinable market values, and which buyers are rarely allowed or disposed to dispute, the price of a house is an arbitrary and inconstant quantity. It is no infrequent event for a row of similar houses to be sold at prices which vary considerably one with the other. This circumstance may be referable to the idiosyncrasies of buyers, and in a measure to the necessities of the builder's exchequer. An unwholesome tradition has been handed down from the days of abundant prosperity that builders were accustomed to load their prices with inordinate profits; and, after a sale was made, to swell the deed-price, or consideration expressed in conveyance, with an element of fragmentary value. These deed-prices gave the public an incorrect and altogether unwarrantable impression of the values actually realized from sales. To this day the practice is almost universal with buyers of seeking to purchase at a large discount from the builder's asking price. This practice works a great hardship, particularly in stringent times, when the margin of attainable profit in building operations is quite inconsiderable. The time may arise in future, when, through the perfection and accuracy of business methods, builders may be able to establish a fixed or scarcely variable price for their productions. Some incredulous persons assert that this cannot be done, but that builders must stand ready to adapt themselves to the peculiar views of buyers in regard to prices.

As long as these variations in prices of building products are tolerated, it is easy to see that the order of salesmanship called for must be of the highest. The buying of a residence ordinarily occurs not more than once in a lifetime. At any rate, houses are generally bought with a view of long continued or permanent occupation; and, in this respect, it becomes no slight task to be able to suit a buyer with the particular appointments of a ready made house. After all captious and censorious objections are satisfied, and these are usually presented in great numbers, the pivotal point of the negotiation is presented in the agreement upon the purchase price and arrangement of the terms of sale. The unfitness of many builders for performing this office shows itself in personal traits of character. The uncouthness and arrogance of manner peculiar to the calling often crops out unfavorably in these negotiations. There was a time when a builder might peremptorily order off his premises any one who proposed an inadequate price, or when a builder could stand with watch in hand and exact from an intending but dilatory buyer an answer to a proposition within five minutes, or any other space of time; if such answer then failed to be forthcoming, to enforce the penalty of total refusal to sell to such purchaser at any price. Such peculiar tactics are entirely devoid of any merit in the art of salesmanship. The selling of houses, when undertaken by builders in person, calls for the exercise of great patience, candor and suavity. The acknowledged inaptness of many builders for the performance of this delicate task furnishes the most favorable opportunities for the exercise of

the broker's prerogative. This intermediary usually assumes the labor and finesse of a negotiation between the refractory and obstinate builder and the volatile and captious purchaser, and when diligent and faithful fully earns his stipend.

In view of the ample supply of dwelling properties which the future is likely to produce, it behooves builders to interest themselves in the sale of their own houses, and in the cultivation of the manners, traits and qualities which belong to the successful salesman.

#### FAILURES.

That the business of speculative building has been lucrative in the past—in certain periods exceptionally so—is fully attested by the ample and comfortable fortunes once and in some cases still enjoyed by those who were conspicuously identified with it. But this statement must not blind our eyes to the fact that, in certain cases and under certain circumstance, it has been invariably and signally disastrous. This state of chronic misfortune, which seems unavoidably to inhere in certain phases of the business, suggests an investigation into the causes underlying it. That a disproportion of building schemes should result in insolvency, cannot but stamp the profession with disgrace in public estimation. We think, however, it will be found that there are special causes operating in many of these cases which are largely within the control of the builder himself, and are really amenable to public criticism and judgment. Of the causes which contribute to the nonsuccess of building undertakings we will enumerate a few.

*Bad Locations.*—Lack of judgment on the part of builders in selecting the site for their ventures is one of the prime causes of misfortune. There is probably no public in the world so fastidious as to locations, so sensitive to objectionable surroundings, as that of New York. The peculiar formation of the island compels all improvements to take one course—northward. No wonder that stables, public schools, breweries, foundries and private dwellings sometimes become unpleasantly mixed together. Any attempt to forestall the march of improvement by leaping over some intermediate vacant space—is sure to meet the condemnation of the public, as it assails the instinct of gregariousness, the love of neighborhood. Consequently, the speculative builder is forced to follow the sluggish growth of the city, keep close to the line of improvements, and exercise his finest abilities as surveyor and prospector in determining good and wholesome locations. As a rule, pioneering is hazardous and unprofitable, and the temerity of building in the midst of objectionable surroundings, even in older portions of the city, is sure to be visited with the severest penalties of misfortune. Sometimes nuisances and offences intrude themselves into a locality after a builder has begun his operations, destroying his chance of profit or involving him in actual loss. In the house building quarters of the future, where business is not likely to invade until a very remote period, if ever, it is to be hoped that lot owners will combine together, and impose wholesome restrictions and building covenants upon land, such as will create desirable residence neighborhoods, and relieve the building business of a constant menace and serious source of loss.

*Faulty Constructions.*—This item embraces two classes of construction. A good house in a poor location is almost sure to produce unsatisfactory pecuniary results, whereas a poor house in a good location may prove an unexpected and disproportionate success. Location determines everything in this city. The utmost skill, judgment and discrimination are called for to properly adapt style and cost of construction to location. Another fault of construction is the building of an

unwisely good house or an unwisely poor house, even in locations which may seem to warrant and call for them. To whatever extent the standard of construction deflects from the accepted medium line of suitability to a given locality so far is the builder's interest imperiled. For instance, a few builders are still wedded, even in these hard times, to foolish extravagance in construction, such as unnecessarily elaborating the various parts of a house, carrying their style and cost beyond the standard of public requirements, and the ability or willingness of the public to pay price in return for them. This gratuitous and superfluous adornment of the city becomes a direct charge upon the builder's capital, and is sure to entail upon him uncomfortable loss. On the other hand, reduction of the standard of finish below what is meet and proper in a good location is also apt to react unfavorably upon the builder's interest. The public have become so discriminating with regard to the characteristics of good building, that an inferior job is apt to be detected and avoided. Mere cheapness, without relative merit, is the most dangerous staple to speculate in, as it is likely to fail of any return. It is difficult to assign the mean standard at which speculative building may be safely maintained. The study of this problem becomes one of the most difficult that besets the builder's career. The solution of it depends upon an intimate acquaintance with the wants of buyers, and the practices of families in the use of dwellings. The most successful builders, as a rule, are those who have studied these wants so closely as to be able to provide for them in a structure of average elegance, undoubted substantiality and thoroughly acceptable planning, features which are valued in inverse order to their statement here.

**Improper Bonuses.**—The most fruitful cause of disaster is the practice, which is indulged in by certain builders, of paying unwarrantable bonuses for the use of money and for certain services, which they ought to be able to command at moderate rates. Under the impression that building is a speculation of invariable success and productive of exorbitant profits, money lenders have grown to believe that they were warranted in making the most extortionate and outrageous demands upon builders. Whether these bonuses take the shape of excessive prices for land, or whether they are extracted from the builder under some specious device for evading the usury law, in either case they become equally ruinous and pre-determine failure. The extra percentages often paid by builders for brokerage on sales, commission on loans and architect's fee, also constitute a severe drain upon his prospective profits. The legal expenses in procuring loans and excessive charges for fire insurance are items which are often allowed to unnecessarily burden a building job. There are fixed, established, legitimate charges for all such services which a builder can ordinarily afford to pay—it is the fraudulent excess when acceded to that demoralizes and destroys the builder's chances of success. To submit to these unlawful and unwarrantable exactions, implies unmercantile or dishonest proclivities on the builder's part. It is idle for any one to seek success in a close, tedious and laborious occupation, like building, when handicapped by so many fatal drawbacks and disadvantages.

Builders must be impressed with the truth, that nothing but strictest economy in expenditures will insure profit in their work, and successful competition with fellow-builders. During the present stringency of the times it is imprudent and absurd to suppose that heavy bonuses and extra percentages can be extorted from or paid by a builder except at the sacrifice of his profit or capital or both, and, in the end, to the serious detriment of some of his coadjutors in the work.

MINING.

The past week has developed quite an excitement in mining stocks, and the transactions on the New York Mining Exchange were larger than they have ever been before. In fact, as the business of the New York Stock Exchange is apparently coming to a stand still, the attention of speculators appears to be directed to mining stocks with a view to obtaining the dividends that railroad properties are failing to earn. This is the more apparent when reports from the conservative city of Boston show that during the past three months over a million and half of dollars has been invested in mining property. In consequence of the show of business now transacted, the seats in the Mining Exchange have risen in value over 300 per cent., as offers of \$350 are made without finding any for sale, and in the New York Stock Exchange seats that were worth \$6,000 some few months ago are now rated at about \$4,000. The members of the Mining Exchange may be congratulated on the success they have achieved, which is mainly due to the careful manner in which the committee investigate all properties that are listed in their board. There are now quite a number of new mines that will soon be actively dealt in, such as the Idaho and Kearsage, of Utah, and the Polar Star of Colorado. The latter is now paying a dividend of one per cent. a month to its stockholders. The latest reports from California speak very favorably of the prospects of the Bonanza mines, and say they will pay a dividend of two per cent. next month. The Idaho Mine has declared a dividend of \$7.50 per share. The Ontario Mine, of Utah, has declared its regular monthly dividend of \$50,000, and a supplementary dividend of \$50,000, making in all \$1,000,000 in dividends paid by this company in eleven months. The American Consolidated Gold & Silver Mining Company has declared its regular monthly dividend of one per cent. on the capital stock, payable at the company's offices on and after February 11.

The main speculation this week has been in the cheap stocks, such as Bertha and Edith, Lacrosse and American Flag. On Monday 16,000 shares of Bertha and Edith and 13,000 shares of Lacrosse changed hands. During the week Bertha and Edith has varied between ten and twenty cents per share, and Lacrosse between forty and seventy-five cents per share. There has been a slight decline in Kings Mountain, but the brokers manipulating that stock are showing good judgment in not marking it up to a price at which the public will not take it. Notwithstanding the dividends declared by American Consolidated, the stock has been in no demand at 10 1/2, the price at which it appears to be held. Seaton has steadily improved under purchases of small lots, and New York and Colorado has also a more healthy appearance. There was considerable desire exhibited to speculate in California stocks, and there is no doubt the business of the Exchange would be doubled if some bank was only established that would loan on mining securities. Ontario was quite strong during the week, selling as high as 3 1/4. The following is a record of the prices during the past week:

	Opening	Highest	Lowest	Closing
American Consolidated	10 3/4	11 1/4	10	10
American Flag	.11	.20	.10	.16
Bertha and Edith	.10	.21	.10	.19
Hukill	4.90	5.00	4.85	4.90
Kings Mountain	3.30	3.35	3.15	3.15
Lacrosse	.40	.75	.40	.70
Mariposa	1.00	1.60	1.00	1.00
do. pref.	1.50	1.50	1.40	1.50
Merrimac	4.25	4.25	4.00	4.00
Moose	8 1/4	8 1/4	7 1/4	7 1/4
New York and Colorado	2.00	2 1/4	2.00	2 1/4
Ontario	3 1/4	3 1/4	3 1/4	3 1/4
Seaton	2.45	2.80	2.40	2.70
Sierra Nevada	4 3/4	4 3/4	5.00	5.00

MARKET REVIEW.

REAL ESTATE MARKET.

Transactions during the week were without significance. On Tuesday last, the monotony of foreclosure sales was broken by the offering at an executor's sale of property situated on Lexington avenue, Norfolk street, Eighteenth, Thirty-ninth and Fifty-third streets. The prices realized were unsatisfactory and it is reported that but one parcel was actually sold.

Since our last report, the following contracts of sale have been entered into: Messrs. Lynd have sold to T. F. Jeremiah the four-story brown house with lot (20x70x100), for \$33,000. The Messrs. Lynd have also bought the four lots, situated on the north side of Fifty-fourth street, between Fifth and Sixth avenues, at \$16,000 each with a building loan, and Arnold Freidman has sold to Madame Demorest the house

and lot known as No. 21 East Fifty-seventh street (23x60x35x100), for \$45,000. A written contract has been filed with the Register for the sale of the four-story house with lot, situated on the north side of Seventy-fifth street, 65 feet east of Madison avenue (20x81.10), for \$16,500.

Only twelve plans, embracing fifteen buildings, none of which are first-class dwellings, were filed with the Superintendent of the Department of Buildings. The estimated cost of the whole number is \$66,300. Included in this amount is an estimate of \$20,000 for the erection of a stable by J. A. Bostwick, now building at the corner of Fifth avenue and Sixty-first street.

The following are the sales at the Exchange Sales room for the week ending Feb. 7:

Houston st (No. 27), s s, 64 e Crosby st, four-story brick store and dwelling, 26x125.8, to Arthur W. Austin (exr. and plaintiff).....	\$10,000
Mulberry st (No. 11 and Nos. 176, 178 and 180 Worth st), s w cor Worth st, six-story brick factory, 25.11x102.5x102.4x126.10, to Henry P. Townsend (plaintiff).....	48,100
Pell st (No. 16), e s, four-story brick factory, 25.4 x 1/2 block, to William Simpson (exr. and plaintiff).....	6,300
Waverly pl (No. 17), n s, 85.10 w Mercer st, three-story brick dwelling, 28.4x132.11, to Louis Durr.....	18,100
24th st (No. 141), n s, 304 w 3d av, two-story brick stable, 22x98.9, to W. D. Warren.....	8,225
35th st (No. 337), n s, 206.3 w 1st av, four-story brick store and dwelling, 18.9x98.9, to Mortimer Porter (plaintiff's att'y).....	4,000
39th st (Nos. 343 and 345), n s, 190 e 9th av, three-story brick factory, 35x98.9, to Charles T. Slevin (plaintiff).....	9,000
39th st (No. 329), n s, 375 w 9th av, four-story brick store and dwelling and three-story brick dwelling in rear, 25x98.9, to the Bank for Savings (plaintiff).....	9,000
39th st (No. 516), s s, bet 10th and 11th avs, four-story brick tenement, 25x98.9, to John Mulvane.....	6,100
41st st (No. 408), s s, 141.8 w 9th av, four-story brick dwelling, 20.10x98.9, to Christian Jordan (plaintiff).....	4,200
50th st (No. 306), s s, 58 e 2d av, three-story stone front dwelling, 18.6x80, to Lucy E. White (extrx. and plaintiff).....	9,500
51st st, s s, 91 e 1st av, three-story building, 18 x100.5, to Germania Life Ins. Co. (plaintiff).....	5,400
64th st, n s, 212 e 8th av, three-story stone front dwelling, 18.9x100.5, to Joseph Agate (plaintiff).....	12,000
59th st (Nos. 415 and 417), n s, 200 e 1st av, two four-story brick dwellings, 50x100.5, to James Campbell (plaintiff).....	10,000
64th st, n s, 80 w Lexington av, four three-story stone front dwellings, 80x100.5, to James McGovern (plaintiff).....	52,300
111th st (No. 108), s s, 70 e 4th av, three-story frame dwelling, 17.6x100.11 to Elizabeth A. Roach.....	2,700
117th st, n s, 174 w 5th av, 46.3x100.11.....	
118th st, s s, 175 w 5th av, 44x100.11.....	
to Margaret P. Lehmaier.....	6,490
121st st, s s, 100 w 10th av, 100x160.11, to Lydia S. Floyd (plaintiff).....	2,000
124th st (No. 239), n s, 167 w 2d av, three-story stone-front dwelling, 20x100.11, to Germania Life Ins. Co. (plaintiff).....	8,000
130th st, n s, 475 w 6th av, 25x99.11, to D. Houston.....	1,650
Av A, w s, 75.4 s 60th st, 25.1x106.6, to Francis M. Holly (plaintiff).....	1,500
Berrien av, e s, 75 n Elizabeth st, 25x100, to Westchester Fire Ins. Co. (plaintiff).....	1,000
Northern av, w s, adj land of John A. Haven and Gordon Buck at Fort Washington, 7 acres, to Mutual Life Ins. Co. (plaintiff).....	20,000
6th av (Nos. 958 and 959), e s, 42.2 n 84th st, two five-story stone front dwellings and two two-story brick stables in rear, 40x125, to Mutual Life Ins. Co. (plaintiff).....	50,000
8th av, w s, 50.11 s 98th st, 50x100, to Thomas P. Medley (plaintiff).....	7,700
10th av, w s, 75 n 82d st, 37.11x100.1x45.10x100, to Eliza M. Bailey (plaintiff).....	1,000
Total.....	\$315,274

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. I. F. Bissell, and Jacob Cole have made the following sales for the week ending Feb. 6:

Baltic st, s s, 100 w Clason av, 25x140x26.6x 149.7, to R. J. Berry (plaintiff).....	\$3,000
Bergen st, s s, 190 e Smith st, 15x100, to plaintiff.....	4,500
Broadway, n e cor Henry av, 125x100, to Saml. A. Haines and John H. Graham. (Morts. \$4,400).....	7,453
Cambridge pl, e s, 345 n Gates av, 14.6x100, to R. A. Hulet.....	3,610
Fleet pl, w s, two-story and basement frame house, to Margaret Curry.....	1,125
Fleet pl (No. 20), w s, two-story and basement frame house, to William Purcell.....	1,430
Fulton st (No. 538), s s, 100 e Hanover pl, 25x 88.1x25x88.5, three-story and basement frame house, to George Valentine.....	7,850

Table listing real estate transactions with columns for address, price, and date. Includes entries for Henry st, w s, 42.6 n Love lane, 23x62.6, to A. L. Rogers; Herkimer st, s w cor Ralph av, 25x100, to Marvin Cross; John st, w s, 125 n Liberty av, 25x100, to Geo. H. Whelan; Macomb st, s s, 272.10 from 7th av, 20x100, to R. G. Batcheller; Meserole st, n s, 25 w Lorimer st, 25x66.8, to plaintiff; Oxford st, e s, 352.3 n Park av, 18.9x100, to plaintiff; Prince st (No. 106), w s, 20.3x90x25x10x14.8x15 x21.8x90, three-story and basement frame house, and two-story and basement frame house in rear, to Isaac McDougal; Prince st (No. 110), w s, 17.9x55, two-story attic and basement frame house, to T. James McFadden; Prince st (No. 73), e s, 23.3x85, two-story attic and basement frame house, to H. Knebel; Quincy st, s s, 320 w Yates av, 20x100, to plaintiff; Strong pl, w s, 281.7 w Harrison st, 69.8x121.9, to R. H. Hazeltine; Verandah pl, s s, 189.8 w Clinton st, 24x40, to Chas. F. A. Hendricks; Warren st, n s, 212.2 w Nevins st, 20x100, to David B. Williamson; Warren st, n s, 114.4 w 4th av, 16.8x100, to Stephen H. Townsend; Webster pl, e s, 122.7 n Middle st, 18x95, to S. Willets and J. Thorne; Wyckoff st, s s, 300 w 5th av, 20x100, vacant lot, to Geo. Valentine; Wyckoff st, s s, 320 w 5th av, 80x100, vacant lots, to D. Jewell; South 1st st, n s, 100 w 11th st, 25x77, to John P. Koch; Classon av, w s, 97.11 s Myrtle av, 25x100, to Mary Day; De Kalb av, s e cor Steuben st, 60x83.11x60x85, No. 231 Steuben st, two-story and basement frame house, to R. H. Rebenkian; De Kalb av, s w cor Schenck st, 60x80.5x60x79.8, vacant lots, to Richard Taylor; De Kalb av, s s, 60 w Schenck st, 100x83.4x100 x81.3, vacant lots, to N. H. Clement; Flatbush av, e s, 45.8 n Malbone st, 50x200; Flatbush av, cor Malbone av, 95.8x...; Malbone st, n s, 50 n Flatbush av, 60x...; Flushing av, n s, 75 e Smith st, 25x89.2x25x82, to Abraham Underhill; Flushing av, s e cor Sandford st, 25x100, to Danl. F. Poole; Lee av, s w cor Hayward st, 60x80, to plaintiff; North Portland av (No. 44), w s, 127.10 n Park av, 25x100, two-story attic and basement frame house, to Wm. Rozell; North Portland av, e s, 71 n Park av, 25x90, vacant lot, to J. M. Leavitt; Park av, n e cor North Portland av, 31x78.8x46.2x71, Nos. 85 and 87 Park av, two three-story frame houses; No. 57 North Portland av, three-story frame house, to Isaac McDougal; Reid av, n e cor Halsey st, 100x100, to Wm. Tumbidge; Washington av, w s, abt 112 s Malbone st, 27.5 x220.5x25x225 to Flatbush av, to F. Cooke; 6th av (No. 95), n e cor Prospect pl, 25x100, four-story and basement brown stone house, to Rolfe; 45 lots comprising nearly 2 blocks on Jefferson, Harrison and Ingraham sts, Flushing, Gardiner, St. Nicholas and Wyckoff avs, to Mitchell Dowling.

BUILDING MATERIAL MARKET.

BRICKS.—Common Hards neither gain nor lose much on the general situation of the market. Following our last report a few additional arrivals took place, and by hunting up customers here and there most of these were disposed of at about former rates, and with the market bare the "talk" was a little firmer. The condition of the river, too, was favorable to sellers, but was not of much aid, with no demand prevailing. Business, in fact, fails to show the least encouraging symptoms as yet, and dealers commence to feel some anxiety about the spring trade. A great many pretty good sized piles of stock remain in the hands of jobbers who can sell at even about present rates and secure a margin, and as yet there is a probability that they may hold out up to pretty near new crop. Scarcely any contracts of importance have thus far been reported as closed, and it looks very much as if consumers were again intending to hold off until forced to purchase, and then only on the hand to mouth policy. On a pinch supplies can be reached also outside the accumulation on the line of the Hudson, as shown by the occasional cargoes dropping in from Long Island, even with the market in its present condition. Pales are scarce, and on price are relatively stronger than any other style of stock. From jobbing dealers' hands the distribution of stock is irregular, and seldom reaches any very large quantity, while competition is pretty strong and cost has to be figured comparatively low in order to secure custom. We quote Pale, 3/4 M., \$3.00—; Hards, Up-rivers, nominal; Haverstraw bay, \$5.00@5.75; favorite

brands, \$6.00—; Fronts, Croton—brown, \$7; dark \$8; red, \$9; Philadelphia, \$22@27; Baltimore, \$24@28.00. Yard prices, delivery included, \$2@3 higher on ordinary and \$5 00@6.00 on fronts.

GLASS.—There is a moderate and somewhat uncertain trade going, but allowing for the rather sanguine temperament, which seems to be a characteristic of all dealers in this commodity, the outlook is rather more promising. Local wants are to a large extent satisfied on the hand to mouth policy, which prevents purchases much beyond immediate necessities, but advices from the country indicate small stocks, with a probability that many must be replenished at an early day. The tariff question has no immediate influence, as, should any bill at all be passed, it is likely to be materially changed in form, and not go into effect for some time to come. Expressions of opinion among exporters favor a reduction of duty, while home manufacturers are to some extent indifferent, as they feel confidence in the ability of the domestic product to continue a strong competitor with the foreign article.

HARDWARE.—The local call is moderate and uncertain, most buyers appearing to want only small invoices for early requirements. Out of town demand also does not develop freely, and generally the market has a dull tone. Values, however, are held steadily on the former line, and most of the lists and discounts already issued are adhered to pretty closely, the seller having figured the margin down about as close as it will bear. The Clark & Co. new list of discounts is as follows: Door butts, paneled, loose pin, drilled, 60%; and 10 per cent; do do do, japanned, 70 and 10 per cent; do do do do, nickel-plated, 65 and 10 per cent; blind hinges, surface, Nos. 1, 3, 5, 40 and 50, 70 per cent; do do, No. 20, 75 per cent; do mortise, Nos. 2, 4, 4 1/2, 6, 8 and 10, 60 per cent; shutter hinges, mortise, improved, Nos. 3, 3 1/2, 2, 1 1/2, 1 and 0, 70 per cent; gate hinges, Nos. 1, 2 and 3, with latches, complete, by the case, 50 per cent; gate latches, reversible, No. 1, by the case, 50 per cent; thumb and door latches, by the case, 50 per cent; window pulleys, Nos. 10, 20, 30, 40 and 60, by the case, 20 and 10 per cent; do, boxwood wheel, No. 50, by the case, 20 and 10 per cent; sash locks and bolts, by the gross, 45 per cent; hooks, wardrobe, coat, hat, harness and school house, 45 per cent; sash cord irons, packed, 2 gross in a paper box, 33 1/2 per cent. A. Field & Sons make the following changes in price list: Copper tacks, 6 oz. or 1/2 in and upward, per lb, 58c; copper finished nails, per lb, 58 cents; leathered carpet tacks, full count, per doz gross, 6 oz. 30c; 8 oz. 30c; 10 oz. 30c; leathered carpet tacks, 100 in paper, per doz papers, 6 oz. 25c; 8 oz. 25c; 10 oz. 25c. The Trenton solid wrought anvil is offered at 10 1/2c per lb currency. The O. Ames & Son's Corporation have made a reduction on goods of their own brand to discount of 3 1/2 per cent, and on all other goods 3 1/2 per cent.

LATH.—The consumptive demand does not improve and the stocks of jobbers, be they large or small, work down very slowly, so that it is probable even a fresh offering would not find a quick exhaust. Receivers, however, appear very confident that the market really wants a considerable amount of stock, and continue to indulge in predictions of the high figures to be obtained. Predictions, however, do not make market values, and in the absence of sales the position remains simply nominal.

LIME.—Dull and nominally unchanged, continues to cover the entire situation. In fact, we hear of no wholesale business beyond the sales from the State stock for southern shipment before referred to, and there is not much of a market even for this naturally dull season. Most retailers are moving only small lots on calls for immediate consumption and at somewhat irregular rates.

LUMBER.—The position of affairs on the general market remains rather stupid, and we have little or nothing of interest to record for the week. The local demand in particular drags along slowly, and the judgment of the dealers in piling away comparatively moderate stocks was apparently well directed. Building operations progress slowly, and consume unusually small amounts even for the season; manufacturing industries are conducted with great caution, and in a large number of cases are still drawing upon supplies previously accumulated. The same remarks will apply to box making, which has been slow and uncertain consequent upon the limited movement of general merchandise. The export business is somewhat uncertain, with a general appearance of dullness. Shippers say they receive no encouragement from abroad to send out anything beyond the ordinary parcels taken as dunnage or to fill up surplus, and consequently cheap freight room, and only a small show of interest is made, yet, on the other hand, we hear a belief expressed that some good-sized foreign orders are in hand, but held back in hopes of better terms. For direct shipment from points of production, especially south, fair sales are now and then made.

Eastern Spruce is without any regular market so far as randoms are concerned, in view of the continued absence of supplies calculated to give matters a trial. Some stock is wanted, however, we hear, and on attractive quality, it is believed, a pretty full figure could be obtained. Negotiations for specials against the reopening of the season proceed slowly, as buyers and sellers are rather wide apart in their views, and we understand the terms offered are frequently on rather too long time. We quote at \$13 @14 for random, possibly \$14.25@14.50 for choice

lengths in small cargo, and \$14@15.50 for specials, the extreme for extra duff.

White Pine shows little or no change. A few calls are made for shipment, some of fair magnitude, and a limited distribution takes place for home consumption, but business is not brisk, and former rates cover all that can be realized. We quote at \$15@17 per M for West India shipping boards; \$19.50@20.50 for South American do; \$15.16 for box boards; \$17 for do, wide and sound; and timber at \$16@18 per M.

Yellow Pine is steady on all good stock and in fair demand. Randoms could not be brought upon the market and disposed of to any advantage unless showing unusual attractions, but dealers continue to secure contracts on special bills both for domestic and foreign account and obtain former rates. We quote random cargoes at \$19@22 per M; ordered cargoes, \$22@24 do; green flooring boards, \$21@23 do; and dry do do, \$23@24. Cargoes at the South, \$14@16.50 per M; hewn timber, \$7.50@11.

Hardwoods are dull beyond a small distribution in jobbing lots from dealers hands and a little nominal in a wholesale way. A belief is entertained that a very fair foreign trade could be built up at this port were it not for the exacting freight charges from the interior, which entirely cut off any margin for profit. We quote at wholesale rates by car load about as follows: walnut, \$77@85 per M; ash, \$33@36 do; oak, \$35@40 do; maple, \$30@35; chestnut, 1st and 2d \$30@35; do do, culls, \$18@20 do; cherry, \$45 @75 do.; white wood, 1/2 and 5/8 inch, \$25@27.50, and do. inch, \$30@35 do.; hickory, \$25@30 do. for Western, and \$40@50 for good near by stock.

Yard business is about as before, a few small orders daily, now and then a little hurry, but no real activity or expansion of trade, and few encouraging indications. Prices quoted on former range, and nominally steady.

In our issue of Jan. 26th we called attention to the fact that the Minneapolis Lumberman and Manufacturer had credited the Manufacturer and Builder with editorial matter which was simply "scissors and paste" from our lumber report of Dec. 22, 1877. As we expected the Lumberman and Manufacturer shows a clean hand in the matter as follows:

"We copied the article referred to from page 17 of the January number of The Manufacturer and Builder, and as it bore all the ear-marks of original editorial, we gave full credit for the same to that publication. Our attention being called to it by the above, we have referred to THE RECORD of Dec. 22, and find in its lumber review the same article, 'word for word.' We leave with the editors of THE RECORD and THE Manufacturer and Builder, respectively, the task of determining who has been a little careless in giving credit to whom credit is due, or who has been indulging in a quiet little steal."

We owe The Lumberman and Manufacturer a word of apology for our query as to possible carelessness in giving credit, but only did so because at the time of writing our copy of the journal through which it was misled, was missing, and we lacked time to hunt up another. As the matter now stands The Manufacturer and Builder has the privilege of the floor, though peccavi, would seem to be about a fair limit of explanation.

STILL ANOTHER.—In the Shipping and Commercial List, of this city, under date of Feb. 2d, 1878, there is printed a detailed statement of the exports of lumber, etc., for the year 1877. We can endorse the figures as perfectly correct, as they were carefully compiled by our own reporters and printed in connection with our yearly review in THE REAL ESTATE RECORD of Jan. 5, 1878, to which no credit is given by the journal aforesaid. Why is this thus? Selah.

Some of the principal lumber charters of late concluded are as follows: A Br. ship, 1047 tons, from Do-boy to a direct port in United Kingdom, timber, 358 6d for hewn, and 25 for sawn; a schr., 183 tons, hence to Jacksonville, general cargo, terms private, and back with lumber, \$6.50; a schr., 180, and one 200 M lumber, from Jacksonville to New York, \$6.50; a schr., 317 tons, hence to Savannah, Phosphates, \$1.87 1/2, and back, lumber \$5, and timber \$6; a schr., 350 M lumber, from Pensacola to New York, \$7; a schr., 225 M lumber, from Jacksonville to New York, \$6.50; a schr., 364 tons, from Cedar Keys, mast sticks \$11 1/2 M, and cedar 8c. 1/2 foot.

GENERAL LUMBER NOTES.

THE WEST.

The Lumberman and Manufacturer has the following items: MINNEAPOLIS, Minn., January 31, 1877.

The market has been firm at full rates, with a perceptible feeling on the part of sellers that it would be about as safe to hold as to sell, and a corresponding wish to secure stocks on the part of retail men; but both parties are warily watching each other and the weather, and each concede that providence will adjust prices soon by sending snow to keep them down or warm weather to put them up. Advices from the length of the northwestern pine States show but little change in the situation with the log men who are doing comparatively little in the woods, but who are very busy preparing for a grand onset if sufficient snow comes. It is hardly safe now to predict anything in reference to the cut of logs anywhere, as it is impossible to measure the ability of the craft to put in logs, even if their only data to determine the time they will get to do the work in on snow. We see no reason to change the opinion expressed last week, that there is yet time enough to get plenty of logs in Michigan, Wisconsin and Minnesota to supply the demand for lumber, although it might bear hard upon certain points and take trade into divers new channels, in order to distribute the crop, when it will be taken at the advanced rate consequent upon the shortage.

LUMBER GRADING.

Inasmuch as the subject of lumber grading is under general discussion at this time, and the advantage of a uniform system of sorting and names being universally conceded, we recall the very natural and simple plan proposed and discussed at the last meeting of the Lumbermen's National Association, where it found favor among the most experienced present, among whom we mention A. Van Schaick, of Chicago, and J. S. Estabrook, of Saginaw.

The plan, in brief, was for the wholesale man to sort into nine grades of lumber, namely: First clear, second clear, third clear, first select, second select, third select, first common, second common, third common.

These grades would seem to be so easily understood by every body that no education in the system would be needed by any lumberman, and, if once adopted, would do away with the confusion, and all the annoyances and misunderstandings which harass both wholesale and retail men. The plan admits of all the varieties of lumber now made boards, strips and dimension of each width and length can all be divided into the nine kinds. The quality of the board being fixed, the short name given it in the scale at once determines its value on the market, while the small number of kinds admits of very definite distinction or description of each kind. We solicit opinions from our readers on this important subject. Everyone should be willing to assist in putting the business on a plain and simple basis.

THE LACK OF SNOW.

The effect of the long continued warm weather and lack of snow on the log crop is now the chief topic among lumbermen all over the country. Many experienced loggers differ widely on the subject, some contending, on the "bear" side, that we will yet get too many logs, and others are equally sure there will be none at all, while others are willing to take any middle ground on the subject. It is either all or none, and the strangest part of the matter is that the opinions of these parties generally lin in the line of their own interests. The man who is not cutting any logs, but has a stock on hand, has about the most accurate opinions and the clearest proofs to back him up, of any of the many from whom The Lumberman gets its opinions and information. However, as the first of February is reached, and the time is so close at hand when there will be no room for dispute, there is a weakening of the faith in a large supply of logs for 1878.

Our best posted lumbermen estimate that up to the present date not over 20 per cent. of the original estimate (190,000,000) has been banked. The quality of the logs cut and banked is far from proving generally first class.

THE PROVINCES.

The St. John (N. B.) Daily Telegraph contains the following:

The lumber exports for the month were not large, although quite as large as was to be expected at this season of the year. The following table shows the exports of deals and ends, and boards and scantling shipped from St. John, during the month of January, 1878, with the places to which the same were exported:

Table with columns: Deals and Ends, Boards and Scantling. Rows: Ireland, Barrow, United States, British West Indies.

Totals 1,360,594 sup ft. 293,876 sup. ft. The following table shows the exports of shooks, shingles and pickets from the port of St. John during the month of January, 1878, showing the places to which the same were exported:

Table with columns: Shooks, Shingles, Pickets. Rows: Cuba, United States, Barrow.

It may be worthy of remark that the deal shipments for January were smaller this year than either in 1877 or 1876, the shipments for January, 1877, being 1,955,823 feet, and for January, 1876, 1,903,914 feet.

FOREIGN.

Mail advices at hand from Rio Janeiro report as follows:

Pitch Pine Deals.—The cargo of 260,317 feet per Shasta, noticed in our last, was sold at 38\$000 per dozen. Since then three cargoes have arrived almost simultaneously which enabled the consumers to exact a reduction in prices, and the three cargoes were sold as follows: 223,750 feet ex Tuck Sing, slightly damaged, at \$6000, 204,749 feet ex Annie, and 221,065 feet ex Monsanto, both at 36\$500.

If the other cargoes, known to be on the way, do not all together, we believe 37\$800 per dozen 3x9x14 will be obtainable for them.

White Pine Lumber.—The arrivals consist of 24,000 feet per Gamalier, from Baltimore, sold at 102 reis per foot (an abatement being subsequently made for damage); 31,362 feet per Manson, from Philadelphia, sold at 100 reis; 101,191 feet per J. H. Chadwick, from New York, only partly sold yet; 44,712 feet, per Curtis Tilton, from Philadelphia, sold at 95 reis; and 62,760 feet per Havana, from New York, sold at 95 reis per foot. As there are considerable quantities on the way, our market closes very weak, with a downward tendency in prices.

The London Timber Trade Journal has an exhaustive review of the timber business of the United Kingdom for the year 1877. We have not room for the entire report, but make extracts as follows:

Referring to the receipts as reported by Board of Trade,

Of British North America also no great complaint can be made, because the timber from those regions is getting more and more into favor, and if there were not a serious difference of freight—something like half, on an average, in favor of Northern Europe, the Canadian timber trade would soon become more remunerative to the shipper. The comparative figures for the two years are as follows:

Table with columns: Year, Type of Lumber, Quantity. Rows: 1876-Hewn timber, Sawn &c., 1877-Hewn timber, Sawn &c., Deduct for 1876, Increase in 1877.

From the report on the London market:

The quantity of deals and battens from foreign countries remaining in our docks at the close of 1877 as compared with 1876 is something almost alarming, had we not the evidence of the Board of Trade returns of the gross importation of the year to reassure us. At the end of 1876 the quantity of foreign deals, battens, &c., here was estimated at 6,763,000 pieces, in 1877 at 12,637,000, or nearly double numerically, most of which surplus is assignable to the endeavor to get forward as much Russian produce as could be shipped during the season, either by shippers on the chance of a market, or by direct orders from this side to provide against not improbable contingencies ere another season came round, which must, therefore, be regarded as exceptional, and should the peace not be broken with that country, Russian goods may be presumed to be offered on very reasonable terms in the home market ere the next season begins.

With regard to what is now doing, we refer our readers to our sale reports, by which they will make out that with regard to prices and prospects nothing is so certain as uncertainty. At the first sale of the year, some Ribicincto yellow pine deals, 3x9 to 17 inches, fetched only 26 15s. per Petersburg standard, but a lot of Soderham, mixed, 3x9, went to 27 10s. Then again, some mixed Ulenborg were sold at 29 10s., and two lots of Sandviken thirds fetched 24 a standard more. No square timber reached the import price. Second middling Memel timber, which did not go higher than 62s., was at least 8s. to 10s. per load less than it was brought into port for, and landed ex ship; and full-sized Sundswall at 47s. 6d. was a poor return for the money invested in it.

Liverpool as follows: Speaking generally of the quotations in this market for the past year, they have shown great uniformity; and when fluctuations have occurred they have been chiefly confined to some special description, and have not affected the tone of the market as a whole.

Large as was the import of 1876, it has been surpassed by that of 1877, and the tonnage employed in bringing entire cargoes to this port has reached in round numbers 530,000 tons, showing an increase of about 10,000 tons over last year.

Of this aggregate we find that the tonnage employed in the Canadian ports, i. e., Quebec, &c., stands the highest, being 153,000 tons; from St. John, N. B., 93,000 tons; from the Gulf ports, 130,000 tons; from the pitch pine ports, 76,000 tons, and from the Baltic ports, 88,000.

Glasgow as follows: From the statistics of wood goods imported into Clyde during 1877, a great excess over preceding years is observable, and the stocks now on hand are the largest that have yet been recorded.

Notwithstanding the long continued strike of the ship carpenters, joiners, and iron workers at the various shipping ports of the Clyde there can be no doubt that a considerable consumption has taken place throughout the country, showing that had it not been for this disastrous strike the expectations of importers in the early part of the year would not have proved so fallacious.

It has been generally experienced, however, that dealings by the trade have not been remunerative, the great complaint being the unprofitableness of nearly all transactions, even when managed with the closest attention and economy—indicating continued keen competition. But the fact that this state of things exists more or less in almost every department of trade, may mitigate somewhat the pressure in this particular.

Taking an average of the five preceding years, the imports of 1877 and stocks on hand at close of the year compare as follows:

Table with columns: Lumber Type, Import, Stock. Rows: Quebec, Pine Timb., Oak, Elm, Ash, Birch, all sorts, Deals and Battens, &c.

METALS—COPPER.—Ingot has shown moderate activity only, but the stock is well together, owners confident and the tone well maintained. We quote at 17 1/2 @ 17 3/4 c. for Lake. Manufactured is in fair average demand and about steady all around. We quote as follows: Brazier's Copper, ordinary

sizes, over 16 oz., per square foot, 28c. per lb; do. do., do. do., 16 oz. and over 12 oz. per square foot, 30c. per lb.; do. do., 10 and 12 oz. per square foot, 32c. per lb.; do. do., lighter than 10 oz., per square foot, 34c. per lb.; circles, less than 34 inches in diameter, 31c. per lb.; do. 34 inches diameter and over, 34c. per lb.; segment and pattern sheets, 31c. per lb.; locomotive fire box sheets, 28c. per lb.; Sheathing Copper, over 12 oz., per square foot, 26c. per lb., and Bolt Copper 28c. per lb. Iron—Scotch Pig sells along slowly in small jobbing parcels and without new features or important change in value. Quoted at about 23 1/2 @ 26.50 per ton, according to quantity and brand. American Pig has been quite dull and much irregularity was shown on cost, with the advantage mainly in buyer's favor, though on the general range about former rates were current. We quote at 18 1/2 @ 20 for No. 1 per ton, 17 1/2 @ 19 for No. 2 do., and 16 1/2 @ 18 for Forge. Rails have found a good demand especially stout at full former rates. We quote at 31 1/2 @ 35 for new iron, and 40 @ 43 for Steel at the mills. Old Rails, 18 @ 19.50 per ton; scrap, 22 @ 23; the latter slow. Manufactured iron in rather tight demand but held firmly as a rule. Common Merchant Bar can be had in round lots at 1.7c. and Refined at 1.9c., but for ten-ton lots from store, 1.9c. and 2.1c. are respectively insisted upon. Common sheet, 3c., and best R. G. American, 4c. from store. LEAD—Domestic pig has continued quiet slow and rather weak on price, with plenty of stock available. We quote at about 46.4 c. currency. The manufacturers of lead are quoted: Bar, 6c.; Pipe, 6 1/2 c.; and Sheet, 6 1/4 c. —less the usual discount to the trade; and Tin-lined Pipe, 15c. Block Tin Pipe, 45c., on same terms. TIN—Pig has been under neglect with values irregular and somewhat nominal. We quote at 17 1/4 @ 17 3/4 c. for Banca, 14 1/2 @ 15c. for Straits, 13 1/2 @ 15c. for English Refined, and 13 1/2 @ 14 1/2 c. for do. common. Tin Plates selling slowly and the tone on prices generally quite tame. Spelter selling slowly with the advantage slightly in buyer's favor. Quoted at 5 1/2 @ 5 3/4 c. Sheet Zinc dull and the tone rather tame all around. We quote at 7 1/2 @ 7 3/4 c. gold for foreign and 6 3/4 @ 7 c. currency for domestic.

AILS.—The demand is only moderately active and is in the main confined to special orders for shipment. Local consumption in particular is slow. The stocks are not large, and with a small production dealers remain pretty steady in their views. Prices are based upon 22.40 for 100, to 600

OILS.—The operations are confined to ordinary trade movements against which a fair amount of stock is available, and sellers mostly willing to accept former rates, but not anxious enough to make any important concessions. Linseed oil is quoted at 6 1/2 @ 6 5/8 c. from crusher's hands.

PAINTS.—Buyers are not very plenty and the distribution is made principally in small irregular lots. Dealers, however, claim to be securing a gradual gain in the volume of their sales and to realize full former rates on all standard goods.

PITCH.—The market has been rather dull and without many encouraging features for early improvement. About former rates are asked but desirable customers occasionally receive favors. We quote at 22.12 1/2 @ 23.7 1/2 for city, delivered.

SPIRITS TURPENTINE.—Care is still shown on most orders, with a view of keeping operations on the limit of actual and early necessities, but the tone of the market is firm and offerings small, a speculative movement having concentrated stock, and advanced cost. We quote at 3 1/2 @ 3 5/8 c. as to quantity of stock handled.

STONE.—A correspondent of one of our leading commercial dailies writes as follows, respecting the tariff on marble: "The proposed tariff on marble in the block (as excavated from the quarries), is seventy cents a cubic foot, which is equal to 68 per cent. ad valorem, which rate upon a raw material stands per se in oppressive legislation, much higher even than fabricated luxuries; while the proposed tariff on sawed, dressed or polished slabs of the same marble, is only 30 per cent. ad valorem under two inches thick; over two inches, 35 per cent. ad valorem. Under this incongruous tariff, if it prevails, the raw material, furnishing employment to many thousand sawyers, mechanics and laborers, is strictly prohibited and all manufacturing transferred to Italy."

TAR.—Stocks continue ample, both on quantity and assortment for all wants and are parted with readily on full bids. The demand only moderately active and in the main of a jobbing character. We quote at 22.12 1/2 @ 23.7 1/2 for Newberne and Washington, and 22.35 @ 23.50 for Wilmington.

CONVEYANCES.

NEW YORK CITY.

JAN. 30, 31, FEB. 1, 2, 4, 5.

Charlesst (No. 4), s s, 200 e Waverly pl, 20x 94.11, three-story brick dwelling. Washington Merritt, Detroit, Mich., to Cornelius Ives. (1-25th part.) (Mort. on all \$3,000.) January 26. .... \$100

Christopher st, n w cor Bleecker st, 50x92.4, No. 95 Christopher st, two-story brick stable, Nos. 330, 332 and 334 Bleecker st, three frame stores and dwellings, and Nos. 336 and 338 Bleecker st, two three-story brick stores and dwellings.....

Christopher st (No. 97), n s, 50 w Bleecker st, 18.9x35, three-story brick stable.....

Christopher st, s s, 192.5 w Bleecker st, 0.3x 62.9.....

Christopher st (Nos. 106, 108 and 110), s s, 192.8 w Bleecker st, 55.6x72x53.7x62.11, three two-story frame dwellings.....

Christopher st (No. 102), s s, 148 w Bleecker st, 25.4x59.8x25x55.3, three-story frame dwelling.....

Christopher st (Nos. 99 and 101), n s, 68.9 w Bleecker st, 56.3x45, two three-story brick dwellings, and No. 103 four-story brick store and dwelling.....

Amos st, s w cor Bleecker st, 50x95, Nos. 340, 342 and 344 three two-story brick stores and dwellings, and Nos. 346 and 348 two three-story frame stores and dwellings.....

West 10th st (Nos. 220 and 222), s s, 50 w Bleecker st, 43x95, two three-story brick dwellings.....

Bank st, n s, between 4th and Hudson sts, 25 x116.10x35x115.3.....

Also, property in Brooklyn.....

Cornelia wife of Henry D. Loder to William H. and Vanderbilt L. and Leila M. Buxton, Roselle, N. J. (1-5 part.) Jan. 31.....23,400

Christopher st, n s, adj the s of No. 330 Bleecker st, and now forming part of the n s of Christopher st, 5x50. Cornelia wife of Henry D. Loder to William H. and Vanderbilt L. and Leila M. Buxton, New York, and Charles F. Buxton, Roselle, N. J. ....nom

Delancey st, No. 135, 25x75, five-story brick store and dwelling. William L. Loew to Henry Steers. (Mort. \$16,500.) Dec. 1.....16,500

Delancey st (No. 209), s s, 25 w Lewis st, 25x75, five-story brick store and dwelling. Bernhard Ginsberg to John H. C. Hintze, Hoboken. (Morts. \$12,000.) Jan. 1.....20,750

Essex st (No. 173), w s, 150 s Houston st, 25x87.6, five-story brick store and dwelling and three-story brick dwelling in rear. Henry H. Davis, Brooklyn, to Henry and Anna M. Goering. (C. a. G.) Jan. 31.....32,500

Same property. Henry Goering to Henry H. Davis, Brooklyn. (Mort. \$20,000.) January 31.....32,500

Frankfort st, easterly cor Vandewater st, 64.9x 56.3x22.11x22.8x61.4, being Nos. 56, 58 and 60 Frankfort st and No. 4 Vandewater st, four five-story brick stores and dwellings. Hermann Bornemann, Newark, N. J., and Bernard Gier to the Trustees New York and Brooklyn Bridge. Jan. 17.....52,500

Grand st, No. 575, and Monroe st, No. 309, 27.11 on Grand st, x 194.3x24.10 on Monroe st, x 181.9, two-story brick warehouse. Robert E. Livingston, Clermont, Columbia Co., N. Y., to the Central Park, North & East River Railroad Co. (Q. C.) Feb. 1.....nom

Same property. Susan M. C. wife of Robert E. Livingston to same. Jan. 18.....15,500

Greenwich st (No. 456), w s, 25.2 n Desbrosses st, 24.8x50x25x80, three-story frame (brick front) store and dwelling. Hugh Taylor to Edward Richardson. (Mort. \$8,000.) January 30.....10,000

Greenwich st (No. 701), e s, 65 n Amos st, 25x 90, three-story brick store and dwelling. William Moses, Brooklyn, and Lizzie W. wife of Otis B. Davis, Flemington, N. J., to David B. Moses, Ossining, N. Y. Jan. 29.....10,000

Houston st (Nos. 588 and 590), and No. 142 Mercer st, being Houston st, s e cor Mercer st, 50x127.....

Broadway (No. 599), w s, 102 s Houston st, 25 x150, five-story brick factory and warehouse.....

The two plots adj, being Nos. 15 and 17 West Houston st (present Nos.), two brick stores and dwellings, and Nos. 174 and 176 Mercer st, one two-story brick factory, and No. 172 Mercer st, one four-story brick factory.... Thomas W. Story to E. R. Dyar (Extr. H. G. Dyar), Linwood Hill, Rhinebeck, N. Y. (Q. C.) Feb. 1.....28,500

Houston st (No. 162), n s, 125.11 w 1st av, 16.10x 80x17.3x78.11, three-story brick store and dwelling. Charles Eisele to John Ach. (Morts. \$8,500.) Feb. 2.....9,600

Houston st (No. 421 E.), s w cor Columbia st, 21.6x47.9, three-story brick store and dwelling. Conrad Petri to Jacob Petri. (Morts. \$6,700.) Jan. 10.....15,050

Leroy st (No. 14), s s, abt 120 w Bleecker st, 20x 80, three-story brick dwelling. William H. Miller to William Miller. Feb. 1.....10,000

Mulberry st (No. 74), e s, 100 n Bayard st, 25x 100.6, one-story sheds (small). Mary E. wife of Marcus T. Sacia, Hudson Co., N. J., to Mary L. Sacia, Hudson Co., N. J. January 14.....3,000

Murray st (No. 43), n s, 22x100, five-story brick warehouse. George Davies, Brooklyn, to J. V. Henry Nott. Nov. 1.....exch

Pearl st, Nos. 87 and 89, and Stone st, Nos. 54 and 56, being Pearl st, w s, 143 s Hanover sq, runs southeast along Pearl st 45.2, x north-west 73 to Stone st, x northeast 36.5 x south-east 22.6 x northeast 4.4 x southeast 51.8. John Steward to Daniel J. Steward. (1/2 part.) (C. a. G.).....nom

Rivington st, No. 230.....

Also, Nos. 324, 326, 328 and 330 East 34th st. Francis N. Johnston, Cooperstown, N. Y., to Margaret A. Johnston, his wife. December 18.....nom

State st, e s, 101 n Bridge st, 28x117.6x29x121. Mary C. wife of George H. Warren to Phillips & Lloyd and Stephen W. Phoenix. (C. a. G.) (1/2 part.) Jan. 19.....6,000

Sheriff st Nos. 66 and 68, 40x75, two-story brick stable. William Kelly to Francis Vogel. (Contract.) Jan. 25.....exch for farm, value 15,000

Stanton st (No. 234), n s, 50 w Willet st, 25x75, four-story brick store and dwelling and three-story brick dwelling in rear. Mary Barz (widow) to Jacob Selig. (Mort. \$10,500.) January 31.....11,300

Troy st, s s, 91.11 e 4th st, runs south 91.3 x east 3.7 x south 5.3 x east 13 x north 95 to Troy st, x west 16.7. Robert A., John E., Albert A. and Frederick M. Johnson and Annie E. wife of Henry H. Wilson to Emily A. Many (widow). (Mort. \$2,000.) Jan. 29.....gift

Vandam st (No. 18), s s, 305.11 e Varick st, 22.11x100.5x22.10x100.7.....

42d st, n s, 425 w 10th av, 25x100.5.....

13th st, n s, 241.8 e 8th av, 20.10x103.3.....

9th av, s w cor 7th st, 100x105, Westchester. John, Emma and Mary L. Jones to James W. Wight, Wall, N. J., and Mary L. Kinnan and Margaretta V. Wight. (Q. C.) Dec. 29, 1877.....nom

Same property. Kate W. and Martha M. Van Benschoten and Hannah E. wife of James B. Van Kleeck to James W. Wight, New Bedford, N. J., and Mary L. Kinnan and Margaretta V. Wight. (Q. C.) Dec. 24.....1,750

Water st (No. 361), s w cor James slip, 39.4x21.9 x38.11x22.3. Abraham R. Duryee, Brooklyn, to George W. Duryee. (Mort. \$5,000.) January 2.....nom

Same property. George W. Duryee, Brooklyn, to Mary J. wife of Abraham R. Duryee. (Mort. \$5,000.) Jan. 2.....nom

Wall st (Nos. 87 and 89), s w cor Water st, 42.9 x40. Eliza L. wife of William B. Parsons, and George B., Henry B. and Schuyler Livingston to Frances M. Gerard and Sarah M. Wood. (Q. C.) Nov. 26.....nom

Wooster st (Nos. 207 and 209), w s, at former centre line Amity lane, 50.4x100x75.4x104, No. 207 three-story frame dwelling, No. 209 three-story brick dwelling, and three-story brick factory in rear of both: adj above, three-story frame (brick front) dwelling and three-story brick dwelling in rear. J. Grant Sinclair to Cora C. wife of James M. B. Dwight, New Haven, Conn. (Foreclos.) (Morts. \$13,000.) Dec. 14.....6,000

Wooster st (No. 224), e s, 120.6 s Amity st, 20.6x 50; also interior plot, 125 s w from Amity st and 50 s e Wooster st, runs southeast 10 x southwest 16 x northwest 10 x northeast 16, two-story brick store and dwelling. (Partition.) Philo T. Ruggels to Lydia Ann Cunneen. Jan. 23.....7,500

3d st (No. 64), s s, 243.9 e 2d av, 18.9x101.3. Marie A. wife of Jacob Kessler to Jacob Schlafer. (Morts. \$5,000.) Jan. 31.....11,000

4th st (No. 78), s s (being Albion pl, No. 12), 100 w 2d av, 25x112.5, three-story brick dwelling. Conrad Latus to Marie A. wife of Jacob Kessler. (Mort. \$12,000.) Jan. 31.....18,000

6th st (No. 429), n s, 250 w Av A, 25x90.10, five-story brick store and tenement. Elizabeth Oheims, wife of Joseph, to George Hornberger. (Mort. \$12,000.) Feb. 2.....17,800

7th st, s s, 100 w 1st av, 25x68.4. Katharina wife of Charles Grimm to Louis F. Schaefer and Robert H. Mehl (Trustees.) January 21.....nom

8th st (No. 322), s s, 348 e Av B, 19.9x97.6, four-story brick store and dwelling. Frederick Porth to Herman H. Ellinghausen. (Mort. \$6,500.) Jan. 31.....8,000

11th st (No. 539), n s, 470.6 e Av A, 25x106.6, four-story brick store and dwelling and four-story brick dwelling in rear. Julie Bruder (widow) to George H. and Margaretta Stonebridge. (Mort. \$4,000.) Jan. 30.....10,700

11th st (No. 725), n w cor Dry Dock st, 20.4x 51.6x20.4x51.5, four-story brick store and dwelling. Eliza wife of Herman Gierke to Thomas J. McKee. (Mort. \$6,500.) February 1.....exch

11th st (No. 77), n s, 230.3 w 5th av, 20.1x103.3x 19.10x103.3, four-story brick dwelling. Hiram Morrison, Astoria, to Richard Eells, Brooklyn. (Mort. \$9,500.) (See 35th st.) January 31.....17,500

11th st (No. 161), n s, 307.10 w 6th av, 22.5x103.3, three-story brick dwelling. Robert A., Albert A. and Fredk. M. Johnson and Annie E. wife of Henry H. Wilson to John E. Johnson. (Mort. \$8,000.) Jan. 29.....16,000

13th st, n s, 241.8 e 8th av, 20.10x103.3. Mary L. Kinnan and Margaretta V. Wight to James W. Wight, Ocean Beach, N. J. February 1.....10,000

Same property. James W. Wight (Exr. R. Wight) to Mary L. Kinnan and Margaretta V. Wight. Feb. 1.....10,000

14th st (Nos. 438 and 440), s s, 61 w Av A, runs west 61.6 x south 65.1 x northeast 25 x east 5.4 x east 5.6 x east 30.7 x north 50.11 to beginning, two five-story brick stores and dwellings. William L. Loew to Mary A. wife of James Savage, East Jamaica, L. I. (Mort. \$10,000.) Sept. 3.....10,000

16th st (No. 326 West), s s, 300 w 8th av, 25x 41.8x25x44, five-story brick store and dwelling. (Partition.) Philo T. Ruggels to John Cunneen. Jan. 23.....10,000

16th st (No. 346), s s, 225 e 9th av, 25x64.7x25x 66.10, three-story brick dwelling and two-story frame dwelling in rear. Helen M. Johnson, Baltimore (widow and Extr. J. D. Johnson) to Bradish W. Johnson, Baltimore. Jan. 23.....6,000

16th st (Nos. 441 and 443), n s, 260.4 e 10th av, 40x92, two-story frame store and dwelling and one two-story brick stable and one two-story frame stable in rear. (Foreclos.) John H. Glover to Ellen E. wife of Elijah Ward.....5,500

19th st (No. 220), s s, 348.6 w 2d av, 20.6x92, three-story brick dwelling. George P. Ockerhausen to August Eimer. Feb. 2.....14,500

20th st (No. 157 W.), n s, 126.1 e 7th av, 20.1x92, three-story brick dwelling. Margaretta V. Gibbons to Joseph O'Donnell. (7-9 parts.) Feb. 1.....7,544

Same property. Francis X. and Ann Gibbons (by J. Lynch, Guard.) to same. February 1.....2,155

Same property. Thos. Keech (Exr. J. Gibbons) to same. (2-9 parts.) Feb. 1.....nom

Same property. Same to Margaretta V. Gibbons. (7-9 parts.) Feb. 1.....nom

23d st (No. 22), s s, 229.6 w 5th av, 28x98.9, four-story stone front dwelling. Mary C. wife of George H. Warren to Phillips & Lloyd and Stephen W. Phoenix. (1/2 part.) (C. a. G.) Jan. 19.....17,500

23d st (No. 311), n s, 175 e 2d av, 18.9x98.9, three-story brick dwelling. Michael V. Caffrey to Lisette wife of Franz Renner. (Mort. \$5,000.) Feb. 1.....7,400

30th st, n s, 125 w 1st av, 50x98.9. Martin Pfeil to Stephen Pfeil. June 18, 1877.....nom

30th st (No. 24), s s, 350 w 5th av, 12.6x98.9, five-story stone front dwelling. (Foreclos.) Charles A. Bigelow to Charles S. Purnell and Edmund R. Robinson (Trustee.) Feb. 1.....13,700

31st st, No. 218 East, 20x100, three-story brick dwelling. Adelaide wife of Henry Plowsky to Ann Hamilton. (Contract.) Jan. 30.....8,700

32d st (No. 127), n s, 275 w 6th av, 25x25.6x25.9 x31.9, three-story brick dwelling. John Van Iderstine to Levi A. Lockwood, Brooklyn. Feb. 1.....7,500

33d st, n s, 155 w 2d av, 15x98.9. William Green to Frances H. wife of Joseph M. Duclos. (All liens.) Sept. 22.....nom

Same property. Joseph M. Duclos, New Brunswick, N. J., to William Green. Sept. 22.....nom

33d st (No. 37), n s, 298.5 e Broadway, 23.4x98.9, four-story stone front dwelling. Theodore M. and Mary A. Barnes (Exrs. J. N. Barnes) to Robert F. Weir. Jan. 17.....21,000

Same property. Theodore M., Edwin R. and Mary A. Barnes and Cath. L. wife of A. Oakley Hall to Robert F. Weir. Jan. 17.....nom

33d st (No. 76, old No., new No. 106 West), s s, 133.4 w Broadway, 16.8x35.6x17.3x30.10, three-story brick dwelling. Sarah wife of Joseph Hart to Mary J. Shepard. (Mort. \$4,000.) Feb. 2.....14,500

35th st (No. 365), n s, 125 e 9th av, 25x98.9, four-story brick store and dwelling and three-story frame dwelling in rear. Daniel O'Farrell (Exr. H. O'Farrell) to Margaret J. Higgins and Alice V. O'Halloran. Feb. 2.....nom

Same property. Daniel O'Farrell (Committee) to same. (Lunatic's share.) Feb. 2.....1,215

Same property. Sarah M. Malone and Annie B. and D. J. O'Farrell and Cath. B. Woodward to Margaret J. Higgins and Alice V. O'Halloran ..... 7,285

35th st (No. 68 W.), s s, 118 e 6th av, 17.6x98.9, four-story brick dwelling. Richard Eells, Brooklyn, to Hiram Morrison, Astoria, L. I. (See 11th st.) (Mort. \$15,000.) Jan. 31.....22,500

36th st (No. 53), n s, 275 e 6th av, 20x98.9, four-story stone front dwelling. E. Ellery Anderson to Julia Delmonte. (Mort. \$10,000.) Jan. 25.....20,000

36th st (No. 216), s s, 605 e 8th av, 21x98.9, four-story brick dwelling..... }  
 7th av (No. 472), w s, 74.1 s 36th st, 24.8x95, three-story brick (stone front) dwelling..... }  
 Frederick Bronner to John Zickler. (Morts. \$17,000.) Jan. 1.....22,000

36th st (No. 439), n s, 525 w 9th av, 25x98.9, three-story brick dwelling, and two-story frame dwelling in rear. John Knox to John Stevenson. (Mort. \$4,000.) Feb. 1.....9,000

36th st (Nos. 343 and 345), n s, 275 e 9th av, 36x98.9, two two-story frame stores and dwellings and four-story brick dwelling in rear. Daniel O'Farrell (Committee) to Michael Rush. (Lunatic's share.) Feb. 2.....1,444

Same property. Daniel O'Farrell (Exr. H. O'Farrell) to same. Feb. 2.....nom

Same property. Sarah M. Malone, Margt. J. Higgins, Alice V. O'Halloran, Cath. B. Woodward and Annie B. and D. O'Farrell to same. February 2.....8,556

38th st (No. 349), n s, 150 e 9th av, 25x98.9, five-story brick dwelling and store and three-story brick factory in rear. Mary wife of Joseph Hirsch to Charles Fessler. (Mort. \$2,800.) Nov. 1, 1870.....7,000

38th st, s s, 108.6 w 3d av, 13x80. Lucia S. Hotchkiss to Thomas M. Taylor. (Mort. \$10,000.) Aug. 26, 1875.....18,000

39th st, s s, 100 e 5th av, 25x49.5. Joseph R. Howard, Monmouth Co., N. J., to L. Groves McMullen. Sept. 1, 1877.....nom

41st st, n s, 107.6 e 4th av, 22.6x98.9. Joseph R. Howard, Monmouth Co., N. J., to L. Groves McMullen. Sept. 1, 1877.....nom

45th st (No. 147), n s, 271.9 e 7th av, 17.2x100.4, three-story brick dwelling. Mary Ann wife of James Culgin to Charles W. Cooper, Brooklyn. (Morts. \$6,500.) Feb. 2.....17,500

45th st (No. 239), n s, 200 w 2d av, 25x100.5, five-story brick store and dwelling. Philoena Fuchs (widow) to Henry S. Cohn. (Mort. \$10,000.) Jan. 31.....17,000

45th st, s s, 194.8 e Broadway, 20x100.5. Lucia S. Hotchkiss to Thomas M. Taylor. (Mort. \$15,000.) Aug. 23, 1875.....28,500

46th st (No. 204), s s, 100 e 3d av, 15x100.5, three-story stone front dwelling. George R. Read to Newberry H. Frost. (Mort. \$5,000.) Jan. 30.....8,000

48th st (No. 241), n s, 160 e 8th av, 20x100.5, three-story brick dwelling. William Douglas to Marie Thompson. Jan. 24.....12,000

52d st (No. 110 W.), s s, 180 w 6th av, 20x76.9x20.5x80.5, three-story stone front dwelling. Christian Blinn to Elizabeth wife of Robert Mayfield. (Mort. \$10,000.) Jan. 31.....16,000

52d st (No. 458 W.), s s, 100 e 10th av, 25x100.5, four-story brick dwelling..... }  
 52d st, (Nos. 452 and 454), s s, 150 e 10th av, 50x100.5, two four-story brick dwellings..... }  
 William D. Brum, Jr., and Anthony De Leyer to Francis J. Ward. Jan. 29.....42,000

53d st (No. 17), n s, 275 e 5th av, 25x100.5, four-story stone front dwelling. Elizabeth C. wife of Benjamin W. Floyd, Frederick D. Tappan and Denton Pearsall (Trustees B. W. Floyd) to John J. Lagrave. (Mort. \$25,000.) Feb. 1.....37,000

54th st (No. 249), n s, 175 e 8th av, 18.9x100.5, three-story stone front dwelling. (Foreclos.) Charles E. Coddington to Joseph Agate, Yonkers. Jan. 24.....11,000

54th st (No. 60), s s, 191 e Madison av, 17x100.5, four-story stone front dwelling. Oliver P. C. Billings to Martha W. Lynch. (Mort. \$17,000.) Jan. 23.....20,000

54th st, n s, 275 w 6th av, 25x100.5. (All of this)..... }  
 54th st, n s, 250 w 6th av, 25x100.5. (All of this)..... }  
 116th st, n s, 150 e 7th av, 50x185x52.7x177.2. (½ of this)..... }  
 116th st, n s, 100 e 7th av, 50x177.2x52.8x160.9. (½ of this)..... }  
 114th st, n s, 320 e 5th av, 50x100.10. (½ of this)..... }  
 5th av, n e cor 95th st, 25x100. (All title)..... }  
 16th st, n s, 195 e 6th av, 25x92. (All of this)..... }  
 James Olwell to George W. Eggleson, Brooklyn. Feb. 1.....nom

54th st (No. 443 W.), n s, 200 e 10th av, 25x110.10. James Scott to Adolphus H. Maus. (Mort. \$8,500.) Jan. 25.....13,250

57th st, n s, 139.9 e 1st av, 16.8x100.4, three-story stone front dwelling. George T. Curtis to Augustine Smith (Trustee of L. Negbauer). (Foreclos.) Dec. 30.....7,000

57th st (No. 15 East), n s, 43x100.5, furnished four-story stone front dwelling. Anna wife of Sidney W. Hopkins to John D. Mairs. (Agreement to sell and buy.) Dec. 30.....35,000

57th st (No. 414), s s, 325 w 9th av, 25x100, five-story stone front dwelling. Jacob Wick to Philipp Kemmett. (Mort. \$12,000.) January 30.....nom

Same property. Philipp Kemmett to Edward M. Brown. (Mort. \$12,000.) Jan. 30.....24,765

57th st, n s, 66.8 e 11th av, 16.8x100.5. Lucius H. King, Newburg, to Charles F. Strauss. (Q. C.) Jan. 8.....nom

57th st, n s, 145.5 w Av A, 18x100.4. The Union Dime Savings Inst., New York, to Carlos E. Rich. Feb. 1.....8,500

59th st (No. 415), n s, 200 e 1st av, 25x100.5, four-story brick dwelling..... }  
 59th st (No. 417), n s, 225 e 1st av, 25x100.5, four-story brick dwelling..... }  
 Philo T. Ruggles (Ref.) to James Campbell. (Partition.) Feb. 4.....10,000

59th st, s s, 450 w 6th av, 25x100.5, vacant lot. Alexander R. Phyfe to Charles E. Appleby, Glen Cove. (Mort. \$10,000.) Jan. 9.....13,500

64th st, s s, 233.4 w 3d av, 20.10x100.5, three-story stone front dwelling. John and George Ruddlel to Susan R. wife of Edward C. Brooks. (Mort. \$10,000.) Jan. 30.....15,500

64th st (No. 179), n s, 115 w 3d av, 15x100.5, three-story stone front dwelling. Josephine Tallman to A. Byron Cross. (Morts. \$8,500, &c.) Jan. 29.....11,000

71st st, n s, 150 w Av A, 25x102.2. (Foreclos.) Henry F. Pultz to Joseph N. Ireland and Avery T. Brown (Trustees). Jan. 28.....6,000

73d st, n s, 425 w 9th av, 75x102.2, vacant lots. Amelia R. Wilbeau, Marie E. Badeau and N. Niles (Exrs. N. Niles) to Joseph Agate, Yonkers. Dec. 29.....4,975

75th st, n s, 65 e Madison av, 20x81.10, four-story stone front dwelling. Edward Kilpatrick to William D. Whiting. (Contract.) Jan. 31.....16,500

78th st (No. 266), s s, 55.10 w 2d av, 16.4x76.8, three-story stone front dwelling. Isidor Bloom to David Oppenheimer. (Mort. \$4,000.) Feb. 1.....8,090

80th st (No. 171), n s, 200.1 w 3d av, 16.8x100, three-story stone front dwelling. (Foreclos.) Elliot Sandford to William A. Davis, Brooklyn. (Mort. \$6,500.) Jan. 3.....1,250

82d st (No. 229), n s, 279.7 w 2d av, 25.5x102.3, three-story frame dwelling. Anna R. Loines, Brooklyn, to Caroline F. wife of Henry N. Fuller. Jan. 19.....5,000

82d st (No. 309), n s, 134.5 e 2d av, 17.2x102.2, two-story brick dwelling. John Merrifield to Frances V. McIntyre. (Mort. \$3,000.) January 29.....5,000

87th st, s s, 200 e 3d av, runs south 10.8 x east 25 x south 100.8 to 86th st, x east 261.9 to lane, x northeast along lane 274.2 to 87th st, x west 101.5..... }  
 103d st, n s, 250 e 5th av, 75x100.11..... }  
 99th st, n s, 300 e 5th av, 168.9x-189.11x100.9..... }  
 Charles E. Quackenbush to Abraham Quackenbush, Jr. (1-5 part.) (C. a. G.) January 25.....nom

92d st (No. 160), s s, 200 w 3d av, 23x100, three-story frame dwelling. William C. Boyd to John Rosekrans. (Mort. \$2,500.) February 1.....5,500

103d st, n s, 310 e 4th av, 65x100.11. Michael F. Blake to William H. Gebhard. (Q. C.) Jan. 21.....25

109th st (No. 243), n s, 120 w 2d av, 20x100, two-story frame dwelling. (Foreclos.) Charles C. Bigelow to The Harlem Savings Bank, New York. Jan. 30.....3,000

113th st (No. 437), n s, 193 w Av A, 25x100.10, three-story frame dwelling. (Foreclos.) Frank H. Gray to The Harlem Savings Bank, New York. Jan. 11.....3,000

119th st (No. 502), s s, 128 e Av A, 20x98.9, four-story stone front dwelling. Edwin R. Meade to David F. Kimberly. (Foreclos.) January 30.....9,950

119th st (No. 504), s s, 148 e Av A, 20x98.9, four-story stone front dwelling. (Foreclos.) Luther W. Emerson to Alfred Dickinson, Frederick W. Von Stade and Geo. B. Goldschmidt (Exrs. B. H. Judah). Jan. 15.....9,950

119th st (No. 506), s s, 168 e Av A, 20x98.9, four-story stone front dwelling. (Foreclos.) Luther W. Emerson to Annie Kimberly. January 15.....10,000

123d st, n s, 200 e Boulevard, 25x100.10. Pauline wife of Hans C. Hugo Von Winterfield, Berlin, to Alice wife of Baron Edward Von der Heydt, Berlin. Feb. 1.....2,500

123d st, n s, 218.6 e 1st av, 19x100.10. Annie T. wife of Michael McDonnell to Mary George. (Mort. \$4,000.) Dec. 1.....nom

124th st (No. 239), n s, 167 w 2d av, 20x100.11, three-story stone front dwelling. John J. Thomassen to The Germania Life Ins. Co. (Foreclos.) Feb. 1.....8,000

125th st, s s, 103.9 e 6th av, 18.9x100.11. George E. Therry to John Sexton. (Morts. \$5,750.) Jan. 31.....exch

128th st (No. 59), n s, 198.4 w 4th av, 16.8x99.11, three-story frame dwelling. Isaac L. Devoe to George H. Walker. (Morts. \$1,440.) December 1.....4,000

134th st, s s, 200 w 4th av, 25x99.11, two-story frame dwelling. Mary A. wife of Mitchell Halliday to Charlotte Van Etten, Brooklyn. (C. a. G.) Jan. 8.....2,500

135th st, s s, 200 e 5th av, 100x99.11, vacant lots. (Foreclos.) William A. Boyd to James Rogers. Jan. 29.....50

Av A, w s, 50.5 n 14th st, 25.2x70, two-story frame stable. Stephen Roberts to Benjamin Richardson. (Mort. \$1,350.) Jan. 7.....1,400

Av A, n e cor 123d st, being bounded by Av A, 123d st and Harlem River, runs north 65 x east 228.9 to exterior bulkhead line x south-east to centre line 123 if extended x west to beginning, with water lots adj., one and two-story frame building. Stephen Roberts to Benjamin Richardson. (Morts. \$10,000.) January 7.....1,000

Lexington av (No. 364), w s, 79 s 41st st, 19.9x87, three-story front dwelling. Rebecca B. wife of Watson J. Hildreth to Julia E. Bailey (widow). (Mort. \$13,000.) Jan. 12.....21,000

Madison av, n e cor 39th st, 35x100..... }  
 40th st, s s, 150 e Madison av, 25x98.9..... }  
 Alden B. Stockwell to Norris P. Stockwell, London. April 27, 1877.....nom

1st av (Nos. 689, 691 and 693), w s, 74.1 s 40th st, 74.1x75, three five-story brick stores and dwellings. Salomon Bellmann to Ann Maria Meyer. (Morts. \$31,500.) Jan. 30.....3,000

1st av (No. 828), e s, 20 n 46th st, 20x60, five-story brick store and dwelling. John Bauer to Louise Emilie Bollet. (Mort. \$5,000.) Jan. 26.....8,000

2d av (No. 771), w s, 49.4 n 41st st, 24.8x80, five-story stone front store and dwelling. Henry Ringshauser to Charles Thomsen. (Morts. \$12,000.) Jan. 28.....16,160

2d av (No. 1146), e s, 60 n 60th st, 20x75, four-story brick store and dwelling. Henry S. Cohn to Philoena Fuchs. (Morts. \$9,500.) Jan. 31.....15,000

2d av, e s, 20 s 124th st, 20x80. Samuel D. Mack to Henry Brown. Jan. 30.....nom

3d av, w s, extd from 94th st to 95th st, 200.10 x100. Charles Fox to Salomon Bellmann. (Conveys the 8 lots to be built upon.) (For \$65,000 secured by Mort.) Grantor to advance loans to amount of.....50,000

4th av, e s, 76.3 s 119th st, 25x90, three-story frame dwelling. Elliot Sandford to John Cawood (Exr. G. Johnson). Jan. 31.....3,500

5th av (No. 291), e s, 74.2 n 30th st, 24.7x100, four-story stone front dwelling. Franklin Weld (Exr. A. T. Barton) to Miguel Garcia. Feb. 2.....70,000

5th av, s e cor 59th st, 25.5x100. Mark F. Stymus to Thomas M. Wheeler, Jamaica, L. I. (Q. C.) Dec. 13.....nom

5th av, e s, 25.5 s 59th st, 25x100, foundation only. Mark F. Stymus to Thomas M. Wheeler, Jamaica, L. I. (Q. C.) Dec. 31.....nom

5th av, e s, extd from 58th st to 59th st, 200.10 x125, foundations only. (Foreclos.) Thomas H. Landon to Mark F. Stymus. Jan. 27.....200

5th av, n e cor 102d st, 100.11x100, vacant lot. (Foreclos.) R. S. Newcombe to Anna Otten-dorfer. Jan. 28.....57,000

5th av, s e cor 103d st, 100.11x100, vacant lot. R. S. Newcombe to Benjamin F. Dunning. Jan. 28.....57,000

5th av, n w cor 126th st, 74.11x110, three-story }  
 brick dwelling..... }  
 126th st, n s, 110 w 5th av, 50x99.11, two-story }  
 brick stable..... }  
 Annie E. wife of Peter B. Steele, Elizabeth, N. J., to Walter P. Silleck, Queens, L. I. (Mort. \$60,000.) Jan. 30.....100

6th av (No. 902), n e cor 51st st, 22.11x75x23x75, four-story stone front dwelling and store. Thomas Cockerill to Charles Lassalle. Contract. Jan. 30.....42,000

6th av, w s, 79.11 n 127th st, 20x100. (Foreclos.) Hugh Donnelly to Prudence A. wife Annlesy B. Smith. Jan. 25.....8,800

9th av (No. 456), e s, 74.1 n 35th st, 24.8x100, three-story brick store and dwelling, and two-story frame dwelling in rear. Daniel O'Farrell (Committee) to Catharine B. Woodward. (Lunatic's share.) Feb. 2.....1,444  
 Same property. Daniel O'Farrell (Exr. H. O'Farrell) to same. Feb. 2.....nom  
 Same property. Sarah M. Malone, Annie B. and D. J. O'Farrell, Margt. J. Higgins and Alice V. O'Halloran to Catharine B. Woodward. Feb. 2.....8,556  
 9th av (No. 728), e s, 50.2 n 49th st, 20.6x100, three-story brick store and dwelling, and two-story brick dwelling in rear. Christian Frinks to Barbara Schreyer. (Mort. \$2,500.) Dec. 1, 1876.....8,000  
 All real estate in city New York of grantor. Edward Van Ness to Bridget Maher. February 2.....nom  
 Grantor's interest in estate of Jas. Pinkerton. Rachel Buckman, Schodack, N. Y., to Kate H. Lockhart. Feb. 26, 1877.....nom  
 2 indefinitely located strips bet 1st and 2d avs, and 1st and 2d sts, each 5x8. Abial W. Swift to George F. Johnson. April 25.....25

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Garden st, lot 283 map Mott Haven, 50x100. (Foreclos.) Stephen D. Stephens, Jr., to Eugenia H. Cooke. Jan. 30.....1,600  
 Kingsbridge road, w s, 125 n Madison av, 50x175x42x146. Thomas Mead, Sr., to Dennis R. Sheil, Fordham. Nov. 24, 1873.....nom  
 Same property. Dennis R. Sheil to Hester Meade. Sept. 1, 1874.....nom  
 Same property. Hester wife of Thomas Meade to Bernard Earle, Hicksville. (Q. C.) Jan. 22, 1878.....100  
 New York and Boston Post road, n w cor Centre st, 36x132. G. D. W. Clocke to Rachel Purdy, West Farms. (Foreclos.) Feb. 4, 3,000  
 136th st, s s, 70 w Alexander av, 30x66.8. Thomas E. S. Dwyer to Elizabeth O'Kane. (Morts. \$5,000.) Aug. 1, 1877.....10,000  
 169th st, s s, 78.9 e Washington av, 35.8x101.6. The Houchin Mfg. Co. to Hannah E. Houchin. Jan. 4.....11,000  
 Alexander av, e s, 66.8 n 136th st, 16.8x96.6. Andrew J. Rogers to Mary E. and Cath. I. and Joseph Smith. Feb. 2.....nom  
 Leggett av, n e cor 146th st, 200 x about 160.4 x 175x150..... }  
 118th st, n s, 100 w 5th av, 110x100.11..... }  
 Augustus C. Fransioli to Joseph Fransioli, Brooklyn. 789-1000 part. Feb. 2.....1,000  
 Prospect av, n e cor Isaac st, 100x132x100x116. William Moses, Brooklyn, and Lizzie W. wife of Otis B. Davis to David B. Moses, Ossining. N. Y. Jan. 29.....1,000  
 Tinton av, n e cor Westchester av, 176.9x160.8x239. Gore. Horace P. Whitney to Harford B. Kirk. (2/3 part.) (Morts. \$3,456.) Jan. 28, 1,500  
 Tinton av, s w cor Elm st, 135x100. (Foreclos.) J. Malcolm Smith to Samuel M. Purdy, West Farms. Jan. 16.....3,000  
 Washington av, e s, 260 s Bathgate pl. 50x120. Charles F. Green, Orange, N. J., to Annie E. wife Andrew J. Odell. Feb. 1.....1,250  
 3d av, e s, runs northeast 136.2 to 156th st, x southeast 202.5 to Brook av, x southwest to Mill Brook, x southwest following curves —, x northwest 196.2. (Foreclos.) (Charles C. Bigelow to Edmund R. Robinson. February 1.....2,080

LEASEHOLD CONVEYANCES.

Broadway, No. 734. Gordon McKay, Boston, Mass., to Sarah S. wife of Andrew Dexter. nom  
 Same property. Sarah S. wife of A. Dexter to Hannah E. McMurray, Ballston, N. Y. nom  
 East Broadway, indeft. Mary Ann Placide, Toms River, N. J., to Evelina M. Bliss. nom  
 Same property. Jas. Davis, Jr., and Mary A. Placide (Exrs. J. Davis) to William S. Manchester. 1871.....nom  
 Rivington st, s s, 100 e Norfolk st, 25x100. Frank Merck to Frederick Hubner. (Mort. \$3,300.).....200  
 Vandam st (No. 34), William E. and James Rich to Theo. P. Hyatt. All title.....100  
 5th st, n s, 175 e Av A, 25x97. Katharina wife of Charles Grimm to Louis F. Schaefer and Robert H. Wehl.....nom  
 6th st (No. 504), s s, 100 e Av A, 25x97. William B. Astor to Charles Hamburger. 20 1/2 years from August 10, 1859, per year.....175  
 Same property. Charles Hamburger to Lorenz and Barbara Betz. Jan. 3, 1878.....10,200  
 9th st (No. 63), n s, 148.4 w Broadway, 26x92.3, (Leasehold) three-story brick store and dwelling. (Foreclos.) L. Bradford Prince to William W. Seymour and James A. Grenzabach (Exrs. Cath. Seymour.) Jan. 11.....9,000  
 43d st, s s, 125 e 6th av, 20.8x100.5. Henry Harley to Frederick Prentice.....8,000

47th st, s s, 340 e 5th av, 20x100.5. Benjamin B. Leacock to Peter and Robert and Jean B. Goeliet and Hannah G. Gerry.....nom  
 Lot 118 J. W. Beekman property, map No. 686 19th Ward. (Map missing from Register's office.) John Jennings to David Dunlop.....nom

KINGS COUNTY, N. Y.

JANUARY 31, FEBRUARY 1, 2, 4, 5, 6.

Baltic st, s s, 248 w Court st, 20x99.10, h & l. Rosalie O., wife of Adolph Berkefeld to Heyward G. Meeker, New York. (Mort. \$6,000, also takes 1877).....\$6,000  
 Bergen st, n s, 78.3 e Court st, runs west 75.3 x east 19.7 x north 25.1 x east 25.5 x south 100.4 to Bergen st, x west 45 to beginning. Henry C. Baden to Charles F. Boden, Red Bank, N. J. (Morts. \$8,100).....14,000  
 Same property. Charles F. Boden, Red Bank, N. J., to Henrietta, Anna, Elisa and Henry Baden, Red Bank, N. J. (Morts. \$8,100).....nom  
 Bergen st, s w s, 100 s e Smith st, 15x100. (Foreclos.) Gerard M. Stevens to George Bradish, Flushing, L. I.....4,500  
 Bergen st, s s, 382.1 e Smith st, 17.11x100, h & l. Henry C. Heron, New York, to Nelson Hamblin.....3,550  
 Breinen st, e s, 28.1 s Adam st, 24.11x87.6. Jacob C. Hoese to Henry Loeffler. (See Melrose st.).....1,000  
 Broadway, s s, 50 w Barbey st, 25x100. James Delahunt to Henry Tanner.....100  
 Broadway, n e s, 119.9 n w Jefferson st, 29x192.8x50x96.3x21x—, Philip Koch, New York, to George Koch. (2/3 part.) (2/3 mort. \$8,750, and all liens).....2,000  
 Butler st, n s, 158.4 w Hoyt st, 16.8x100. Sidney Green to Mary D. Green. (Mort. \$1,200).....1,200  
 Bergen st, n s, 101.2 e Underhill av, 21.10x74.3. John J., Cath. and Wm. Campbell (by W. H. Murtha, Guard.) to Edward Fitzgerald. (Mort. \$1,500).....2,600  
 Butler st, n s, 238 e Franklin av, 23x131. John J. Chapin to Gardner S. and Elizabeth W. Chapin.....1,200  
 Butler st, n s, 261 e Franklin av, 23x131. Frank H. Chapin to John J. and Virginia U. Chapin.....1,200  
 Calver st, s s, 50 w Eckford st, 25x100, h & l. Humphrey Griffiths to John Kuntz.....3,000  
 Cambridge pl, e s, 345.6 n Gates av, 14.6x100. (Foreclos.) Albert Daggett to Rebecca A. wife of Alexander Hulett.....3,610  
 Cedar st, s s, 80.4 w Evergreen av, 16.8x108.11x16.8x110. Margaret A. wife of Alfred J. Lamb, Hempstead, L. I., to Henry M. Eastman, Roslyn. (Mort. \$1,700).....2,000  
 Cedar st, s s, 113 e Evergreen av, 25x138.1. Gilson J. Totten to Jennett Bragaw.....2,486  
 Columbia Heights, s w cor Pineapple st, 25x154.9 to Furman st, h & l. Walter T. Hatch (Assignee) to William C., Mary E. and Julia A. Camp.....nom  
 Columbia st, e s, 100 s Mill st, 20x80. Mark Collins to John Heller, New York.....nom  
 Dikeman st, n e s, 210 n w Dwight st, 26x100. John Sweeney to Timothy Sweeney, Jersey City. (Q. C.).....1,000  
 Dean st, s s, 212.6 w Hoyt st, 22x100. Ann E. wife of Alexander Michaely, Maria C. Fry (widow) and George C. Caulfield to Jacob Tarter, New York. (Q. C.).....nom  
 Eckford st, e s, 300 s Meserole av, 25x100, h & l. Robert J. Place to John Bradshaw.....nom  
 Same property. John Bradshaw to Elizabeth Ann Place.....nom  
 Ewen st, e s, 50 s Richardson st, 25x100. Francis E. Rogers to Austin Corbin (Trustee).....560  
 Eldert st, e s, 305.6 n e Broadway, 54x74.1x54x75.11. Silas A. Underhill to Paul W. Ledoux. (C. a. G.).....8,000  
 Frost st, s s, 200 e Humboldt st, runs south 100 x east 45.4 x north 48 x northwest to Frost st, x west 21.4. John Dauber to Charles N. Steinhauser. (Mort. \$2,000).....400  
 Fort Greene pl, w s, 409.6 n Fulton st, 20x100. The Merchants' Ins. Co., New York, to William Shaw.....7,000  
 Fulton st, s w s, 78 n w Clinton av, runs northwest 20 x southwest 80 x south 27.8 x east 9.7 x northeast 101.6. (Foreclos.) Gerard M. Stevens to Henry A. Cram and George H. Moore (Exrs., &c. G. C. Cram).....9,000  
 Grace court, s s, 293 w Hicks st, 24x118.11x24.1x116.3. John H. Doherty to Ethelbert M. Low. (Mort. \$12,000).....nom  
 Gwinnett st, s s, 265 e Marcy av, 18x70.11x18x71.2. (Foreclos.) Albert Daggett to William F. Aldrich (Recvr.).....1,200  
 Hickory st, s s, 320 e Nostrand av, 20x100, h & l. (Foreclos.) Henry J. Morris to Hayden U. Howard.....1,500  
 Hicks st, w s, 25 s Coles st, 25x84.6. (Foreclos.) Albert Daggett to John Manhattan.....1,325

Hooper st, n s, 279 e Lee av, 22.4x100. Bernard Gallagher to August Roesler.....1,800  
 Hooper st, n s, 256.8 e Lee av, 22.4x100. James Rodwell to August Roesler.....1,800  
 Herkimer st, n s, 200 w Utica av, 25x100. Oliver S. Ackley and Mary E. Johnson to Charles H. Blake. (Mort. \$1,500.) (C. a. G.).....2,525  
 Same property. Charles H. Blake to Mary E. Johnson. (Mort. \$2,516).....100  
 High st, s s, 78.3 w Pearl st, 24.7x106. Jeremiah Quinlan to Catharine Shay.....5,000  
 Johnson st, n s, 47.6 e Jay st, 24x100. Transylvania Rouse wife of John T. and Cath. J. Ludwig (widow), to John Wilson. (Morts. \$3,900).....4,600  
 John st, w s, 125 n Liberty av, 25x100. (Foreclos.) Albert Daggett to Catharine A. Wheeler, Ridgewood, L. I.....1,000  
 Kosciusko st, n s, 375 e Throop av, 18x100, h & l. (Foreclos.) Albert Daggett to Isaac C. De Bevoise.....1,850  
 Lafayette st, n s, 50 w Navy st, 25x50. C. M. and C. F. Combs and C. Cornelius (Exrs Margt. Sprague), to Charles Van Nostrand, New York.....1,600  
 Madison st, s s, 100 w Patchen av, 125x100..... }  
 Madison st, s s, 350 w Patchen av, runs west 100 x south 200 to Putnam av, x east 150 x north 100 x west 50 x north 100. (Foreclos.) }  
 George W. Denton to William H. and John H. Caswell and Charles S. Smith (Trustees J. Caswell).....5,730  
 Marion st, s s, 125 w Patchen av, 25x100, h & l. (Foreclos.) Albert Daggett to Margaret wife of Martin Healey.....1,350  
 Middle st, n s, 92.1 w Webster pl, 18.5x80. (Foreclos.) Albert Daggett to Sarah H. Powell, New York.....500  
 Macomb st, s s, 140 w 5th av, 20x100, h & l. (Foreclos.) Albert Daggett to The Germania Life Ins. Co.....2,800  
 Macon st, n s, 300 e Tompkins av, 18.9x100. (Foreclos.) Albert Daggett to Francis Larkin, Sing Sing, N. Y.....4,000  
 Margaretha st, s e s, 285.8 n e Broadway, 18x100. Silas A. Underhill to William E. Duncan.....5,000  
 Melrose st, s e s, 375 n e Evergreen av, 25x100. Henry Loeffler to Jacob C. Hoese. (See Bergen st.).....235  
 Newel st, e s, 39 s Nassau av, 14x75. William H. Fenwick to John B. Hoessler. (Mort. \$1,500).....2,350  
 Pearl st, w s, 25 n High st, 25x97 to alley. Margaretta A. wife of James Dammarell to John O. Burnett.....5,000  
 Penn st, s s, 302.4 e Lee av, 20.2x100, h & l. (Foreclos.) Albert Daggett to Eliza wife of Angus Ross.....4,800  
 Penn st, s s, 282.4 w Marcy av, 20.2x100. (Foreclos.) Albert Daggett to Eliza wife of Angus Ross.....1,500  
 Power st, n s, 75 e Judge st, 25x118.3x25.5x116.9. Mathias Paulus and wife to Peter J. Leyendecker.....nom  
 Same property. P. J. Leyendecker to Mathias Paulus.....nom  
 Quincy st, n s, 45 e Marcy av, 48x87.4x48.4x76.3. Quincy st, n s, 109 e Marcy av, 16x87.4x16.2x84, h s & ls. Caroline wife of John Dezenzendorf to Alfred W., L. H. and Leslie A. McMurray (Exrs. J. G. McMurray.) (Morts. \$12,000).....nom  
 Raymond st, w s, 100 s Lafayette st, 25x100. Charles M. Burr to Fleet Bryant. (All title).....1,900  
 Sackett st, n s, 40 w Bond st, 20x100. (Foreclos.) Albert Daggett to Horace E. Chapin, Mobile, Ala.....1,650  
 Smith st, s w cor Dean st, 23.6x60. Sidney Green to Mary G. Green, wife of party of first part. (C. a. G.) July 1, 1873.....10,000  
 St. James pl, w s, 74 s Greene av, 35x100, h & l. Thomas H. Norris to Frances M. N. Hallock. (Morts. \$8,500).....nom  
 St. James pl, w s, 261.1 s Greene av, 15.10x100, h & l. Truman J. Ellinwood to Sarah H. wife of William H. Wills. (Mort. \$5,000).....7,500  
 St. John's pl, n s, 327.5 w 6th av, 18x100. Charles Bradshaw to George B. Dearing. (C. a. G.) (Mort. \$5,000).....nom  
 Sackett st, n s, 185 w Hoyt st, 20x100, h & l. (Foreclos.) J. W. Sanderson to The Continental Ins. Co., New York.....4,000  
 South Oxford st, e s, 450 n Lafayette av, 50x80. Charles Jenkins to Levi Stevens. (Q. C.).....nom  
 South Oxford st, e s, 450 n Lafayette av, 21x80. Levi Stevens to Maria N. Littlefield. (Q. C.).....nom  
 Same property. Maria N. Littlefield to Theodore L. Betts. (Mort. \$6,000).....10,000  
 St. James pl, e s, 160 n Gates av, 20x100. Frank Washbourne to Frank Washbourne, Jr. (Mort. \$4,000).....nom



Same property. F. Washbourne, Jr., to Maria A. wife of Frank Washbourne. (Mort. \$4,000) .....nom
Strong pl, w s, 284.7 s Harrison st, 69.8x121.9. (Foreclos.) Albert Daggett to Robert H. Hazeltine.....16,000
Taylor st, s e s, 95 s w Lee av, runs southeast 125 x southwest 5 x northwest 7.10 x west 15 x northwest 111.11 to Taylor st, x northeast 20, h & l. (Foreclos.) Charles S. Ensign to Charles H. Burtiss.....5,900
Ten Eyck st, n s, 150 w Lorimer st, 25x100.5x 34x100. Joseph Frisch to Joseph Frisse.....450
Van Brunt st, w s, 80 s Union st, 20x80. (Foreclos.) Albert Daggett to George W. Pearsall. (Mort. \$2,000).....300
Same property. George W. Pearsall to Johanna Pearsall (widow).....5,500
Van Baren st, n s, 61.11 w Throop av, 18.10x50. Emma V. wife of Charles Isbill to Louisa A. wife of Henry E. Sackmann. (Mort. \$1,500).....2,500
Van Buren st, n s, 42.11 w Throop av, 18.11x 50. Emma V. wife of Charles Isbill to John Q. Adams. (Mort. \$1,500).....2,500
Walton st, n s, 325 e Marcy av, 25x100, h & l. (Foreclos.) George G. Barnard to Leopold Michel. (Mort. \$2,800, taxes, &c.).....200
Warren st, s s, 238.4 w 5th av, 20x100. (Foreclos.) Albert Daggett to Edward A. Woolley.....3,400
Woodhull st (No. 40), s s, 185 w Hicks st, 20x100, h & l. Jacob Zahn to Hermann Wassmann.....nom
Same property. H. Wassmann to Jacob and Anna M. Zahn.....nom
Wyckoff st, s w s, 275 n w Smith st, 25x100. Pacific st, n s, 255.4 e Bond st, 16.8x90. Also, property in New York. John Surin to Ida M. David. (1/4 part.) (Promissory settlement).....nom
Wyckoff st, n s, 67.8 w Nevins st, 16.4x100. Patrick McCann to Thomas Burke. (Mort. \$1,300).....5,000
Same property. T. Burke to John McKenna. (C. a. G.).....nom
Wyckoff st, n s, 54 w Nevins st, 10x100. Patrick McCann to Thomas Burke. (Mort. \$3,100).....5,000
South 1st st, n s, 50 w 10th st, 25x70, h & l. (Foreclos.) Gerard M. Stevens to Sarah A. Goodwin.....5,500
2d st, n w s, 100 n e North 13th st, 100 to North 14th st, x 300. (Foreclos.) Henry E. Woodward to Samuel J. Hunt.....10,000
2d st, southerly cor North 14th st, 50x100. (Foreclos.) Henry E. Woodward to Samuel J. Hunt.....1,000
3d st, n w s, intersection centre line North 13th st, runs northwest 350 x northeast 98.9 x south 361.5 to n w s 3d st, x southwest to beginning. (Foreclos.) Henry E. Woodward to Samuel J. Hunt.....1,000
3d pl, s e cor Clinton st, 84x100. Charlotte M. wife of Garret Hennessy to Peter Kelly and Louis Bonert.....150
North 3d st, n e s, abt 190 n w 4th st, 25x85. John C. Menke, New York, to Ehler Osterholt. (Morts. \$800).....3,500
South 4th st, n s, 34 e 10th st, 16x50. Charles W. Green to Emily Green. (1/2 part).....nom
South 4th st, n s, 18 e 10th st, 16x50. Emily Green to Charles W. Green. (1/2 part).....nom
6th st, e s, 24 s North 5th st, 19.6x57.6x-12.9 x75. Ellen wife of Edward P. Lynch to William Kohlmeier.....nom
7th st, s s, 297.10 e 6th av, 20x100, h & l. Charles F. Hinrichs to Frederick W. Hinrichs.....nom
11th st, s w s, abt 123 n w 6th av, runs northwest 25 x southwest 128.6 x southeast 40 x northeast 28.11 x northwest 15 x northeast 100. Joseph H. Burrill to Martha wife of Thomas Cummings. (Mort. \$1,000).....2,000
12th st, n s, 205.4 w 3d av, 16.8x100. William H. Wood, New York, to James R. Pettigrew. (Mort. \$1,000).....nom
Same property. James R. Pettigrew, New York, to Caroline M. wife of William H. Wood. (C. a. G.).....nom
North 13th st, northerly cor. 2d st, 225x100. (Foreclos.) Henry E. Woodward to Samuel J. Hunt.....10,000
15th st, n s, 191.7 e 6th av, 37.6x100. Alexander Barnie to Mary wife of Geo. B. Lewis.....5,200
15th st, n s, 229.1 e 6th av, 18.9x100. Alexander Barnie to Jennie wife John Patterson.....2,600
16th st, s s, 158.7 w 5th av, 22x100. William Horgan to Edward Hurley.....1,900
16th st, s s, 158.7 w 5th av, 22x100. Edward Hurley, New York, to William Horgan.....3,000
17th st, s s, 155 w 8th av, 70x100x50x20.4x20x 120.4. William Heissenbattel (Assignee), to Henry E. Bownes. (C. a. G.).....500

18th st, northerly cor 8th av, 18x80. William Heissenbattel (Assignee) to John Tiedemann. (C. a. G.).....95
19th st, n s, 165.7 e 5th av, 109.4x100. Benjamin F. Tracy to Thomas McCormick.....15,300
25th st, e s, 125 n 3d av, 25 x about 100.2. Henrietta M. Blomquist to George W. McMurray, Hamilton, Ontario. (C. a. G.) (Mort. \$2,500).....4,500
38th st, n s, 126.4 w 8th av, 20x100. Charles A. Schmid to Mary J. Hussey.....250
39th st, n s, 220 w 4th av, 20x100.2. Thomas Farrel to Bridget Tinley.....600
39th st, n s, 220 w 4th av, 20x100.2. Bridget Tinley (widow), New York, to Catharine Farrell.....600
39th st, n s, 375 e 5th av, 25x94.7x25.3x90.11. 4th st, s s, 200 w 8th av, 50x100.2. Thomas Crilley, New York, to John Crilley, New York. (Assesst. \$65).....3,000
Atlantic av, n s, 150 w 3d av, 20x80. Robert Reid to William Walsh.....10,000
Atlantic av, northerly cor Fort Greene pl, 45.9 x73.3x71.6 to Fort Greene pl, x 48.4. 22d st, s w s, 89 s e 4th av, 30x100. Ocean av, n e s, 175 s e Grove av, 100x355 to Lafayette av, 110x310. 9th av, westerly cor 39th st, 17.8x100x124.8x 100. Also, No. 496 Pearl st, New York. Cecelia A. Malone to James E. Malone. (1-7 part).....nom
Carlton av, e s, 77.3 s Park av, 31x100x29.9x 100. Albert Daggett to Phebe R. wife of George Kissam. (Foreclos.).....1,600
Central av, n w cor Ralph st, 25x100. Sarah wife of Thomas Goodwin to Robert and Mary Sherman.....390
Clinton av, w s, 160.2 s De Kalb av, 15x115, h & l. Benjamin Liniken to Mary M. wife of Daniel H. Hopkinson. (Mort. \$5,000).....9,750
Duryea av, s s, 50 w Ocean av, runs south 100 x east 50 to Ocean av, x south 50 x west 100 x north 150 to Duryea av, x east 50. Gilbert S. Thatford to Francoise Tremolat (widow).....950
Evergreen av, e s, 50 n Stanhope st, 8x100. Perry Kittredge, Concord, N. H., to William H. Scott.....nom
Franklin av, w s, 40 n Dean st, 20x80. Frances A. Ithell to Mary J., Emma F. and George Ithell.....nom
Greene av (rear of No. 336), being 93 s w Greene av and 124.5 n e Franklin av, 20x25. Joseph N. Hallock to Sarah wife of Nelson Sizer.....500
Greene av, westerly cor Broadway, runs northwest 281.1 to Van Buren st, x west 335.6 to Patchen av, x 200 to Greene av, x east 100 x north 100 x east 80 x south 100 to Greene av, x east 352.9. (Foreclos.) Albert Daggett to Alfred C. Cooper et al. (Exrs. C. Cooper).....15,800
Grand av, w s, 192 n Gates av, 16.10x100, h & l. Timothy M. Cheeseman (individual, and as Trustee) to Alida T. wife of James Cockroft. (Mort. \$3,500).....6,450
Hudson av, w s, 201.9 s Concord st, 42x100. Maria B. Lichtenberger to Isaac Isaacs. (Mort. \$7,000).....9,550
Knickerbocker av, n e cor Shaffer st, 100x100. Thomas J. McKee to Eliza Gierke.....exch
Lafayette av, s s, 325 w Yates av, 20x100. (Foreclos.) Albert Daggett to Charles J. De Bevoise.....3,500
Marcy av, e s, 20 s Middleton st, 18x85. Thomas Hood, Washington, D. C., to John Foster.....3,000
Same property. John Foster to William F. Aldrich.....2,000
Marcy av, e s, 74 s Middleton st, 18x85. (Foreclos.) Levi A. Fuller to William F. Aldrich (Recvr.).....500
Marcy av, e s, 54 n Gwinnett st, 18x85. (Foreclos.) Albert Daggett to William F. Aldrich (Recvr.).....500
Manhattan av, s e cor Ash st, 25x100. Mary Ann P. wife of Thomas Doyle to William Kasper.....5,000
Nostrand av, w s, 380.11 s Flushing av, 16.8x 100. Henry S. Fifield to John U. Shorter.....1,000
Park av, n e s, 54.1 n w Ryerson st, 75x84.11x 46.3x23x25x70. S. John Farrell and Theresa wife of Benj. F. Judson to Elizabeth Farrell, Philadelphia, Pa. (C. a. G.).....nom
Prospect av, n s, 36.10 w Webster pl, 18.5x80. (Foreclos.) Albert Daggett to Sarah H. Powell, New York.....900
Pennsylvania av, e s, 175 s Broadway, 25x100. Michael Reif to Friederich Nikolaus, East New York.....225
Same property. Bernhardine S. Sackmann to Michael Reif.....200
Putnam av, n s, 100 w Patchen av, 100x100. (Foreclos.) George W. Denton to Edward J. O'Flynn.....1,300

Reid av, n e cor Halsey st, 100x100. (Foreclos.) Albert Daggett to Lucinda Tumbridge.....6,550
Reid av, n w cor Marion st, 100x75. John P. Conrady to Valentine Buckley. (Mort. \$6,000).....12,000
St. Mark's av, s s, 86 e Carlton av, runs south 122 x east 14 x south 9 x east 70 x north 131 to St. Mark's av, x west 84. Herkimer st, n s, 80 w Rochester av, 20x170. Elias J. Beach, Glen Cove, to Francis A. Hall. (Re-recorded.) June 20, 1874.....13,000
Stone av, s e cor Blake av, 25x100. Gilbert S. Thatford to F. K. Mitchell.....125
Smith av, w s, 100 n Baltic av, 25x100. Frederick Cobb to the Atlantic Works, Boston, Mass. (Mort. \$2,000).....nom
Throop av, n w cor Ellery st, 25x100. Louis Lipp to Frederick Zoeller.....8,000
Thatford av, e s, 225 s Blake av, 50x100. Francoise Tremolat and Henry Gueslin to Gilbert S. Thatford.....950
Union av, s w cor Grand st, 50x26. Andrew J. White, New York, to Francis Swift.....16,000
Union av, n w cor Smith av, 25x100. William W. Clark to Mandannah S. wife of David L. Wood, East New York.....1,000
Wythe av, e s, 23.8 n Morton st, 20x10x70. (Foreclos.) Albert Daggett to Edward B. Willets (Exr. A. Willets).....1,000
Willoughby av, n s, 20 e Hamilton st, 20x86.10. Thomas H. Norris to Frances M. X. Hallock.....nom
Waverly av, e s, 310 n Myrtle av, 20x100. Lewis O. Wood, New York, to Charlotte M. Knowles. (Q. C.).....nom
Same property. Carrie A. wife of Frank B. Timelli to Charlotte M. Knowles. (Mort. \$2,500).....4,000
Wythe av, s e cor Clymer st, 40x75. Emma Coyle, New York, to Margaret M. Hughes. (Re-recorded).....15,000
3d av, s e s, 50.2 n e 3d st, 25x100. Joseph Gleason to James H. Jones, New York.....nom
8th av, s w cor 17th st, 120.4x87. William Heissenbattel (Assignee) to Henry E. Bownes. (C. a. G.).....100
Certain land bet Ocean parkway and Coney Island av, Gravesend, late of John F. Phillips and devised to J. B. Phillip and T. Ferguson. (Partition.) John B. Phillips to Thomas Ferguson.....nom
East 1/2 lot 9 S. Garrison's property Flatbush, being 150 e Catharine st, north of Clove road, 25x50, with right of way to street. Edward Hosey to Frank Crooke. (1/2 part).....450
Interior plot, 100 n w Olive st and 150 sw Devoe st, 24.10x9.11x33. Adam Huther to Henry Huidt.....250
Interior lot, 57.7 e Franklin ad and 43.6 s Greene av, 24x25. Stephen C. Williams, New York, to Martha M. Williams, New York.....nom
Old Mill road, e s, 12 acres and buildings, New Lots. Mary E. Denton, Jamaica, to John H. W. Kaiser and Dieterich Osing.....4,000
Plot of land late of J. F. Phillips west of Ocean Parkway and south of Ryder av.....9,550
Also, 5 acres east of Ocean Parkway and north of Ryder av.....nom
Thomas Ferguson to John B. Phillips.....nom
Plot (1 acre) on Ryder av adj Grantee's property. Thomas Ferguson and Jno. B. Phillips to Rachel wife of John Faulkner.....1,000
Plot 934.5 e Ocean Parkway, near Ryder av, abt 1/2 acre. Rachel wife of John Faulkner to John B. Phillips.....500
Plot 934.5 e Ocean Parkway, at s s Ryder av, abt 1/2 acre. Rachel wife of John Faulkner to Thomas Ferguson, Gravesend.....500
Plot salt meadow, s s, public dock, near Van Wicken's Mill, New Lots, being 1 1/2 acres. Mary E. Denton to John H. W. Kaiser.....37
Plot on Coney Island. Margaret wife of John I. Snediker to Anna M. wife of John A. Mossell, Southold, L. I. (Mort. \$3,000).....6,000
Strip for railroad, 77.6 s Richardson st. Martha wife of Louis Freece to Austin Corbin (Trustee).....2,000
Strip for railroad, 10 w Lafayette st and 19.2 s Cedar st, Gravesend, 4-10 acre. Jas. Sharkey to New York & Manhattan Beach Railroad, 750 Strip for railroad, 19.3 e Ewen st and 75 s Richardson st. Matthew Carney to Austin Corbin (Trustee).....235

WESTCHESTER COUNTY, N. Y.

BEDFORD.

Road from Cherry st to Pine's bridge, 50 acres. Jane C. Byrne to John J. Barrett.....\$14,000
Lot New Castle, cor (part in New Castle.) Edward Banks to William Banks.....6,000
1/2 acre, n s road, Mt. Kisco. W. Moses Thorn, and Stephen Knowlton to Gilbert J. Hunter.....50
2 parcels, 1/2 acre and 2 rods e s Davis Brook. William S. Knox to Hannah M. Munson.....800







Same to same. Gates av, s s, 75 w Stuyvesant av, 18.9x100, Jan. 31, 1 year. 2,000  
 Whitley, John B., to Annie A. Gridley (Guard.) De Kalb av, n s, 300 e Nostrand av, 25x75.7x 26.9x85.3. Feb. 2, 3 years. 2,500  
 Weir, John, to George H. Meyer. Kossuth pl, s e s, 265 n e Broadway, 20x100. Jan. 12, due Jan. 1, 1883, 6 per cent. 1,400  
 Wood, Mandaneh S., wife of David L., to William W. Clark. Union av, Smith av. P. M. Oct. 12, instals. 500  
 Woolley, Edward A., to Niagara Fire Ins. Co., New York. Warren st, s s, 238.4 w 5th av, 20x100. Jan. 21, 1 year. 3,000  
 Whitehorn, Mary G., wife of Edward, to George O. Post, Quogue, L. I. Hall st, e s, 544 n Myrtle av, 20x100. Feb. 1, 5 years. 2,000  
 Whitley, Kate M., wife of John B., to Horace W. Gridley. De Kalb av (No. 579), n s, 79.10 w Sandford st, 20.2x83. Feb. 2, 5 years. 2,500  
 Williams, Margaret, wife of Patrick, to Abraham Lowerre. Grand av, w s, 208 n De Kalb av, 16.8x80. Nov. 23, due Feb. 1, 1881. 3,500  
 Same to William H. Wright. Grand av, w s, 191.4 n De Kalb av, 16.8x80. Nov. 23, due Feb. 1, 1881. 3,500  
 Wilson, John, to Transylvania Rouse. Johnson st, n s, 47.6 e Jay st, 24x100. Feb. 1, 3 years. 400  
 Wood, Emily L., wife of Stephen A., Mt. Vernon, N. Y., to Annie M. wife of William H. Robinson. 1st st, e s, 50.10 n South 10th st, 24.5x114x24x118.4. Jan. 26, due Dec. 27, 1879. 2,200  
 Yablonsky, Michael, to Mira E. Michelson. Kosciusko st (No. 640), n w s, 96.5 n e Broadway, 26.6x98.0. Jan. 22, due Jna. 1, 1883, 6 per cent. 500

MORTGAGES — ASSIGNMENTS.

NEW YORK CITY.

JAN. 23 TO FEB. 5—INCLUSIVE.

Arkenburgh, Robert H., to Edwin F. Knowlton. \$10,000  
 Astor, John J., William and William W. (Exrs. J. J. Astor, dec'd) to Franklin H. Delano, John Carey, Jr., William W. Astor and Charles F. Southmayd (Trustees for J. J. Astor) nom  
 Ackerman, William G., Yonkers, to George Grossman. 800  
 Banks, Jane A., to Elizabeth Banks. 5,000  
 Beneville, Emile (Exr. P. H. O'Neil) to Joseph Gessner. 5,500  
 Bickelhaupt, Henrietta and George, Sr, to Jacob Edler. 2,000  
 Burkhalter, Charles (Trustee W. Havemeyer) to Elizabeth Carter (widow), Elmira, N. Y. 4,000  
 Bradish, George, Bayside, L. I., to Eloise E. Luqueer, Bedford, N. Y. 5,000  
 Brison, David (Exr. B. W. Benson), to Harriet A. Walter (Extr., &c., J. R. Walter). 5,000  
 Bronson, Oliver, to Willett Bronson. nom  
 Butterfield, Daniel, to H. Volkeiming. 4,500  
 Castree, John, to Mary J. Mott. 5,000  
 Coar, Joseph, to Charles G. Cornell. nom  
 Cox, Charles H., to Alfred Graf. 900  
 Dexter, Sarah S., to August Blomqvist, Brooklyn. nom  
 Dowdney, Abraham, to Edward R. Johnes. 2,800  
 Dry Dock Savings Inst. to Gustavus Krehbiel. 10,000  
 Dunning, Benjamin F., to Anna Ottendorfer. 17,150  
 Donahue, Michael, to Lucy A. Ledwith (Trustee). 8,000  
 Dubois, Rose Elmire (widow) to Ehrick Parmlly. nom  
 Edwards, Richard T. et al. (Trustees), to Meyer H. Lehman. 5,000  
 Elstner, John, to Sarah Terpening. 1,500  
 Fuller, Joseph C., to William T. Wardwell. 25,000  
 Faas, Emma, to Marie H. Olwell, Brooklyn. 1,500  
 Fowler, Milton A., and Frank M. Berry (Admrs. A. L. Berry) to Patrick Corscaden. 2,111  
 Gossman, George, to Richard Ward. 800  
 Gebhard, William H., to William H. Gebhard and August Limbert (Exrs. F. C. Gebhard, dec'd). 2,900  
 Green, John, to Kate W. Paige. 7,000  
 Harlem Savings Bank, New York, to Mary Ann Patterson. 3,000  
 Hassey, Edward F., to August Hassey. 3,500  
 Hassey, August, to Ernest O. Bernet. 3,500  
 Hawkins, Henry S., Huntington, L. I., to Richard L. Fleet. 1,000  
 Hefner, John, to Emma Faas. 1,457  
 Holly, Augustus F., to John S. Giles. 3,500

Hart, Henry, Saybrook, Conn., to Janet wife of George W. McAdam. 1,247  
 Hull, Samuel G., to Mary A. Hull. 4,700  
 Jefferson Ins. Co., New York, to Daniel O'Farrell. 1,192  
 Johnston, Benjamin B., Brooklyn, to Lordillard Spencer. 20,000  
 Jones, Charlotte S. D., and Robert Roessler (admrs. J. Jones, dec'd) to Charlotte S. D. Jones (guard.) nom  
 Same to Charlotte S. D. Jones (widow). nom  
 Kaufman, Charles, to David Waixel. 2,300  
 Kelly, Richard, to Samuel Cooper. nom  
 Krehbiel, Gustavus, to Michael Connolly. 4,250  
 Kahn, Hyman, to Smith Williamson. 1,210  
 King, Caroline H., A. Bloodgood, C. Jaggar and Anna H. Hinman to Francis C. Fleming. 13,000  
 Lynd, Robert B., to De Witt C. Hays. 4,400  
 Lee, Robert P., to Ann L. Wiltse. 2,000  
 Same to Caroline B. Wiltse (Extr. J. H. Wiltse, dec'd). 2,000  
 Lockwood, Levi A. and John E. (Exrs. C. A. Lockwood, dec'd) to Andres Dold. nom  
 Lowenstein, Joseph, to Thomas Simpson. 1,000  
 McGovern, Michael, to Michael Connolly. 5,000  
 Martin, Adam C. and W. F. (Exrs. Hannah S. Martin), to George W. and Adam C. Martin. nom  
 Martin, G. W. and A. C. (Exrs. S. Martin), to Hester M. Parker. nom  
 Mayer, Salomon (Guard.), to Ludwig Leya. 2,400  
 Moynahan, Timothy, to Patrick Moynahan. 700  
 Moynahan, Patrick, to William G. Ross. 1,050  
 Morris, Henry L., to William C. Teaslale. 2,500  
 O'Donnell, John H., to Doretha Kammerer. 1,500  
 O'Farrell, Daniel, to Robert S. Ross. nom  
 Olwell, James, to John E. McWhorter, Hoboken, and Joseph F. Carrigan. nom  
 Palmer, Nicholas F., and Jemima Smith (Exrs. Margt. Horn) to Milton A. Fowler and Frank M. Berry (Admrs., &c.) 2,070  
 Peters, George W., Huntington, L. I., to Henry S. Hawkins. 1,000  
 Platt, Lewis C. (Ref.), to George W. Davids (Treasurer). 3,850  
 Randell, Charles H., and Abraham Myers (Exrs., &c., M. Randell, dec'd) to Robert P. Lee. 6,000  
 Reis, Lewis L., to Katharina Willig. 3,000  
 Rojemann, Hermann, to Agata Malzacher. 1,500  
 Ross, John, to William H. Williams. 5,500  
 Simonson, Thomas H. and Wm. H., to Smith Williamson. 212  
 Smith, Rosaena W., to Charlotte S. D. Jones and Robert Roessler (Admrs. J. Jones, dec'd). nom  
 Spicer, Sarah A., to William A. Cauldwell. 4,000  
 Schneider, Charles G., to William Struthers. 950  
 Smith, Bartlett, to Henriette Starr. 8,000  
 Stearns, Henry and Daniel, Pittsfield, Mass., to Rosalie M. Heiser. nom  
 Steinway, William, to William Candidus. 10,000  
 The Achioth Zion Soc., New York, to Abraham Oettinger et al. (Trustees). 1,000  
 The Home Ins. Co., New York, to Francis Bartels. 4,001  
 The Metropolitan Savings Bank to Pierre Janssen. 10,000  
 The New York Life Ins. Co. to Stephen W. Cadwell. 25,764  
 The New York Life Ins. Co. to Sarah E. Hartley. 10,392  
 The Teutonia Savings Bank, New York, to George Hartmann. 9,000  
 Taylor, George G. (Exr. W. Taylor), to Gustavus Krehbiel. 5,000  
 The Bowery Savings Bank to Capticello Aldovetta, Hoboken, N. J. 600  
 The Equitable Life Assurance Soc. of U. S. to Maria L. Dehon. 7,475  
 The New York Life Ins. Co. to James B. Gemmill. 9,059  
 The Union Dime Sav. Inst. to Henry D. Ranney. 6,000  
 The Union Dime Sav. Inst., New York, to Harry Reeve. 4,000  
 The Washington Life Ins. Co., New York, to Theresa Lange. 5,000  
 Turner, Thomas E., Astoria, to James M. Varnum. nom  
 Same to same (as Trustee). nom  
 Underhill, Philip R., New Rochelle, to Patrick Daly. 6,000  
 Van Buren, James, to T. D. Porter. 3,000  
 Same to same. 3,000  
 Van Schaick, Henry, to Augustus T. Gillender. nom  
 Volkemning, Henry, to C. Blodgett Son & Company. 4,500  
 Weil, Samuel, to Christian A. Kron and J. Keim. 1,200

Werner, Appolonia, wife of George, to Frederick Werner. 1,000  
 Williams, Catharine, to William Schwenke, Brooklyn. 2,945  
 Wyckoff, Kenneth, to Reinhold L. Herman. 5,000  
 Wackenhuth, Barbara, Newark, to August Bodmer, Newark. 1,600  
 Woodward, Maria B. (Extr. J. C. Woodward), to The New York Life Ins. and Trust Co. (Trustees). nom

KINGS COUNTY, N. Y.

JAN. 25 TO FEB. 6, INCLUSIVE.

Adelphi Woolen Co., Cornwall, to William Ryan. nom  
 Same to same. nom  
 Baldwin, Sarah D., to R. W. Kenyon. nom  
 Bryant, Fleet, to Charles M. Burr. \$1,500  
 Cross, Martha J., wife of Samuel, Jersey City, to Francis M. Carnes. nom  
 Casey, Honor, to Francis C. Fleming, New York. 1,200  
 Clancy, Theodore, Long Island City, to Honor Casey. 1,200  
 Clement, Duane H., to Sarah Wilde (widow) Dunlap, William H. (Exr. M. Bleakie, dec'd), to William H. Dunlap (Trustee). nom  
 Eggeslo, George W., to Maria L. Olwell. nom  
 Farrell, Edward, to Daniel L. M. Feixotte. 300  
 Farrelly, Felix H. (Exr. J. Quinn), to Andrew X. Fallon, Piermont, N. Y. 2,000  
 Same to Felix H. Farrelly. 2,000  
 Grening, Jennie A. and Paul C., to Joseph R. Huntington, Jamaica, L. I. 1,000  
 Grinnon, John, to Catharine Grinnon. nom  
 Gabriel, Jacob, to George H. Fisher. 1,500  
 Gibney, Charles, to James Gibney. 2,000  
 Grinnon, Lawrence, to John Grinnon. nom  
 Hartt, Richard P., to Edward Kirby. 700  
 Haydock, Charles E. and G. R. (Admrs. Mary R. Haydock), to Charles E. Haydock, North Hempstead, L. I. 10,000  
 Same to George R. Haydock. 11,865  
 Hayes, Elizabeth, to Keziah Attlessey. 600  
 Ingersoll, Edward P., to Maria L. Searle. (2 assigns.) nom  
 Jones, Charlotte S. D. (Admrx.), and R. Roessler (Admr.) to Charlotte S. D. Jones (Guard.) nom  
 Jones, Margaret, to Jacob Romberg, New York. 2,500  
 King, Adolph L., Southfield, N. Y., to James W. Whitney. 1,500  
 Leverich, Augustus A., to Charles E. Lee (Trustee Annie R. Elliott). 4,000  
 Needham, Helen E., to Mary G. Hatheway, Windsor, Conn. 1,500  
 Ness, Bernard, to Charlotte Ness. nom  
 O'Hara, Mary, to Helen V. B. wife of Stephen H. Herriman. nom  
 Olwell, James, to George W. Eggeslo. nom  
 Olwell, James, to George W. Eggeslo. nom  
 O'Brien, Hugh, to Margaret Lamb. 500  
 Powell, Louisa E., to John H. Hamilton. 200  
 Rapalje, Nicholas Von A., Newtown, L. I., to Christina K. wife of T. Burroughs Hyatt. 1,526  
 Robbins, Amos, to Henrietta M. Rowland. 11,158  
 Robins, Charles, to Jacob Philip. nom  
 Same to same. 2,000  
 Richards, Morgan, to William F. Kidder, New York. 2,558  
 Rouse, Transylvania, to Cath. J. Ludwig. 400  
 Scott, William H., to Juliana A. Tappan. 1,000  
 Shift, Henry, to John Wood. 1,800  
 Smith, Henry A., to Charlotte S. D. Jones (Admrx.) and R. Roessler (Admr. J. Jones). nom  
 Sanford, William H., and Steward L. Woodford (Trustees M. Beadleston) to Mary C. Gowing. nom  
 Seaman, Alfred, Hempstead, to Elbert D. Smith. nom  
 Slingerland, Henry, Coeyman's, N. Y., to Mrs. Clarisa Wolfe, New Baltimore, N. Y. 6,000  
 Sparrow, James R., to Archibald K. Meserole, Theodore F. Jackson and Jeremiah V. Meserole (Trustees A. Meserole, dec'd). 5,000  
 Stodart, William E., Whitestone, L. I., to Joseph C. Skaders, N. Y. 2,000  
 Story, Maria, Flatbush, to Rachel Martens. 3,000  
 The Coney Island & Brooklyn R. R. Co., to Samuel F. Engs. 2,000  
 The Equitable Life Assurance Soc., U. S., to William W. Pell. 15,000  
 The Long Island Savings Bank, Brooklyn, to Louisa Leggett, New York. 1,500  
 The Long Island Savings Bank, Brooklyn, to Caroline Cornwell, Hempstead, L. I. 1,000  
 Thornton, Annie E., to Mary A. Berrian. 1,000  
 The Germania Bank, City New York, to Mary G. Whitehouse. nom

Table listing various banks and individuals with their addresses and associated values. Includes 'The Long Island Savings Bank, Brooklyn', 'Titus, Elizabeth, North Hempstead, L. I.', etc.

Table listing individuals and their addresses. Includes 'Taylor, M. 112 Madison st.', 'Taylor, Geo. C. 155 West 12th st.', 'Van Dyke, T. & M. C. City', etc.

Table listing individuals and their addresses. Includes 'Schierenbeck & Winke, 416 6th av.', 'Sounden, C. G. 708 Greenwich st.', 'Stalder, Peter, 448 West 36th st.', etc.

MORTGAGES—CHATTLES.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The letter "R" means Renewal Mortgage.

NEW YORK CITY.

JANUARY 31ST TO FEB. 6TH—INCLUSIVE.

Table listing individuals and their addresses under 'NEW YORK CITY'. Includes 'Burmester, Charles, 68 Forsyth st.', 'Conrad & Beck, 284 3d av.', 'Cudnie, John, City', etc.

MISCELLANEOUS.

Table listing individuals and their addresses under 'MISCELLANEOUS'. Includes 'Angell, H. H. B. 410 4th av.', 'Agar, William, City', 'Atwater, E. City', etc.

Table listing individuals and their addresses. Includes 'Bills of Sale', 'Barz, Mary, 234 Stanton st.', 'Beck, Robt. City', 'Canfield, A. T. 573 8th av.', etc.

BROOKLYN, N. Y.

Table listing individuals and their addresses under 'HOUSEHOLD FURNITURE'. Includes 'Adams, S. M. 79 West 11th st.', 'Belknap, C. City', 'Bennett, Robt. 63 East 12th st.', etc.

Table listing individuals and their addresses. Includes 'Hathaway, S. 9 Spruce st.', 'Komp, Albert, 107 Walker st.', 'Klatte, Henry, City', etc.

Table listing individuals and their addresses. Includes 'Bedell, Jesse S. South 1st st.', 'Brennan, Dudley, for Co "K," 14th Regiment', 'Bardon, John, 23 Meserole st.', etc.







Table of real estate transactions in Kings County, N.Y. (left column), listing names, addresses, and amounts.

Table of real estate transactions in Kings County, N.Y. (middle column), listing names, addresses, and amounts.

Table of real estate transactions in Kings County, N.Y. (right column), listing names, addresses, and amounts.

SATISFIED JUDGMENTS, N. Y.

Jan. 31 to Feb. 6, inclusive.

Table of satisfied judgments in Kings County, N.Y., listing names, addresses, and amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses and amounts.

KINGS COUNTY, N. Y.

Table of mechanics' liens in Kings County, N.Y., listing addresses and amounts.

\* Vacated by order of Court. † Secured on Appeal. ‡ Released. § Reversed. ¶ Satisfied by Execution.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 36—First av, n e cor 123d st, four one-story frame and glass stores and dwellings, 25x50; cost, each \$1,200; owner, C. Austin, 158 East 34th st; mason, Jno. C. Henry.

Plan 37—Delancey st, No. 173 (rear), one two-story brick stable, 22x26; cost, \$500; owner, E. Keteltas Estate, 73 William st; builder, H. Hafker.

Plan 38—Grand st, No. 290, one three-story brick store and dwelling, 18x70; cost, \$4,800; owner, Ann S. Lyons, 34 Front st; architect, J. I. Howard; builders, J. Van Dolsen and T. J. Duffy.

Plan 39—Third av, w s, 75 n 124th st, one one-story wood and glass store, 28x80; cost, \$4,000; owner, Margaret G. Roopper, 124th st, n s, 200 w 3d av; architect, Bart Walther; builder, W. O. Roopper.

Plan 40—Twelfth st, No. 541 East, one five-story brick tenement, 18x62; cost, \$6,500; owner, George Reuter, 541 East 12th st; architect, F. W. Klemt.

Plan 41—Twelfth st, No. 543 East, one five-story brick store and tenement, 17.4x62; cost, \$6,500; owner, John Frankhauser, 543 East 12th st; architect, F. W. Klemt.

Plan 42—Twelfth st, No. 545 East, one five-story brick tenement, 17.4x62; cost, \$6,500; owner, Martin Butterfass, 545 East 12th st; architect, F. W. Klemt.

Plan 43—Sixty-first st, n s, 100 e 5th av, one two and three-story brown stone stable and servants' quarters, 20 and 50x95; cost, \$20,000; owner, J. A. Bostwick, 141 Pearl st; architects, D. & J. Jardine; builder, S. Lowden.

Plan 44—Eleventh av, s e cor 36th st, one four-story brick tenement, 25x62; cost, \$6,500; owner, Conrad W. Reckhart, 551 West 35th st; architects, Pfund, Jr., & Riesterer.

Plan 45—Washington av, e s, 262 s 10th st, Tremont, one two-story frame dwelling, 23 and wing 14x32; cost, \$2,600; owner, Mrs. Odell, Tremont, N. Y.; architect and carpenter, Louis Falk; mason, John Trainor.

Plan 46—One Hundred and Forty-third st, s s, 100 e College av, one two-story frame dwelling, 17x43; cost, \$1,800; owner, W. R. Beal, 142d st and Alexander av; architect, H. S. Baker; builders, J. La Cost and Jno. Knox.

Plan 47—One Hundred and Forty-third st, s s, 200 w 3d av, one two-story frame dwelling, 17x43; cost, \$1,800; owner, W. R. Beal; architect, H. S. Baker; builders, J. La Cost and J. Knox.

BROOKLYN, N. Y.

Devoe st, n s, 50 e Olive st, one three-story frame tenement, 25x50; owner, Matthias Brey, 310 Powers st; builders, Christ. Buchheit and A. Aman.

Humboldt st, s e cor Varet st, one one-story frame shop, 30x50; owner, B. F. Piel, 18 Staggs st; builders, J. Schwing and Adam Steinbucker.

Keap st, n s, 140 e Marey av, one three-story brown stone dwelling, 20x42; owner, John Wilson, 168 Lee av; architect, Jno. Rose.

Powers st, No. 267, near Oliver st, one two-story frame shop and dwelling, 25 and 38x30 and 37; owner, Henry Hunt, 267 Power st; architect, Jno. Platte; builders, Mr. Bruckhauser and Mr. Bahn.

Withersst, n s, 160 e Humboldt st, one one-story frame Sabbath School, 35x50; owner, W. F. Jordan, 134 Hewes st; architect, Fred. Weber.

Franklin av (No. 53), e s, one one-story brick factory, &c., 35x75; owner, Gutter Percha Mfg. Co., Broadway, cor Leonard st, New York; builders, J. Noble and P. A. Bryan.

Fifth av (No. 474), w s, 55 n 11th st, one three-story brick tenement, 21x50; owner, Michael Regan, 476 5th av; architect and carpenter, T. McCormick; mason, C. Long.

ALTERATIONS, N. Y.

Broadway, n w cor 57th st, repairing damage by fire; cost, \$125; owner, M. J. Baldwin; builder, A. Reed.

Cherry st, Nos. 104 and 104 1/2, extension, 25x35; cost, \$500; owner, J. Carey; architects, &c., Long & Barnes.

Fifth st, No. 314, raised one story, extension, 16 x30; cost, \$3,500; owner, Anton William; builder, J. Weber.

Fifty-first st, No. 307 West, raised one story; cost, \$1,200; owner, James Wiggins; builder, not selected.

First av, No. 169, one story; cost, \$1,025; owner, Anton Excom; architect, F. W. Klemt.

Murray st, s w cor Church st, rebuilding part of walls; cost, \$4,000; owner, Gilbert Elevated Railroad Co.; architect, E. H. Kendall; builder, J. T. Conover.

Murray st, No. 89, interior alterations; cost, \$3,000; owner, J. G. H. Ahrens; builder, E. Otte.

Murray st, n e cor Greenwich st, raised one story, extension, 8.6x23; cost, \$1,700; owner, J. Rosentreter; architect, P. L. P. Tostevin.

Second av, n e cor 55th st, interior and front altered; cost, \$1,800; owner, D. Metzger; architect, Jno. Platte; builders, J. Smith and J. Fintel.

Second av, No. 1121, extension, 20x20; cost, \$1,700; owner, Jacob Heister; architect, E. Schultze; builder, not selected.

Sixth av, No. 443, extension, 20x22; cost, \$600; owner, Mr. Moore; builders, Kingston & Hoffman and Geo. Mand.

William st, No. 119 and 121, raised one story; cost, \$2,500; owners, Slot & Woodman; architect, J. A. Wood; builder, R. L. Darragh.

MISCELLANEOUS.

SPECIAL NOTICES.

PLAIN AND ENCAUSTIC TILES.

We direct the attention of our readers to the advertisement which appears in another column of Messrs. T. & R. Boote's Patent Encaustic and Plain Flooring Tiles, Waterloo Potteries, Burslem, Staffordshire, England; represented in the United States of America by Mr. Edward Boote, No. 47 Barclay street, New York. The tiles manufactured by this firm, have maintained their great reputation after many years of competitive trials by every carefully selected test, and are worthy of commendation. The designs are specially selected, the equality of surface, brilliancy, permanency of color and uniformity of size give evidence of their general perfection. Durability is justly claimed as an originality in the process of manufacture, which is known only to this old established firm. The high standard of excellence and undoubted superiority of these Tiles should always receive the appreciation of the American public.

In New York and vicinity can be seen some splendid specimens of Encaustic Tiling, and the firm invite, with pride, attention to the Tiles of their manufacture in use in The Museum of Natural History, Central Park, corner of Seventy-fourth street and Eighth avenue. In this museum can be seen the largest amount of Encaustic Tiling ever placed in any one building in the United States, covering an area of 45,000 square feet. Mr. Boote requests all who are interested to visit him at his office and warehouses, No. 47 Barclay street, where designs and estimates will be promptly and cheerfully furnished.

Insure your plate glass at the "Lloyd's" No. 113 Broadway. The underwriters have combined assets of over \$750,000. They insure plate glass windows and doors against breakage by accident. Good security. Prompt payment of losses. Low rates.

MECHANICS' AND TRADERS' EXCHANGE.

At the Annual Election of The Mechanics' and Traders' Exchange, the following were chosen to serve for the ensuing year: President, E. S. Vaughan; Vice-President, John H. Rogers; Treasurer, Gilbert J. Burnett; Secretary, A. O. Rowe; Trustees, Edwin Dobbs, J. R. Brown, A. S. Dickinson, John Nesbit, Nathan Peck, D. Herbert, John Banta; Inspectors of Election, Wm. Otis Munroe, Wm. C. Smith, G. A. Isaacs. After election, the following standing committees were decided upon: Room Committee—John R. Brown, Gilbert J. Burnett, A. O. Rowe. Finance Committee—Edwin Dobbs, John Banta, A. S. Dickinson. Arbitration Committee—John Nesbit, Nathan Peck, D. Herbert.

LOCAL ITEMS.

The Commissioner of Public Works certifies and reports to the Board of Aldermen that the safety, health and convenience of the public require that the following named streets be repaved: First, with Granite Block pavement—Barclay st, from Broadway to College pl; Washington square roadway, from Fifth av to South Fifth av; Waverly pl, from Broadway to Christopher st; Mercer st, from Canal to Bleecker st; Fourteenth st, from University pl to

Ninth av; Fifteenth st, from Broadway to Fifth av; Irving pl, from Fourteenth to Twentieth st; Seventh av, from Fourteenth to Forty-third st; Fifteenth st, from Third to Fourth av; Morris st, from Broadway to Greenwich st. Second, with Trap Block pavement—Water st, from Whitehall to Fulton st; Madison street, from Pearl to Market st; Market st, from Division street to East River; Clinton st, from Division street to East River; Pearl st, from Broadway to New Bowerly; Twenty-third st, from Third avenue to East River; Forty-second street, from Third to Fourth av; Barrow st, from Washington pl to West st; White st, from Broadway to Centre st; One Hundred and Twenty-eighth st, from Fourth to Sixth av. Third, with Macadam Pavement.—Fifth av, from Fifty-ninth to Seventy-second st; Fifth av, from One Hundred and Twenty-fourth to One Hundred and Thirtieth st. . . . Proposals for repairing the Piers at Thirtieth st, Thirty-fifth st, Forty-sixth st and Fifty-seventh st, North River, addressed to "The President of the Department of Docks," will be received at their office until 12 o'clock m. of Friday, February 15th, 1878, at which time and place the bids will be publicly opened by the head of said department and read. The award of the contract will be made as soon as practicable after the opening of the bids. Any bidder for this contract must be known to be a skilled dock or bridge builder, well prepared for the business and shall give security for the faithful performance of his contract, in the manner prescribed and required by ordinance in the sum of \$3,000. The Engineer's estimate of the quantities is as follows:

	Feet B. M.
1. Spruce plank . . . . . 4 in. . . . .	about 397,000
2. Spruce plank . . . . . 5 in. . . . .	" 2,600
3. Yellow Pine plank . . . . . 4 x 12 in. . . . .	" 13,200
4. Yellow Pine plank . . . . . 5 x 10 in. & 12 in. . . . .	" 1,000
5. White Oak . . . . . 8 x 10 in. . . . .	" 66
6. Hewn Timber . . . . . 12 x 12 in. . . . .	" cu. ft., 37
7. Half-round White Oak fenders . . . . .	50
8. Oak piles . . . . .	9
9. Spruce piles . . . . .	6
10. Mooring posts . . . . .	2
11. 7/8 in., 3/4 in., 1/2 in., and 7/16 in. iron bolts and spikes, chains and staples, about 15,500 lbs.	

Mr. Baker, of New York, has introduced a bill in the Assembly extending the jurisdiction of the Department of Parks over all streets north of One Hundred and Forty-fifth st. At present its control is limited to streets north of One Hundred and Fifty-fifth st. . . . Senator Jacobs' bill recently introduced into the Senate repeals the act of 1875, which provided that at any time within two years the purchaser at a sale for taxes and assessments will be compelled to release the property so purchased on repayment of the amount bid with ten per cent. interest. . . . In the "Repavement bill" now before the Committee of Cities, objections have been urged on the ground that it provides for the ordering of repavements on simple petition and that the clause confirming "all contracts and proceedings of any of the executive departments of the City of New York pertaining to the repavement of streets that were entered upon prior to Jan. 1, 1877," will validate thousands of illegal jobs and swindles which have been thrown out of the various courts, and the Comptroller makes the objection that there is no sufficient provision touching the expenditures to be incurred. . . . Mr. Astor's Ornamental Iron Telegraph Pole bill has been reported to the Assembly. . . . The following table exhibits the assessed valuation of real and personal estate, the rate of tax, and the amount of taxes levied in each year from 1872 to 1877, inclusive:

Years.	Assessed valuations of real estate.	Assessed valuations of personal estate.
1872 . . . . .	\$797,125,115	\$346,919,422
1873 . . . . .	\$836,691,980	292,477,643
1874 . . . . .	881,547,995	272,481,133
1875 . . . . .	883,618,515	217,300,155
1876 . . . . .	892,428,165	218,626,173
1877 . . . . .	895,063,933	206,028,160

Years.	Total Valuations.	Rate of Tax.	Amount of Taxes.
1872 . . . . .	\$1,104,074,537	2.90	\$32,025,480
1873 . . . . .	1,129,139,623	2.50	28,230,996
1874 . . . . .	1,154,029,176	2.80	32,306,334
1875 . . . . .	1,100,943,699	2.91	32,368,806
1876 . . . . .	1,111,054,343	2.80	31,105,533
1877 . . . . .	1,101,092,093	2.65	29,178,940

PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolution has been introduced, and referred to the ap

propriate committee. † Indicates that the resolution has passed, and been sent to the Mayor for approval.

NEW YORK, February 5, 1878.

PAVING.

Lexington av. bet. 74th and 75th sts., Belgian † 82d st. bet. 3d and Madison av.

BUSINESS CHANGES.

Schedule of Assets and Liabilities filed by Assignees for the week ending Feb. 7:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Chace & Duncan, Clark, Ira C., Day, Hoagland & Stiger, Downer & St. John, etc.

ASSIGNMENTS—BENEFIT CREDITORS

- Feb. 2 Deming, Henry C., to John A. B. Lamport. 4 The Nat Mixed Paint Co. (Limited), to William C. Pate. 5 McDonald, Alexander, to Benjamin W. Bonney. etc.

VOLUNTARY BANKRUPTCY.

Jewett, Henry S., referred to Reg. Beale. Hine, Charles F., referred to Reg. Dayton. Warren, William, referred to Reg. Allen.

INVOLUNTARY BANKRUPTCY.

Anderson, Robert J., referred to Reg. Allen.

DISCHARGES IN BANKRUPTCY.

Pitman, James M. Woodbridge, William A. Jewell, Stephen M. Binns, Leonidas.

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, 111 BROADWAY.

- Feb. Broadway, n e cor 55th st. 75.9x138.7x82x121. vacant lots, by C. J. Lyon. (1st mort.; all liens, about \$65,000). One Hundred and Third st, n s, 64 e 4th av, 16x1/2 block, three-story stone front dwelling, by Rich. V. Harnett. (1st mort.; all liens, about \$3,500). etc.

- West Broadway (No. 103), e s, 25x100, five-story brick store and dwelling, by G. H. Scott. (2d Mort.; all liens, about \$29,900). Forty-seventh st (Nos. 406, 408 and 410), s s, 160 w 9th av, 50x100.5, three frame dwellings and one two-story frame stable, by H. W. Coates. (1st mort.; all liens, about \$5,825). Fifty-first st, n s, 125 e 9th av, 75x100.5, vacant lots, by John T. Boyd. (1st mort.; all liens, about \$18,300). One Hundred and Forty-second st, s s, 431.6 e Al exander av, 25x100, by C. J. Lyon. (1st mort.; all liens, about \$1,275). etc.

BROOKLYN, N. Y.

- Feb. North 1st st, n s, abt 80.2 w 5th st, 25x188.8 to North 2d st, x west 25 x south 182.5, by I. F. Bissell, at 325 Washington st. Cranberry st, s s, bet Hicks and Henry sts, 25x100, by S. St. J. McCutchen (Ref.), at Court House. Macon st, s s, 115 e Yates av, 20x100, by I. F. Bissell, at 325 Washington st. Boerum st (No. 90), s s, 30 e Pacific st, 20x60, by J. Cole, at Commercial Exchange. Canton st, e s, 300.6 s Flushing av, 18x80. Carroll st, n s, 160 e Nevins st, 21x100. Fulton st, s w cor St. James pl, 37.9x61.5. Gaves av, s s, 57.9 w Hunter st, 19.3x50. South Portland av, e s, 270 s Hanson pl, 50x85, by I. F. Bissell, at 325 Washington st. Bainbridge st, n s, 250 w Lewis av, 40x100. 23d st (No. 153), s s, 406.3 e 3d av, 18.9x100.2. Atlantic av, s s, 80 w Troy av, 20x100. Troy av, w s, 60 s Herkimer st, 20x100, by I. F. Bissell, at 325 Washington st. Monroest, s s, 325 e Court House, 33.4x100, by L. S. Turner (Ref.), at Court House. Bergen st, n s, 200.10 w Rochester av, 23.3x107.2. Carroll st, n s, 160 e Nevins st, 21x100. Hart st, n s, 190 w Lewis av, 20x100. Prince st, w s, 75 s Myrtle av, 25x62.6. Myrtle av, s s, 64 e Gold st, 43.6x100, by I. F. Bissell, at 325 Washington st.

FORECLOSURE SUITS.

NEW YORK.

- Jan. Elm av, see Mort. Lib. 1,304, p 310. John Pennell agt Simon Cummings; att'y, Samuel M. Purdy. 43d st, n s, 350 w 9th av, 12.6x100.5, Mary E. Sharpe agt Lorenzo Lockwood; att'y, John J. Tyler. 3d av, e s, see Mort. Lib. 886, p 459. Margaret Armstrong agt Louis Cottlow; att'y Frank Reynolds. 58th st, s s, 400 w 10th av, 25x100.5, Joseph N. Ireland agt Evan John; att'y, A. T. Brown. 118th st, s s, 192.6 w 3d av, 42.8x100.11, Merritt Trimble agt Louis C. Brosi; att'y, W. G. Ulschoeffer. 39th st, s s, 350 e 10th av, 25x98.9, Louis Dejonge agt August L. Nosser; att'y Tompkins Westervelt. Elizabeth st, No. 189, w s, Frank Hoffman agt Thomas Hanlon; att'y, A. F. & W. H. Kircheis. Madison av and 103d st, n e cor, 20x100.11, 104th st and Madison av, e s cor, 45x100.11, John W. Payne agt Sarah E. Cornish; att'y, Turner, Lee & McClure. Schuyler st, n s, 275 w Courtlandt av, 75x100. Mutual Life Ins. Co. agt Augustus Wuensch; att'y, Sewell & Pierce. 1st av, e s, 27.2 s 79th st, 25x94, John C. C. Gilsey agt Stuart S. Walker; att'y, Francis B. Chedsey. Stanton st, s s, 80 e Norfolk st, 20x50, J. N. Tappan et al agt Frederick W. Repper; att'y, Redfield & Hill. 1st av, e s, 52.2 s 79th st, 25x94, John C. C. Gilsey agt Stuart S. Walker; att'y, Francis B. Chedsey. Gouverneur st, e s, see Mort. Lib. 596, p 39. Mary S. Mesler agt Margaret Schmale; att'y, Chambers, Boughton & Prentiss. 35th st, s s, 275 e 10th av, 25x98.9, Catharine L. Beekman agt Edward Beatty; att'y, Barnum & Redham.

- 4th av and 61st st, n e cor, 20x100.5, John F. Smyth agt John A. Cormack; att'ys, Waldo, Tobey & Grover. Boulevard and 95th st, n w cor, 150x100.8, 96th st, s s, 100 w boulevard, 25x100.8, Thomas P. Medley agt Mary V. H. Webb; att'y, Geo. W. Dillaway. Bloomingdale road, e s, 28.11 1/2 n 105th st, 25x 81.10 1/2, The Nassau Bank agt Robert W. S. Bonnell; att'ys, Martin & Smith. 53d st, s s, 250 e 10th av, 25x100.5, Richard P. Betts agt Anna D. Tremer; att'y, Wilson M. Powell. 63d st, n s, 75 w 4th av, 25x100.5, The Bowery Savings Bank agt Francis Crawford; att'ys, Norwood & Coggeshall. 64th st, s s, 75 w 4th av, 25x100.5, Same agt same. 64th av, e s, 67.5 s 52d st, 22x77.11 1/2, Wm. H. McCormack agt Bernard Spaulding; att'ys, Dunning, Edsall, Hart & Fowler. 117th st, s s, 63.4 e 4th av, 15.10x100.11, Otto Arens agt Charles Leonard; att'ys, Salomon & Burke. 58th st, s s, 210 e 3d av, 20x100.5, Seaman's Bank for Savings agt Edwin T. Rice; att'y, Chas. E. Strong. 58th st, s s, 190 e 3d av, 25x100.5, Same agt Thomas Lyons; same att'y. Delancey st, n s, 25 e Cannon st, 25x100, The Teutonia Bank agt Bernhard Stehr; att'y, W. H. New-schafer. 124th st, n s, 247 w 2d av, 20x100.11, Germania Life Ins. Co agt Felix Connor; att'ys, Shipman, Barlow, Laroque & Macfarland. 109th st, n s, 201 e 2d av, 24x100.10, Joseph L. R. Wood agt Jacob Michael; att'ys, Van Schaick, Gillender & Thompson. Woodlawn Heights, (See Mort. Lib. 1,229, p 216.) Robert B. Roosevelt agt Christopher Johnson; att'ys, Jones, Roosevelt & Curley. Madison av, w s, 60.5 n 53d st, 20x95, Isaac L. Kip agt John Fretzsch; att'ys, Miller & Kip. 47th st, n s, 120 w Madison av, 25x100.5, Union Dime Savings Inst agt Matthew Byrnes; att'y, Wm. H. Arnoux. 124th st, n s, 267 w 2d av, 20x100.11, Germania Life Ins. Co agt Cornelius W. Van Voorhis; att'ys, Shipman, Barlow, Laroque & Macfarland. 214th st, (See Mort. Lib. 1,199, p 253.) Adelaide Thompson agt Charles L. Schmieder; att'y, Henry A. Mott. 123d st, s s, 205 w 2d av, 25x146.4 1/2, John W. Horton agt William Hoggett; att'ys, Barnum & Rebhann. 126th st, s s, 225 e 3d av, 20x99.11, Harlem Savings Bank agt Andrew Coyne; att'y, C. W. Van Voorhis. Lexington av, e s, 85.5 n 53d st, 20x61, Mary J. King (extr.) agt Isaac H. Ford; att'y, Thos. J. McKee. 1st av, e s, 40.11 s 121st st, 20x80, George W. Everett (extr. &c.) agt George Muller; att'y, Wm. H. Field. Thompson st, w s, 173.3 n Houston st, 22.6x100, Greenwich Savings Bank agt Robert F. Linoki; att'ys, Owen & Gray. 48th st, s s, 194 e 3d av, 20x100.5, Peter Goetel agt James V. Schenck; att'y, Robert Goetel, Jr. 3d av, w s, 25 n 62d st, 27.6x72.10, Same agt Nicholas McCool; same att'y. James st, No. 4, Charles Hickman (extr.) agt Thomas F. Bayly; att'ys, Smith & Woodward. 119th st, s s, 290 e 3d av, 15x100.10, Emeline Gallup agt Patrick Martin; att'y, M. M. Robinson. 102d st, n s, 130 e 3d av, 22.5x100.9, Manhattan Savings Inst agt John D. Phillips; att'ys, Fellows, Hoyt & Schell. 10th av, e s, 50.5 s 53d st, 25x75, Henry J. Burchell agt Louis Karl; att'ys, Randolph Guggenheimer. 10th av, e s, 100.5 s 53d st, 25x75, Same agt Herman Frohmann; att'y, Randolph Guggenheimer. Madison av and Marble st, s e cor, 168x96, Lorenzo Russell agt Caleb Hillman; att'y, W. Stebbins Smith.

LIS PENDENS

KINGS COUNTY.

- Jan. Sumpter st, s s, 200 e Patchen av, 25 x irreg. Joseph Von Hatten agt Michael McGinnis; att'y, Philip L. Balz, Jr. Albany av, w s, 100 n Pacific st, 20x87, Abner C. Keeney agt Andrew Miller; att'y, Henry M. Birkett. De Kalb av, n s, 250 w Stuyvesant av, 18.9x100, Catharine Cornell agt James Nolan; att'y, John C. Smith. Graham st, e s, 507.8 s Willoughby av, 21.4x82.10, Albert W. Hendrickson agt Thomas Green; att'y, F. W. Taber. 4th av, n w cor 12th st, 100x105.9, Mary C. Van Brunt agt Caroline J. Rapelye; att'ys, Ten Broeck & Van Orden. Monroe st, s s, 125 e Patchen av, 50x100, The United States Trust Co, New York, agt Catharine Tibbalt; att'y, W. A. W. Stewart. 13th st, n s, 247.10 w 7th av, 25x100, Wm. R. Collins agt Peter Dufour; att'y, W. H. Willits. Suydam pl, w s, 156.7 n Atlantic av, 21x97, A. G. Williams agt John H. Simpson; att'ys, Morris & Pearsall. Fulton av, s e cor Schenectady av, 40x100, William Heyward agt Joseph McCade; att'ys, Chambers, Boughton & Prentiss. Fulton av, s s, 300 w Albany av, 20x100, Joshua R. Traver agt Robert Hill; att'y, J. Henderson. Monroe st, n s, 255.5 e Franklin av, 19.9x80, Thomas B. Jackson agt Abraham R. Duryee; att'ys, R. & G. Ingraham.

Hamilton st, w s, 532.8 n Myrtle av, 20x80. Philip Embury agt Elizabeth A. Colgan; att'ys, Kissam & Embury.
Broadway, n e s, 73.9 n w Jefferson st, 25x192.7.
Broadway, n e s, 98.9 n w Jefferson st, 21x100. (August Branschied agt Otto Schaffner; att'ys, Fisher, Hurd & Voltz.

Gold st, w s, 175 n Myrtle av, 25x100.3. Germania Savings Bank, Kings Co., agt The Brooklyn Social Turnverein, Kings Co.; att'y, Wm. D. Veeder.
Flatbush av, n w cor Bergen st, 55.8x irreg. William H. Woglom agt Thaddeus F. Ogg; att'y, David Thurston.
Fulton av, s s, 280 e Albany av, 20x80. J. M. W. Kitchen (Exr.) agt Jane E. Ware; att'y, P. V. R. Stanton.
Liberty av, s s, 85 w Schenck av, 20x100. Valentine Becker agt Joseph Kaiser; att'ys, Jackson & Burr.

RECORDED LEASES. NEW YORK. Per Year.

Broadway, e s, bet 44th and 45th sts; two stores; Robert T. Ford to The Mayor, &c., New York; lease for drill rooms; 3 1/4 yrs. \$7,000
Bleecker st, No. 13; Cath. E. Stewart to Elsie Walters; 2 1/4 years. 1,050
Houston st, n s, 171.8 e Av C, 20x42x30x43.4. Francis S. Wynkoop to Susan Ranney; Brooklyn; 21 years from Aug. 20, 1877. 170
Murray st, No. 43, lofts; J. V. H. Nott to Kimball Gaultier & Co.; 3 years. 1,350 and 1,500
Oak st, No. 25; store and rooms; Charles S. Dano to Patrick L. Learey; 5 years. 264
44th st, No. 107 West; James F. Wenman to Thomas Houston; 2 1/2 years. 1,500
11th st, s s, 78 w 3d av, 22x94.10; Robert R. Stuyvesant to Charles Kane; 21 years from Jan. 15, 1878. 300
38th st, No. 34 West; store and three rooms; M. Bishop to Nikolaus Putschen; 5 years. 456
45th st, s s, near Broadway; second story; Robert T. Ford, Louisville, Ky., to The Mayor, &c., New York; leased for drill room; 3 years. 2,000
55th st, s s, 195 e 1st av, 25x100. John H. Ricker (Guardian) to John Scheffer; May 1, 1876, 5 years. 125
Av. A, s w cor 82d st, 25.8x106.6; Henry Unglich to George R. Lee; 5 years. 150
New av, w s, 199.10 n 145th st, 30x80; J. Romaine Brown to Abraham Vosburgh; 10 years from May 1, 1877, all taxes and. 25
1st av, n e cor 123d st, 100.11x72. William Austin to Cornelia Austin; 10 years. 1,200
2d av, n w cor 53d st, store. &c.; Geo. Kammerner to Herman H. Zimm; 5 1/2 years. 1,200
2d av, No. 871; store, &c.; Mary Boertlein to Michael H. Nagle; about 4 months per mo. 35
3d av, w s, 94.10 n 10th st, 23.9x78; Robert R. Stuyvesant to John H. Brady; 21 years from Jan. 15, 1878. 450
3d av, w s, 165.11 n 10th st, 23.9x78; Robert R. Stuyvesant to Charles Kane; 21 years. 550

3d av, w s, 118.6 n 10th st, 23.9x78. Robert R. Stuyvesant to William Stuart; 21 years. 450
3d av, e s, 75 s 15th st, 17x100; Hamilton Fish to Sophia Fish (widow); 21 years from March 25, 1875. 700
4th av, n e cor 58th st, 50x90; W. Irving to Fred. Vors; 3 years from March 19, 1877. 360
Same property. F. Vors to Rudolph Goerwitz (assignment lease). nom
Same property. W. Irving to same; 3 years from Dec. 29, 1877. 600
7th av, No. 336; Celia L. wife of Milton L. Weston to Thomas M. Stewart; Jan. 1, 5 years; whole term. 10,155

N. Y. STATE.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists, is as follows. The first name in the Conveyances, is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

DUTCHESS COUNTY.

REAL ESTATE MORTGAGES.

Campbell, James—N. C. Ward, North East. \$2,000
Clearwater, Eliza B.—J. E. Losee, Red Hook. 250
Druhan, Ann—J. P. H. Tallman, Poughkeepsie City. 110
Kelley, Annie and Edmond—Matteawan. 500
Murray, Ann—B. Manning, Fishkill Landing. 200
Landon, Jed—Edwin Vincent, Dover. 6,500
McCarr, James—W. C. Hill, Poughkeepsie City. 200
Piersaull, J. J.—C. R. Cramer, Hyde Park. 800
Wilbur, Mark—S. M. Jackson, Clinton. 1,300
Weston, Sarah J., and Elizabeth A. and Wm. W. Smith—Rebecca Norris, Washington. 400

CHATTEL MORTGAGES.

Board, Martha—S. Beck, store fixtures. 130
Jurett, H. E. R.—C. B. Herrick, furniture (to secure note). 425

JUDGMENTS.

Butler, John—Edward Brooks. 33
Doty, David—David Shearer. 48
Cross, J. H.—Catharine Ames. 34
Caldwell, Saml. A.—W. I. Negus and anor. 325
The same—same. 342
Dibble, Frank, Poughkeepsie—Merchants' Nat. Bank of Poughkeepsie. 224
De Groot, M. E., Poughkeepsie—The Howe Machine Co. 110
Feroe, Peter—D. Mattoon et al. 80
Globe Mutual Life Ins. Co., New York—Martin Miesel (Admr.). 1,156
Green, Israel L., Hyde Park—B. S. Sherow. 29
Highland Chemical and Mining Co., The, Fishkill—H. A. Benedict. 2,890
Israel, R. J., Poughkeepsie—Lawrence Myers & Co. 204
O'Hare, Jno. G., Poughkeepsie—Olena, Craig & Co. 410
Olmsted, W. B.—C. F. Martin. 53
Ross, James—Thomas Minford. 114
Robinson, Chas.—J. H. Knox. 747
Stoutenburgh, Jno. A., and Wm. V. Woodworth, New York—Mutual Life Ins. Co. of New York (deficiency). 9,362
Shook, Aaron—B. B. Hoffman. 37

MECHANICS' LIENS.

Nichols, John—Thomas Gregg, Poughkeepsie. 75

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Bishop, Harrison C.—Bartow Wright, Goshen. \$700
Chafin, Richard B.—Middletown Building and Loan Assoc., Wallkill. 4,000
Carling, Mary F.—Richard Muser, Warwick. 500
Coutant, William A.—John J. Monell, Newburgh. 300
Flanagan, John—Henry R. Benkard, Newburgh. 4,500
Hanford, John M.—James B. Crowell, Middletown. 1,500
Leany, Patrick—G. L. A. Ward, Newburgh. 127
Payne, Julia—Jenus D. Riggs, Goshen. 130
Sherman, Margaret—Matthew Branigan, Cornwall. 386
Taylor, Joseph T.—Julia Taylor, Cornwall. 1,900
Welling, Dewitt C.—Charles E. Stickney, Wawanda. 150

JUDGMENTS.

Bonker, George—Franklin R. Broadhead. 52
Burke, John H.—John H. Waters. 73
Brooks, Charles—William H. Hallock. 81
Brown, Lucinda S.—John J. Crist. 101
Clark, Josiah G. and Joseph B.—Quassaick National Bank. 2,636
Connor, Jesse M. and Justus F. Doty—Charles Brox. 29
Downey, James—O P. Howell. 28
Fanchon, Lewis—John Orr. 102
Hazard, Benjamin and J. R.—Henry B. Slade. 150
Kimber, Herbert P.—William Fletcher. 55
Lawler, James W.—Eliza P. Mills. 126
Moore, John, and Thomas Moore—John Hilton. 182
Moore, James—Peter M. Barclay. 34
O'Connell, Lawrence—Ephraim Shay. 38
Pitts, William R. and George E. Cosgrove—William Call. 1,426

Table listing names and addresses in Schenectady, N. Y., including Roberts, Jefferson J., George H. Decker, and others.

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table of real estate conveyances in Schenectady, N. Y., listing names like Clara, William H., George H. Garling, Niskayuna, etc.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Schenectady, N. Y., listing names like Horstmyer, F., Matilda Mitchell, Niskayuna, etc.

ASSIGNMENTS OF MORTGAGES.

Table of assignments of mortgages in Schenectady, N. Y., listing names like Cady, Jay (exr., &c.), L. Brown, etc.

CHATEL MORTGAGES.

Table of chattel mortgages in Schenectady, N. Y., listing Heller, Jacob, Schenectady—P. Engel, 1 black walnut bed-room set, &c.

JUDGMENTS.

Table of judgments in Schenectady, N. Y., listing Allen, W. C.—Vedder & Van Voast, etc.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Ulster County, N. Y., listing Anderson, William—Ulster Co. Sav. Bank, Rochester, etc.

JUDGMENTS.

Table of judgments in Ulster County, N. Y., listing Burger, Traugoot, et al.—Huguenot Nat. Bank, etc.

Table listing names and addresses in Essex County, N. J., including Signer, Isaac and Elizabeth, Saugerties—Dewitt C. Overbaugh, etc.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table of real estate conveyances in Essex County, N. J., listing Aldrich, H. D.—J. Gauch, Bruen st., etc.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Essex County, N. J., listing Brown, John—G. B. Brown, Mount Pleasant avenue, etc.

CHATEL MORTGAGES.

Table of chattel mortgages in Essex County, N. J., listing Bingham, F. E., 74 Clinton st.—A. Bingham, furniture, etc.

Table listing names and addresses in Hudson County, N. J., including Gardner, Thomas, 4 Library Court—M. C. Crane, machinery, etc.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table of real estate conveyances in Hudson County, N. J., listing Althof, L. A. A.—A. G. Dunn (Assignee, Hoboken), etc.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages with columns for name, address, and amount. Includes entries like Creegan, John - J. Van Buskirk, Bayonne, 3 years, 300.

CHATTEL MORTGAGES.

Table listing chattel mortgages with columns for name, item, and amount. Includes entries like Allen, W. C. - William McKnight & Son, horses, 200.

BILLS OF SALE.

Table listing bills of sale with columns for name, item, and amount. Includes entries like Harper, John - J. C. Carr, drug store, 340.

MECHANICS' LIENS.

Table listing mechanics' liens with columns for name, address, and amount. Includes entry for Lehigh & Wilkesbarre Co. et al. - E. G. Brown, 1,034.

JUDGMENTS.

Table listing judgments with columns for name, address, and amount. Includes entries like Mowry, S. P. - American Water and Gas Pipe Company, 147.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages with columns for name, address, and amount. Includes entries like Broadbent, William - G. Ritz, land in Wayne T.p., 2 months, 400.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages with columns for name, item, and amount. Includes entries like Banta, Margaret and J. D., West Milford T.p., 96.

Table listing various items and their prices. Includes entries like Drevet, Anthony, Paterson - H. W. Collender, billiard table, &c., 225.

PATERSON JUDGMENTS.

Table listing Paterson judgments with columns for name and amount. Includes entries like Jacobus, Peter and Anthony - J. B. Van Blarcom (adm.), 18.

MARKET QUOTATIONS.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

Table for CARGO AFOAT with columns for item, unit, and price. Includes entries like Pale, Jersey, 5 M, \$3 00 @.

Table for FRONTS with columns for item, unit, and price. Includes entries like Croton - Brown, 5 M, @ \$7 00.

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 on Philadelphia and Trenton, and \$6 on Baltimore.

Table for FIRE BRICK with columns for item, unit, and price. Includes entries like Red Welsh, \$35 00 @ 36 00.

Table for CEMENT with columns for item, unit, and price. Includes entries like Rosendale, 5 bbl, \$1 20 @ \$1 25.

DOORS, WINDOWS AND BLINDS.

Table for DOORS, RAISED PANELS, TWO SIDES with columns for size, unit, and price. Includes entries like 2.0 x 6.0, 1 1/2 in., \$ 75.

Table for DOORS, MOULDED with columns for size, unit, and price. Includes entries like 2.0 x 6.0, 1 1/2 in., \$1 37.

GLAZED WINDOWS.

Table for GLAZED WINDOWS with columns for dimensions, lights, and price. Includes entries like 2.1 x 3.6, 12 Lights, \$0 95.

OUTSIDE BLINDS.

Table for OUTSIDE BLINDS with columns for size, unit, and price. Includes entries like Per lineal foot, up to 2.10 wide, \$ - @ \$0.

INSIDE BLINDS.

Table for INSIDE BLINDS with columns for size, unit, and price. Includes entries like Per lineal foot, 4 folds, Pine, @ 0 50.

WINDOW FRAMES.

Table for WINDOW FRAMES with columns for size, unit, and price. Includes entries like Up to 3.4 x 7.2, put together, @ 2 10.

FOREIGN WOODS - Duty free.

Table for FOREIGN WOODS with columns for item, unit, and price. Includes entries like Cuba, superficial foot, 0 8 @ 0 13 1/2.

Table listing various goods and their prices. Includes entries like St. Domingo, logs, small, 0 5 @ 0 8.

ROSEWOOD.

Table for ROSEWOOD with columns for item, unit, and price. Includes entries like Rio Janeiro, ordinary to good, 5 @ 2 @ 0 13 1/2.

GLASS.

Duty. - Window - Polished. Cylinder and Crown, not over 10 x 15 in., 2 1/2 c. sq. ft., larger, and not over 16 x 24 in., 4 c. sq. ft., larger, and not over 24 x 30 in., 6 c. sq. ft., above that, and not exceeding 24 x 60 in., 20 c. sq. ft., all above that, 40 c. sq. ft. On Unpolished Cylinder, Crown, and Common Window, not exceeding 10 x 15 in. sq., 1 1/2 c.; over that, and not over 16 x 24, 2 c.; over that, and not over 24 x 30, 2 1/2 c.; all over that, 3 c. sq. ft.

WINDOW GLASS, Prices Current per box of 50 feet.

Table for WINDOW GLASS with columns for size, unit, and price. Includes entries like 6 x 8 - 10 x 15, 1st, \$7 50.

DOUBLE.

Table for DOUBLE WINDOW GLASS with columns for size, unit, and price. Includes entries like 6 x 8 - 10 x 15, 12 00.

Sizes above - \$10 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 81 united inches bracket.

Discounts, French - 80 per cent. American, 60 and 50 @ 60 and 15 per cent.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table for GREENHOUSE GLASS with columns for item, unit, and price. Includes entries like 1/2 Fluted plate, per square foot, net cash, \$0 22.

HAIR - Duty free.

Table for HAIR with columns for item, unit, and price. Includes entries like Cattle, 5 @ 10.

IRON.

Duty. - Bar, 1 to 1 1/2 c. sq. ft.; Railroad, 70 c. 100 lb Boiler and Plate, 1 1/2 c. sq. ft.; Sheet, Band, Hoop and Scroll, 1 1/4 to 1 3/4 c. sq. ft.; Pig, 57 c. ton; Polished Sheet, 3 c. sq. ft.; Galvanized, 2 1/2 c. sq. ft.; Scrap Cast, 56 c. ton; Scrap Wrought, 58 c. ton - all less 10 per cent. No Bar Iron to pay a less duty than 35 per cent. ad val.

Table listing iron products and their prices. Includes entries like Pig, Scotch, Coltness, 57 ton, \$26 50 @ \$27 00.

Store prices, cash.

Table listing store prices for iron products. Includes entries like Bar, Swedes, ordinary sizes, 130 00 @ 132 50.

LATH - Cargo rate.

Table for LATH with columns for item, unit, and price. Includes entries like Rockland, common, 80 @.

LIME.

Table for LIME with columns for item, unit, and price. Includes entries like Rockland, finishing, 1 00 @.