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STATE TAXATION.

The State Board of Equalization recently held its annual meeting at Albany, and, as usual, completed the perfunctory discharge of its duties. The business and duty of this Board is to ensure the equitable and just distribution of the State taxes among the various counties of the State. To say that this duty has been faithfully and intelligently, or even legally discharged in the past, would be saying more than any member of this board would have the hardihood to claim. It is simply stating the truth to say that these duties have been performed during the present year, as they have been for decades, in a purely arbitrary and partial, not to say illegal, manner. Perhaps it is but simple justice to the members of this Board to concede at the outset the utter impossibility of making the apportionment of these State taxes strictly in accordance with the law. This must relieve them from the odium which would attach to any deliberately illegal or extra official acts. They are called upon to perform an impossibility, and instead of returning the trust into the hands of the law makers, the members of the Board content themselves with performing their functions according to their own ideas. If, instead of going through the formality of voting, the members should throw dice as to how the State taxes should be distributed, such a method would have quite as much sanction of law and reason in it, as that which has been continuously and persistently adopted.

The law requires the assessors in every town and ward in the State to assess full and true values of real and personal estate. These valuations are returned to various boards of assessors until they finally reach the hands of the three assessors specially appointed by the State to take cognizance of these values for the assessment of State taxation.

In passing through these various hands, the valuations are liable to be modified. It is alleged that in all cases they are made to conform to the exigencies of the locality and to subserve the special interests of the different counties. It is claimed that they are kept arbitrarily and ridiculously low in amount in order to escape the proper share of State taxation.

After the State assessors have made up their report embodying their views of the equities of these valuations, the State Board of Equalization then have a right to sit in judgment upon the work of all these sub-assessors, including the three State assessors, and to determine arbitrarily the valuations upon which the State tax should be levied.

We have no disposition to go into the numerical demonstration of this problem, for the reason that it would make this article appear like a table

of logarithms and be equally intelligible to ordinary readers. Suffice it to say that this annual meeting of the State Board of Equalization has gotten to be quite a stereotyped affair, and, we may add, disgraceful to the intelligence of the Empire State. The members of this Board meet annually and hear the protests of the assembled assessors representing the different counties. In no single instance that we are aware of has any assessor protested that his county was taxed too little, but with surprising uniformity all the assessors have declared that their several counties were over taxed. To a dispassionate observer these controversies seem to take the form of market women's contentions. One says, "You lie," and another says, "You're another." The result is almost invariable that the quota of taxation assigned to New York and Kings counties continuously bear an increasing ratio to the whole amount of State taxation.

It is pitiable and deplorable that such a scene should be annually re-enacted in this great State, when at any session of the State Legislature a bill of not more than twelve lines might be enacted which would cover the equities of this whole subject, and place them forever outside of the limits of debate.

The proposition has been set forth with a good deal of plausibility that the proper method of levying of State taxation would be to set apart for direct taxation certain specific interests, such as manufacturing companies incorporated under the general law of this State, as well as certain other corporations. This, we believe, is the only tangible proposition which has been made, designed and calculated to settle the whole matter in dispute. In our humble opinion no more objectionable method could be proposed, for the simple reason that the corporations selected for this direct State tax might be centralized in a few given localities; and thus, in practice, the tax would be drawn from such localities while other parts of the State would be exempt. The fatal and insuperable objection to this plan is that it overturns the time-honored method of compelling the central State government to appeal to the counties for its support and concedes to it the privilege of levying direct taxation. The proposition itself is not worth referring to here, except as being the only one that has ever been intelligently propounded. As it has failed to receive the slightest attention, we have no desire to further perpetuate the recollection of it, except to illustrate the paucity of ideas upon this subject.

Supposing the method of apportionment to be preserved, as we hope and believe it will be, against all incoming propositions, it is merely requisite for the State to enact a fixed, fair and authoritative measure of distribution. Instead of making this distribution upon the lying and incoherent valuations of sub-assessors, let the distribution be effected by some stable and reliable measure; for instance, by the enumeration of the population as made for the purpose of redistricting the State, or by the land value only of the counties assessed expressly for State taxation by disinterested State assessors or appraisers, who shall be men of conspicuous intelligence and integrity, above the rank of mere place-hunting politicians.

The gross amount of State taxation has been reduced by recent administrations to so small a figure, that it is becoming of less consequence every year as to how this State tax is to be apportioned. For this very reason the Legislature should take up the subject at a time when it may be discussed calmly and dispassionately: free from any overshadowing self-interest. Some special emergency may arise in the future which will augment the volume of State taxation to such an extent as to render its distribution of greater consequence than it is at the present time, and full of bitterness.

The minds of those who are accustomed to frame legislation, and particularly those who are familiar with taxation, ought to be fertile enough in expedients to suggest some fair and equitable method of distributing this tax other than to abandon the revered and traditional method of its apportionment among the counties.

If the State capitol could be removed to New York City, and the State canals be made free, we fancy that the solution of this question of State taxation might become a very much easier problem.

ABSTRACT OF TITLE.

This term is perhaps but little used outside of the offices of lawyers and real estate brokers, and the substance which it is intended to denote may be entirely unknown except to real estate operators and those concerned in the preparation of real estate titles. As its language implies, the abstract of title is supposed to present a synoptical and detailed history of the title of property. It is well to bear in mind that in transactions in real estate it is not the property which is bought and sold, but the title to the property. A purchaser's occupancy and enjoyment depend less on possession than upon the validity of the chain of title by which he acquires the property. Titles are made up of successive links, extending back a greater or less distance into antiquity. These links may be faultless from their origin to the latest one that is welded, in which event the title is considered perfect. There are few if any absolutely perfect titles. In too many there are false, fraudulent or missing links, which impair the value of titles. A good title is ordinarily the highest attainable type.

On account of the artificial method in which real estate is dealt in, that is, by certificate of record, it becomes necessary to call in the assistance of a conveyancer—a professional man, expert in all questions of law relating to titles, upon whose judgment, after critical examination of the various links of the chain of title to a given piece of property, the purchaser invests or withholds his money.

The abstract of title presents not only the results of such examination, but the full details of the examination itself. It is impossible to assign too great a value to an abstract that has been fully, carefully and intelligently prepared. We would impress upon every property owner, whether holding property for investment, for sale or on speculation, that it is his bounden duty to himself and to the public to be possessed of a clear and intelligible abstract of title. No man should begrudge the outlay of a reasonable sum

to be possessed of such an indispensable accessory and muniment of his title, and when possessed it should be cherished as of the highest value. Carelessness of property owners with reference to their abstracts aggravates the labor and unnecessarily enlarges the cost of examining titles. With a full and complete abstract in his possession, an owner could hardly ever be called upon to respond to any extravagant fees in ordinary manipulations of his title. An owner who is unable to produce a satisfactory abstract of title should not scruple to defray the necessary expense of preparing one. It is incredible how stupidly remiss many owners of property are in this matter of their abstracts. They go into a lawyer's office to procure a loan or to effect a transfer of property and expect him to guess at the chain of title without possessing the slightest clew to it. Owners often innocently produce what they suppose to be competent abstracts only to find to their chagrin that they are destitute of original or sufficient searches. As these form the ground work and main support of the whole document, it becomes necessary to procure them whenever any change of title has to be effected.

Next to the duty of keeping property in good order and repair, and free from wasteful liens, may be ranked an owners obligation to provide himself with a carefully drawn abstract, accompanied by all necessary searches, and to maintain the same in freshness and vigor, that is to say, the important searches should be continued from time to time so as to present the latest transcripts from the books of record.

Any extended description of an abstract may be unnecessary for the reason that most owners of property have some little idea of what it is, or ought to be. The body of the abstract is made up of a detailed account of all the recorded conveyances of the property in question, as well as a recital of all the proceedings had in the various offices and courts of record affecting the title to the particular piece of property under examination. These features of title are criticised and annotated by the conveyancer and the applications and deductions of law pertaining to any critical stages of the title are distinctly set forth. This digest of title should always be fortified by a body of searches which we will describe in detail.

REGISTER'S SEARCH.—On this search will be found a transcript of all recorded documents, such as deeds, mortgages, agreements and other papers affecting the property in question. This search presents the very vertebrae of the title, and, unless owners are regular and careful readers of the list of conveyance as published in THE REAL ESTATE RECORD every week, they should be sure to have this search continued from time to time in order to discover if there has been any felonious tampering with the title of the property.

2. COUNTY CLERK'S SEARCH.—This search presents a list of unsatisfied judgments that have been entered up against the previous owners of a property during a certain arbitrary period as well as notification of lis pendens, mechanics' liens and other matters adversely affecting title.

3. TAXES AND ASSESSMENT SEARCH.—This search reveals the condition of the property as regards the claims of the city, and informs the property owner whether all taxes and assessments have been properly discharged. This search should be continued at least every three years, and it were better to continue it every year, as small assessments are apt to creep into the books without the knowledge of an owner, and, if allowed to stand undischarged, will accumulate a misproportion of default interest. Prudent and careful property owners will be vigilant in having this search continued from time to time.

Searches also are made in the United States District and Circuit courts; also in the Office of

the Loan Commissioners of the United States, and in the Surrogate's Office for matters affecting titles to be found in those offices. Special searches are required for assignments under bankrupt act, general and insolvent assignments, foreclosures by advertisement; appointment of trustees and receivers; sheriffs certificates, forfeited recognizances, unsafe building notices, collector's bonds and bonds of receivers. It is also desirable that an official survey of property should accompany the abstract in order that the location of lines may be clearly defined and understood by the owner. A precaution of this kind will often save expense and litigation.

LAWYER'S CERTIFICATE.—There was a time when a conveyancer deemed it to be his duty to attach a certificate of title to every abstract. This was held to render the examiner liable for any defects which might be afterwards discovered. There are well known cases where wealthy counsel have responded in heavy amounts for damages claimed on the ground of this certificate. There is certainly a moral and professional and perhaps a legal responsibility assumed in these matters. We believe it has become the custom of responsible counsel to certify professionally to the quality of a title while at the same time disclaiming any pecuniary responsibility for failures of titles. To guarantee the financial results of a title would involve a far heavier fee than clients generally would be willing to bear, and in other cases the pecuniary means of average conveyancers would hardly warrant them in undertaking a liability for these financial results. Sensible dealers in property expect from their counsel nothing more than fidelity and honesty in making their researches, while they are prepared to exonerate them from liability for losses that may arise from defects or failure of title.

It would be worse than foolish to attempt to disparage the value and dignity of this work of conveyancing. While there may be neither labor nor responsibility enough involved in it to justify some of the outrageous fees which have been charged for such work in times past, it is still consistent for us to say that services of this kind honestly and faithfully performed are as deserving of generous compensation as any that a professional man can render.

REAL ESTATE FLUCTUATIONS.

To the Editor of THE REAL ESTATE RECORD:

Nothing excites people more than the loss of money and property. Many who a few years since imagined themselves wealthy now find that their riches have taken wings and flown away. The reason usually assigned for the change of values is the wrong one. We hear on every side that there has been a great depreciation. This is a mistaken idea. There has been no such depreciation as moneyed men imagine. They fail to remember that price is always governed by the character and value of the article used as a paying medium. Gold is the standard and never varies. It is impossible for it to vary, for if it did, it would cease to be a standard. The difficulty in the past has been that gold has not been looked upon as par. Quotations have been made of it at from par to 289. As it is the foundation of trade, if quotations were to be made and values reckoned, they should have considered gold as par, and quoted greenbacks at 40, 60, 70 or 80, as the relative value might be.

The truth is, gold has always been at par, and the circulating medium below par. A few years since we counted our greenbacks as so many dollars, forgetting that they did not possess the purchasing power of gold dollars. In this way we became suddenly rich, and now when the reaction comes, are not prepared to look calmly and philosophically upon the cause, or to consider that we have now just as much as we ever had.

Recently a mortgagee was complaining that he would have to buy in property covered by a \$4,000 mortgage. In reply to an inquiry he stated he loaned the money in 1868, and at the time he made the loan the property was worth \$8,000. Now, said he, it is not worth more than \$4,800, being the amount of mortgage, interest and taxes. He was surprised to hear that if he took the

property he would receive \$1,600 more than he loaned. As currency in 1868 was forty cents below par, and as values were based upon currency, it follows that in 1868 the property was worth only \$4,800 in gold, just what it is now, and that \$4,800 in gold would have purchased it. The loan was made in legal tenders worth only sixty cents on the dollar, and thus the borrower received only \$2,400 in gold. It will thus be seen that the property was then worth double its gold value, and double its legal tender value. If the property now brought only \$2,400, the lender would receive all he loaned. Should it bring \$4,000, he would receive \$1,600 increase on his investment, and the only person to complain and the only loser would be the borrower, whose loss would be \$1,600.

Again, take the case of a man who ten years since purchased a residence at \$10,000, to-day he sells it for \$6,000 and says he has lost \$4,000. Is it true? No! The loss is all imaginary. He is not familiar with figures. All these long years he has been cherishing a delusion. The house was never worth \$10,000. He only gave \$6,000 in gold for it, and if he receives that sum where is his loss? He now obtains just exactly what he paid.

Again, the purchasing power of money has greatly changed within a few years. It is safe to say that sixty cents will purchase as much now if not more than one hundred cents in greenbacks would a few years since. Every article of consumption has regulated itself in accordance with the increased value of legal tenders. Dry goods to-day, in many instances, are 50 per cent. lower than during the war and a few years subsequent thereto. A suit of clothes, which a few years since cost \$60, can now be obtained for \$30 to \$35. Why is this? The answer is obvious! Then the payment was in a depreciated currency, now it is in genuine coin or its equivalent.

Rents and the price of labor have also been brought under the same rule, one dollar and a quarter a day is worth as much as two dollars in legal tenders a few years since.

The foregoing view shows that real estate was placed at fictitious prices occasioned by depreciation of greenbacks. The only ones who have cause of complaint are those who borrowed legal tenders at a heavy discount and are now compelled to pay thirty or forty cents on the dollar more than they received.

Savings banks have been unjustly denounced. Charges of fraud and corruption have been laid at their doors. Many have failed to pay one hundred cents on a dollar of alleged deposits, and for this reason the depositors have made bitter complaints. Is there any cause for this? In some cases there may be, but as a general rule there is no basis for it.

This class of institutions were established in the interest of workmen. They have been successful, and it is only a rare occurrence that anyone has lost anything through mismanagement of officials. In the various savings banks in this State over \$300,000,000 is on deposit. When we take the amount deposited in these banks during the past ten years and then foot up the losses occasioned by the failure of a few institutions, it will be seen that the loss is less than one-half of one per cent. of the deposits. Surely this speaks for itself, and shows how carefully they are managed.

During the war deposits in banks greatly increased. Labor was plenty and legal tender prices good, wages advanced in proportion to the depreciation of the paying medium. Having constant employment, workmen became capitalists. He made his deposits in the savings bank, and the institution invested. They loaned on mortgage the same currency they received. As the price of labor became inflated to meet the contingency of a depreciated currency, so the price of material also became inflated, and real estate was held at the new figures. As a consequence, a house which could be built for from \$4,000 to \$5,000 cost, under the advanced rates, \$8,000 to \$10,000.

Banks are made to suffer for the assumed shrinkage. Suppose, however, for arguments sake, we concede a shrinkage of 30 per cent. in all kinds of property, should bank officials be held responsible? Can savings banks claim any greater exemption from losses than business men? Where is the business man who has not made mistakes and losses? Have depositors conducted their own private matters more skillfully? On examination these questions would receive a negative instead of an affirmative answer. When we consider that at least 90 per cent. of our business men fail, the conclusion is easily reached that, under the best circumstances, mistakes are an evidence of humanity, and investments are uncertain. Let anyone who has been in business for twenty or twenty-five years calmly review his career, compare his own losses with those made

by depositors in savings banks, and he will in his honest heart see how carelessly he has managed his own affairs, and how much more careful bank managers have been of the funds entrusted to their care than he has been of his individual property.

Again, had the depositor retained his money and sought investment for himself, instead of employing the agency of a bank, he would have made the same investments and been caught in the same trap as the banks. The alleged shrinkage would have been the same whether he made the investment directly or indirectly.

Again, it is not a matter of wonder that banks should make what the world calls failures. It is not surprising that they should fail, when in many instances they are expected to return to the depositor from 15 to 40 per cent. more than the value of the money deposited. Deposits were made in legal tenders. Taking an average, the money so deposited was only worth 80 cents on the dollar. The banks loaned this money, and the appraised value of the property on which investments were made, was made in the same ratio. With the restoration of legal tenders to par, inflation prices have disappeared. Banks are compelled to foreclose, and if they receive 80 cents on the dollar, they get all they loaned. Then when they settle up with the depositor and pay him 80 cents on the dollar in gold, the bank cannot be called a failure, for it has paid the depositor all he placed in its vaults, and the depositor cannot complain, for he receives all he has deposited.

Again, assume that there has been a shrinkage in real estate. In the interest of depositors what better investments could have been made. Some will say that they should have placed their money in United States bonds. Would this have been better? We answer, No! Why? We answer by saying that ten years ago United States bonds sold at 120. Had the banks purchased them at 120 they would have received only 4 per cent. interest. This low interest would be occasioned by the fact that \$100,000 in bonds cost the bank \$120,000, and when redeemed they would receive only \$100,000. Suppose the bank bought \$100,000 of bonds, the interest at 4 per cent. in ten years would produce \$40,000. Suppose at the same time they invested \$100,000 on mortgage at 7 per cent., the interest in ten years would produce \$70,000. We see that the difference between the two investments is \$30,000 in favor of mortgage loans, and in order to make the investment in bonds equal to it, the property loaned upon would have to sell for 42 per cent. less than the amount of the loan. This could hardly be. Suppose for instance the \$100,000 had been loaned on one piece of property valued at the time at \$200,000, in order to make the bonds equal the mortgage investment, this property would have to net only \$70,000, a reduction of \$130,000 from its appraised value, and a depreciation of 65 per cent. Such a case is not possible or probable. It thus appears that United States securities would not have been the best investment, and, that all things considered, real estate investments have proved to have been the most productive and reliable.

Again, experience has demonstrated the fact to be that compulsory winding up of institutions and business results in great loss. When banks and individuals are compelled to wind up their affairs, means and opportunities to dispose of assets at fair prices are lessened. Under such circumstances, but few are able to pay their indebtedness dollar for dollar. Summary closing of institutions would result in universal ruin. It would prove dangerous to the stability of values to force upon the market large amounts of securities.

A bank of issue, when its capital becomes impaired, either reduces it, or calls upon its stockholders to make it good, would it not be well to have some such rule or law enacted concerning savings banks? Should its depositors be recipients alone of interest and profit, and not be called upon to bear its losses? Are not depositors in a certain sense stockholders? would it not be well, in case of a financial crash causing a depreciation in securities, to have some provision whereby upon an examination being made of its affairs and a result obtained of the amount of deficiency, that such loss should be charged to each depositor in proportion to the amount of his deposit? and would not such a measure result in benefit instead of loss to the depositor? With such a rule the directors would still have the securities, and by wise management might be able to recover the loss for the depositors. As all the assets belong to depositors, such a method would make available all the assets, and save the delay and expense of recourse to legal proceedings.

Savings banks should be protected from raids and panics. These give the bank a bad name, and result in great injury, as only a small percentage of its funds are allowed to lie idle, a run would

soon absorb all its available resources, and compel the sale of its securities at a sacrifice.

In these times of uncertain values, when men heretofore considered good are failing on every side: when business is dull and thousands are out of employment, careful nursing is necessary to preserve and protect the usefulness of savings institutions. Payments have to be extended, it does no good to drive debtors. We should all remember that times are hard, that indulgence must be extended to all, for pressure now may result as disastrously as did "the last straw on the camels back." S.

This is rather a loose and careless statement of the extreme bullion view applied to real estate values. Unfortunately for the argument, facts do not bear it out. When gold was selling at the highest premium, to use conventional language, or as our correspondent would state it, when greenbacks were ruling at the lowest point of depreciation (1864) the value of vacant land and of the average of productive property was at the lowest ebb, and these same values advanced reciprocally with the decline of the gold premium, reaching the highest altitude of inflation in 1873 and 1874, when the gold premium was less than ten per cent. The threatened and actual contraction of the currency during three years has unsettled and depressed real estate and all other values. A new and determined inflation of the currency would doubtless waft values up again, at least, for a while. A stable currency alone can fix and establish determinate and reliable values.

In regard to savings bank management, it is true that the institutions of this State by a large majority are strong and solvent. This fact will not exonerate or excuse the disgraceful and felonious failures that have occurred, a large proportion of the whole number of failures being of this character. No fine spun argument about real estate values will avail to mitigate or atone for the deep disgrace which has been brought upon our city by the rascalities of pious and political rogues in connection with the assets of life insurance companies and savings banks. No comparison can properly be made between savings banks and private or business affairs. The policy of the former is to invest money at low interest, with the amplest and best security. The policy of the latter is a personal concern, may be highly speculative according to individual bias. Trade is concerned in selling goods and taking in payment unsecured notes, a certain percentage of which merchants expect in good or bad times to entirely lose. Savings banks should cultivate only the highest grades of investments. The moment they are persuaded to entertain speculative securities, they are preparing to forfeit the confidence of the public. An administration which incurs serious losses, in the simple and conservative business of investment merits the suspicion and distrust of its constituents. No institution could command custom which proposed to scale its losses on the depositors, and continue its organization. The law of receiverships might be, and ought to be reformed and improved, but it is best and right that unsuccessful institutions should go into liquidation, and that fraudulent trustees should be criminally punished.—[Ed.]

CHATTEL MORTGAGES.

We propose to set forth some of the distinguishing characteristics of these instruments, together with a statement of the principles of law applicable to them. These principles are now of such constant application in the intercourse and business of so many of our readers, that we are induced to believe a brief article on this important subject, free from that minuteness of detail and employment of technical language so oppressive and distasteful to the general reader, will be of general interest and usefulness. A majority of business men are well acquainted with the form and subject matter of chattel mortgages; it will not be difficult to understand the few principles of law often applied to them, for such principles are well settled and easily comprehended.

I. The owner of personal property, whenever he signs a paper by which chattels are transferred as security for a debt or liability of any kind, upon condition that such transfer shall be void if the debt be paid or the liability incurred be discharged, executes a chattel mortgage. It is the custom either to specify the articles mortgaged in the body of the instrument or to refer to them in a schedule annexed, and they should then be particularly enumerated in the schedule. When the schedule is annexed and referred to, it becomes a part of the mortgage and both are to be construed together. If, however, the goods are mentioned generally in the body of the chattel mortgage, as, for instance, "all the goods and chattels upon certain premises," although it is stated an inventory is to be made and annexed and no inventory is annexed, the omission to prepare and annex an inventory to the mortgage does not affect its validity. It has also been held that a mortgage of "all dry goods, boots and shoes, etc. in the store occupied by the mortgagors," is not void by reason of generality and indefiniteness of the description, because the mortgage may be rendered sufficiently definite by evidence of the facts as to the goods in the store conveyed by the mortgage. Notwithstanding these mortgages have been held valid, which are general and indefinite in description, it is always prudent to insert a specific description of the mortgaged property.

Although in chattel mortgages a valid agreement may be made that the mortgagor shall continue in possession of the goods, and sell them from time to time, and pay over the proceeds to the mortgagees, they are nevertheless regarded with suspicion. They are not unlawful or fraudulent *per se*, but if attacked by creditors it will be a question of fact for a jury to determine whether or not they were executed for a fraudulent purpose; but where the mortgage contains a clause permitting the mortgagor not only to remain in possession, but to dispose of the mortgaged property at his discretion and use the proceeds, it will be a fraud upon creditors.

The mortgaging of the whole stock in trade, the whole concern forming the grocery and liquor store of the mortgagor, with the increase and decrease thereof, creates a fluctuating lien, which opens to release from the mortgage such groceries and liquors as should be sold, and takes in what should be newly purchased. Such an arrangement is unlawful, and renders the mortgage void.

II. Not only may a chattel mortgage be executed for an existing debt, but it may also be given as security for future advances of money and responsibilities, but if accepted as security, the agreement providing for the advances should be embodied in the mortgage so that subsequent purchasers, by common prudence and ordinary diligence, may, by an inspection of the record, obtain all the requisite information respecting the extent of the incumbrance.

III. Owing to the facilities which the nature of personal property affords for the perpetration of frauds, the Legislature has provided appropriate safeguards for the protection of the creditors of the mortgagor, subsequent purchasers and mortgagees. Inasmuch as by the terms of the mortgage the property transferred usually remains in the possession of the mortgagor until default be made in the payment of the debt, persons dealing with him respecting them are led to believe that he is the owner and may thus be defrauded. The statute books of the State look with great disfavor upon conveyances of chattels or incumbrances upon them, unless there be an accompanying immediate delivery and a following and continued change of possession, and unless such delivery and change of possession take place, the mortgage is absolutely void as against the creditors of the mortgagor, and as against subsequent purchasers and mortgagees in good faith, unless the mortgage or a true copy thereof be filed in the proper office designated by law. If the mortgagor resides in the city of New York, the mortgage must be filed with the register. In the several cities of this State, other than New York and Brooklyn, the mortgage must be filed in the county clerk's office, and in the several towns in this State, in the office of the clerk of the town where the mortgagor resides at the time of the execution thereof. If the mortgagor is not a resident of this State, then the mortgage must be filed in the city or town where the property so mortgaged shall be at the time of the execution of such instrument. In the city of New York especially, parties often suffer by reason of their negligence in not using due diligence to ascertain the true residence of the mortgagor before filing mortgages. It is taken for granted that because the mortgagor has his place of business and the stock of goods mortgaged in New York, that his residence is there, when in fact he may reside in another county, where the mortgage should be filed, and if not so filed is void.

IV. Every mortgage filed ceases to be valid after the expiration of one year from the filing thereof, as against creditors of the mortgagors or against subsequent purchasers and mortgagees in good faith, unless within thirty days before the expiration of each and every term of one year, the mortgagor shall file a true copy of such mortgage, and unless he shall file a statement exhibiting his interest in the property. The policy of the statute is to make known to all parties interested, the state of the property and the incumbrances upon it from year to year. The mortgage when filed the first year, must state correctly the amount for which it is a security. If it does not it is a badge of fraud. So the second year it must be accompanied by a statement of just the amount still unpaid so that it may appear what has been paid, if anything, or whether the debt has increased by the interest upon it. It is a violation of the statute if this be not stated truly; even an unintentional exaggeration of the amount due is fatal. It is a violation of the statute if it be not stated at all, which is not cured by the reiteration of the original statement of amount by a refile of barely the original mortgage, nor will it answer to file the copy without the statement, or the statement without the copy. Both copy and statement are required.

V. Upon failure of the mortgagor to pay the debt at the time mentioned in the mortgage, the mortgagee, by operation of law and without being required to institute any judicial proceedings, becomes the owner of the mortgaged property, and if not already in his possession may take the same. If the mortgage is payable on demand and such demand is made, the title passes immediately to the mortgagee; if no time is specified at which the money is to be paid and the mortgage does not require a demand, it is payable immediately, and no demand is necessary to enable the mortgagee to foreclose. If the mortgage is payable in installments, the title of the mortgagee is as perfect when default is made in the payment of an installment as it is upon default in the payment of the whole debt. The only interest that the mortgagor possesses in the mortgaged property after he has made default, is his right of redemption, and this right is cut off when a sale of the property is made by public auction or private sale. When the mortgagee sells by public auction it has been held he does not warrant the title to the property sold, as is the case when other owners of chattels expose them for sale. In connection with this subject it may be stated that when a mortgagor is in possession of the mortgaged chattels and they are delivered to an agent or auctioneer to be sold who thereafter sells them, notwithstanding he acted in good faith, believing that the chattels were the property of the mortgagor, and paid the proceeds of the sale to the mortgagor, the agent is liable for their value to the mortgagee. The possession of the chattels is not such evidence of ownership or of authority to make a sale of property that the agent, although acting in good faith, is protected against the claim of the mortgagee to recover.

VI. So long as the mortgaged property remains in the hands of the mortgagor, and he by the terms of the mortgage is entitled to possession for a definite period, the chattels mortgaged may be seized upon execution, issued on a judgment which may be recovered against him and sold, but the purchaser under such sale will acquire nothing more than the interest which the mortgagor has, viz., the right to the possession of the chattels until default is made in the payment of the debt and the right to redeem. The doctrine upon which the decisions proceed is, that such sale of the mortgaged property cannot prejudice the holder of the mortgage, because the effect of the sale on execution against the mortgagor would be the same as a voluntary transfer of the mortgaged articles to a third person, which transfer may be made unless the terms of the mortgage expressly prohibit it.

VII. Holders of mortgages frequently assign them. Whenever such an assignment is made, the assignee should exercise particular care in requiring not only an assignment of the mortgage, but also of the note or bond, if any exists, payment of which the mortgage secures. An assignment of the mortgage without an assignment and delivery of the note or bond does not operate as a transfer of the interest in the mortgage owned by the mortgagor, while on the contrary an assignment and transfer of the note or bond secured by a mortgage, carries with it the mortgage. The reason is that the note or bond is regarded as the principal debt and the mortgage is merely the incident. In every case of an assignment of a mortgage, notice should be personally given to the mortgagor in order that no payments may be made to the original holders of the mortgage.

Lastly.—Any mortgagor who secretes or disposes of property mortgaged with intent to

defraud the holder of the mortgage, is punishable by fine or imprisonment.

EXAMINATION OF TITLES.

An important communication from W. R. Martin, Esq., has been printed in the *New York World* in relation to the enlargement of the facilities and the diminution of expenses in the examination of titles to real estate. We append the communication, and in a future number of the *Record* shall discuss some of the suggestions embodied in the same.

To the Editor of the World:

The Register's office contains the records of land titles for two centuries. It has over three thousand volumes of deeds and mortgages, thousands of maps and many volumes of miscellaneous records. Upon it depends the title of every piece of land in the city. In it are proved and tested the validity of every transfer that is made; and yet in its methods it is in the same condition that it was at the beginning.

It is obvious that it is of the greatest advantage that the proof of the title of every piece of land that is sold or is mortgaged should be made expeditious, certain and inexpensive. At present the necessary expenses of a legal examination of title are large. This is a heavy tax on real estate, and obstructs the facilities for selling and mortgaging property; it is a burden on the people. Much of this depends on the law. Every title must be examined by itself, and its validity depends on the thoroughness of the examination. This renders simplicity in the method of keeping the records indispensable. It would be difficult by law to authenticate or guarantee a title at any particular stage or date; perhaps undesirable. But everything that can be done to enlarge the facilities and diminish the expense of examining title is imperative.

Every instrument recorded is written in the large volumes, day after day, in the order in which they are received. These deeds and mortgages are indexed under the names of the grantor and grantee, the mortgagor and mortgagee, the date and date of record and the book and the page. No mention is made in the index of the property conveyed, and there are thousands of maps of property, farms and tracts, larger or smaller, to which the descriptions of the property often refer. This enables a person, who starts with the name of a party to the instrument, to find it. But the ordinary course in examining a title is the reverse. The examiner starts with the particular lot of land, and he may know the present owner, or, starting at the beginning, he may know the farm of which the lot is a part. He wants his information arrayed in respect to this lot, and he has to search through the 3,000 volumes for all there is bearing on or affecting this particular lot. In tracing this out he finds the title at one date in John Brown; to get it out again he has to look at perhaps a hundred instruments made by John Brown. This makes an examination laborious and expensive. It makes the searches also expensive. Logically the records should be digested on the divisions of property, instead of on names. It need not be said that this is impossible, for this digest on the basis of property already exists. It is contained in the abstract of title of every house and lot in the hands of its owner or of his lawyer. I do not mean that these should be collected, but that the indices should be digested on the basis of property, in the very line in which examinations are made, and that it can be done.

There were published twenty years ago, at great expense to the city, a series of volumes of printed indices of all the deeds and mortgages down to the year 1856. These were collated and examined with great care, and are generally relied on, but they omit all reference to the property. They will show that John Brown made and received one hundred deeds and fifty mortgages, but if you are seeking to know by which deed he conveyed a lot in Pearl street, the index gives you no information; you must look through the hundred given in the index till you find it, and this calls for the handling and wear and tear of many folio volumes. If the one item of the property affected had been added, the practical value of the index would have been increased ten-fold.

There are several changes in method which would be of great advantage.

First.—The indices now scattered over too many volumes and series of volumes since 1856, should be consolidated. Several years ago an improvement was made in the indices, following a suggestion then made by the undersigned through *The World*, by which the alphabetical index was subdivided by the first vowel in the name, so that one, in examining the name Brown, looked along the line which contained those only which commenced with B, and of which the first vowel was O, escaping the fatigue of all others. This was a great

improvement. They can now be consolidated into fewer volumes; could state also the property conveyed by a brief description, as "Fourteenth street," or "Bayard Farm, lot 381," and could follow the property classification suggested below.

Second.—The maps could be indexed according to places and not by numbers and titles merely. A skeleton atlas of the city could be made on the ordinary scale of a bound atlas, and the area covered by each map on file be circumscribed by colored lines on the skeleton atlas and the number of the map indicated on it by figures. Thus, if one were examining the title to the corner of Broadway and Nineteenth street, he could turn to the atlas, and at a glance discover the number of every map which included it and the maps of the contiguous property. There is many a weary searcher to whom this would be a blessing for the light it would throw upon a hidden title.

Third.—The records should be printed, and not written. A large proportion of the instruments recorded are written upon printed blanks from the stationers or prepared by large institutions for their own use. About one-eighth or one-tenth of each instrument is written and the remainder printed. In recording it it is all written. If stereotyped plates were on hand of all the blanks in common use and the compositor had only to set up the written part in each instrument, it would be economical in time and money. These sheets could be bound in a volume, in which the order of dates would be better presented than they now are, and, besides the set in use, a duplicate set could be stored away for safe keeping. The examination of the records would be less laborious to the searcher, for he would see at once which were the written portions of the instrument to which his attention is mainly directed. Cases would of course occur of instruments not on blanks, which would need to be set up wholly, but they would not be so frequent as to increase the expense too greatly. It would be compensated by the advantage of an open and clearly printed record in duplicate.

Fourth.—There should be a classification in the records, and in the indexes on the basis of property and not of names alone. For the future the city might be divided into a dozen districts, carefully defined with reference to existing streets and old farm lines, and the records for each district indexed separately. This separation might be in distinct volumes or indicated on the pages of a common index, and provision might be made for the rare cases of an instrument that affected property in more than one district, as a general assignment or partition deed. In such a method a searcher of the title of a lot in the Union Square district would look over only the records of that district, and not over all that affected property from the Battery to the Yonkers line. This would vastly diminish the labor. A secondary analytical and expansible index might be prepared and kept printed on the basis of property, such as the index of mechanics' liens in the County Clerk's office and the reports in the *REAL ESTATE RECORD*. Each instrument as it was brought in would receive its own consecutive number, by which it would be followed through the records and indices, and by this number each instrument could be referred to on a general plan or broad sheet of property. But the details are too complicated for exposition here.

Indices of this kind, digested on the basis of property, could be collated and published in volume at given periods of three to five years, when their value to the profession warranted their publication by individual enterprise. They would be very different from the printed indices of 1856 and infinitely more serviceable.

The records in the past up to the present time could be digested on the basis of the digests or "slips" owned by the searchers, or by interleaving and inserting in the printed index of 1856, against every instrument, a brief description of the property, and continuing that index to the present time. This is not the place to give more than a general idea of the new method proposed. Many difficulties would arise in detail. But so much work of this sort has been done in public and ancient records, in this country and in Europe, and such extended accurate digests of the law reports are now continually published, that the 3,000 volumes of the Register's office, containing perhaps one million instruments, do not present a very formidable undertaking. It would require scientific plan, care and accuracy, and a very careful study of all the conditions of the work in determining on the plan. My experience in working in that office in difficult and original examinations of title has led me to practical views of the methods which would save labor and expense and promote accuracy. I think all of like experience will agree with me, that some advance ought to have been made in the methods started two centuries ago, and that it will be still more needful when the volumes become 10,000 in number. To adopt a good plan, and to begin to carry it out now and then carefully to bring the

facturers to break their rule. Advices from several of the river points show that shipments up to this time are but little behind those of 1877.

SAGINAW VALLEY.

Lumberman's Gazette Office:

EAST SAGINAW, Sept. 16, 1878.

The lumber market during the past week has been very quiet. The shipments have been fair, approximating closely to those of the previous week.

THE PROVINCES.

The following was taken from an Ottawa publication:

The lumbermen and saw mill owners of this section still complain of the extreme dullness of business, some of them comparing the state of affairs with that which exists in England at present.

The report of the Supervisor of Cutlers at Quebec gives the following figures showing the quantity of timber, spars, staves, etc., measured and culled at that point during the season to Sept. 1st, as compared with last year:

Table with 3 columns: Timber type, 1877 quantity, 1878 quantity. Includes items like Wany white pine, White pine, Red pine, Oak, Elm, Ash, Basswood, Butternut, Tamarac, Birch and maple, Spars, pcs., Std. staves, W. I. staves.

METALS.—COPPER.—Ingot has found a slightly improved demand from manufacturers who while buying only for actual wants seem to require a very fair amount of stock.

but offerings free and sellers competing which checks buoyancy. Common Merchant Bar can be had in round lots at 17c., and Refined at 19c., but for ten-ton lots from store, 1.8c. and 2c. are respectively insisted upon.

AILS.—There has, on large and small orders, been a very fair amount of stock distributed this fall so far, and the demand continues good.

OILS.—The distribution for consumption keeps along fairly, with rather a tendency to increase on some styles, and values are sustained.

PAINTS.—A good steady uniform business is reported by most of the leading jobbers, and the market, as a whole, appears to be in satisfactory shape.

PITCH.—A moderately active trade is doing in the usual outlets without the showing of new features.

SPIRITS TURPENTINE.—A moderately active business was doing, with the market in a jobbing way, showing a steady tone.

TAR.—Stocks not very large, and mostly held at about former rates, and offered without anxiety to realize apparent.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee, they mean as follows, 1st—Q. C. is an abbreviation for Quit Claim deed i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

SEPT. 11, 12, 13, 14, 16, 17.

Allen st (No. 35), w s, 75 s Hester st, 25x87.6, five-story brick store and tenement. Sigmund Klingenstein to Henry Klingenstein. September 9. \$21,000

Clinton st (No 87), w s, 125 s Rivington st, 25x 100, five-story brick store and dwell'g. (Foreclos.) Edward S. Dakin to George D. Bernius. Sept. 12. 14,850

28th st, s s, 225 e 10th av, 25x98.9. Nicholas Kennedy et al. (exrs., &c.) and Bridget Casey and Andrew Casey to James and John J. Casey. Sept. 11. consid omitted
 35th st, s s, 125 e 2d av, 25x98.9.
 32d st, n s, 160 e 2d av, 20x98.9.
 Robert J. Clyde to John M. Sizer. Sept. 11. nom
 Same property. John M. Sizer to Julia M. wife of Robert J. Clyde. Sept. 12. nom
 31th st (No. 204), s s, 80 w 7th av, 20x24.9, three-story frame dwell'g. Louis Schneider to George and Kitty Greb. Sept. 9. 2,375
 38th st, s s, 280.9 e 2d av, 40x81.7x51.2x75.7. John F. Murray to Patrick Morgan. July 26. nom
 11st st, s s, 250 e 8th av, 25x98.9. Hanchen Kempner to Tenie Schaeie. (Mort. \$9,000.) July 18. nom
 41st st (No. 258), s s, 150 e 8th av, 25x98.9, five-story brick store and dwell'g.
 78th st (No. 255), n s, 139 w 2d av, 13.10x102.2, three-story brick dwell'g.
 Philip J. Seiter to Julius Katzenberg. (Mort. \$13,500.) Sept. 9. 29,000
 45th st (No. 324), s s, 350 w 10th av, 25x100.4, five-story brick store and dwell'g. William L. Findley to Herman C. Von Post. (Foreclos.) Aug. 12. 50
 48th st (No. 335), n s, 175 w 1st av, 25x100.5, five-story brick dwell'g. George N. Williams to David H. McAlpin. Aug. 31. 12,500
 48th st (No. 333), n s, 200 w 1st av, 25x100.5, five-story brick dwell'g. Christeen wife of George N. Williams to David H. McAlpin. August 31. 12,500
 48th st (Nos. 329 and 331), n s, 225 w 1st av, 50x100.5, two five-story brick dwell'gs. Nathaniel A. Williams to David H. McAlpin. August 31. 25,000
 52d st, s s, 150 w 2d av, 25x100.5. John Morris to Dennis Burns. (Q. C.) Aug. 23. nom
 52d st (No. 454), s s, 150 e 10th av, 25x100.5, four-story brick dwell'g. (Foreclos.) Philip J. Joachimsen to Randolph Guggenheimer. July 12. 7,200
 52d st (No. 452), s s, 175 e 10th av, 25x100.5, four-story brick dwell'g. (Foreclos.) Philip J. Joachimsen to Randolph Guggenheimer. July 12. 7,250
 52d st, s s, 150 w 2d av, 25x100.5. Denis Burns to Elizabeth wife of John Morris. (Q. C.) Aug. 22. nom
 52d st (Nos. 452 and 454), s s, 150 e 10th av, 50x100.5, two four-story brick dwell'gs. Randolph Guggenheimer to Isaac Untermeyer. (Morts. \$10,000.) Sept. 16. 20,000
 54th st (No. 352), s s, 75 w 1st av, 25x100.5, five-story brick store and dwell'g. James A. Olwell, Brooklyn, to William F. Shirley. (All liens.) Nov. 27, 1876. 20,000
 54th st (No. 350), s s, 100 w 1st av, 25x100.5, five-story brick store and dwell'g. James A. Olwell, Brooklyn, to William F. Shirley. Nov. 27, 1876. 20,000
 55th st, n s, 179.5 w 1st av, 17.10x100.5. Bertha O. E. Weiss to William Dressler. (Mort. \$4,000.) Sept. 7. nom
 61st st, s s, 175 w 1st av, 40x100.5, two two-story frame dwell'gs. Salomia wife of Michael Hahn to Gottlieb Dilger. (Mort. \$5,000.) Sept. 9. \$,000
 61st st (No. 338), s s, 255 w 1st av, 20.8x100.5, two-story frame dwell'g. Sarah wife of William Has-all to William and Oliver L. Gardner. Aug. 28. 4,500
 63d st, n s, 150 e 5th av, 100x100.5, vacant. Jennie A. wife of Ercole Tamajo to David H. McAlpin. Aug. 1. nom
 Same property. David H. McAlpin to George N. and Nathaniel A. Williams. Aug. 21. 60,000
 64th st, n s, 425 w 8th av, 250x100.5, two-story frame dwell'g, and numerous shanties and stables. (Foreclos.) William J. Marrin to The Murray Hill Bank, New York. (1/2 part.) Sept. 12. 25,000
 70th st, n s, 213 e 1st av, 25x100.4. Johanna Rockle to Adolf and Anna Hindenlang. (Mort. \$800.) Sept. 16. 1,600
 73d st (No. 125), n s, 105 w Lexington av, 17x102.2, three-story brick dwell'g. John H. Harnett to Margaret wife of Richard G. Duffy. Sept. 12. 10,500
 74th st (No. 330), s s, 300 e 2d av, 25x102.2, four-story brick dwell'g. (Foreclos.) Sturges M. Morehouse to Henry A. Cram and George H. Moore (exrs., &c., George C. Cram, dec'd.) Sept. 17. 5,600
 75th st, n s, 88 e 1st av, 25x102.2. William H. Johnston to Rudolph Arnold. (Correction deed.) Sept. 9. nom
 75th st, n s, 105 w 2d av, 20x102.2. Charles G. Kreppeel to Ernst Von Au, Brooklyn. May 28, 1877. nom

77th st, n s, 250 w 3d av, 50x102.2. Martha A. wife of Edward H. Cockburn to Richard H. L. Townsend. Sept. 12. nom
 77th st, n s, 120 e Lexington av, 16.8x102.2. The Mechanics' & Traders' Nat. Bank, New York, to Martha A. wife of Edward H. Cockburn. Sept. 12. nom
 79th st, n s, 100 w 4th av, 25x102.2, vacant. (Foreclos.) Leo C. Dessur to Frederick Moeller. (Taxes and assets.) Sept. 4. 6,500
 84th st, s s, 200 e 2d av, 25x102.2. Bertha O. E. Weiss to William Dressler. (Mort. \$3,500.) Sept. 7. nom
 84th st, s s, 357.8 e 4th av, 25.7x102.2. Johanna wife of Henry Muhler to Henry Olsen. (Mort. \$9,000.) Sept. 16. 5,625
 104th st, s s, 125 w 1st av, 125x100.9.
 104th st, s s, 213 e 1st av, 100x100.9. { James M. Boyd to Benjamin F. Butler. (Mort. \$5,400.) July 25. nom
 107th st, n s, 200 e 10th av, 25x100.11, vacant. Matthias Clark, Westfield, N. J., to James O. Clark. (Q. C.) Sept. 16. 100
 110th st, s s, 295 e 4th av, 50x100.11, one-story frame stable and shed, etc. John Macdonald to Patrick Whelan and Edward Curry. (Mort. on part of above \$6,000.) Sept. 12. 4,000
 112th st (No. 435), n s, 163.10 w Av A, 20.10x100.11, four-story stone front store and dwell'g. Eliza A. wife of James Palmer to Garrett D. Braisted. (Mort. \$3,350.) Sept. 9. 10,000
 113th st (Nos. 343 to 347), n s, 150 w 1st av, 50x100.10, 3 four-story brick dwell'gs. (Foreclos.) Edward S. Dakin to Townsend Wandell. Sept. 16. 3,600
 116th st (No. 323), n s, 206.6 e 2d av, 16.6x100.11, three-story stone front dwell'g.
 116th st (No. 325), n s, 283 e 2d av, 17x100.11, three-story stone front dwell'g. Vincent M. Smith (assignee H. Anstice, Jr.) to Henry Anstice. (The consideration is the assumption of all encumbrances on property.) Sept. 5. 18,000
 119th st, n s, 200 w 1st av, 25x100.11. Eliza J. wife of John R. P. Hoyt, Norwalk, Conn., to Lucius H. Biglow (trustee). (Mort. \$2,000.) July 25. nom
 123d st, s s, 266.8 w 1st av, 16.8x100.11, three-story stone front dwell'g. John Sherman to William R. Creed. (Mort. \$4,500.) Sept. 13, exch
 124th st (No. 249), n s, 325 e 8th av, 25x100.11, three-story frame dwell'g. (Foreclos.) Luther W. Emerson to Thomas Greenleaf (trustee). September 3. 5,000
 126th st, s s, 310 w 5th av, 25x99.11. John B. Whiting to Sarah Gleason. (Mort. \$6,500.) Sept. 12. nom
 Same property. Edward Gleason to John B. Whiting. (Mort. \$6,500.) Sept. 12. nom
 129th st (Nos. 249 and 247), n s, 199 e 8th av, 76x99.11, two two-story frame dwell'gs and portion of greenhouse.
 130th st, s s, 137 e 8th av, 18x99.11, two-story frame dwell'g and two-story frame stable and greenhouses.
 Sarah Jane wife of William W. Burnham to Samuel Sweetzer, East Orange, N. J. (Morts. \$27,925.) Sept. 12. 10,000
 130th st, s s, 122 e boulevard, 50x99.11, two one-story frame stables. Eliza wife of Randolph Guggenheimer to Simon Bing, Jr., and Bernhard Kuppenheimer. (Morts. \$1,890.) March 18. 125
 143d st, n s, 150 w 7th av, 125x99.11.
 144th st, s s, 150 w 7th av, 125x99.11. vacant. { Rufus G. Beardslee to The United States Trust Co., New York. (Foreclos.) Sept. 14. 4,000
 143d st, n s, at w s, New av, lately opened at point 361.10 w 8th av, runs north along w s of said New av 100.6 x west 41.2 to centre old road x southwest 7 x south 144.6 to original centre line 143d st, x east 34.3 to New av, x north 30.2. Matthew Dardis to William O'Mullen. Aug. 5. nom
 Same property. W. O'Mullen to Catharine wife of Matthew Dardis. (C. A. G.) Aug. 5. nom
 145th st, n s, 225 w St. Nicholas av, 25x99.11. St. Nicholas av, e s, 124.11 n 145th st, 25x100. { James F. Ruggles to John Ward. May 12, 1877. nom
 Lexington av (No. 491), e s, 40.5 s 47th st, 20x85, four-story stone front dwell'g. James M. Fisk (referee) to Walter Hodges, Clifton, N. Y. (Foreclos.) May 10. 15,000
 Lexington av (No. 269), w s, 74.1 s 36th st, 24.8x100, three-story brick dwell'g. Hugo B. Rathburn, Mill Point, Canada, to James B. Rumrill, Springfield, Mass. (Mort. \$10,000.) Sept. 12. 16,320
 Lexington av, n w cor 74th st, 102.2x102.6, eight three-story brick (stone front) dwell'gs. John McGlynn to James H. McGlynn. (Morts. \$57,769.) July 10. 25,000

Same property. James H. McGlynn to Catharine McGlynn. (Morts. \$57,769.) July 10. 25,000
 Madison av, n e cor 86th st, 108x62.6, two-story frame dwell'g. Louisiana St. John to Thomas J. McKee. Aug. 31. 33,000
 1st av, n w cor 76th st, 102.2x75, four four-story bricks stores and dwell'g. James Blesson to Andrew Blessing. (Morts. \$34,000.) August 12. 50,000
 1st av, w s, 50.4 n 86th st, 50.4x75, two four-story brick dwell'gs. Emeline wife of William H. Johnston, and Elizabeth wife of Richard E. Johnston to Oscar Duryea. (Mort. \$13,000.) Sept. 16. 26,000
 1st av, n e cor 103d st, 100.9x100. James M. Boyd to John Baird. (Mort. \$2,000.) July 25. nom
 2d av (No. 533), w s, 70.11 s 30th st, 17.6x65, four-story stone front store and dwell'g. William Stoffel, Hempstead, L. I., to Louis Heim. Sept. 17. 11,000
 2d av, n w cor 80th st, runs north 26.1 x west 75 x north 25 x west 26.8 x south 51.1 to 80th st, x east 101.8 to beginning. James Gonoude to J. Adriaance Bush (recvr.) (C. A. G.) Sept. 11. nom
 2d av (No. 3112), e s, 51 s 109th st, 17x66, two-story frame dwell'g. Josephine E. wife of John A. Janscott to Michael Cremin. (Mort. \$2,000.) Sept. 16. 3,150
 5th av, n e cor 69th st, 33.5x175. George Bliss to Josiah M. Piske. Sept. 13. nom
 5th av, e s, 50.5 s 113th st, 25.3x100, vacant lot. Frances J. Foote (widow), Colchester, Conn., to Franklin A. Wilcox. (Taxes, 1878, &c.) Aug. 10. 2,500
 9th av, w s, 20.5 n 4d, 30x62, Adolph Wisel to Marcus Oppenheimer. (Mort. \$5,000.) July 26. 50
 Same property. Marcus Oppenheimer to Adolph and Catharine Wisel. (Mort. \$5,000.) July 26. 50
 10th av, e s, 25.5 s 64th st, 25x100, one-story frame dwell'g. James Tallon to William Skelly. (Mort. \$3,000.) Sept. 7. 4,950
 10th av, s e cor 74th st, 26x100, two two-story frame dwell'gs. (Foreclos.) Adrian H. Joline to Selah B. Upham. Sept. 10. 3,300
 10th av, n s, plot 4 map 128 acres part Isaac Dyckman estate, 100x44x100x436.10. Elizabeth W. Garrett to Harriet E. Kerr. (Mort. \$5,300.) Jan. 2, 1878. gift
 Plot on Washington Heights, on boundary bet Chittenden and Potters property, being 18 city lots. Elizabeth W. Garrett to Harriet E. Kerr. (Mort. \$8,000.) Jan. 2, 1878. gift
 Plot 13, city lots, same locality. Same to same. (Mort. \$10,000.) Jan. 2, 1878. gift

TWENTY-THIRD AND TWENTY-FOURTH WARDS.
 Findlay st, s e s, 50x100, lot 65 map of Melrose. Anton Darius to Corolina wife of Charles Diedrich. Sept. 12. nom
 Same property. Charles Diedrich to Anton Darius. Sept. 12. nom
 Grove Hill pl, n s 146.4 e Av C, 23.2x50. Jacob Spath and Christian Becker to Clara Decker. (Mort. \$1,000.) Sept. 11. nom
 Teasdale pl, s s, 250 w Delmonico pl, 40x100. Teasdale pl, n s, 250 w Delmonico pl, 65x100. { Mary M. wife of Samuel W. Dunscob, Tarrytown, to Lucy A. W. Alden, Whitesboro, New York. Nov. 10, 1875. 2,000
 1st st, s w cor Clinton av, 55.1x98.5x50x121.6. Michael Sullivan to Edward K. Willard. (Mort. \$550.) nom
 143d st, s s, 350 e Willis av, 25x100. Charles Schneider to Henry West. Sept. 13. 3,500
 148th st, n s, 200 w Clifton av, 25x100. Anna M. wife of William Muller to Lewis B. Brown. (Mort \$500.) Sept. 16. nom
 Grand av, n w cor 4th st, 7 83-100 acres. Edward K. Willard to Louis P. Bayard, Richmond Co. (Morts. \$5,000.) Aug. 5. 6,000
 Inwood av, e s, 129.11 n Gerard av, 200x230.11 to Central av at junction Old Macombs Dam road, x s 204 x w 239.5. Pauline L. wife of John H. Harnett to Hannah Enston. (Morts. \$17,000.) June 27. 20,000
 Madison av, w s, 202 s Grove st, 68x153x68.1x155. William H. Meader to Annie Meader, North Attleborough, Mass. Sept. 3. 1,000
 Warren av, s e cor Independence av, 3 roads and 20 perches. Ernesto G. Fabbri (trustee) to Frederick Chauncey. (Q. C.) Oct. 9, 1877. nom
 Westchester av, n w cor Sidney st, 1 acre and 20 perches extdg to La Fayette st. Ernesto G. Fabbri (trustee) to Charles H. Coster. (Q. C.) Feb. 19. nom
 3d av, s w cor Henry st, 50x92.6. Andrew Gabriel to Louise wife of Joseph Stumpff. Sept. 11. 100

3d av, s s, 59 e Brook av, runs south 135 x west 70 to east side Brook av, x west across Brook av 80 to Harlem R. R., x north to 3d av, x east 15; to cor Brook av, x east across Brook av, x east 59 to beginning. (Foreclos.) Francis G. Salmon to Nelson Millard, George R. Lansing and Edward C. Hazard. Sept. 11.....5,100

LEASEHOLD CONVEYANCES.

Houston st, Nos. 202, 204 and 206 W., with machinery. Jeremiah T. Brooks to Daniel J. Carroll. (Q. C.) Sept. 2.....nom
Same property. Daniel J. Carroll, to Mary A. Brooks. Sept. 2.....nom
Morton st, n s, 76 w Hudson st. (Assign. lease.) Isaac Tinkey to Manning F. Lawson.....1,300
56th st, s s, 350 e 7th av, runs east 100 x south 100.5 x west 225 x north 24.9 x northeast 130 x north 65.8. (Assign. lease.) Charles W. Dickel to Jacob Livingston.....nom

KINGS COUNTY, N. Y.

SEPTEMBER 11, 12, 13, 14, 16, 17.

Ainslie st, s s, 100 w Ewen st, 19x100, h & l. Caleb C. Freeman to John Ward, New York. (Mort. \$700.).....\$2,400
Adams st, s s, 75 e Bremen st, 25x100. (Foreclos.) Albert Daggett to William Hendrickson, Baldwin, L. I.....2,500
Butler st (No. 931), 16.8x127.9. Frances wife of Cyrene C. Watson, New York, to Annie wife of Gilbert W. Thomas. (Morts. \$3,000.)...exch
Barbarine st, e s, 76.4 n Tillary st, abt 23.8x 82.6. Edward T. Hennessy to John J. Hennessy. (C. a. G.) (2/3 parts).....2,000
Barbarine st, e s, 76.4 n Tillary st, abt 23.8x 82.6. James Hennessy to Edward T. Hennessy. (C. a. G.) (1/3 part).....1,000
Braxton st, s w s, 97.10 s e 7th av, 100x100x100.6 x97.10. (Foreclos.) Josiah T. Mareau to Lucretia B. Blanchard.....2,000
Canton st, e s, 300.6 s Flushing av, 18x80, h & l. William C. Flanagan to Sara Heyman.....nom
Dean st, s s, 81.4 e Carlton av, runs south 10.3 x northwest 17 to Dean st, x east 14. Charles Moran, New York, to Manly A. Ruland.....100
Dikeman st, n s, 170 w Dwight st, 20x100. (Bad error.) Margaret wife of Maurice Nelligan to John McKenna. (Mort. \$650.).....1,250
Debevoise st, n s, 100 e Morrell st, 75x100. Solomon Hamburger to Sophie Loffler.....3,000
Duffield st, e s, 100 n Johnson st, 131x100. Harvey B. Denison to Weeks W. Culver, New York. (Mort. \$48,000.).....95,000
Eckford st, w s, 31.3 n Nassau st, 18.9x75, h & l. Morris R. Williams, Hempstead, to Frank S. Shaffer. (Mort. \$1,400).....2,100
Ellery st, s s, 303 w Yates av, 28x100. Sophia wife of George Loffler to Charles Gluck and Herman B. Scharmann. (Mort. \$2,500).....1,850
Franklin st, e s, 75 s Huron st, 25x95, h & l. Richard Shephard to James O'Reilly.....exch
Front st (No. 112), s s, 51.3 e Adams st, 26.9x 137. Susan Cull to Adaline M. Bowie. (Contract).....3,000
Front st, s s, 51.3 e Adams st, 26.9x137. Susan Cull to Peter D. Donnelly, New York. (Mort. \$1,500).....3,000
Gold st, w s, 155 s York st, runs west 100 x south 18 x east 25 x south 3 x east 75 x north 21. Elizabeth C. wife of William M. Birch to Ann wife of Philip Moore.....1,600
Hamilton st, e s, 350 s Myrtle av, 75x90. (Foreclos.) Albert Daggett to The Mutual Life Ins. Co., New York.....5,000
Hayward st, s s, 114.10 e Bedford av, 19x100. (Foreclos.) Albert Daggett to Real Estate Trust Co.....500
Herkimer st, s s, 60 w Albany av, 20x100. Margaret A. Constantine to Augustin Flynn. (Mort. \$2,250).....6,000
Hicks st, w s, 70 n Atlantic st, 25x75. (Foreclos.) George W. Roderick to Robert H. Weems.....7,820
Hooper st, n s, 143.9 w Harrison av, 18.9x100, h & l. Mary P. wife of Robert Hanington to Felix Effray, New York. (Morts. \$7,000).....7,000
Hooper st, s s, 326 e Lee av, 20x100. Elizabeth D. wife of Samuel B. Luyster to Peter Mead.....1,500
Hooper st, s s, 306 e Lee av, 20x100. Rebecca P. of Myndert P. Van Oordt, New York, to Peter Mead.....1,500
High st, s s, 75 e Gold st, 25x76. Anne wife of W. P. Cook, City Island, N. Y., and Eliza Hamilton to Charles A. Brown. (Q. C.)...nom
Huntington st, n s, 300 e Court st, 20x100, h & l. Joseph Wild, Bay Ridge, to Robert J. Orr, 1,500
Jefferson st, n s, 150 w Reid av, 25x100. Ann wife of George Kiesewer to John Diebler. (C. a. G.).....nom

John st, s s, 108.10 e Gold st, 25x100. Neil Dougherty to Mary Jane Breslin.....50
Kosciusko st, n s, 325 w Nostrand av, 25x100. J. William Smith to Thomas Cassin. (Mort. \$5,000).....nom
Lefferts pl, s s, 40.9 e Classon av, 18x90, h & l. William J. Rider to William J. Carlton, Elizabeth, N. J. (Mort. \$4,000).....9,000
Lefferts pl, s s, 94.9 e Classon av, 18x90. William J. Rider to Helen N. wife of William J. Carlton, Elizabeth, N. J. (Mort. \$5,000).....9,000
Lynch st, n s, 234 e Bedford av, 16.10x100. (Foreclos.) Albert Daggett to Real Estate Trust Co.....500
Lefferts pl, n s, 73.8 w Classon av, runs north 103.10 x west 16.11 x west 4.6 x south 97 to Lefferts pl, x east 20 to beginning. Joseph H. Townsend to William Reynolds. (Mort. \$6,000).....11,000
Leonard st, e s, 25 s Johnson av, 25.3x100, h & l. Caroline Tappe (widow), et al. (heirs H. Tappe) to William Bachert.....3,500
McDonough st, n s, 100 w Ralph av, 640x100. Stafford A. Wheeler to Edmund Driggs.....nom
Meserole st, n s, 150 e Leonard st, 25x100. Andrew Wils to George Durrshmidt. (Mort. \$1,200).....2,362
Monroe st, n s, 122.6 e Franklin av, 17.6x80. Josephine A., Anna A. and James H. Chappell to Charlotte T. Chappell. (C. a. G.) (All title).....4,975
Monroe st, n s, 221.4 w Bedford av, 16.8x90. Mary E. McDermott to William H. Hollis. (Mort. \$2,000).....3,800
Myrtle av, n s, 94.1 e Jefferson st, 25x48x26.6 x38. Jefferson st, s e s, 94.1 n e Myrtle av, 25x48x 26.6x38. Henry Bobenhausen, Fresh Pond, L. I., to William Sutherland. (Mort. \$4,000).....8,000
Nassau st, w s, 905 n 1st st, 30x150. Martha W. Spiller, Somerville, Mass., and A. B. & C. L. Webb and Mary E. Hodges to Augustus D. Webb. (Q. C.).....nom
Prospect st, n s, 18.8 w Adams st, 18.8x75, h & l. Bezaleel H. Dupignac to Catharine A. Dupignac.....7,000
Pulaski st, s s, 265 e Lewis av, 20x100. William H. Hollis to Mary E. wife of Michael F. McDermott.....2,500
Prospect st, s s, 25 w Green lane, 25x75.6x25x 72.6. Albert Daggett to Sarah Spratt. (Partition).....1,250
Pacific st, n s, 161.4 e Schenectady av (centre lines), runs north 135 x east 25 x north 135 to centre line Schuyler st (said Schuyler st now forming part of Atlantic av), x east 145 x southeast 290.6 to centre line Pacific st, x west 295.4 to beginning. Patrick Hogan to Charles F. Irving.....300
Powers st, n s, 150 w Leonard st, 25x100. Charles C. Bailly to Mary J. Pruden. (Mort. \$2,000).....3,000
Raymond st, w s, 328.3 n Fulton st, 20x100.6. Sarah wife of Henry Jackson to Abraham B. Embury (trustee). (Q. C.).....50
River st, s s, 75 e Kent av, 50x100. Patrick Campbell (sheriff) to Marvin Cross.....40
Raymond st, w s, 328.3 n Fulton st, 20x100. (Foreclos.) Richard B. Greenwood, Jr., to Abraham B. Embury (trustee).....6,800
Sackett st, w s, 290 s e 6th av, 0.3x50x4x50. Azelia G. Woodhull to William A. Avery, New Utrecht. (Q. C.).....100
Stagg st, s s, 125 e Lorimer st, 25x100, h & l. Mathias Bornkessel to Katharina wife of Henry Loeffler. (Mort. \$550).....1,300
St. James pl, e s, 80 n Greene av, 20x100. Alonzo C. Farnham to Emma C. Parker.....nom
Same property. E. C. Parker to Mary Ritter and A. C. Farnham (exrs. W. Ritter).....nom
Sands st, s s, near Jay st, 25x100 to alley. William J. Sayres (trustee) to Elizabeth C. wife of George Z. Tybout, Newcastle, Del.....nom
Skillman st, e s, 136.10 s Myrtle av, 25x100. (Foreclos.) Henry Hagner to Mary Ann Morris.....1,300
Sumpter st, s s, 350 e Hopkinson av, 25x100. William Larder to Thomas Saul.....250
Stagg st, s s, 250 e Union av, 25x100. Frederick Pape to Ferdinand Ostermann. (Mort. \$800).....2,800
Schermhorn st, n e s, 200 s e Nevins st, 100x 100. The Tabernacle Free College to The Board of Education of City of Brooklyn.....17,500
Tillary st, n s, 48.6 e Hudson av, 21.6x51.3x21.9 x47.10, h & l. Edward T. Hennessy to James Hennessy. (C. a. G.) (2/3 part).....4,500
Washington st, e s, 275 n Liberty av, 25x35. Felatiah J. Marsh, Lansingburgh, N. Y., to David and Clarence Stanley. (Q. C.).....25
Water st, n s, 120 w Gold st, 22.6x100. Ellen wife of Charles McLaughlin, Teresa wife of John McCabe, Mary, Margt. and Cath. Curran to Edward Brady.....1,500

Willow st, s s, 200 e Cypress av, 50x100. Robert Funger, Jersey City, to William M. Miller. (Taxes 1877).....1,350
Wyckoff st, s s, 200 w Rockaway av, 25x127.9. Konrad Ruehl to Oliver and Gottlieb Crossman.....nom
Wyckoff st, s s, 150 w Rockaway av, 50x127.9. Joseph McVay to Gottlieb Crossman.....500
Wallabout st, n w cor Kent av, runs west 117.10 x north 80 x west 64.10 x west 208.9 to Classon av, at point 80 north Wallabout st, x north 180 x northeast 153.5 to Kent av, x southeast 400.8; also Wallabout st, s s, 75 e Kent av, 50 x100.8. Sherlock Austin and John H. Ireland to Marvin Cross. (All title).....nom
Same property. Marvin Cross to John H. Ireland. (1/2 part).....nom
1st pl, s s, 168.6 e Henry st, 21.9x133.5, h & l. Joseph A. Hagy, Greenwich, Conn., to Charlotte Freudenthal. (Q. C.).....nom
Same property. Charlotte Freudenthal to Elizabeth A. wife of Joseph A. Hagy. (Q. C.).....nom
7th st, s s, 172.4 w 5th av, 21x100. Annie M. Sadtler (widow), to David B. Westlake.....600
North 8th st, n s, 175 e 2d st, 50x100. Charlotte C. Campbell (widow) to William D. Campbell. (Mort. \$3,000).....gift
9th st, centre line, s w s, 290 n centre line 3d av, 25x130. Harman Ahlers to S. Jenny & Son. (Mort. \$1,000).....1,000
11th st, e s, 9.5 s South 3d st, 15.7x50, h & l. Simon Adams to James and Theresa Phean. (Mort. \$770).....1,300
15th st, n s, 285.4 e 6th av, 18.9x109, h & l. Anna A. wife of Henry Camp to James Stokes, New York.....nom
15th st, n s, 97.10 e 6th av, 37.6x100, h & l. 15th st, n s, 172.10 e 6th av, 18.9x100, h & l. Anna A. wife of Henry Camp to William E. Dodge, Jr.....nom
17th st, s w s, 325 s e 3d av, 50 front. Alexander J. Rooney to George Will. (Mort. \$3,000).....5,500
17th st, n s, 302.6 n w 5th av, 22.6x100.2. Margaret wife of Alexander J. Rooney to George Will. (Mort. \$1,700).....3,560
17th st, s w s, 145 n w 5th av, 20x100.2, h & l. George Will to Margaret wife of Alexander J. Rooney. (Mort. \$5,000).....9,300
18th st, n s, 370 e 6th av, 20x100.2, h & l. (Mort. \$1,000).....1,000
18th st, n s, 410 e 6th av, 20x100.2, h & l. (Mort. \$1,000).....1,000
Philip Elhoff to Valentine Korn.....3,600
18th st, s w s, 160.4 s e 5th av, 17.8x100, h & l. Thomas G. Rodwell to Elizabeth M. Boyd. (Mort. \$1,500).....2,500
19th st, s s, 85 w 4th av, 25x100. John H. Miller to William Hitzel.....700
19th st, n s, 308.4 w 5th av, 16.8x100. (Foreclos.) James W. Cairns to Gilliam and Theodore Ross.....1,600
26th st, s w s, 350 n w 5th av, 25x100. Thomas Haggerty to Mary E. Haggerty.....nom
26th st, s w s, 375 n w 5th av, 25x100.2. Thomas Haggerty to Mary Ellen Haggerty.....nom
36th st, n e s, 160 s e 3d av, 75x100.2, h & l. Otto F. Mixdorff to Margaret wife of Ole M. Johnson.....5,300
36th st, n e s, 235 s e 3d av, 25x100.2. Frank A. Mixdorff to Margaret Johnson.....800
50th st, s w s, 250 s e 5th av, 25x100.2.....2,000
51st st, n e s, 125 n w 6th av, 50x100.2.....2,000
6th av, s e s, 50 n e 51st st, 25x100.....2,000
51st st, n e s, 250 s e 6th av, 25x200.4 to 50th st. William N. Woodruff, Hartford, Conn., to Charlotte A. Wood, New Providence, N. J. (Morts. \$2,550).....20,000
Same property. Charlotte A. and John Wood to Charles S. Ensign. (Morts. \$2,550).....nom
Atlantic av, s s, 69.11 w Sackman st, 19.3x100. Atlantic av, s s, 108.7 w Sackman st, 19.4x100. James A. Flack, New York, to Sarah Entwistle.....6,400
Atlantic av, s s, 204.11 w Sackman st, 19.3x100. (Foreclos.) Albert Daggett to Levi Aggar. North River Bank.....600
Bedford av, n e cor Jefferson st, 21.1x100. John McKesson, New York, to La Baron Johnson.....6,000
Bushwick av, s s, 100 w Conway st, 50x100. Elizabeth Furman (widow) to James and Samuel Cocroft.....1,300
Carlton av, e s, 202 s Park av, 25x100. Thomas Fox to Ellen A. Eagan. (Mort. \$2,500).....4,500
Central av, s w s, 25 n w Troutman st, 25x100. John Hartmann to Henry Loeffler.....800
Classon av, w s, 591.3 s Gates av, 23.9x100. Joseph Kelly to Jane W. Webb.....nom
Cypress av, s w, 175 s Clinton pl, 50x100.....2,000
Palmer st, n s, 100 w Cypress av, 25x150.....2,000
Clinton pl, s s, 100 w Cypress av, 25x100. (Error here).....2,000
Emory Post to Samuel Seaman.....2,000

De Kalb av, n s, 18 e Kent av, 12x80. A. E. T. wife of John Ernhout, Smithport, Pa., to Phineas S. Ernhout, Wilcox, Pa.nom
 Evergreen av, e s, 50.7 s e Magnolia st, 25.3x 97.11x25x101.8. New York Co-operative Building Lot Assoc. to Josephine C. wife of Joseph C. Carey.600
 Flushing av, n s, 104 e Humboldt st, 50 front. Charles L. Burchard to John Gschwend (error), Newark, N. J.nom
 Fulton av, s s, 100 w Saratoga av, 100x100. Bezaleel H. Dupignac to Catharine Ann Dupignac.10,000
 Flushing av, n s, 162.3 e Throop av, 25 x abt 110.2 to Thornton st, x 25 x abt 96.7. Henry Deppold to Kunigunde Fischer. (Mort. \$5,000.)5,600
 Grand av, e s, 80 s Atlantic av, 20x100. Jesse F. Sammis, Huntington, L. I., to William W. Sammis, Huntington, L. I.nom
 Greene av, n s, 250 e Bedford av, 100x200, to Van Buren st. David N. Brown to Charles D. King. (Morts. \$26,250 and other liens.) 1,700
 Hamilton av, es, 117.5 s Church st, 20x53.5x21.1 x46.7. George G. Sickles, New York, to Maria E. Gibbons, Orange Junction, N. J. 2,000
 Harrison av, n e cor River st, 25x100. (Foreclos.) Albert Daggett to Conrad Bilz, New York.3,800
 Harrison av, es, 25 n River st, 25x100. (Foreclos.) Albert Daggett to Benjamin Morrison.900
 Kent av, w s, 190 s Willoughby st, 25x100. Mary Eagan to Hannah R. Kane. (Mort. \$1,000.)2,068
 Lafayette av, s s, 140 e Classon av, 20x76.6. Edward H. McCann to Daniel J. McCann. (C. a. G.)nom
 Lafayette av, s s, 160 e Classon av, 20x76.6. Daniel J. McCann to Edward H. McCann. (C. a. G.)nom
 Lafayette av, s s, 180 e Classon av, 20x75.6. Edward H. and Daniel H. McCann to Sarah McCann (widow). (C. a. G.)nom
 Lafayette av, s s, 416.8 e Lewis av, 16.8x100, h & l. (Foreclos.) Albert Daggett to Sophia M. Burroughs.2,100
 Lexington av, s s, 325 w Throop av, 75x100, h s & l. Erastus B. Chase to Paul C. Grening. (½ part.)nom
 Marcy av, n e cor Willoughby av, 50x85. Hugh McComb, Jr., Jersey City, to William H. Derandone.exch
 Ocean av, w s, 100 n Duryea av, 25x100. Joseph Schell to Jacob and Katharina Schondorf.1,000
 Putnam av, s s, 316.8 w Ralph av, 16.8x100. Manly A. Ruland to George G. Saxe, Stamford, Conn. (Q. C.)nom
 Putnam av, s s, 316.8 w Ralph av, 16.8x100. George G. Saxe, Stamford, Conn., to Jane U. Calvin, New York.4,500
 Putnam av, s s, 185 e Ormond pl, 20x100. Caroline F. Brownell to William T. Mount. (Q. C.)nom
 Sheffield av, e s, 50 s South Carolina av, 25x100. Theodore Otto to Lucian Knapp.nom
 Tompkins av, w s, 65 s Gates av, 20x80, h & l. Erastus M. Wheeler, Fairview, N. J., to Jesse B. Van Brunt.5,000
 Tompkins av, ws, 65 s Gates av, 20x80. Jesse B. Van Brunt to Maria N. Wheeler, Fairview, N. J.5,000
 Tompkins av, s w cor Putnam av, 40x95. Michael Dowling to Michael Walsh.2,500
 Williamson av, w s, 150 n Blake av, 50x100. Catharine L. Babcock (trustee), to Caroline Goble.500
 Yates av, w s, 150 s Willoughby av, 16.6x80, h & l. (Foreclos.) Albert Daggett to William H. Burroughs (trustee).3,500
 5th av, es, 25 n 21st st, 20x80. (Foreclos.) Albert Daggett to John Caulfield.1,000
 7th av, s es, 50 n e 16th st, 25x97.10. Whitman Kenyon to Henry W. Eastman.nom
 All title of grantor to real estate of Hannah Cooper, situated in Brooklyn and Newtown. Alfred Wortman to Louis Heitkamp.200
 Brooklyn and Jamaica pike, s s, 147.9 e Cypress av, 4.4x53.9x52.6, gore. George O. Lowe to Samuel Seaman. (C. a. G.)nom
 Interior lot, 196 n Tillary st, and 221.6 e Jay st, runs north 52.4 x east 155 x south 55.5 to alley named Lawrence pl. x west 155. James Hennessy to Edward T. Hennessy. (C. a. G.) (½ part.)2,000
 Same property. Edward T. Hennessy to John J. Hennessy. (C. a. G.) (½ part.)1,000
 Interior lot, 142.4 e Cypress av, and 52.6 s Brooklyn and Jamaica pike, runs south 86.4 x west 6.9 x north 86.7. Samuel Seaman to George O. Lowe. (C. a. G.)nom

New Utrecht to Fort Hamilton road, s w s, 3 acres, 1 rood 2 perches; also, another plot 57.100 acres, New Utrecht. (Foreclos.) J. W. Sanderson to Vernon K. Stevenson.1,050
 Strip for R. R., 100 n Calhoun st, and 59.7 w Vandervoort av. George C. Bedell, et al. to New York & Manhattan Beach R. R.375

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Wherever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date

REAL ESTATE.

NEW YORK CITY.

SEPTEMBER 11, 12, 13, 14, 16, 17.

Amend, Bernard, to Christian Ziegler. Ludlow st, w s, 74.6 n Stanton st, 25.6x87.9. Aug. 5, due July 1, 1883.3,000
 Arnold, Rudolph, to Michael Dempsey. 75th st, n s, 88 e 1st av, 25x102.2. Sept. 14, 5 years.2,500
 Bernius, George D., to Dominick Weckerlin. Clinton st. P. M. Sept. 12, 5 years, 6 per cent.8,000
 Same to Nicholas Teorge. Clinton st (No. 89), w s, 150 s Rivington st, 25x100. Sept. 11, 1 year, 6 per cent.3,000
 Blesson, James, to John G. Cary. 1st av, n w cor 76th st, 102.2x75. Sept. 11, 1 year.3,500
 Bradley, Saulesbury L., to Irwin McDowell (trustee). Park av (No. 99), s e cor 40th st, 20x80. Sept. 1, 2 years, 6 per cent.15,000
 Same to same. Park av (No. 97), e s, 20 s 40th st, 17.11x80. Sept. 1, 2 years, 6 per cent.10,000
 Burns, Louisa, wife of Dennis, to Sarah E. Taylor. Washington st (No. 79), e s, 20x54x 20x53.2. Sept. 11, 1 year.300
 Casey, James and John J., to Abraham S. Underhill (exr., &c., I. B. Underhill), Plainfield, N. J. 28th st, s s, 225 e 10th av, 25x98.9. Sept. 12, 5 years.4,000
 Leutsch, Netty, wife of Solomon, to William R. Deutsch. 30th st, s s, 405.6 e 9th av, 16.6x 98.9. March 15, 1877.7,500
 Duffy, Margaret, wife of Richard G., to Hannah Enston, Philadelphia, Pa. 73d st. P. M. Sept. 12, 5 years, 6 per cent.7,000
 Fitzsimmons, Michael, to Patrick F. Maginn. 115th st, n s, 245 w 3d av, 25x100. April 17, 1 year.500
 Fluri, Catharine, wife of George, to Richard Mock. 41st st, n s, 300 w 8th av, 25x98.9. Sept. 17, 1 year.1,000
 Gaedeke, Barthold C., to Leander Stone. 2d av, s w cor 96th st, 100.8x105. (Lease.) Aug. 27, 1 year.446
 Gilbert, Louise, wife of William R., to THE UNITED STATES LIFE INS. CO., New York. 12th st (No. 248 W.), s s, 198.9 w Greenwich av, 19x81.11x19x80.2. Aug. 1, due April 1, 1881, 6 per cent.2,500
 Gray, Nancy (widow) and John H., George W. and Augustus B., to James and Helen Geddes. 87th st, s s, 533.11 w 3d av, 27.2x 100; 87th st, s w cor Lexington av, 38.11x 100.8. (There may be an error in this.) July 1, 3 years, 6 per cent.4,000
 Greene, Randall H., Wickford, R. I., to THE UNITED STATES TRUST CO., New York. Wall st (No. 94), n e s, 41.1 s e Water st, 21.8x51.3x21.5x51.1. Sept. 6, due Sept. 1, 1880, 6 per cent.18,000
 Guggenheimer, Randolph, to The College of Physicians and Surgeons, New York. 52d st, s s, 150 e 10th av, 25x100.5. July 26, 3 years, 6 per cent.5,000
 Same to same. 52d st, s s, 175 e 10th av, 25x 100.5. July 26, 3 years, 6 per cent.5,000
 Gardner, William and Oliver L., Brooklyn, to Sarah wife of William Hassall. 61st st. P. M. Aug. 28, installs.4,000
 Hashagen, Diederich, to George Riegel. Av A, e s, 51.9 s 14th st, 25.9x96. Sept. 14, due July 1, 1883, 6 per cent.5,000
 Hindenlang, Adolf, Sr., to Johanna Rockle. 70th st, n s, 213 e 1st av. P. M. Sept. 16, 3 years, 6½ per cent.500
 Hume, Alexander W. and Thomas, to William P. Kildare. 5th av, e s, 21 s 27th st, 21x100. April 18, 1 year.38,000

Haggerty, Dennis, and Margaret wife of John Murphy to William R. Siney, Brooklyn. Av C, es, 79 s 13th st, 25x62.3. Sept. 14, due Sept. 1, 1880.1,000
 Heine, Ferdinand, to Sarah Burr. 73d st, n s, 80 e 3d av, 55x102.2. Sept. 17, due Nov. 1, 1883, 6 per cent.12,000
 Kennel, Heinrich, to Jacobine Klein. 54th st, n s, 125 w 9th av, 25x100.5. April 1, 3 years, 5 per cent.600
 Kellinger, Eliza (widow), to Edward Tatum. 15th st, s s, 173 e 4th av, runs south 82.8 x west 15.2 x south 23.11 x east 29 x north 96.8 to 15th st, x west 25. Sept. 13, 3 years.9,000
 Klingenstein, Henry, to Charles Bernstein. Allen st (No. 35), w s, 75 s Hester st, 25x87.6. Sept. 9, 4 years, 6 per cent.10,000
 Lediger, George M., Rockland Co., N. Y., to The General Synod of the Reformed Church in America. 4th st, n s, 273.4 w Av B, 24.9x 96.2. Sept. 7, 3 years, 6 per cent.10,000
 Link, Henry, to Gottfried Vetter. 4th st, n s, 150 e Av A, 25x96.2. (Lease.) Sept. 2, installs.3,400
 Lord, Lorenzo, to THE HOME INS. CO., New York. 6th av, e s, 50.2 n 131st st, 16.7x85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, n e cor 131st st, 17x85. Sept. 17, due July 1, 1879.6,000
 Same to same. 6th av, es, 50.2 s 132d st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, es, 33.7 n 131st st, 16.7 x85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, es, 66.9 s 132d st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, es, 66.9 n 131st st, 16.7 x85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, es, 33.7 s 132d st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, es, 83.4 s 132d st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, s e cor 132d st, 17x85. Sept. 17, due July 1, 1879.6,000
 Same to same. 6th av, e s, 17 s 132d st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, es, 17 n 131st st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Same to same. 6th av, e s, 83.4 n 131st st, 16.7x 85. Sept. 17, due July 1, 1879.4,800
 Murgatroyd, William J., to William H. Archer, Eastchester, N. Y. Benson st, n s, 400.3 e Morris av, 50x100. Sept. 14, 3 yrs. 1.200
 Mace, Levi H., and Henry P. De Graff and William E. Clark to THE HOME INS. CO., New York. Issue collateral bonds to secure each ½ of a due mortgage of15,000
 McDonald, John, to Charles H. Mahling. 146th st, n s, 325 w Brook av, 25x100. Sept. 15, 3 years.600
 McKee, Thomas J., to Louisiana St. John. Madison av. P. M. Aug. 31, 1 year.32,000
 Miller, Nelson, George R. Lansing and Edward C. Hazard to Eliza Briggs, Williamsbridge. 3d av, 23d Ward. P. M. Sept. 11, 1 year.5,000
 Monohan, Ann, wife of Peter, to THE MUTUAL LIFE INS. CO., New York. 85th st (No. 347 E.), n s, 125 w 1st av, 25x100.2. Sept. 12, due Dec. 1, 1879, 6 per cent.4,000
 Murphy, John, and John Nesbit to General Synod Reformed Church, America. 16th st, n s, 113 e Av B, 25x92. Sept. 14, 2 years, 6 per cent.6,000
 Neill, Edward M., Newport, R. I., to Ward Campbell & Co. Bowers, s w cor Broome st, 50.8x—x30.10x20.6x1 to Broome st, x e 97.1, Occidental Hotel. Aug. 29.13,479
 Romer, Jacob, Brooklyn, to Ivan von Auw. Franklin st. P. M. Sept. 12, 2 years, 6 per cent.6,000
 Rosenstein, Frederick, to W. Rodman Wislow. 79th st, ss, 319 e 1st av, 50x102.2. Sept. 10, 1 month.400
 Rumrill, James B., Springfield, Mass., to Eliza J. Waterbury (extrx S. W. Waterbury). Lexington av, w s, 74.1 s 36th st, 24.8x100. Sept. 12, due Oct. 1, 1881, 6 per cent.11,000
 Schaffner, Peter, to THE MUTUAL LIFE INS. CO., New York. 2d av (No. 1108), e s, 100.4 s 59th st, 25.1x100. Sept. 11, due Dec. 1, 1879, 6 per cent.7,000
 Schuitzer, Harris, to Isaac Myer. Ludlow st. P. M. Sept. 13, 3 years.1,000
 Schuck, Frederick, to Joseph Simon. 51st st (Nos. 342, 344 and 346 E.), s s, 165 w 1st av, 60 x100.5. June 12, 3 years.10,850
 Skehan, Mary, wife of James, to Jessie C. wife of N. A. McBride. 26th st, s s, 175 e 9th av, 25x98.9. Sept. 11, due Dec. 2, 1881.500
 Slavin, Michael, to Rebecca A. Marcher. Morris av, w s, 50 n Elton st, 25x100. June 24, 1 year.100

Wulf, H. F. 121 East Broadway...H. Haase. Grocery Fixtures. (R) 950
Willmann, Jacob. J Varick st...J. C. De La Vergne & Co. Fixtures. 165
Wengert, Anna. City...Margaretha Siemson. Fixtures. (R) 1,000

BILLS OF SALE.

Bonker, J. A. New Jersey...A. A. Bonker. Scows, &c. 1,500
Bonker, J. A. New Jersey...Mary Anderson. Scows, &c. 10,000
Bonker, J. A. New Jersey...D. C. Bonker. Scows, &c. 1,000
Bonker, J. A. New Jersey...Franklin Bonker. Scows, &c. 1,000
Bonker, J. A. New Jersey...A. A. Bonker. Scows, &c. 1,000
Bonker, J. A. New Jersey...Obadiah Bonker. Scows, &c. 1,000
Bonker, J. A. New Jersey...G. A. Bonker. Scows, &c. 1,000
Bartels, Chas. 217 East 59th st...G. A. Roemer. Butcher Fixtures. 400
Chipman, N. P. Mrs. 30 West 14th st...P. H. Bigelow. Furniture. 10,000
Conway, Julia. 611 11th av...John Conway. Horse, &c. 450
Curry, Sarah C. City...J. J. Fagan. Frame House. 100
Elliot, J. N. City...Barton & Boyle. Wagon. Frisch, Geo. 835 11th av...Wolfgang Mascher. Saloon Fixtures. 280
Graft, Louis. 29 Roosevelt st...Charles Hechlie. Fixtures. 110
Hollingshead, J. H. 118 William st...J. Mackenzie. Machinery. 1,250
Joseph, Saml. 28 Forsyth st...P. Gilbert. Machinery. 1,700
McGrath, Thomas. 106 West 25th st...W. H. Meader. Fixtures. 131
Meader, W. H. 106 West 25th st...L. Wightman. Fixtures. 100
Montgomery, T. J. 123 West 16th st...Martha A. Baker. Furniture. 50
Marusack, Jos. 1277 3d av...F. Marusack. Fixtures. 300
McNab & Harlin Mfg. Co. City...A. Smith. Machinery. 1
Putzel, Mayer. 59 East 61st st...Henry Friedmann. Furniture. 1
Putzel, Mayer. 19 Nassau st...Henry Friedmann. Furniture. 600
Parker, H. M. City...Catherine H. Parker. Dogs, &c. 1
Racey, W. H. City...W. L. Barker. Fixt. 730
Stevens, Benjamin I. 634 and 695 Broadway... Henry Greenwood. Boot and Shoe Business. 6,000
Greenway, Henry, to Mary Ann wife of Benjamin I. Stevens. Same property. 6,000

BROOKLYN, N. Y.

Becker, Peter. 171 Leonard st...Glnck & Scharmann. Fixtures. \$300
Brush, William A. 38 Hanson pl...Freborn G. Smith. Furniture. 250
Black, Mary, John, William G. and Mary F. 161 President st...Edward F. Brown. Furn. Bridges, James. 98 Hudson av...Charles McConnell. Fixtures. 350
Buchholz, William...Charles Gorman. Horse. Conklin, Nathan and Albert O. Roscoe. 204 Reid av...Nathan and Marx May. Fixtures, &c. 405
Conklin, William F. 160 Tillary st...Philip Abel. Horse and Wagon. 50
Degraw, Thomas. 337 Broadway...David Kraker. Piano. 200
Decker, John E. 159 Columbia st...Patrick McClosky. Horse and Wagon. 100
Dahl, Frederick. 104 Starr st...Solomon May. Horse, Cows, &c. 166
Dengel, Joseph. 445 Graham av...William Weil. Furniture, &c. 100
Derrickson, Mary C. 45 South Portland av...Manly A. Ruland and William H. Whiting. Furniture. 350
Dexter, Sarah M. Foot 23d st...Hirman C. Dexter. Floating Bath. 2,200
Duffy, Patrick H. 254 State st...Wm. F. Williams. Campbell Press, &c. 200
Early, John H. 212 Adams st...Mina M. Wonderburg. Horse, Wagon, &c. 125
Edwards, W. F., and M. Koons. 206, 203, 210 and 212 Pacific st...William H. Hazzard and Bryant Stevens, Jr. (exrs. J. Schuster, dec'd). Marble Store, &c. 7,000
Flanigan, John A. 417 Carlton av...Andrew Luke. Fixtures, &c. 355
Grashorn, Henry. 683 Bedford av...John J. Fick. Fixtures, &c. 1,000
Goess, Martin C. 74 Ewen st...Nuffer & Lippe. Coach. 312
Gaume, C. J. B. 50 Pearl st...Hugh McLaughlin. Machinery. 50
Graf, Richard. 458 Court st...John Hennenlotter. Fixtures. 350
Grunewald, George. 539 Grand st...Valentine Popp. Bakery. 500
Hendrickson, John B. 468 Grand av... B. Hendrickson. Horses, Wagons, &c. 1,000
Henright, Bridget. Cor 3d av and Warren st... Williams & Co. Blue Stone, &c. 2,500
Henright, Bridget. Cor 3d av and Warren st... Williams & Co. Horses, Truck, &c. 600
Hill, Ephraim. 453 Fulton st...John F. Helin. Carpets, &c. 435
Hopson & Phillips. 715, 717 and 719 Fulton st...James A. Hopson. Fixtures, &c. 350

Hobbs, Richard M... Hannah G. Hobbs. Patent Article. 500
Henright, Bridget. Cor 3d av and Warren st... Williams & Co. Flag stone, &c. 400
Joseph, Sarah A. 203 Fulton st... Philip Gilbert. Fixtures, &c. 1,000
Krone, Henry. 175 Marey av... John H. Brown. Fixtures. 100
Liberty, Alphonse. 575 Fulton st... Morris Jacobs. Carpet. 50
Lillybridge, Boardman. 43d st... Ira O. Miller. Cows, &c. 667
Loeber, Henry. 312 Atlantic av... Nicholas Langler. Truck. 70
Lau, Conrad H. 131 Park av... Herman Schierloh. Fixtures. 600
Leader, Margaret. 11 Spruce st, New York... C. Potter, Jr. & Co. Printing Press, &c. 1,200
Lawrence, Elizabeth. 295 Grand av... Louis Grube. Piano. 200
March, Matthew. 15 Jacob st, New York... Robert O'Callaghan. Tools, Fixtures, &c. 213
McSorley, John. Cor Tompkins and Park avs... John Sullivan. Fixtures. 400
Markert, Gustav. Navy st... Jacques Nickels. Horse and Wagon. 150
Marh, White & Co. Foot North 4th st... David Dows. Floating Mill and Elevator. 60,000
McLanahan, Delia C. 110 Washington av... Marie G. Cochran. Furniture. 450
Moore, J. H... P. Barrett & Co. Wagon. 201
Morgan & Murfitt... P. Barrett & Co. Wagon. 40
Mott, James. 55 5th st... Eliza J. Carrington. Building, &c. 500
Marquette, Tom N. 461 State st... Sophia Bodenhausen. Furniture. 100
McNamara, James D. 165 16th st... Mary A. Capet. Books, Piano, &c. 400
McNulty, Isaac. 25 Sands st... Clint Roubush. Furniture. 424
Norwood, John. 293 Bainbridge st... Mary J. Rait. Furniture. 300
O'Hara & Co. A. K. 229 and 240 West st, New York... Mary Ann O'Hara. Machinery, &c. 2,300
O'Neile, Sarah. 308 Fulton st... Phelps & Son. Piano. 61
Peckham & Snell. Cor 4th and South 5th sts... William H. Griffith & Co. Billiard Table. 225
Preston, Eliza F. 161 Sands st... John A. Walsh. Furniture. 500
Rogan, Charles. 33 and 35 South 5th st... The Lehigh Valley Coal Co. Horses, Carts, Fixtures, &c. 740
Raisbeck, James. 63 Duane st, New York... R. Hoe & Co. Machinery, &c. 1,183
Rausch, Conrad. 322 Hicks st... George Bechtel. Fixtures. 300
Schmidt, Elizabeth and Herman. Cor Leonard and Boerum sts... Max Wolf. Lager Beer Saloon. 200
Selmer, Mary E. 104 and 106 South 8th st... Charles C. Haley. Fixtures. Horses, Wagon. 3,000
Sherman, C. H... P. Barret & Co. Wagon. 165
Schmidleng, Charles. 1 Delmonico pl... Caroline Wilson. Horse, Wagon and Cow. 250
Sparling, Caroline E... Edwin D. Phelps. Piano. 342
Strauss, August. 55 Bond st... A. W. Stein & Co. Butcher Shop. 400
Shaw, Wilber. 5 Dey st, New York... Abraham Greenhall. Books, &c. 250
Stillwell, Lucretia. Ovington av... Julius Brainard. Furniture, &c. 700
Strickland, Corinne. 119 3d pl... Francis W. Strickland. Furniture. 600
Thieme, Max. 183 Central av... Emil Schmidt. Fixtures, &c. 100
Van Visk. Francis A. 337 Clinton st... Blake & Wolf. Furniture. 2,500
Wilson, Charles H. 42 Wythe av... Theodore D. Wilson. Drug Store. 450
Webb, C. J. 26 Court st... Bramhall, Dean & Co. French Range. 175
Webb, Charles H. 358 Fulton st... Julia Weber. Barber Shop. 400
Weber, Francis. 715 5th av... Warren Foote & Son. Fixtures, &c. 200
Wittenberg & Co. 63 Fulton st... Louis Niessen. Fixtures, &c. 500
Withers, Edward. 630 Baltic st... Thos. Collins. Horse, Wagon, &c. 265

BILLS OF SALE.

Creed, James, to Catherine Creed. Liquor Store, 51 Tompkins av. 200
Davis, Alice B., to Catharine Bryson. Furniture, &c. 164 De Kalb av. 3,000
Gilbert, Philip, to Sarah Joseph. Fixtures, Machinery, &c. 38 Forsyth st, New York, and 202 Fulton st, Brooklyn. 1,500
Harding, Samuel, to George Wilson. Furniture. 150
Joseph, Samuel, to Philip Gilbert. Fixtures, Machinery, &c. 38 Forsyth st, New York, and 202 Fulton st, Brooklyn. 1,700
Rosenbaum, Ania M., to Elizabeth Farrell. Books, Furniture, &c. 141 Clinton av. nom
Shier, Frederick, to Charles F. Diehlmann. Horse, Wagon, &c. 125
Smith, Henry C., to Nelson Eckert. Furniture, 106 Kapelyea st. 500

JUDGMENTS.

NEW YORK CITY.

Sept.
13 Abel, Henry - J. F. Maxwell. \$2,015 37
14 Armleder, Joseph and August - Emanuel Bernheimer. 687 04

14 Atkins, Mary S. - E. M. Crawford. 331 12
16 Angle, Isabella - J. A. Farrington. 351 27
13 Briant, Gerardus de Forrest - Michael Dobrinsky. 244 07
13 Bemis, William H. - J. E. Austin. 160 33
13 Burlbank, George H. and Charles R. - T. E. Arnold. 120 69
14 Benning, Henry - Jared Van de Watter. 74 90
14 Blauvelt, James - T. F. Mulligan. 142 16
14 Boynton, Eben M. - John Misland. 75 00
14 Burghard, Frederick - Germauna Bank. 2,193 01
14 the same - the same. 2,132 15
14 Boyd, James M. (admr., &c.) - Harriette M. Boyd. (D) 5,839 63
14 Behning, Henry - Citizens' Savings Bank. (D) 8,956 20
17 Brownson, James M. - S. L. May, Jr. 255 87
17 Briant, Gerardus De F. - Nelson Smith. 218 75
17 Beck, Peter - Alexander Bonnell. 825 57
18 Briant, Gerardus De F. - Nelson Smith. 168 78
18 Butler, John - Thomas Hart. 382 78
18 Baxter, Charles - V. M. Smith (assignee, &c.) 182 23
18 Beach, Clark - H. F. Averill. 352 60
19 Bromhorst, George - Dillon Beebe. 917 00
19 Bulpin, Thomas - Castairs & McCull. 233 70
20 Bragg, John I. - G. A. Howe. 144 78
20 Bean, M. Dudley - Matthew Keller. 257 61
20 Bailey, Samuel H. - J. B. Blew. 97 52
24 Christman, George - Herman Topfer. 75 20
17 Coffin, Edmund - E. S. Jaffray. 1,410 93
17 Clarke, Robert T. - Adam and George Bickelbont. 120 88
17 Cohen, Eli M. and Joseph M. - J. J. Richards, Jr. 170 05
18 Coyle, Francis H. - Dennis McGrath. 536 32
18 Coen, Andrew - W. V. White. 130 87
18 Chamberlin, Brainard S. - Peter Appel. 50 48
18 Copeland, Hershall P. - R. M. Whipple. costs 1,094 62
19 Castle, William, Jr. - Philip Van Alstine. 149 14
19 Cummins, Henry - J. H. Rice. 137 00
19 Curran, Margaret E. - Charles G. Clancy, Mary E. - gulin. 6,855 79
19 Coughlin, Malichi - G. L. Cook. 102 07
19 Cudnie, John - C. B. Reynolds (assignee). 80 36
19 Connell, Andrew J. - C. B. Hoffman. 262 61
19 Cohen, Isidor P. - Frank Haviland. 226 55
20 Connell, Andrew J. - Fairfield Co. Nat. Bank of Norway, Conn. 495 88
20 Curtis, Alfred L. - J. M. Raub. 84 50
20 Campbell, Andrew - James Sutton. 8,750 80
20 Campbell, William G. - Susan J. Clark. 77 58
20 Cabrera, Marcus - Leopold Gordillo. 304 85
20 Cudnie, John - Dwight Roberts. 279 59
20 Clinchy, William - W. W. Niles. 414 31
13 Denny, John - J. E. Austin. 100 33
14 Du Bois, Abraham J. - M. F. Phelan. 285 50
14 the same - the same. 271 50
14 Dunbar, John - H. K. Stevens. 1,453 24
14 Diehl, Justus - Citizens' Savings Bank. (D) 8,956 20
16 Dority, Mary (admr.) - George Chalmers. 260 67
16 Daniels, John B. - David Simpson. 27 50
17 Daggett, Albert - Lorenzo Delmonico. 226 10
19 Danzig, - Eugene Pottier. 555 06
20 Doying, Ira E. - M. P. Robbins. 225 24
13 Edelman, Barnett - Simon Epstein. 318 47
17 Eaton, G. F. - M. H. Clarkson. 1,172 70
19 Evans, Thomas J. - Wm. Horton. 645 60
13 Flanagan, George - Andrew Durey. 225 63
13 Farber, Jacob - Moritz Farber. 127 00
13 Furbish, Charles E. - E. A. Church. 111 80
14 Flint, Rufus Wagner - H. F. Averill. 256 03
17 Follett, Frederick - George Brisbane. (D) 1,017 23
17 Flanigan, Daniel - M. P. Breslin. 123 42
18 Felt, L. B. - Weed Sewing Machine Co. 89 23
19 Freund, Frank - Dillon Beebe. 917 00
14 Garrus, Joseph - Mary A. Sage (extr., &c.) 62 99
14 Goodman, Nathan - Charles Kalman. 345 06
14 Gould, Thomas E. - M. F. Phelan. 285 50
14 the same - the same. 271 50
14 Goodenough, Edward - Nathan Reeve. 219 89

16 Garritt, Sarah S. G. and Daniel S.—
Elizabeth Curry.....(D) 599 01
17 Gibbons, Thomas J.—Charles Stir-
ling..... 67 83
18 Goodman, Bernard (impl'd, &c.)—
Marx Held..... 114 50
18 Goldsmith, J. Sidney—Max Freund
19 Groeber, John—Dillon Beebe..... 70 55
917 00
19 Groswald, Almon W.—J. Q. Laws...
74 50
19 Gleeson, Patrick—H. B. Wheat-
croft..... 73 23
19 Gromley, Patrick—T. C. Lyman.....
145 91
20 Gerhardt, Christian—Wm. Zinsser...
456 71
13 Hervey, O. W.—T. E. Greacen.....
301 20
13 Horan, John—C. H. Smith..... 1,611 43
14 Hambrecht, Albert—William Alen
(individ. and as guard)..... 409 67
14 Heath, Asahel H.—Mary M. Heath, 32,617 00
14 Hogan, John—G. S. Lavendal..... 29 50
14 Hopper, Jeremiah—H. R. Stevens... 1,453 24
14 Hubbard, Lester D.—Thomas O'Kane
16 Herrmann, George—Leonard
Rausch..... 105 66
133 15
16 Horn, George—Manufacturers' Nat
Bank, Troy..... 514 73
17 Hague, Joseph P.—A. & G. Bickel-
haupt..... 120 88
17 Haeren, Mr.—W. E. Brockway..... 34 00
17 Howard, Mary P.—W. J. Terry..... 500 59
17 Hughes, William D.—Elizabeth Ben-
nett..... 112 52
17 Hedden, Robert M.—F. M. Bird.... 887 01
18 Henry, James M.—J. R. McGregor... 404 34
18 Howard, Henry W. B.—Richmond
Paper Mfg Co..... 268 91
18 Hambecht, Albert—W. A. John-
son (individ. and as guard)..... 1,192 55
18 Hymes, David—R. M. Whipple
..... costs 1,094 63
19 Hess, Clarence D.—Philip Van Al-
Harper, John S.) stine..... 149 14
19 Hepburn, Henry C.—J. H. Rice..... 137 00
19 Hoagland, John E. and Isaac E.—G.
S. Schultz..... 346 28
19 Hyatt, Effingham T.—J. Q. Laws... 118 91
19 Herrick, Henry G.—J. P. Adriance
20 Hoffman, Luther, Jr.—H. L. Her-
mann..... 425 50
20 Hansee, William F.—W. C. Folant... 28 60
20 Hasbrouck, Sophronia M.—Harding
Weston.....(D) 275 39
20 Hassinger, Caroline—William Zins-
ser..... 456 71
20 Hertzell, William L.—Anthon Weid-
mann..... 506 61
20 Jansen, Rudolph—Dwight Roberts... 279 59
14 Karst, Christian—Margaret A.
Hammond..... 71 71
17 Kuhn, John P.—Louis Schwartz... 315 25
13 Ketcham, Samuel—R. M. Whipple
..... costs 1,094 62
20 Koch, August—Fritz Federke..... 139 26
20 Korten, Otto C.—G. J. Agg..... 112 99
20 Kille-n, John B.—Patrick Feeney... 81 40
23 Love, William—J. M. Otten..... 127 17
13 Lynch, Michael C.—W. S. Dought-
en..... 275 45
14 Lewis, A. Clarke—E. E. Wilde..... 136 94
16 Latting, John J.—Henry Hilton..... 257 56
16 Lewis, Charles B.—A. H. Horton... 378 63
16 Llorens, Evaristo—Jacinto Costa... 167 75
16 Levy, Nathan—J. F. Kelly..... 198 95
17 Lang, Charles—Conrad Latus..... 498 24
17 Litchfield, Electus B.—William
Sellers & Co..... 531 77
17 Loutrel, Benjamin M.—Wm. Bur-
nett..... 414 26
18 Lievre, Anton—Jonas Greenwald... 44 84
19 Ludlam, Henry—H. J. Scudder... 74 94
19 Light, Joseph—G. W. Chatterten... 102 65
19 Levison, ————Eugene Pottier... 585 06
14 Moody, Letitia—Peter Hefferan... 119 75
16 Melvin, Mary—L. A. Viemeister
(assignee)..... 73 50
16 Marvin, Philip B.—J. L. Hasbrouck
16 Marks, Abraham—Pacific Mail
Steamship Co..... 47 20
17 Meinken, Mr.—W. E. Brockway... 34 00
18 Moylan, John—Peter Ballantine... 95 95
18 Monahan, William—Louisa Tomp-
kius..... 28 57
18 Morton, Albanus W.—John Pol-
hemus..... 70 46
18 Mitchell, Frank B.—G. W. Baker... 112 55
19 Marks, William—James Ross..... 28 33
14 McEntire, Patrick B.—Royal Cana-
dian Ins. Co..... 75 09
18 McCormick, Samuel E.—Dennis
McGrath..... 536 32
18 McIntyre, Patrick—Michael Farrell
(by guard)..... 44 50
17 Naegal, Lewis—John Lowery..... 214 68
17 Norman, Henry W.—Alexander
Bonnell..... 825 57

19 Norton, Patrick (exr., &c.)—S. D.
Brooks.....(D) 1,301 17
13 Orth, Conrad D.—Philip O'Neill... 221 29
13 O'Donoghue, Dennis—E. T. Bell
(revcr.)..... 1,271 80
14 O'Hara, Grace—G. F. Jones..... 35 11
16 O'Meara, James—Robert Mortimer... 156 03
16 Oertel, Albert C.—Great Western
Ins. Co..... 91 39
17 Perry, Frederick—J. L. Anthony... 485 97
18 Prouty, John S.—R. M. Whipple
..... costs 1,094 62
19 Pennington, Aaron—John Hogan... 768 82
20 Powell, William J.—Edward Ack-
royd..... 561 59
13 Raven, Mary—F. L. Degener..... 292 56
13 Reynolds, Ira C.—T. E. Allen..... 210 70
14 Rathbone, John—Wm. Boswell
(exr.)..... 249 28
14 Roman, P.—T. E. Greacen..... 312 57
14 Runkel, August—Caspar Spiess... 504 35
17 Randlett, Thomas L.—B. D. Thayer
17 Rogers, Theodore (assignee, &c.)—
Jacob Latus..... 90 34
17 Rhodes, Charles C.—H. F. Averill... 762 19
18 Ryder, Thomas—A. A. Thompson... 404 78
19 Rauenbuhler, Charles—Dillon Beebe
19 Regan, Cornelius—O'Reilly, Skelly
& Fogarty..... 85 83
20 Roe, Charles—E. N. Perry..... 89 52
14 Schiff, Moritz—Joseph Rosenthal... 192 67
14 Shea, Thomas—Mentheim Lowen-
stein..... 88 50
17 Shaw, Edward H.—J. E. Ellis..... 92 26
17 Scott, Jane—Timothy Mullane... 86 29
17 Seidemann, Morris (guard, &c.)—
Knickerbocker Ice Co..... 28 44
18 Seaman, Gilbert—S. A. Foot..... 345 92
19 Staples, William J.—W. D. Warren
19 Smyth, John A.—John Hogan..... 209 47
19 Strohsahl, ——— (the proprietor of
the store at 138 Cherry st)—C. H.
Mason..... 93 00
19 Silvernail, Edward—W. P. Mitchell
19 the same and John Stickleis—
the same..... 166 63
82 09
19 Schreiber, Gottfried—Isaac Ham-
burger..... 254 81
19 Schierloh, Henry—D. S. Brown... 27 08
20 Sharpley, William C. and Sophia I.
—Robert Wells..... 2,101 25
14 Smith, Rylance—C. H. Williams... 93 67
16 Smith, Thomas—A. H. Horton..... 378 63
14 Thwaites, Joseph—G. E. Sherwood... 624 06
14 Tenney, Amos—John Keppel..... 68 28
16 Thomas, Margaret J. (extrx., &c.)—
J. L. Martin..... 3,377 48
16 the same—the same..... 4,091 61
16 Timby, Theodore R.—E. J. Dunning,
Jr..... 258 31
18 Taylor, Hannah—Thomas McMa-
hon..... 308 51
19 Tufts, Charles R.—Maurice Wert-
heimer..... 88 71
13 The Cohoes Lime and Cement Co.—
Hartford Nat. Bank..... 988 00
13 The Lake Superior Ship Canal Rail-
road and Ircn Co.—A. H. Viele... 3,693 73
14 The Tice Manufacturing Co.—Walter
Shriver (committee)..... 3,449 93
14 the same—the same..... 6,761 33
14 the same—the same..... 3,456 93
16 The Universal Lamp and Reflector
Co.—John Dean..... 201 66
17 The Kings Co. Central Railroad Co.—
Wm. Sellers & Co..... 531 77
17 Smith's Homeopathic Pharmacy—
S. L. Hines..... 197 88
17 The Mayor, Aldermen, &c.—Mar-
garet H. Woodhouse (admrx.,
&c.)..... 110 30
19 the same—Church of St.
Gabriel..... costs 29 94
19 the same—Inst. of Mercy
..... costs 29 94
14 Nail, John P. A.—John Polhemus... 142 93
18 Vincent, George E.—New York
Rectifying Co..... 115 60
18 Vogelbacher, William—A. J. D.
Wedemeyer..... 218 43
13 Waddell, Lloyd D.—C. H. Smith... 1,611 43
13 Werstein, Henry—Simon Epstein... 239 36
14 Whittaker, Harry—W. D. Snow... 78 14
14 Winans, Charles T.—A. B. Haynes... 34 94
16 Waner, John J.—Eugene Dernbach
17 Werhan, Ernst H.—John Pierson
..... costs 89 39
17 Wing, Joseph A.—G. S. Freeman... costs 22 72
17 Winchester, Locke W.—F. M. Bird... 887 01
17 Wood, William B. and Hosea—Wm.
Whitehead..... 731 50
18 Warren, Zenas C.—Richmond Paper
Mfg. Co..... 268 91
19 Wray, William—William Halpin... 172 77

19 White, Walter A.—Nathaniel Ran-
del (exr., &c.)..... 271 83

KINGS COUNTY, N. Y.

Sept.

11 Anderson, Robert G.—G. Pope..... \$2,468 38
12 Auld, David M.—J. Cosgrove..... 118 69
11 Bundick, Margaret A. and William
H. (impld., &c.)—E. Curry..... 2,408 06
13 Breden, Jacob—H. Otten..... 44 75
13 Blauvelt, James—T. P. Mulligan... 142 16
14 Briant, Gerardus De Forest—M. Dob-
rinsky..... 244 07
14 Bernet, Robert—J. F. Heinbockel... 184 20
14 Boynton, Eben M. (applt.)—J. Mis-
land..... 75 00
16 Bonner, John—H. Carter..... 7,837 40
16 Basher, William M. (committee)
(applt.)—A. R. Basher and H. D.
Astermoor (respdts.)..... 156 00
16 Bark, Joseph—M. Tahey..... 27 83
16 Bates, Joseph—S. E. Low..... 485 92
17 Bernhard, Mary T. (extrx.)—W. H.
Kissam..... 1,461 79
17 Bauer, K.—J. Finlay..... 78 09
18 Bark, Joseph—J. Banett..... 37 58
11 Capers, John E.—H. S. Moat..... 104 60
13 Calhoun, Mary Louisa—J. D. Wade... 769 37
13 Cooley, James E.—J. Kelly..... 618 41
14 Carlin, Patrick—P. Ballantine... 158 59
18 Conley, Esther, now known as Kate
Keenan—M. E. Graydon..... 33 19
17 Day, Edward P. }
11 Driscoll, Edward } J. M. Van Brunt, 3,188 13
(impld., &c.) }
17 Dillman, C. L.—A. Scabury..... 161 87
17 Doody, Daniel—G. W. White..... 2,138 14
18 Ditmars, Garret—D. Jones..... 349 79
12 Fauning, John—J. K. Wells..... 100 13
18 Fitzharris, Maurice—T. Fitzharris... 577 00
18 Fuller, John B.—H. Kirk..... 264 88
11 Garritt, Sarah S. G. and Daniel S.—
E. Curry..... 599 01
12 Gottschalk, Julius—J. Raber..... 208 64
14 Garvey, John (respd.)—P. McCue
(applt.)..... 53 94
14 Grilling, Henry L.—E. Entwisle... 1,551 92
16 Gallagher, John R.—R. L. Leggett... 94 11
17 Goodenough, Edward—N. Reeve... 219 88
17 Gratacap, Gabriel P. (individ. and
extrx.)—W. H. Kissam..... 1,461 79
18 Gottsberger, Francis—B. Eagen... 101 12
12 Howard, E. C.—J. K. Wells..... 124 21
14 Hambrecht, Albert—W. A. Johnson
14 Horstman, Luhr—D. K. Baker..... 24 57
14 Heyer, John—J. Hecht..... 426 21
17 Herrmann, George—L. Rausch... 133 15
18 Hambrecht, Albert—W. A. Johnson
11 Jones, Jane E. and Orville O.—M. E.
Quimby..... 917 86
12 Jaffray, Clifford D.—J. K. Wells... 90 32
11 King, John—M. E. Quimby..... 917 86
12 Katt, Henry—J. F. Heinbockel... 49 62
12 Kniffin, A. Sidney and Charles E.—
J. J. Kittel..... 523 03
16 Kuck, A. C.—L. Waefelder..... 360 18
10 Lowerre, Thomas B.—G. W. Bergen
11 Loyd, J. Smith (impld., &c.)—The
Brooklyn Life Ins. Co..... 1,380 24
12 Luther, Thomas—C. Selss..... 24 47
13 Lutgens, Henry—J. Wallace..... 2,577 77
17 Litchfield, Electus B.—W. Sellers... 531 77
10 McGillen, James—M. P. Breslin... 678 35
10 the same—the same..... 518 81
11 Merwin, John H.—M. E. Quimby... 917 86
12 Magill, James T.—The Citizens' Ins.
Co..... 134 32
12 Mead, George W. (impld., &c.)—W.
Cole..... 1,123 21
6 McDaniels, David—T. E. Cronin... 181 70
6 McDonald, Frederick H.—A. E. Col-
fax..... 90 12
17 Madigan, Jane—M. Plaut..... 122 62
17 Myers, Leonard D.—P. V. Myers... 1,617 88
13 O'Reilly, Daniel—J. K. Wells... 120 48
12 O'Brien, John D. S.—J. H. Bond... 355 86
14 Orden Germania (applt.)—B. Klapka
(respd.)..... 104 77
16 Olmstead, William B.—T. A. Davies
17 O'Connor, John—G. W. White... 2,138 14
12 Pegg, William H.—J. K. Wells... 257 69
12 Preston, Henry G.—M. W. Cary... 86 57
16 Pearson, John G.—E. T. Richardson
11 Radolph, William L.—M. L. Plimp-
ton..... 1,716 75
12 Robins, Joseph—J. K. Wells..... 155 52
13 Rathbone, James M.—M. Wilson... 157 37
17 Roberts, Annie E.—H. G. Mott... 216 08
10 Smith, Samuel A.—J. J. Schermer-
horn..... 3,115 16
11 Spiser, Minerva A. and Henry L.
(impld., &c.)—J. M. Van Brunt... 3,118 13
12 Stater, Daniel—R. B. Ferguson... 788 76
12 Sweeney, James—J. K. Wells..... 143 48

Table listing real estate transactions with columns for name, address, and price. Includes entries for Stack, Daniel J., Smith, Rylance, Skelton, Christopher P., Sullivan, James F., Turner, William C., etc.

Table listing real estate transactions with columns for name, address, and price. Includes entries for Hamilton st (No. 18), Nassau st (No. 100), Seventh av (No. 411), etc.

and iron cornice; cost, \$10,000; owner, John Glass, Jr., 34 Beekman pl; architect, G. B. Pelham. Plan 582—One Hundred and Sixth st, s. s. 325 e 2d av, three four-story brick tenem'ts, 25x65, tin roof and iron cornice; cost, \$6,000; owner, Barbara Wetzel, 511 5th st; architect, Julius Boeckell. Plan 583—Seventy-ninth st, s e cor Madison av, one five-story brick tenem't, 21x80, tin roof and iron cornice; cost, \$17,000; owner, A. B. Ogden, 230 East 50th st; builder, not selected.

BROOKLYN, N. Y.

Broadway, s s, 100 w 3d st, one four-story iron store and offices, 46.9x60 and 80; soap stone roof and iron cornice; owner, James L. Truslow; architect, Wm. H. Gaylor; builder, Thos. Gibbons. Columbia st, e s, 30 s Congress st, one four-story brick store and tenem't, 21.1x15; tin roof and wood cornice; owner, Bernard Kane; architect, John Karney.

BROOKLYN, N. Y.

Table listing real estate transactions in Brooklyn, N.Y. with columns for name, address, and price. Includes entries for Sept., Green av, n s, 275 e Bedford av, 100x100, etc.

Congress st, s s, bet. Henry and Hicks st, one one-story brick shop, 17x36; tin roof and brick cornice; owner, St. Peter's Hospital; builders, Shandley & Cody. Debevoise st, n s, 75 e Morrell st, three two-story frame dwell'gs, 25x40; tin roof; owner, &c., Geo. Loeffler, 197 Floyd st.

Elm st, s s, 175 e Hamburg av, one two-story frame dwell'g, 21x28; tin roof; owner, M. Lambert, 137 Elm st; builder, A. Gimbart. Freeman st, n s, 300 e Franklin st, one two-story frame shop, 25x40; gravel roof; owner, Thomas Kells; builders, Howard & Beebe.

Grand st, No. 669, one-story frame stable, 15x25; gravel roof; owner, F. Brunmeyer, 669 Grand st; builder, A. Herrold. Keap st, n e cor Marcy av, one three-story brown stone dwell'g, 20x50; tin roof and wood cornice; owner, John Wilson, 168 Lee av; architect, John Rose; builder, John Wilson.

Kosciusko st, s s, 275 e Marcy av, two two-story brick dwell'gs, 18.9x38; gravel roof and wood and iron cornice; owner, Thomas Gordon, 180 Kosciusko st; architect, S. W. Osmun. President st, s s, 317 e 7th av, one three-story brick dwell'g, 20.4x45; tin roof and wood cornice; owner, S. W. Burckett, 43 Prospect pl; architect, C. F. Burckett; builder, James Powell.

Stanhope st, No. 117, one one-story frame shop, 18.6x30; gravel roof; owner and builder, S. W. Johnson, 123 Stanhope st. Stockholm st, 75 e Irving av, one two-story frame dwell'g, 17x25; tin roof; owner and builder, John Rueger, 498 Broadway.

Union st, s s, 157 w 5th av, Sackett st, n s, 157 w 5th av, six (three on each street) three-story brown stone dwell'gs, 16.8x45; gravel roof and wood cornice; owner and builder, P. Donlon; architect, Robt. Dixon. Fifth st, e s, 50 n North 9th st, three one-story frame stores, 18x34; gravel roof; owner, Adolph Wrentzer, Stamford, Conn.; architect, Robt. Dixon; builder, C. Marks.

North 5th st, No. 110, s s, 100 from 2d st, one three-story frame tenem't, 25x50; tin roof; owner, John Schumacher, 110 North 5th st; builder, John Rueger. North 11th st, n e cor 5th st, one one-story frame shed, 25x40; gravel roof; owner, Brenna S. Coligan, 394 3d st; builder, W. H. Devoe.

Seventeenth st, No. 384, bet. 7th and 8th avs, one one-story frame shop, 17x25; gravel roof; owner, &c., H. Specka, 384 17th st. Greene av, s s, 100 w Reid av, five three-story brown stone dwell'gs, 20x45; gravel roof and wood cornice; owner, &c., J. H. Doherty.

Marcy av, e s, 100 s Hooper st, one four-story brick dwell'g, 25x48; tin roof and wood cornice; owner, Wm. J. Hill, Hooper st; architect, T. F. Houghton. Meeker av, No. 28, one three-story frame tenem't, 25x48; tin roof; owner, John Klenke; architects and builders, Sammis & Bedford.

PHILADELPHIA, PA. Greene, s Johnson, 2 sty house; W. Robinson. Marston, n Oxford, 3 two sty houses; R. Zendell. Savery, No. 1345, 2 sty front b'ldg; Sam'l Hall & Son. Ann, s w cor Salmon, 2 sty house; E. F. Judge. Germantown, cor Dunton, 3 sty store and house; B. Walker.

Franklin, s Pine, 22 sty houses; Wm. Yelland. Penn, n Harrison, 3 sty house; Wm. Yelland. Ridge, No. 3418, 2 sty building; P. Shrock. 5th, s e cor Master, 2 sty house; F. Gramlich & Son. Germantown, No. 4341, 3 sty building; Jas. Murphy. Richmond, s Kettlewell, 3 sty building; Jacob Ebner. Palmer, e Balgrade, 2 sty house; Brown & Register. 16th, cor Kingsessing, 3 sty house; E. Krider. Seville, No. 159, 3 sty house; Edward Clegg.

Elisworth, w Passyunk, 23 sty houses; Jas. Henderson. S. 10th, No. 2627, 2 sty store and house; C. A. Snyder. Bainbridge, No. 510, 3 sty house; Thos. McCarty. Spruce, No. 513, 3 sty house; Wm. H. Dutton & Bro. 21st, n w cor Lombard, 3 sty store and house; Chas. Lafferty.

SATISFIED JUDGMENTS, N. Y.

Table listing satisfied judgments in New York from September 12 to 18 inclusive. Includes names like *Bernard, Boardman, Bennett, Wm. B., Bernstein, Morris and Erstein, etc.

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

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City. Includes entries for Sept., 17 Av A (No. 101), w s, bet 6th and 7th sts. Ernst Hensel agt Adam Humphrey and Peter Doelger, etc.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 570.—Grand boulevard, w s, 80 s 137th st, one one-story iron greenhouse, 67x20; cost, \$5,000; owner, Oswald Ottendörfer, cor Tyrone Row and Chatham st; architect, Wm. Schickel. Plan 571.—Forty-first st, No. 61 E., one five-story brick stable and tenem't, 50x70x36x40, tin and slate roof and iron cornice; cost, \$15,000; owner, Charles Duggin, 310 Madison av; architects and builders, Duggin & Crossman. Plan 572.—Boulevard, s w cor 72d st, one one-story brick store and dwell'g, 24x50, gravel roof and wood cornice; cost, \$800; owner, C. M. Puchta, 179 Orchard st; architect and builder, Valentine Geby. Plan 573.—Bank st, Nos. 161 and 163, one one-story brick factory, 31x62, tin roof; cost, \$1,400; owners, A. C. Kingsland & Son, 55 Broad st; builders, Edward Lorensen and L. A. Martin. Plan 574.—Lexington av, n w cor 81st st, six four-story brown stone dwell'gs, 17x40, tin roof and iron cornice; cost, \$6,000; owner, &c., James Donohue, cor Lexington av and 81st st. Plan 575.—Fifty-fifth st, n w cor 4th av, six four-story Conn. brown stone dwell'gs, 16.8x50, tin roof and iron cornice; cost, \$14,000; owner, W. Noble, cor 23d st and 11th av; architect, Charles Baxter; builder, Mr. Harlow. Plan 576.—Fourth av, w s, 80 n 55th st, three four-story Conn. brown stone dwell'gs, 16.8x50, tin roofs and iron cornices; cost, \$12,000; owner, W. Noble, cor 23d st and 11th av; architect, Charles Baxter. Plan 577.—Sixty-ninth st, s s, 175 w 1st av, six two-story and basement Conn. brown stone dwell'gs, 16.8x45, tin roof and iron cornice; cost, \$3,700; owner, James E. Ray; architect, Charles Baxter. Plan 578.—One Hundred and Fortieth st, n s, 260 w Willis av, two two-story and basement frame dwell'gs, 15x44, gravel roof and wood cornice; cost, \$3,000; owner, Mary E. Santos; architect, H. S. Baker; builders, C. Ehman and Merritt & Bell. Plan 579.—Main st, e s, opposite Cross st, West Farms, one one-story brick store, 42x50, tin roof and wood cornice; cost, \$3,000; owner, Dan'l Mapes, Jr., West Farms; architect, Lemuel Pierce; builder, R. McChristie. Plan 580.—Tenth av, w s, 50.5 n 56th st, two five-story brick and brown stone store and tenem't, 25x50, tin roof and iron cornice; cost, \$12,000; owner, John Gla-s, Jr., 34 Beekman pl; architect, G. B. Pelham. Plan 581.—Fifty-sixth st, n s, 100 w 10th av, two five-story brick stores and tenem'ts, 25x45, tin roof

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, N.J., including names like Baumann, Beeler, Bradley, Casablanca, etc., and their respective values.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Hudson County, N.J., including names like Baggo, Bouker, Busick, etc., and their respective values.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, N.J., including names like Bays, Beardsley, Burke, etc., and their respective values.

Table listing items for sale, including Schumacher, Frederick, Scott, Mary E., Smith, J. N., etc., and their respective values.

BILLS OF SALE.

Table listing bills of sale, including Bowman, N. H., Colgan, Keran, Fickler, Ernest, etc., and their respective values.

JUDGMENTS.

Table listing judgments, including Allaire, Philip, Weeks, D. B., Bernheimer, Charles, etc., and their respective values.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages, including names like Bruce, Alexander, Crouchley, S. E., etc., and their respective values.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages, including names like Cooms, T. K., Ferguson, William, etc., and their respective values.

PATERSON JUDGMENTS.

Table listing Paterson judgments, including names like Fritts, S. B. and Charles Conklin, etc., and their respective values.

ALBANY PRICES FOR LUMBER.

Table listing Albany prices for lumber, including 'The Argus quotes to Sept. 17 as follows:' and various lumber types and prices.

Table listing lumber prices, including Black Walnut, Sycamore, White Wood, etc., and their respective prices.

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.

BRICK.

Table listing brick prices, including 'Pale', 'Jersey', 'Long Island', etc., and their respective prices.

FRONTS.

Table listing front prices, including 'Croton-Brown', 'Croton-Dark', etc., and their respective prices.

FIRE BRICK.

Table listing fire brick prices, including 'Red Welsh', 'Scotch', 'American', etc., and their respective prices.

CEMENT.

Table listing cement prices, including 'Rosendale', 'Portland, Saylor's American', etc., and their respective prices.

DOORS, WINDOWS AND BLINDS.

Table listing prices for doors, windows, and blinds, including 'Doors, Raised Panels, Two Sides', 'Doors, Moulded', 'Glazed Windows', etc., and their respective prices.

FOREIGN WOODS—Duty free.

Table listing foreign woods such as Cuba, Mexico, Florida, St. Domingo, etc., with prices per superficial foot.

ROSEWOOD.

Table listing rosewood types like Rio Janeiro, Bahia, Honduras, etc., with prices.

GLASS.

Duty—Window—Polished. Cylinder and Crown, not over 10 x 15 in., etc.

WINDOW GLASS, Prices Current per box of 50 feet.

Table showing window glass prices for single and double panes in various sizes (e.g., 6x8, 11x14).

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.

Table listing greenhouse, skylight and floor glass prices per square foot.

HAIR—Duty free. Cattle, Goat, Iron.

Duty—Bar, 1 to 1 1/2 c. # D; Railroad, 70 c. # 100 B Boiler and Plate, 1 1/4 c. # D; Sheet, Band, Hoop and Scroll, 1 1/4 to 1 3/4 c. # D; Pig, # 7 ton; Polished Sheet, 3 c. # D; Galvanized, 2 1/2 c. # D; Scrap Cast, # 8 ton; Scrap Wrought, # 8 ton—all less 10 per cent. No Bar Iron to pay a less duty than 35 per cent. ad val.

Table listing iron products like Fig. Scotch, Coltless, Pig, Scotch, etc., with prices.

Store prices, cash. Bar, Swedes, ordinary sizes, 130 00 @ 132 50.

Table listing various iron and steel products like rods, hoops, nails, sheet, etc., with prices.

LATH—Cargo rate. # M 1 50 @

LIME.

Table listing lime products like Rockland, common, Rockland, finishing, etc., with prices.

Add 25c. to above figures for yard rates.

LUMBER.

Table listing lumber products like Pine, spruce, hemlock, etc., with prices per M ft.

Cargo rates 10 per cent. off.

PAINTS AND OILS.

Table listing paints and oils like Chalk, China clay, Whiting, Paris white, etc., with prices.

PLASTER PARIS.

Table listing plaster paris products like Nova Scotia, white, etc., with prices.

SLATE.

Table listing slate products like Purple roofing slate, Green slate, etc., with prices.

STONE—Cargo rates, delivered at N York.

Table listing stone products like Amherst freestone, Berlin freestone, etc., with prices.

Table listing granite and marble products like Granite, rough, Canaan marble, etc., with prices.

BLUE STONE.

Table listing blue stone products like Drain stone, Flag, smooth, etc., with prices.

NATIVE STONE.

Table listing native stone products like Common building stone, Base stone, etc., with prices.

SOLDERS.

Table listing solders products like No. 1, No. 2, etc., with prices.

FIN PLATES—Duty, 1 1/10c. # D.

Table listing fin plates products like I. C. charcoal, I. C. coke, etc., with prices.

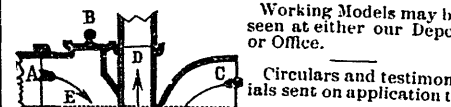
ZINC, Duty, sheet, # D, 2 1/4c.

Table listing zinc products like Sheet (gold) foreign, etc., with prices.

Stewart's Patent Sewer Gas Traps.

SIMPLE—AUTOMATIC VALVES—CHEAPEST AND BEST.

One Placed on Main Drain, as an Interceptor, Positively excludes Sewer Gas.



Working Models may be seen at either our Depot or Office.

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STEEL PENS

of superior English make; famous for durability and elasticity; great variety of styles suited to every kind of writing. For sale by dealers generally.

WENTY-FIVE assorted samples for trial, including the "U" and "FALCON" pens by mail, on receipt of Twenty-five Cents. IVISON, BLAKEMAN, TAYLOR & CO. SOLE AGENTS FOR THE U. S. 138 and 140 Grand St., New York,

New-York, June 18, 1878.
METROPOLITAN ELEVATED RAILWAY.
 OPEN FROM 5.30 A. M. TO 12 P. M.

STATIONS.
RECTOR ST.—Nearest point for Wall street Ferry.
CORTLANDT ST.—Nearest point for Jersey City and Communipaw Ferries.
PARK PLACE.—Nearest point for Post Office, City Hall, and Barclay st Ferry to Hoboken.
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FRANKLIN ST.
GRAND ST.—Nearest point for Desbrosses st. Ferry to Jersey City and People's Line Steamers for Albany BLEECKER ST.
EIGHTH ST.—Nearest point for Christopher Street Ferry to Hoboken.
FOURTEENTH ST.
TWENTY-THIRD ST.—Nearest point for Twenty-third Street Ferry to Jersey City.
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FORTY-SECOND ST.—Nearest point for New York Central Railroad Depot.
FIFTIETH ST.
FIFTY-EIGHTH ST.—Nearest point for Central Park. FOR UP-TOWN TRAINS, take east side station. FOR DOWN-TOWN TRAINS, take west side station.

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ROUTE.—From 58th st, along 6th av.: to and along Amity st.; to and along South Fifth av. to Canal st.; crossing into and along West Broadway to Chambers st.; crossing into and along College pl; to and along Murray st.; to and along Church st.; to and along New Church st. to Morris st.

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 AT BLEECKER ST., with cars for East and West.
 AT EIGHTH ST., with cars for Christopher and East Tenth Street Ferries.
 AT FOURTEENTH ST., with cars for West Twenty-third and East Twenty-third and Thirty-fourth Street Ferries.
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MONUMENTAL, CEMETERY, & BUILDING WORK of all kinds and at reasonable Prices.

ALL ORDERS PROMPTLY ATTENDED TO.
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 Partition Blocks and Floor Arches

Of any pattern or dimensions, superior in EVERY respect to any other in the market.

Floor Arches ACTUALLY TESTED to 1,500 lbs per square foot, and weight left on for two weeks without damage.

PRICES AS LOW AS ANY. See Florence Building, cor. 4th av. and 18th st.

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A BUILDING with STEAM-POWER to Sell or Let.

THE LARGE BUILDING, 324 WEST 26TH ST., WITH a front of 25 ft. and depth of 100 ft., five stories high, and a light and airy basement, with roomy driveway for vehicles, will be rented in whole, or in part, and a lease given if desired. Ample steam power will be furnished. The building is just about being completed, and parties wishing any peculiar arrangements in machinery, or otherwise, to suit their business, had better apply immediately before the final completion of the building, so that the required modifications may be adapted to their desires.

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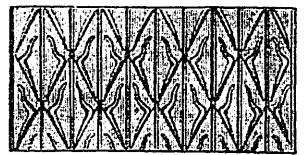
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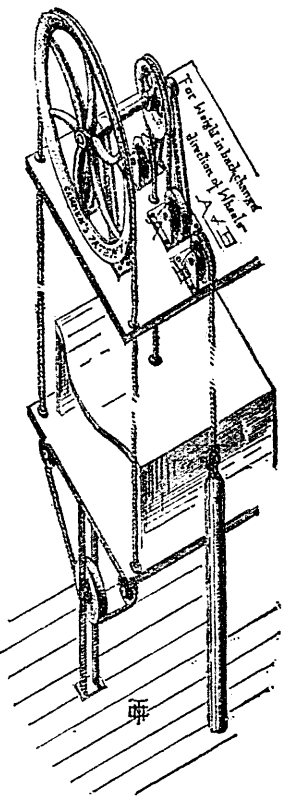


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