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### THE MARCH OF IMPROVEMENT.

In accordance with our custom, we herewith present to our readers a carefully prepared table and analysis of building projections for which permits have been granted by the Building Department during the twelve months running from September 1st, 1877, to September 1st, 1878. We have chosen this arbitrary period as embracing the work of a whole year and of two distinct building periods. The spring and fall are looked upon as the most inviting as they are the most active seasons for building projections. At the commencement of a new period, and before its developments have fairly presented themselves, it may be instructive to look back over the work that has been undertaken within the past twelve-month. In our analysis, we have adopted a somewhat different system of headings from that in use in the Building Department, and we flatter ourselves that the subdivisions here presented will be more intelligible and useful to the building trade and to the general reader. There is much of significance and suggestion to be found in the subject matter of our table; and without further preface, we will proceed to lay before our readers the result of our researches.

NEW BUILDINGS PROJECTED SEPT., 1877, TO SEPT., 1878.

1. Private dwellings, first class.....	159
2. Private dwellings, second class.....	398
3. Apartment houses without stores.....	22
4. Apartment houses with stores.....	3
5. Stores, warehouses and office buildings.....	54
6. Factories and shops.....	92
7. Tenements without stores.....	249
8. Tenements with stores.....	232
9. Stables (all kinds).....	81
10. Annexed district.....	284
11. Public buildings.....	11
Total number.....	1,585

**GENERAL REMARKS.**—We have confined ourselves in this statement to a record of the bare number of buildings for which permits have been granted. The aggregate valuations would convey so little additional information, that we have preferred to withhold them. The aggregate number of projections, to wit, 1,585, may seem small compared with the work of previous years, and measured by the common idea of the growth of this city; but the numbers alone convey no conception of the variety and disparity in the value and design of these buildings. The great disparity of values will be comprehended when we say that the assumed cost ranges all the way from \$200, assigned for the erection of some shed or shop, to the magnificent sum of \$350,000, which has been estimated as the outlay for a single apartment house. The average cost of buildings is found to be somewhere in the neighborhood of \$10,000 or \$12,000. As the cost of production varies, so do the relative sizes. The aggregate of this projection may be taken as a valuable addition to the

growth of the city, and as marking an unusually important step in its march of improvement.

By a cursory examination of these figures, it will be seen that edifices for residence purposes outnumber and outrank all others, together representing two-thirds of the entire projection. Common tenement houses maintain their predominance, and claim as their share fully one-third of the whole number. The contribution of 150 business establishments is no mean addition to the commercial resources of the metropolis. A city which can boast of this number of new structures as its annual product in the way of business accommodations in a year of unusual financial depression can hardly be considered commercially in a retrograde state. The comparative smallness of this projection must be attributed to the fact that in this city new business edifices usually owe the possibility of their existence to the displacing of some existing structure. Scarcity of suitable business sites renders the acquisition of land for commercial purposes a costly affair and practically restrains these projections. The ratio of first-class private dwellings to those of the second class, and the ratio of both of these classes to the common tenement are the almost fixed and constant ones year in and out, and may be taken as representing the real order of the city's growth. Any slight apparent increase in the number of second-class dwellings, by which we mean those costing less than \$10,000 apiece for house alone, as well as the enlarged projection in the annexed district may be taken as the ripe fruit of that large harvest which the successful completion of rapid transit is expected to bear. We have made no attempt to classify the projections in the annexed district, as the large majority are of an inexpensive order. We content ourselves with the remark that the aggregate comprises, in unequal proportions, all kinds and qualities of buildings, from a cowshed up to a brewery and a costly church edifice. Dwellings of a plain and simple type predominate largely in this number.

We will proceed to examine our classification more specifically.

**1. PRIVATE DWELLINGS — First-class.** — The casual reader, who is unfamiliar with the building developments of the city, may indulge in astonishment at the comparatively small number assigned to this class of buildings. In point of fact, the projection is nearly, if not quite, up to the average of the most active years. The demand for private houses at the reduced prices which now prevail, has been active, almost to briskness, for the past two years, a fact which political economists may account for at their leisure. This demand has brought about a recovery of building industry sooner than was once expected. It is somewhat unfortunate that, of the limited number projected, an undue proportion are what are termed building loan transactions—a type of building operation with which the readers of this paper are more or less familiar. Such operations are apt to be unprofitable and unsatisfactory to all concerned, and can rarely be taken as indicative of healthy activity. Still, in its past history, New York owes a large share of its building growth to speculative builders, and particularly to those who have operated with building loans. Whoever loses, the city at large

is the gainer by the erection of these buildings in quantity if not in quality. There is little likelihood that the future growth of the city will be developed under any different auspices. About one-third of these projections are in the hands of legitimate speculative builders who build with their own capital. It is a fact which builders will do well to lay to heart that these latter transactions, of late years, have been moderately if not invariably successful. The projections assigned to this class are to be found in the new and old building quarters together extending from Forty-second to Eighty-sixth street and from Fourth to Sixth avenue and Central Park. This number includes many projections of a very meritorious character, conspicuously exhibiting the mechanical skill and colossal enterprise of New York builders. It also includes projections made by private owners under the direction of architects; and these are so uncommonly numerous and form such prominent features of current building activity, that we will take the liberty to state them in detail. Without exception these private projections are of a high order of merit and excellence, being the embodiments of individual conception of homes and stately mansions. In some cases these projections represent the unaided and carefully studied conceptions of our leading architects.

The most conspicuous and remarkable structures, as far as may be determined by their present progress, are those of Mr. Braem, Mr. Dickerson, Mr. Arnold, Mr. Bostwick and Mr. Ehret.

1. Frederic Bronson, Madison av, next to northwest cor 33d st.
2. Egerton L. Winthrop, Madison av, northwest cor 33d st.
3. E. N. Dickerson, 34th st, bet. Madison and Park avs.
4. H. A. Braem, 36th st, bet. Fifth and Madison avs.
5. James Morris, Madison av, bet. 40th and 41st sts.
6. George Mosle, 51st st, bet. 5th and 6th avs.
7. E. V. Loew, 5th av, bet. 52d and 53d sts.
8. B. Brewster, 5th av, bet. 54th and 55th sts.
9. George Kemp, 5th av, northwest cor 56th st.
10. Jas. Rufus Smith, 5th av, bet. 57th and 58th sts.
11. Jabez A. Bostwick, 5th av, northeast cor 61st st.
12. Richard Arnold, 5th av, northeast cor 63d st.
13. J. H. Bonnell, 63d st, bet. 5th and Madison avs.
14. W. H. S. Wood, 63d st, bet. 5th and Madison avs.
15. Chas. E. Cornish, 63d st, bet. 3th and Madison avs.
16. John D. Crammins, 68th st, bet. Madison and 4th avs.
17. George Ehret, 4th av, southeast cor 94th st.

Of speculative projections by builders, the following are noteworthy:

- Lynd Bros., 54th st, 5th and 6th avs, 5 houses.  
 Duggin & Crossman, Madison av, 55th and 56th sts, 10 houses.  
 Duggin & Crossman, Madison av, 49th st, 6 houses.  
 McCafferty & Buckley, 55th st, bet. Madison and 4th avs, 4 houses.  
 McKenna, 58th st, bet. 5th and 6th avs, 2 houses.  
 McManus, 58th st, bet. 5th and 6th avs, 4 houses.  
 Kilpatrick, 63d st, bet. 5th and Madison avs, 8 houses.  
 Williams, 68th st, bet. Madison and 4th avs, 3 houses.  
 Muldoon & Mowbray, 68th st, southwest cor Madison av, 10 houses.

On Observatory Hill, Madison avenue and Eighty-first street, Arnold & Constable are erecting a number of plain and attractive houses, which will be offered to rent. This locality might be properly called Arnold Constableville.

**2. PRIVATE DWELLINGS — Second-class.** — This number is made up of projections of two and three-story houses, and of an occasional four-story, varying in width from twelve to twenty feet, rarely exceeding the latter width, and scattered throughout all parts of the city outside of the new and old fashionable quarters. They are

principally to be found in Harlem and on the east side, clinging closely to the line of rapid transit. It is a matter of special wonder that none of these projections are to be found in the district lying directly west of the Park, where there is such tempting inducement, and such pressing need for just such edifices. It is altogether a healthy and encouraging sign that builders have at length found their interest in catering to the middle and humbler classes of our citizens. The projection of 400 such dwellings, of a class so imperatively needed in this city of palaces and hovels, is a comfortable and assuring presage of the benefits which the permanent establishment of rapid transit is likely to confer. The average cost of these houses does not exceed \$5,000, and when we consider that the portion of land required for their construction may be had for less than a thousand dollars in good locations, a prospect looms finely up of obtaining comfortable dwellings for rents which need not exceed \$500.

3. APARTMENT HOUSES.—Under this head we have classified the plainer with the more pretentious projections of French flats or apartment houses, rigidly excluding any which, on account of location or cost, could be confounded with the ordinary tenement house. With the exception of a few very expensive structures, these buildings consist of erections made upon a single lot, 25x100 feet. Such houses have become quite numerous and stereotyped, and present few interesting features and scarcely any recent improvements, being merely a repetition of ideas with which building experts have become familiar. As a rule, these buildings have dark interiors, and being without elevators the upper stories are difficult and tedious of access. It is a common wonder that owners of eligible lots should care to indulge in such costly experiments, since experience proves them to be inadequately productive of rental income. As larger apartment houses with their superior appointments increase in number, the better class of tenants are steadily withdrawn from these single lot structures, and the latter fall into a settled state of decadence and unpopularity which threatens to place them in the category of plain but rather expensive tenement houses. It is unwise, as well as unprofitable, to attempt to elaborate the apartment idea upon a single lot, or, indeed, upon any shape or size of ground which fails to afford abundant light and air to the whole interior of the building. Public taste and convenience demand that these buildings should be supplied with the vertical car or elevator, and, like office buildings thus fitted, the apartment buildings that have elevators enjoy a decided preference over those that have none.

Among costly buildings particularly worthy of mention is the Florence House, corner of Fourth avenue and Eighteenth street, built by Mr. Matthews at an estimated cost of \$225,000.

A modest building has been erected by Mr. Coriell at 21 East Twenty-first street, near Broadway, at a cost of \$35,000.

The Boston Apartment House, so-called, is another embellishment of Central Park, erected by Mr. Peters on Fifty-ninth street just east of Sixth avenue, at a cost of \$70,000, and now nearly completed.

The Clarke Apartment House covers the entire front on Seventh avenue, between Fifty-fifth and Fifty-sixth streets, and the owner expects to invest therein a sum of nearly \$500,000 for land and building.

The Leupp, late Barrera mansion, on the southeast corner of Madison avenue and Twenty-fifth street, now owned by Mr. James P. Kernochan, has been recently transformed, at an outlay of \$50,000, into a first-class apartment hotel with restaurant attached, and christened The Madison.

The Brighton Apartment House, on Forty-fourth

street, just west of Third avenue, is about being completed by Mr. John C. Henderson, at a cost of \$30,000.

On Fifty-third street, between Fifth and Sixth avenues, a locality heretofore sacredly devoted to private residences, the Messrs. Tallman, builders, have commenced the erection of a first-class apartment house, which will cost, when completed, \$75,000.

4. APARTMENT HOUSES WITH STORES.—We have taken the pains to separate from the foregoing category those apartment houses which have been erected in connection with stores. We are surprised to discover that the number of such projections does not exceed three, but these are all of an expensive kind and of a high degree of architectural excellence. Mr. Brower's building, on the northeast corner of Thirty-ninth street and Broadway, Mr. Doherty's building, on the northwest corner of Eighth avenue and Fortieth street, and Mr. Bryan Lawrence's building, on the northwest corner of Fifty-seventh street and Eighth avenue, comprise the entire stock of such houses which have been projected during the last twelve months.

5. STORES, WAREHOUSES, AND OFFICE BUILDINGS.—The noticeable feature in this connection is the degree of activity which has been developed along the line of Broadway, a section which has remained in a comparatively quiescent state during the past ten or twelve years. At several prominent points, new buildings are now in course of erection. The Astor-Boreel office building, on Broadway, between Cedar and Thames street, being probably the most prominent and expensive structure.

The Levy building on Broadway, near Grand street, Loubat's mammoth store buildings on the site of the old St. Nicholas Hotel, Suckley's store building at the corner of Bleecker street and Broadway, and Goelet's building on Broadway, near Thirteenth street, are among the most prominent on that thoroughfare.

Mr. C. L. Lee, as executor, is constructing a substantial warehouse on the southwest corner of Union square and Sixteenth street.

Between Broadway and Fifth avenue, on Eighteenth street, John Duncan's Sons are erecting a double warehouse at a cost of \$50,000.

On the corner of Broadway and Thirty-second street, George Sloane is erecting a large store for the accommodation of his dry goods business, at an outlay of \$80,000.

The estate of John D. Wolfe, together with Messrs. Sternberger & Kursheedt, have transformed the face of the block on Spring street, between Mercer and Greene streets, from a condition of squalor into a substantial business location, having erected an almost solid block of costly and imposing warehouses, which are now nearing completion.

Extensive alterations are being made at the northwest corner of Clinton place and Broadway by Mr. O. S. Carter, at an outlay of \$20,000.

At 144 Nassau street Banks Brothers are erecting an office building and store at an expense of \$15,000, and on the corner of Beekman and Nassau streets, the Morse estate is erecting a unique and mammoth office building at an expense of \$250,000. Mr. J. Rothschild, the milliner, is erecting a double warehouse at Nos. 40 and 42 West Fourteenth street, at an expense of \$70,000.

Messrs. Stern Brothers at 32 to 36 West Twenty-third street, running through to Twenty-second street, are just finishing a large warehouse for their business, to cost \$85,000.

The Imperial Insurance Company, of London, having purchased the building of the old Security Life, at 31 and 33 Pine street, are now engaged in transforming and improving it at an outlay of \$30,000.

6. FACTORIES AND SHOPS.—It is worth while to

state that the annual production of factories and shops in this city seldom falls below the number of one hundred. This fact will tend to confirm a statement which has already been made that though less pretentious in its manufacturing interests the total value of goods manufactured in New York is equal to the value of goods manufactured in Philadelphia, which prides itself as being the greatest manufacturing city in the country. The annual addition of one hundred shops and factories to our existing establishments is substantial and conclusive evidence of industrial activity.

7. TENEMENTS.—The indelible and blighting disgrace of this city is the necessity which compels so large a portion of its laboring population to spend their lives in common rookeries. Such a misfortune would be hard enough to bear if these tenements were ever so well constructed. The numerical excess of this style of projection over any other may be taken as a sure indication that it is also the cheapest style of projection that can be made. These buildings are scattered throughout every part of the city, from the extreme periphery extending almost to the very heart of the best quarters. It is held as an axiom among builders that a tenement house can be made to pay where no other style of building could be profitably erected. Most of these houses are built upon building loans and represent the most disreputable type of those transactions. The buildings as a rule are of the commonest sort, being carelessly put together of the cheapest materials with a total disregard of sanitary appliances and safeguards. When these buildings are overhauled by the Health Department, they are apt to involve the owner in a very large additional outlay, as the cost of improvements and betterments required to make them conform with the law. Still, with all the denunciations that are periodically uttered against this style of building, they continue to occupy the most prominent position in annual building projections. It is doubtful whether even rapid transit can wholly cure this deep-seated evil of New York domestic life.

8. We have classified the tenements with stores in a separate category, merely to indicate the progress that is being made in the improvement of our leading avenues. These buildings associated with stores are almost invariably found on business avenues. Adding this number to those in the previous class, it will be found that the tenement house projection for twelve months amounts to very nearly five hundred houses, which is taken to be the average and reliable annual demand for this species of residence accommodation. Let social philosophers put this fact in their pipes and smoke it.

9. Private stables constitute the smallest part of the number set down in this category. Included in the number are some few livery stables. A large number are stables connected with factories, breweries and stores; and a small number are those of cartmen and grocers attached to their residences. The steady maintenance of this average projection of stables may be taken as an indication of the growing appreciation and use of the noble brute in New York. Dickels new riding academy on Fifty-sixth street, between Sixth and Seventh avenues, is a fitting shrine for the devotees of the graceful athletic art of equestrianism.

10. ANNEXED DISTRICT.—With the exception of some churches, a brewery and a public building, the projections thus far in the annexed district are insignificant in value, and gain their importance from the prospective outlet which is thus afforded for populations of over-crowded city wards. After the new district has been thoroughly drained and has received its supply of running water, it may then be regarded as the oasis of the workingman, mechanic and clerk who

will be assisted to the enjoyment of its advantages by the offices of rapid transit.

11. PUBLIC BUILDINGS.—By this title we intend to specify not municipal buildings only, but those of a public character, some of which we will more particularly indicate.

An extensive addition has been made to Bellevue Hospital for surgical cases, at a cost of \$30,000.

The Little Sisters of the Poor have erected a home and dispensary, at 179 East Seventieth street, the buildings having a spread of 73 by 105 feet, and costing \$26,000.

On One Hundred and Sixteenth street, east of Third avenue, a church has been erected, having a very sightly exterior, at a cost of \$50,000.

On the corner of Avenue B and Fourteenth street, the Dry Dock Railroad Company has erected stables at a cost of \$53,000.

On One Hundred and Seventeenth street, east of the Boulevard, the New York Hospital has commenced the erection of a building for surgical cases, which promises to cost \$100,000.

The Sisters of Mercy are about erecting an addition to the Foundling Asylum, at Sixty-eighth street, between Third and Lexington avenues, at a cost of \$100,000.

A Home for the Incurables, at Fordham, is being erected, at an expense of \$30,000.

St. Barnabas' Home, on Mulberry street, is being enlarged by a prominent wealthy citizen of New York, at an expense of \$17,000.

As a fitting conclusion to this statement of the building activity of the city, we offer to our readers reliable and accurate tables of the new dwelling houses, finished and in course of erection in the two active building quarters for residences, which are now offered for sale by builders.

### OLD FASHIONABLE RESIDENCE QUARTER.

43d st, east of 5th av, Mr. Ford	1
45th st, southwest cor Madison av, O'Reilly Bros.	1
45th st, northwest cor Madison av, Buddensiek	6
46th st, southwest cor Madison av, Buddensiek	6
49th st, southwest cor Madison av, Duggin & Crossman	5
53d st, bet Madison and 4th avs, Davidson	3
53d st, b-t Madison and 4th avs, Loew	8
54th st, bet 5th and 6th avs, Lynde	6
54th st, bet 5th and 6th avs, Dittman	1
54th st, southwest cor Madison av, Hennessy	4
55th st, bet 5th and 6th avs, Bradley	3
55th st, bet 5th and 6th avs, Hamill	2
55th st, bet 5th and Madison avs, Lynde	3
55th st, bet 5th and Madison avs, Duggin & Crossman	2
55th st, bet Madison and 4th avs, McCafferty & Buckley	3
Madison av, bet 55th and 56th sts, Duggin & Crossman	1
56th st, bet 5th and Madison avs, Duggin & Crossman	2
56th st, bet Madison and 4th avs, Soher	4
56th st, bet Madison and 4th avs, Noble	4
57th st, bet 6th and 7th avs, Reid	1
57th st, bet 6th and 7th avs, Thompson	5
57th st, bet 5th and 6th avs, Einstein	2
57th st, bet 5th and 6th avs, Scheffel	1
57th st, bet Madison and 4th avs, Duggin & Crossman	2
57th st, bet Madison and 4th avs, Fettech	6
57th st, bet 4th and Lexington avs, Croft	2
58th st, bet 5th and 6th avs, Scholle	5
58th st, bet 5th and 6th avs, McKenna	2
58th st, bet 5th and 6th avs, McManus	4
Total	97

### NEW FASHIONABLE RESIDENCE QUARTER.

60th st, bet 5th and Madison av, McCool	1
Madison av, bet 62d and 63d sts, Doying	10
63d st, bet 5th and Madison avs, Dr. Thomas	3
64th st, bet 5th and Madison avs, L. Kilpatrick	8
64th st, bet 4th and Madison avs, T. Kilpatrick	7
65th st, southeast cor Madison av, Styles	6
65th st, bet Madison and 4th avs, Jennings & B.	1
66th st, bet 5th and Madison avs, Breen & Nason	5
66th st, bet 4th and Madison avs, Doying	15
66th st, bet 4th and Madison avs, Styles	5
67th st, bet 4th and Madison avs, Breen & Nason	1
67th st, bet 4th and Madison avs, Doying	10
67th st, bet 4th and Madison avs, A. Fowler	10
68th st, bet 5th and Madison avs, Mowbray	5
68th st, bet 5th and Madison avs, Muldrow	5
68th st, bet 4th and Madison avs, Williams	3
70th st, southwest cor Madison av, Pearson	5
Madison av, bet 75th and 76th sts, Buddensiek	3
77th st, bet 5th and Madison avs, Bonner	5
77th st, bet 5th and Madison avs, Bradley	3
77th st, bet 4th and Madison avs, Woolley	1
77th st, bet 4th and Madison avs, Jaques	6
79th st, bet 4th and Madison avs, Woolley	5
81st st, bet 4th and Madison avs, Arnold & Constable	11

Madison av, northwest cor 81st st, Arnold & Constable	3
Madison av, southwest cor 81th st, Arnold & Constable	4
Total	141

### MECHANICS' LIENS.

From time immemorial the doctrine of mechanics' liens has been respected and tolerated, although in this country it was first enacted into a statute. History informs us that such liens were recognized under the Roman Empire, and that they have been handed down in a much enlarged scope and sense through modern civilized nations. The appearance of the lien law, therefore, in this country is not so much an original measure as the revival of an ancient doctrine. Yet many of the uses and applications of the lien in this country are novel and distinctive.

The lien law is one of those protective measures which apparently proceeds upon the assumption that the mechanic is an infant or imbecile. At all events, it presumes that he is a person incapable of exercising ordinary business judgment, and that he requires the especial protection of the law. Hence special statutes of the different States protect the interests of all persons engaged in furnishing materials or performing labor in the construction of buildings. In this State we have a general act applicable to the whole State, and special acts applicable to certain cities. New York city has been most favored in this respect, and no less than five or six different laws have been successively enacted.

We have no idea of entering into any analysis or digest of these laws. Such a work would be too voluminous for our space, and has already been thoroughly done by eminent law writers. The laws relating to this city have been constantly enlarged in their scope, so as to include a great variety of works and all classes of workmen engaged in the construction of buildings and in making public improvements. Besides this progressive enlargement there appears in the successive acts an alternation of bias in favor of either the owner or the contractor. While the early laws touched but gingerly upon the rights of the mechanics, leaving them quite at the mercy of the owner, a later law, that of 1863, made the mechanics' lien superior to any mortgage or conveyance made subsequent to the commencement of the building. This law as might be expected was self-defeating in its action. Owners of property became chary in taking the risks of improvement, and when at all disposed to do so, were exceedingly discriminating in selecting a master builder, contracts being preferably given to the limited number of those known to be unusually responsible. Speculative building and the negotiation of building loans were brought to a complete standstill by the operation of this law. It was owing to this fact that during the early years of the war, there was such a marked and unprecedented scarcity of private dwellings in this city—a scarcity that was not overcome until many years after the close of the war. As the obnoxious features of this law were not repealed until 1866, the famine of houses which existed for a few years furnished the foundation on which to build the most extravagant hopes with regard to the prices that might be realized from improved residence property.

With this extraordinary enlargement of scope as to the rights of mechanics, there has been a corresponding accumulation of the difficulties attending the enforcement of the lien. In the law of 1875, the latest and existing law of this city, although a great parade is made of the protection of the mechanics' interests, the conditions and qualifications under which the lien must be applied and enforced, reduce it to a practical nullity.

The owner or master builder under its provisions can so easily evade the lien or put obstacles in the way of its operation, that the presence of such a law upon the statute book is a snare and delusion, and the law might be safely repealed without any detriment to the interests of mechanics.

We commend a careful study of this law to all intelligent mechanics who wish to arrive at a clear conception of its real force and effect. We have no other purpose in thus alluding to the subject than to make the inquiry as to whether a mechanics' lien law is practically available or desirable.

The question of the availability of such laws may be easily determined in the light of past experience. Notwithstanding the multitudinous mechanic lien enactments that have been made during the past forty years, if a careful canvass could be made of all the mechanics who have been engaged in business during this period, it would probably be found that few, if any, have been able to derive any substantial benefit from such laws. The utmost use that can be claimed for them is to supply a weapon for the hands of unscrupulous and obstructive mechanics with which to force issues or to blackmail and annoy the master builder. So far from being productive of any beneficial results to mechanics at large, the mechanics' lien laws have invariably tended to excite a prejudice against them—among responsible and respectable builders and owners—as a class who are vindictive, coercive and troublesome, while disreputable builders take such precautions as enable them to place mechanics entirely at defiance. These laws place the power of terrorism in the hands of those least capable of wisely wielding it, and who never have used it for any meritorious end. Honest and intelligent mechanics have generally been able to secure their rights irrespective of the lien law, or have been so situated in respect to the law that it was powerless to confer any benefit upon them. Low and disreputable mechanics have not hesitated to use this law as a means of extortion and intimidation, and of throwing obstacles in the way of building. If honest and deserving mechanics will seek employment with builders of assured character and responsibility, they will have no need of any protecting lien law, and if they happen to engage in the service of scamp-builders, no civil law will be of any avail to them.

The question of desirability is the one in which we may discuss the merit, or lack of merit of lien laws.

If all land owners and builders were solvent and responsible there would be no occasion for discussing the question of a mechanics' lien, because the debt due the mechanic would not only have a guaranty of the general responsibility of the owner or builder, but would have the security implied in the possession of improved property by such owner or builder against which an execution for the debt in case of default in its payment could easily issue. The necessity for a lien law is said to arise out of the incentive for rapid and extensive building operations, which is so constantly present and operative in a new country. These in turn partake so largely of a speculative character that opportunity is presented for the contraction of debts by irresponsible owners and builders against whose artifices the ingenuity of all law makers has been sorely taxed to devise protective schemes. The argument in favor of these laws possessed more weight and strength in the early history of the country before wealth was amassed or values were clearly defined, or members of a community had become well known. In the present advanced state of society, in this city at least, with the readiness with which the antecedents and present

position of parties may be determined, it would seem to be practicable and obligatory for the mechanic, sub-contractor or laborer to acquaint himself through established and conventional means about the party that he may be intending to deal with; to abstain from granting haphazard credit; and to studiously avoid master builders who are lacking in the elements of solvency and responsibility. Dwelling and business accommodations are so abundantly provided in this city at the present time, that there is no longer any excuse presented for exceptionally extensive and numerous projections of buildings. The exploiting of schemes of unusual dimensions, and disproportioned to the means of a party is *prima facie* evidence of unsoundness. The building business, in the nature of the case, is assuming every year more of a rational and legitimate status, and is becoming less dependent upon artificial stimulus and extraordinary incentive. The specious and delusive protection which the mechanics' lien law proposes and affords, has fostered the projection of many a fraudulent building scheme, which would never have come to birth but for the existence of this law. Mechanics are only too much disposed to place a foolish reliance upon the efficacy of this law, a reliance which they find to be delusory when they seek to enforce their claims.

The law, as mechanics have commonly and often ignorantly understood it, has been used as a crutch on which they have leaned so long that they have become unable to walk alone, when, in reality, all the while, they had no substantial support from it. The work of specialization has gone on in the building trade as rapidly as in others, and each subdivision of house-building, with some minor and insignificant exceptions, is entrusted to the hands of a leading contractor or boss. These are men who excel in workmanship, and are supposed to possess knowledge superior to that of an ordinary mechanic. The best knowledge which they can possess, for practical success in business, is insight into human nature, and ability to measure the length and breadth of commercial transactions. If this illusory reliance upon a lien law was taken away from these men, their natural intelligence would prompt them to scrutinize more closely the standing of builders and the character of their proposed schemes. Such precaution on their part would not only insure the safety of their capital, but would impose a wholesome restraint upon building projections which could not fail to impart a more healthy tone to the entire trade.

Past experience with lien laws has demonstrated two conclusions. 1. That to be practicable and available, it is necessary that the law should be drawn with the utmost strictness, even to the verge of that severity which is found in practice to defeat itself. 2. That it is more desirable to have no law at all than to have one lacking in these elements of the severe enforcement and ample protection of the mechanics rights.

A careful and intelligent study of the existing mechanics' lien law will satisfy anyone that the mechanic has little or no protection from it, and that its early and complete repeal will promote his interest far more than its continuance upon the statute book.

#### LEGAL DECISIONS.

##### RIGHTS AND LIABILITIES OF SAVINGS BANKS.

*Allen vs. Williamsburgh Savings Bank.*—The by-laws of this bank, which were printed in Allen's deposit book, contained the following: "The bank will use its best efforts to prevent fraud; but all payments made to persons producing the deposit books shall be deemed good and valid payments." It was also provided that drafts might be made personally or by the order in writing of the depositor (if the bank have the signature of the depositor on the signature book). It appeared that Allen's wife, without his knowledge, obtained possession of his pass book and applied for \$2,850.

The officer filled up a check or order, and gave it to her to procure Allen's signature. She afterwards presented the book and the order with a forged signature of Allen, and the money was paid to her. Allen brought suit against the bank to recover the amount. On the trial some witnesses on the part of the bank testified that there was a general resemblance between the two signatures, while three of the officers of the bank testified that there was a difference between them. The question in the case was whether the payment was a valid one, Allen claiming that the bank had not used its best efforts to prevent fraud. The jury found for Allen. The Court of Appeals hold that the assent of the depositor, that all payments made by the bank to persons producing the deposit book shall be deemed valid payments, is to be governed by the agreement on the part of the bank to use its best efforts to prevent fraud. When a person of one sex produces the deposit book issued to one of another sex, it should arrest attention and excite inquiry. It will be entirely incompatible with a pretence of good faith, or of the use of best efforts to prevent fraud, to assert that a payment in such case was believed to be to the depositor personally, and to take shelter behind the clause in the rules, that a payment to the person producing the book shall be deemed good and valid. Payment to a woman producing the book of a man, without an assignment, without proof of delivery, without an order, is gross negligence. The bank perceived this, and required an order for the money. It did not rely upon the possession of the book. This, then, is the inquiry to be answered. Was there in the forged signature such want of likeness to Allen's signature as made it a question proper to be submitted to a jury, whether the bank used its best efforts to prevent fraud; and inasmuch as three officers of the bank stated in their testimony that there was a difference in signatures, when the signature book was presented to them on the trial, the court did right to submit to the jury for determination whether or not the bank did use its best efforts to prevent fraud.

##### ASSESSMENT OF BANK STOCK.

*Tradesmen's National Bank against The Tax Commissioners.*—The capital of the Tradesmen's Bank was \$1,000,000, and was represented by 25,000 shares at \$40 a share. The Commissioners valued the shares at \$56 each, and assessed the real estate at \$200,000, making the total value of the capital stock, including the real estate, \$1,400,000. They deducted from the value of each share \$8, being the one-seventh of the proportion which the real estate bore to the whole amount of the capital stock. It was urged that this deduction was erroneous, and that instead thereof one-fifth of the value of each share (\$11.25) should have been deducted, thus reducing the value of each share to \$44.80 in the place of \$48, the amount of the actual assessment, and making a difference of \$80,000 in total amount of the taxable property assessed.

The statute under which the Commissioners acted declares that the stockholders of any bank "shall be assessed and taxed on the value of their shares of the stock therein, \* \* \* but not at a greater rate than is assessed upon other moneyed capital in the hands of individuals in this State. And in making such assessment there shall also be deducted from the value of such shares such sum as is in the same proportion to such value as is the assessed value of the real estate of the bank \* \* \* to the whole amount of the capital stock of the said bank," etc.

The Court of Appeals hold that shareholders are to be assessed on the value of their shares, meaning the market value, without regard to the value of the real estate, which must be assessed separately. When the assessors fix upon the value of such shares, then the deduction of the assessed value of the real estate must be made from the value of the shares. It is to be proportionate, and as the assessed value of the real estate is to the capital stock. Capital stock, the Court held, does not mean the nominal amount of the capital, but the term includes every part of the assets of the bank from which an income is to be derived, and from which dividends are to be paid. This comprehends the surplus on hand, as well as every other investment which constitutes a portion of the capital. The deduction from the value of the shares is then in proportion to the real capital. If it were otherwise, banking institutions, which have been prosperous, and whose shares have been raised far above the par value, might escape taxation upon a large portion of the amount of their capital, while those which have been unfortunate might be taxed upon a far greater amount than their entire capital upon entirely a fictitious basis of value, and upon property which had no existence.

##### ASSESSMENTS.

*Matter of St. Joseph's Asylum.*—This institution sought to vacate four assessments upon its property for local improvements, one made in 1875, another in 1873, the third in 1865 and the fourth in 1864. The application to vacate the assessments was made upon the ground that the provision in the act of 1840, prohibiting assessments exceeding one-half of the value of the land as assessed by the local or ward assessors, was not observed. It appeared in the proceedings that the ward assessors had made no assessment of the value of the property for several years prior to the assessment in question, made by the tax officers for local improvements; and the petitioners took the ground that inasmuch as no assessed valuation was made by the local assessors at or about the time the assessment was laid for local improvement, there was no standard of comparison by which the latter assessment could be made, it being required that such assessment for local improvements shall not exceed one-half of the value as assessed by the ward assessors for purposes of general taxation. It is decided that if there has never been a valuation put upon the lots by the ward assessors, then the statute, prohibiting an assessment exceeding half the value of the property, as valued by the ward assessors, is violated; but there is nothing in the language of the act of 1840 restricting the comparison of values by the assessors for the purpose of assessment for local improvement, to the year in which the assessment for a local improvement is made. A resort may be had to the last valuation made by the assessors whenever that was.

##### BREACH OF AGREEMENT TO CONVEY LAND.

*Cockroft vs. N. Y. & H. R. R. Co.*—The judgment in this action was affirmed by the Court of Appeals. Cockroft claimed prospective damages for an alleged breach of a contract made by the railroad company for the sale of a lot situated in the City of New York, which was bought at an auction sale. The conveyance was to be a full covenant warranty deed, free from all incumbrances. Upon having a search made Cockroft discovered two mortgages covering defendants' road and including this lot, one for \$3,000,000 and the other for \$1,000,000, both given to secure certain bonds. The officers of the road at the time of the sale were ignorant of the fact that the mortgages covered this lot, but offered to give to Cockroft a warranty deed, and an abundant guaranty securing him against the mortgages, but he refused to accept them, and sought to recover all the damages which he had sustained by reason of the company's failure to perform as required by the contract. These damages would include the difference between the price agreed to be paid and the actual increased value. The company claimed that he was entitled to recover only the auctioneer's fee, the deposit money, and attorney's fees for examining title.

The court say that the rule is well settled that where a seller enters into a contract to sell and convey real estate under a belief that he has a good title, and that the same is free from incumbrances with covenants of warranty and against such incumbrances, and he fails to perform for the reason that the title is defective or an incumbrance unknown to him previously is discovered, which prevents a fulfilment of the contract, the seller is only liable for nominal damages. A party, who, under a wrong impression, and who is innocent of any intention to commit a fraud, enters into a contract which, it subsequently appears, he is unable to perform, can only be held liable for nominal damages. The rule which allows the difference between the price paid and the actual value of the land, if it appears that the land can be sold for an increased price, should have no application when the failure to make title arises from the inability of the seller, and he acts in good faith. If these incumbrances, the court say, had been ordinary mortgages where release might have obtained from the liens, it would alter the case. But as they were held by trustees who had no legal authority to release the land, nor could be paid because not due, there was no method for the company of obtaining a discharge of the mortgages.

##### THE BOSTON.

This name has been given to the elegant apartment house, owned by C. Roberts Peters, situated on the south side of Fifty-ninth street, between Fifth and Sixth avenues. In a previous number of THE RECORD we gave an extended description of this building, calling attention to its general style and to some of the peculiar features connected with its construction. The Boston having now arrived at such an advanced stage of completion as to be ready for the occupation



of tenants by October 1st next, we are now in a position to supply such omissions as occurred in the article, especially in regard to the interior arrangements of The Boston, its finish and its exceedingly attractive decorations. As completed, the building is fifty feet in width, ninety-seven feet in depth and is, in addition to the basement, six stories high, with an attic in the rear. We have already adverted in our previous article to the use of Ohio sandstone and Philadelphia brick on the front as well as to the Sgraffito ornaments, which are inserted for the first time in any building in New York. These ornaments, which were expressly designed for the building and imported by Rudolph Frank, of 40 Murray street, greatly relieve the monotony of the front, while the four terracotta medallions, three large balconies, a main cornice of stone and the use of the enamelled bricks, etc., add to its imposing appearance. Touching the arrangements of the apartments in the building, we may add that on each floor there are two suites, making twelve in all, each suite including a parlor, a library, three bed-chambers, a bathroom, a kitchen and a servant's bedroom. Mention has already been made of the admirable arrangements perfected by the architect to enable the servants to go from the kitchen to the private hall by means of a separate servants' hall, without disturbing persons sitting in the dining and other rooms. This servants' hall contains a butler's pantry, sink, store closets and a place for a refrigerator. Three staircases are provided, one for the tenants and their visitors, and two for servants and tradespeople. For the comfort, also, of the occupants, the owner has enclosed in brick casing one of Hale's hydraulic elevators.

The plumbing work, which is now completed in a perfect manner and on the most approved plan, shows not only the usual appliances of kitchens, bathrooms, water closets, &c., but also that in every bed-chamber a set basin has been supplied with hot and cold water. Drain, waste and water closet pipes are well trapped and carried above the roof. Two large tanks, one for cold and the other for hot water, will give an abundant supply of water to all tenants free of charge.

When we come to inspect the interior finish of The Boston, we find that the vestibule and first story entrance hall are furnished with tiles by John Chadwick. Handsome marble mantels adorn the parlors from the manufactory of Phillip Schaad, corner of Lexington avenue and Seventy-ninth street. Pier mirrors, &c., from Gramm, of No. 5 and 5 Marion street, and chandeliers and gas fixtures from Iden & Co., of No. 196 Hester street. A most approved elevated range, provided by J. L. Mott & Co., is in each kitchen with ash chute, dresser and set of three washtrays.

## MARKET REVIEW.

### REAL ESTATE MARKET.

There is a perceptible increase of interest manifested in real estate circles, foreshadowing, as we trust, an early termination of the torpor and stagnation which have so long prevailed. Especially on the east side of the city, where builders and investors have recently been attracted, a lively and legitimate demand for eligible lots begins to appear. In vacant lots on the west side the inquiry is not so extended. For some time values in that quarter of the city have been unsettled and uncertain. The temper and condition of the market in respect to lots in this latter section will, however, soon be tested, inasmuch as on the 8th day of October next about fifty lots, situated on the Boulevard, Ninth and Tenth avenues, Sixty-ninth, Seventieth, Seventy-second, Seventy-third and Seventy-sixth streets, will be offered for sale by direction of F. Schack, trustee.

Messrs. Duggin & Crossman have just purchased eight lots on the north side of Fifty-first street, between Fifth and Sixth avenues, commencing 200 feet west of Fifth avenue, for \$123,000. It is their intention to immediately commence the erection of first-class dwellings thereon.

In the Building Department, we select as the most noteworthy, from among the seventeen plans filed during the week ending September 26th, the plan of Duffy Bros., embracing twelve three-story brown stone dwellings, which will be erected on Ninety-fourth street, between Third and Fourth avenues.

The following are the sales at the Exchange Sales-room for the week ending Sept. 26:

*\*Indicates that the property described has been bid in for plaintiff's account:*

*Broome st (No. 209), s e cor Norfolk st, four-story brick store and dwelling, 25x51.7. (Amount due, about \$11,250) .....	\$11,000
Jane st No. 55, n s, 59.10 e Hudson st, runs northeast 50 x east 7.6 x northeast 20 x east 15 x — to land Geo. Schott, 35.3 x southwest to Jane st x west 19.5 to point of beginning, three-story brick dwelling (exr.'s sale), to Melville Sutphen .....	5,850
*Vestry st (Nos. 43 and 45), s s, 65.4 e Greenwich st, five-story brick warehouse, with lease of lot 62.7x91.8x83.6. (Leased May 1, 1875; term 12 years. Ground rent, \$2,000 per annum.) (Amount due, about \$16,000)	15,000
10th st (No. 270 W.), s s, 110 w Greenwich st, three and two-story frame store and dwell'g, 25x35 (partition sale), to Jeremiah Pangburn .....	4,050
*13th st (No. 623), s s, 299 w Av C, five-story brick store and dwell'g, and two-story brick stable in rear, 23.1x103.3. (Amount due about \$8,000.) .....	6,000
*28th st (No. 145), n s, 200.7 e 7th av, three-story brick shop and two-story frame dwell'g in rear, 23.1x98.9. (Amount due about \$6,300.) .....	3,100
*45th st (No. 434), s s, 450 w 9th av, four-story brick dwelling and one-story frame stable in rear, 25x100.4. (Amount due, about \$6,550.) .....	5,900
46th st (No. 62), s s, 170 e 6th av, four-story stone front dwell'g, 20x100.5, to John N. Jenness. (Amount due, about \$25,900) ..	23,500
*55th st, n s, 100 w 6th av, vacant, 125x100.5 ..	10,000
*77th st (Nos. 331 and 333), n s, 316.8 e 2d av, two four-story stone front dwell'gs, 33.4x 102.2. (Amount due, about \$17,850.) .....	12,000
*80th st, n s, 325 w 3d av, vacant, 50x100. (Amount due about \$2,300.) .....	8,305
*Av C (No. 217), w s, 45.10 n 13th st, five-story brick store and tenement, 22.10x85. Av C (No. 219), w s, 68.9 n 13th st, five-story brick store and tenement, 23x88. (Amount due, about \$19,725) .....	11,750
*Lexington av (No. 783), n e cor 61st st, four-story stone front dwell'g, 20.5x80. (Amount due, about \$19,700.) .....	15,000
*3d av (No. 485), e s, 24.8 s 33d st, three-story brick store and dwell'g, 21.8x85. .....	15,000
*11th av (Nos. 594 and 596), e s, 23.3 n 44th st, two five-story brick stores and dwell'gs, 52x74. (2nd mort. \$9,100; all liens, about \$27,100.) .....	25,500
Old Post Road, n w s, 376 s w land G. H. Peck, 50x144.4, to John Forsyth. (Amount due, about \$900) .....	850
Total .....	\$173,965

### BROOKLYN, N. Y.

In the City of Brooklyn, Mr. I. F. Bissell and Jacob Cole have made the following sales for the week ending Sept. 25:

Block bounded by King, Dwight, William and Columbia sts, 421.3x200x244.11x215.3. King st, s w s, 100 s e Dwight st, by south to Bush st. to Nathan Burchard .....	\$6,100
*India st, s s, 25 w Franklin st, 25x100 .....	2,500
*Little st, w s, 107.6 n Plymouth st, 26.10x84.8x 25x74.11 .....	1,850
Livingston st, s s, 43.4 e Boerum st, 25.2x56.4, to H. D. Southard .....	3,450
*Wyckoff st, s s, 215 w Smith st, 15x100. ..	3,000
*North 9th st, s s, 100 w 1st st, runs south 125 x west 50 x north 25 x east 25 x north 100 x east 25 to beginning .....	3,000
*16th st, n e s, 170.4 s 3d av, 18.2x93.10x18.2x 93.3 .....	250
*16th st, s w s, 251 w 3d av, 22x50 .....	1,500
20th st, s w s, 275 s e 4th av, 25x100, to Oliver J. Blaber .....	275
*Prospect av, n s, 251 w 3d av, 22x47.10x22x50.2 ..	1,500
*3d av, s w cor State st, 20x75 .....	4,300
*Road leading from Flatbush to Canarsie, s s, 459.9 s e of road leading from Brooklyn to Flatlands, abt 4 acres .....	5,000
Total .....	\$32,725

### BUILDING MATERIAL MARKET.

**BRICKS.**—There is not much news on the market for common Hards this week. Values are well sustained, and generally the expression among receivers and wholesale dealers is firm and confident, without as yet assuming the form of buoyancy, the policy of sellers being to nurse trade and not take the risk of shutting off orders by forcing an increase of cost. Buyers have learned from experience that they hold a fair balance of power on the market, and while current consumption of this and neighboring cities is very good, a great many orders can be kept back or reduced if necessary. Accounts from the yards along the river indicate a very general inclination to gradually reduce the production, and as manufacturers are relieved of an excess of stock over storage capacity, they will reduce the amount of shipments. Pales continue in demand where quality is in any way attractive, and the market is maintained at a full

former range of values all around. Crown fronts are not quite so active, but are held firmly, and manufacturers propose shutting down on production at an early day. The choice styles of fronts are steady at previous rates, and the supply not over large. We quote Pale, 7 M, \$2 1/2 @ 2 5/8; Hards, Up-rivers \$3 50 @ 4.00; Haverstraw bay, \$1 25 @ 1.75; favorite brands, \$1.75 @ 5.00; Fronts, Crown—brown, \$7; dark, \$8; red, \$9; Philadelphia, 20x28; Trenton, \$2 1/2 @ 2 3/4; Baltimore, \$3.10 @ 3.80. Yard prices, delivery included, \$2 @ 3 higher on ordinary and \$5.00 @ 6.00 on fronts.

**CEMENT.**—The market for domestic rather tends to better form, and buyers can scarcely expect or gain any further advantages of a decided character this season. As usual, the call on local account for "stock" is not likely to stir up much until there appears danger of the river closing, but for immediate consumption considerable is wanted, and the home shipping demand still proves very good, with values tending to gain strength on all leading and favorite brands. Saylor's brand of domestic Portland also continues to do well, the sale on regular trade orders and for shipment keeping to a full average, beside which a considerable outlet is found on public contract and direct orders from both the general and municipal governments. Foreign grades continue about as reported for some time past, a very good business doing on all the various outlets, with possibly a tendency to increase, though a great deal of the distribution to the interior is held in check by the heavy freight charges, which to many points are said to be almost prohibitory. Stocks are fair still and, with the competition as close as ever, importers have to keep rates down to a narrow margin, especially where orders are of any size, or there is an effort to secure a contract.

**HARDWARE.**—The situation is about the same. Some irregularity is shown in the demand, but the fluctuations occur through natural and temporary causes quickly overcome, and taking the aggregate business the movement is quite as full as before. Advances at hand from the interior promise well for a continuation of orders, and dealers generally appear very well pleased with the prospect. Clark & Co. have patented a new hinge, to be known as the "Buffalo Noiseless" blind hinge, in which the upper and lower hinges are alike. The blind when open fastens parallel with, and not against the house, and is locked at top and bottom. The price to the trade is:—For wood, throws the blind 1/4 inches from the casing, per dozen sets, \$3.50; discount, 75 per cent. The agents have reduced the price of "Challenge" door springs to discount 30 per cent. The list remains as before. Kip's cast steel hammers have been reduced 50c per dozen on adze eye bell faced, with the new rates as below: No. 1, \$9.50; No. 1 1/2, \$3.50; No. 2, \$7.50; No. 3, \$6.50; and on Farrier's hammers, with new rates as follows: adze eye, \$7.00; Buffalo pattern, \$7.00.

The manufacturers of rope have reduced the list price of Manila 3/4c per pound, making 1/2 inch and over 1 1/2 cents; and Sisal, 1/4 cents per pound, making 1/2 inch and over 9/4 cents per pound.

**LATH.**—The wholesale market has undergone no very radical change since our last. The demand possibly has not been so sharp as anticipated, but, as an offset, the offerings afloat were quite moderate, and through this the advantage of the situation remained with the selling interest. Most receivers appear to have a confident feeling over the future on advices of continued light shipments from primary points, and indications of pretty full wants among dealers, both local and at nearby dependent points. Not many dealers are as fully stocked as usual at this season, and some are not carrying enough to meet any sudden call of magnitude, should it arise. Up to present writing the cargo rate is \$1.50 per M.

**LIME.**—The recent additions made to values met with some opposition, but only of a temporary and fruitless character, and the market has apparently reached a good, steady position with business encouraging. The movement cannot probably be called active or even full, but still takes out a very fair total of stock, and, with the limited arrivals, does not admit of an unsold accumulation afloat. Receivers of State brands are also selling closely to the supply coming forward and obtaining firmer rates.

**LUMBER.**—The distribution of supplies for the week has been about equal to the average for some time past, and presents no new or specially noticeable features. Builders have called for some deliveries on contract, a few have made fresh purchases to "finish out," and others for repairs, while the manufacturing interests of various kinds called for more or less stock. Buyers, however, rarely appeared to be urged forward by any great necessity, and they shopped around carefully and bid low in all cases. This condition of affairs reflected itself upon the cargo market, and though the supplies in the latter form were not extensive or in shape to compel forced sales, receivers are quite well satisfied that they found no larger amount to handle. Some of the hard woods are moderately sought after for export, and the general foreign call for shipping lumber is about the same as for some time past, while beside this, it is understood that one or two delayed contracts have finally been closed, which will send considerable stock on board.

Eastern Spruce has a somewhat unsettled market still. The general tendency is toward a gain of strength and some advance, the season of the year,

advices of light shipments, and a determination among manufacturers to keep them so, forming a basis for improvement, especially as it seems to be conceded that not much is accumulated in second hands here. The essential element of a positive demand however is lacking, and there appears no chance of stirring buyers into any great amount of animation than such as may arise through their well known wants. Not many specials are ordered. We quote at \$10.25@11 for random, possibly \$11.25 for choice lengths in small cargo, and \$11.50@12.50 for specials, the extreme for extra difficult.

White Pine is increasing in stock somewhat, and most of the parcels added to the accumulation appear to have been carefully and judiciously selected against the probable wants of both the home and foreign trade. The prevailing demand has been about on an average with that current for some time past, both on the home and foreign outlets, and values run steady. We quote at \$14.50@15.50 per M. for West India shipping boards; \$19.00@20.00 for South American do; \$13.00@15.00 for box boards; \$16.00@17.00 for do. wide and sound; and timber to order at \$38.50 per M.

Yellow Pine does not show much change. Now and then a buyer is secured, but the demand lacks vigor, and the selling interest gains little or no advantage for any delivery on home account. Some few of the export orders filled for shipment direct from primary markets, it is thought, will give a margin, but this is the exception rather than the rule. Values range about as before on the general line. We quote random cargoes at about \$18@22 per M.; ordered cargoes \$22.00@24.00 do; green flooring boards, \$20@21 do; and dry do. do. \$20@23. Cargoes at the South, \$14@15.50 per M.; hewn timber, \$7.50@11.

Shingles have met with a few more calls of ordinary size on domestic account and found a continuation of small orders from exporters, but the general movement was not an active one and buyers in no case could be induced to anticipate wants. Offerings in variety and quantity very good and selections made without difficulty while former rates were accepted and sometimes modified to secure a desirable customer. Cypress are selling at about \$6 for saps, and \$9 for hearts; pine shipping stock \$4 for 18 inch and Eastern sawed grades at \$2.50@4.50 for 16 inch as to quality and quantity. Machine dressed cedar shingles quoted as follows: For 30 inch \$16@22.25 for A., and \$23.75@33.25 for No. 1; for 24 inch \$6.50@16 for A., and \$16.75@23 for No. 1; for 20 inch \$5@10.50 for A., and \$11.25@15.75 for No. 1.

Hardwoods are not active but still continue to sell to a fair extent and holders appear to be reasonably hopeful and cheerful. Fine parcels of black walnut and good selections of oak are in favor with both ash and cherry receiving some attention. The two first named and maple are also now and then called for on export account and at a good fair price. Supplies not large and the prospect for an increase said to be poor. We quote at wholesale rates by car load about as follows: Walnut, \$7@8.50 M; ash, \$3@3.36 do; oak, \$3.50@4 do; maple, \$3@3.35; chestnut, 1st and 2d, \$2@3.5; do., do., culls, \$1.8@2 do; cherry, \$4@7.5 do; white wood, 1/2 and 3/4 inch., \$25@27.50, and do. inch \$3@3.35 do; hickory, \$25@30 do. for West ern, and \$40@50 for good near by stock.

Yard distribution is of about the usual calibre and without the showing of really new features. Business spurts up a little occasionally but activity is not lasting and there is scarcely reason to expect more than an ordinary run of orders. Buyers do not find cost increasing to any extent, but holders of desirable stocks are firmer in their views.

Among recent lumber charters we find the following: An Am. brig, 225 tons, hence to St. Jago, lumber, \$8; a Ger. brig, 267 tons from Wilmington to Corunna, lumber, \$16 and primage; a Br. barque, 550 tons, from Savannah to Buenos Ayres, lumber, \$19 net; a schr., 154 tons, from Jacksonville to St. Lucia, lumber, \$10; a schr., 141 tons, from Ferdinandina to Guadalupe, lumber, \$10.50; a schr., 30 tons, hence to Jamaica, lumber, \$5.25, and back with logwood, \$3.25 on and \$3.75 under deck; a schr., 250 M lumber, from Brunswick to Boston, \$6.50; a schr., 175 M lumber, from Ferdinandina to New York, \$6.50; a schr., 170 M lumber, from Jacksonville to New London, \$8; a schr., 150 M lumber, from Jacksonville to New York, \$7.50; a schr., 350 M small timber, from Charleston to New York, \$6.50; a schr., 183 tons, hence to Jacksonville and back with lumber, \$9.60 for the round; a Br. barque, 338 tons, from Brunswick to Rio Janeiro, lumber, \$19 net.

Exports of lumber from the port of New York:

	This Week.	Since Jan. 1, '78.
West Indies	393,450	10,747,258
South America	629,944	10,248,454
East Indies	151,811	4,181,418
Europe, Continent	291,938	4,396,908
Europe, United Kingdom	112,452	4,692,559
Total	1,519,585	40,276,595

GENERAL LUMBER NOTES. STATE.

The Albany market is reported by the *Argus* on September 24th, 1878, as follows:

We do not change our quotations for pine lumber; the market, however, is held with much strength and the tendency of prices on the upper grades is to an advance. The market for the lower grades is heavy, the trade taking in preference and very freely, the cheaper article of spruce. Receipts are less free than they were at this time last year. Stocks, however, are ample and are well assorted.

The sales of coarse lumber are large, especially o

spruce; hemlock is in moderate supply but the stock of spruce continues large. Prices are unchanged. It is reported that one large holder of spruce has withdrawn from the market at present low prices.

Among the sales at Bay City are 200,000 feet at \$8, \$13 and \$25; 300,000 feet at \$6.25 \$12.50 and \$28; 250,000 and 650,000 feet at \$6, \$12 and \$28; 800,000 feet, mostly box, at about \$8; 1,500,000 feet logs at \$12 and 1,000,000 feet at \$9.50; these logs were put in the stream near Ogemaw by aid of a logging road over which 9,000,000 feet has been already passed. The more recent sales are 500,000 feet and 300,000 feet at \$8, \$12 and \$28, and 700,000 feet at prices ranging a little above the market. The general inquiry has been good with no accumulation of stock.

Freights from Bay City to Tonawanda are quoted at \$1.50 per M. feet. From Tonawanda to Albany \$2.75 per M. feet. From Buffalo to Albany \$2.75 per M. feet. From Oswego to Albany \$2.00 per M. feet. From Ottawa to Albany \$2.75 per M. feet.

The receipts of lumber at Buffalo for the week by lake are 4,992,000 feet; by rail, 35 car loads.

The receipts at Oswego for the week 4,589,000 feet; the shipments by canal 3,450,000 feet.

The receipts at Albany by canal from the opening of navigation to September 23d, are:

Bds. & Setg. ft. Shingles, M. Timber c. f. Staves, D	1877	1878
223,235,900	5,347	9,237
206,412,300	5,617	10,075
		840,000

The receipts at tide-water from the opening of navigation, to September 23d, are:

Bds. & Setg. ft. Shingles, M. Timber c. f. Staves, D	1877	1878
385,877,700	14,214	314,600
366,554,100	14,263	385,375
		59,928,300

THE WEST.

The following from the *Lumberman and Manufacturer*:

MINNEAPOLIS, MINN., Sept. 19, 1878.

Trade in the West has evidently brightened up considerably. The shipments for the week ending Wednesday from Chicago were 18,994,273 feet. Trade is reported better at St. Louis, Hannibal, Davenport, Dubuque and Minneapolis, but the trade nowhere compares with that of 1877, except at Chicago. The threshing and marketing of grain proceeds unusually slow this season, and this partly accounts for the delay in orders for lumber. The recent falling off in prices has had but little effect in stimulating trade or changing the direction of orders as it was expected to do. We call attention to the great reservoirs on the Wisconsin and Chippewa, which are now being filled for driving purposes, and which may very materially alter the supply of logs. It is anticipated that these dams will bring out from 100,000,000 to 150,000,000 feet yet this fall, part of which only can be saved before winter. If this should occur, however, there would be no overstock at any point, and no reasonable excuse for changing prices on this account. Very little complaint is made of cutting prices at any point, and this is a favorable sign that no further changes in prices will occur soon. The manufacturing progresses very slowly on the St. Croix and upper Mississippi. A well posted lumberman has given the following estimate of the amount of logs to be sawed this year on the upper Mississippi:

At St. Cloud	2,000,000
At Anoka	20,000,000
At Minneapolis	99,000,000
Total	131,000,000

There will be carried over, including those hung up, 19,000,000 feet of logs.

SAGINAW VALLEY.

*Lumberman's Gazette* Office:

EAST SAGINAW, Sept. 24, 1878.

The past week has been emphatically one of the dullest this season, and the circumstance is especially more noticeable from the fact that the contrary was expected. The anticipated revival of trade in September has not yet been realized, and a number of dealers are somewhat dispirited. But few buyers have been in the market during the week, and but few sales have been made, mostly for \$5, \$11 and \$27. Two sales reported in the last number of the *Gazette* at figures much higher than those ruling, proved to be lumber cut from selected logs, running largely to selects. The transaction did not represent an advance, which would seem to be the case without explanation. Two sales made in Bay City on private terms created some discussion among lumbermen, the theory being that the prices obtained were much lower than the current rates. An investigation into the matter disclosed the fact that the only discount on regular rates was for cash. The ruling rates for cargo lots are as follows:

Three upper grades	\$26 00@28 00
Common	11 00@13 00
Mill culls	5 50@6 50
Lath	@ 1 25
Shingles, best river brands	2 50@2 70
country brands	2 40@2 60
No. 2's, or 2d quality mill	bring \$1 less.

Good or extra stocks bring the highest quoted price, and medium and inferior the lowest. The bulk of the sales may be said to have been for \$5.50, \$11 and \$26 @27. A noticeable, and it may also be said a somewhat singular feature, in the market is the apparent difference between lumber and logs in favor of the latter, ordinary stock of logs bringing from \$8 to \$9 readily. A sale of 1,500,000 logs by Tom Nester at \$12 has been noted, and another by the same party of 1,000,000 at \$9.10. The increase in the price of logs is doubtless induced by the fact that the shortage in the log stock is just beginning to be felt, and many are anxious to secure a sufficient amount of stock to

finish the season. A few mills have shut down, and the majority of the balance have but a small stock that will run the mills but a short time. Reports are that other mills will close this and next week. The Tittabawassee has run out all the old or winter cut logs, and is now on the new, which it will soon close out, as all the logs that will come down this season are now well down in the boom. The new stock is of a better quality than the old.

The following shows the total shipments from all points on the Saginaw River from the opening of navigation to September 21st, 1878:

Lumber, ft.	378,159,226
Lath, pcs.	35,573,200
Shingles	121,004,380
Staves	2,927,426
Hoops	17,590,000
Timber, cubic ft.	465,380

PENNSYLVANIA.

The *Clinton Republican*, published at Lock Haven, Pa., furnishes in its issue of September 18th, a detailed statement of shipments from that point to date, from which there is made the following summary:

Shipped by P. & E. R. C.	6,310,000
Shipped by canal	8,166,000
Total for 1878	14,476,000
Up to September 15, 1877	23,991,500
Decrease in 1878	9,515,500

LOGS CLEARED.

Total for week	1,417
Previously reported	89,135
Total for 1878	90,552
Up to September 15, 1877	111,267
Decrease in 1878	20,715

THE PROVINCES, ETC.

The report of the Supervisor of Cullers at Quebec, September 18th, shows the amount of timber, spars, staves, etc., measured and culled to that date as compared with the same time last year:

	1877.	1878.
Waney white pine	2,810,391	1,663,471
White pine	13,968,434	7,777,775
Red pine	1,140,647	1,308,330
Oak	3,325,792	1,293,185
Elm	925,479	151,867
Ash	169,102	36,304
Basswood	3,936	675
Butternut	1,048	39
Tamarac	61,463	19,223
Birch and maple	192,402	162,389
Spars, pcs.	77	42
Std. staves	872,424	237,712
W. I. staves	1113,020	430,711

Advices from St. John, N. B., report the following charters:

Barque Saguenay, 571 tons, deals, 63s. 9d. o. c. to Dublin; Young Eagle, 532 tons, deals, 64s. o. c. to east coast Ireland; Modestia, 525 tons, deals, 67s. 6d. c. d., Smediac direct, west coast England or east coast Ireland; brig Nellie Jones, 241 tons, 70s. Queenstown (orders); schrs., Alta, 71 tons, lumber, \$1.75 to Boston; John D. Tupper, 288 tons, Shooks, 25 c. to Havana, 10c. for extra port; Astra, 125 tons, lumber, \$2, laths, 40c. to New York; Charles E. Scammell, 251 tons, deals, 71s. 3d. c. d. Point Wolf Crookhaven, orders, east coast Ireland; Frances, 142 tons, plaster, \$1.55, Windsor to New York; Kate Foster, 169 tons, plaster, \$1.55, Windsor to New York; M. L. St. Pierre, 78 tons, plaster, \$1.55, Windsor to New York; Hudson, 88 tons, lumber, \$2 to New York; brig Muriel, 172 tons, deals, 75s. o. c. Dungenon; schr., E. Chambers, 219 tons, shooks 24 c., lumber, \$7.75, Havana, orders.

FOREIGN.

The following from the *Timber Trades Journal*:

LONDON, September 13, 1878.

Since our last there have been the usual fall arrivals, including those from the Upper Gulf and the White Sea ports; most of these are still in the course of discharging, but they do not seem excessive, although they have come forward quite freely enough. Norway in the recent arrivals has been largely represented; amongst the cargoes from thence figure pretty conspicuously flooring boards, batens, and common deals, while among the oddments considerable quantities of slating batens and fir staves have gone into stock. The state of the trade here is comatose, and any large influx of goods is likely to have a further depressing influence on prices now, especially as in some instances they are being pushed on the market, almost while leaving the ship's side. The consumption, however, goes on at the same rapid rate, the deliveries from the docks being equal to, if not exceeding, what has been done in the earlier part of the summer. It seems to be the desire of shippers—or their consignees on this side—to realize cargoes by public sale as they arrive, as if they did not expect prices would improve by keeping. This would argue badly for the f. o. b. values next spring, but we have a notion that a good many shippers are not making the enormous sacrifices that we are told about on occasions when goods are going under the hammer. It is hardly possible that the best houses abroad should send their stock over here to be sold at a loss. The anxiety to get them into the sales before the goods are overburdened with charges is a proof that the sellers have not much margin to spare—but that is another thing altogether to losing money by them. The greatest losses have been incurred on goods imported this spring, since which, in addition to the rent and charges, has to be added 20s. or 30s. a standard fall in value.

LIVERPOOL, September 11th, 1878.

There is literally no change in our market, either for goods on spot or for future arrivals, and although freights all round continue low, notwithstanding the approaching termination of the shipping season from Canadian and north of Europe ports, when they may naturally be expected to increase, together with rates of insurance, &c., which thus greatly enhance the cost of goods, buyers still hold aloof in a very great measure, fearing to increase stock which are already too heavy.

On the other hand, some shippers decline to do any business offered them at competing rates, as such can only be done at prices that must leave them a loss they are unwilling to face.

But this style of business has greatly increased the stocks in inland towns, and many consumers must be nearly choked up, and have little room left for purchasers.

GLASGOW, September 11th, 1878. The importations of American woods here since my last letter have been moderate, and none from the Baltic or Norwegian ports. The tonnage employed for the month appears to be 10,000 tons, as against 15,000 tons for the corresponding period of last year, which is a large falling off, and yet prices do not improve; indeed, at present there is a considerable depression experienced in our market, with the exception of first quality Michigan pine deals of large dimensions. However, a light import for the fall, which now appears almost certain, will most likely bring about improved rates.

NAILS.—Nearly every dealer continues to report a fair amount of business, and some even find matters quite lively at times, in the effort to meet the current run of orders. Still, there does not appear to be any basis formed for an improvement in the market, and stocks have to be offered on easy terms to secure sale. Manufacturers still sell as low as \$2.20 net for full invoices. We quote nominally, 10d. to 60d., common fence and sheathing per keg, \$2.30@2.25; 8d. and 9d., common do. per keg, \$2.50; 6d. and 7d., common, per keg, \$2.75; 4d. and 5d., common do., per keg, \$3.00; 3d. and 4d., light, per keg, \$3.75; 3d., fine, per keg, \$4.50; 2d., per keg, \$4.50. Cut spikes, all sizes, \$2.70. Floor casing and box, 75c. above the same sizes of common. Finishing, \$1 above and fine finishing \$1.25 above.

CLINCH NAILS.

1 1/4 to 1 1/2 in. 2 & 2 1/4 in. 2 1/2 & 2 3/4 in. 3 in. & longer \$5.00 \$4.50 \$4.25 \$4.00 per keg

OILS.—Demand not unusually active, and buyers generally move along in the old cautious way which keeps orders within the bounds of early consumptive ability. Supplies equal to all wants and available at about former cost. We quote, Linseed, about 60@63c, 7 gallon; lard, 56@58c. for winter; 51@53c. for No. 1, and 47@50c. for No. 2; crude ootton seed, 38@40c., and refined summer yellow, do., 40@48c.

PAINTS.—A very satisfactory condition of business appears to exist, especially on the jobbing market, and the general tone is cheerful, with some encouragement that a fair movement can be retained well into the winter. Now and then there is a dealer who grumbles, but his comparisons are made against markets of a few years ago, and have no value along side the views of operators who accept a situation in consonance with the changed times, and are satisfied to secure a proper proportion of the business of the city. As an offset to the careful former demand, production and importation is kept within as small limits as safety will admit, and while there has been enough for all orders, the accumulation has rarely been found excessive. Prices remain about steady on all grades.

PITCH.—Demand moderate and seldom extending beyond the regular trade orders as required by wants arising from day to day. Stocks not excessive, but fair, and held steadily. We quote at \$2.25@2.30 per bbl. for city, delivered.

SPIRITS TURPENTINE.—The market has shown a rather slow tone during the greater portion of the week with very little variation on value. Stocks are under fair control, and this has prevented much pressure to realize, but to open an outlet holders would be of to concede. Sales at 27 1/2@30c according to size of invoice.

TAR.—Supplies have not accumulated to any extent, and this with a reasonably active demand from the usual sources, and in the ordinary form keep most of the advantage in sellers favor. We quote at \$2.37 1/2 @2.62 1/2 for Newberne and Washington, and \$2.50@2.75 for Wilmington.

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 warranties. 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. 18, 19, 20, 21, 23, 24. Academy st, w s, 125 s Seaman av, 25x157.3x 25.4x161.2. Frances S. Rose (widow), Matawan, N. J., to Isaac M. Dyckman. (Mort. \$800.) Sept. 18

Bedford st (No. 27), w s, 19.9x75x19.11x75. Mary M. Edwards to Jonathan Edwards (trustee.) (Trust deed.) Sept. 20.....nom  
Duane st (No. 1), n e cor Rose st, 33.4x34x47.4 to Rose st, x 5.3, four-story brick store and dwell'g. Francis Bolting (exr. Jno. Winters), Fallisade, Rockland Co., N. Y., to Henry Jurgens. Sept. 17.....\$5,000  
Delancey st (Nos. 322, 324, 326, 328 and 330), n e cor Goerck st, runs east 124.3 x north 100 x west 48.11 x south 25 x west 75 to Goerck st, x south 75. Susan W. Beecher. Brooklyn, to Louisa I. Beecher, Brooklyn. (Mort. \$60,500.) Sept. 19.....nom  
Elm st (No. 170), w s, abt 105 s Broome st, 25x 100, five-story brick store and tenem't. August Hassey to Rudolph and Margaretha Hoyer. (Mort. \$12,000.) Sept. 21.....19,250  
East Broadway (No. 182), n s, 104.6 w Jefferson st, 26x69.4x26x69, two brick stores and dwell'gs. Ann S. Walton (widow), Brooklyn, to Eleanor C. Walton. Feb. 9.....1,000  
Goerck st (Nos. 60 and 62), e s, 125 n Delancey st, 50x90.4, two five-story brick tenem'ts. Eugene F. Beecher, Brooklyn, to Max A. Moller. (Mort. \$22,000, taxes 1877.) July 30.....42,000  
Hawthorne st, w s, 200 n Vermilyea av, runs west 25 x north 146.6 to Kingsbridge road, x east 25 x south 146.5.....  
Emerson st, n e cor Post av, 110x100.....  
Post av, n s, 200 e Emerson st, runs north 156.6 to 10th av, x southwest 6.1 to Post av, x west 20.....  
211th st, westerly cor 10th av, runs northwest 92 x southwest 59.6 x south 59.6 to Sherman av, x east 75.5 to 10th av, x northeast 31.10.....  
Sherman av, s s, 25 e Blam st, runs east 50 x south 110.5 to 10th av, x southwest 61 x north 145.5.....  
10th av, easterly cor 208th st, 99.11x100, error. Elizabeth W. Garrett to Harriet E. Kerr. Jan. 2.....gift  
Hamilton st (No. 40), s s, 27x100x25x100, five-story brick store and tenem't. Susan D. Maclay to Thomas McNulty. Sept. 21.....12,000  
Same property. (Foreclos.) Lewis M. Norwood to Susan D. Maclay. Sept. 21.....11,000  
Irving pl, s w cor 15th st, runs south 194.4 x southwest 15.5 to 14th st, x west 118.10 x north 206.6 to 15th st, x east 128.2 to beginning, Nos. 111 to 119 East 14th st, five four-story brick dwell'gs, and one-story brick hall (Irving) and extension. Eliza C. Crocker to Hannah A. wife of Dunham J. Crain. (Q. C.) Sept. 5.....10,000  
Monroe st (No. 73), n s, 106.2 w Pike st, 25x100. Bernard Reilly (sheriff) to Sheridan Shook and James Everard. July 24.....74  
Orchard st (No. 51), w s, 150 n Hester st, 24.6x 88.1x25x88. John King, Cincinnati, O., to John Day. (Q. C.) July 9.....nom  
Stanton st (No. 186), n w cor Attorney st, 20x 65.6, three-story brick and frame store and dwell'g and four-story brick store and dwell'g. (Foreclos.) Frederick W. Loew to Simon M. Schulhofer. (Mort. \$8,000, int. Jan. 15, 1878, taxes, &c.) Sept. 12.....500  
South William st (No. 39), s s, 51.9 e Broad st, runs east 19 x south 78 to north side Stone st at point 94.3 e Broad st, x west 23.4 x north 77, four-story brick warehouse. Philip L. Wilson (exr.) and Jennet Wilson (widow Harris Wilson) to Sarah S. S. Sturges. June 18.....10,000  
Willett st, No. 59, 25x100, four-story brick dwell'g and four-story brick dwell'g in rear. Michael Silberstein and Lewis Ash to Patrick and Jane Brennan. Sept. 20.....8,500  
Willett st, No. 116, e s, 25x100, three-story brick store and dwell'g and two-story frame dwell'g in rear and three-story brick dwell'g in rear. John Henderson, Salem, O., Margaret Wyatt, James C. Porter, New York, and George Wood, Jersey City, to Christian, W. Pfing. (C. a. G.) Aug. 26.....nom  
Same property. John E. Leech (trustee of R. Henderson, dec'd) to same. Aug. 31.....5,000  
14th st (No. 322 W.) s s, 300 w 8th av, 25x103.1, four-story stone front dwell'g. Isaac Seymour, Ellis, Kansas, to Thomas Nelson, Peekskill, N. Y. (1-56 part). Sept. 5.....150  
17th st (No. 431), n s, 375 w 9th av, 25x92, three-story frame dwell'g. Peter Turnbull to Jane Moran. Sept. 20.....2,000  
22d st, n s, 225 w 9th av, 25x98.8. Henry D. Mildeberger to Mary S. wife of William S. Fogg. (Morts. \$10,000.) Aug. 3.....15,000  
26th st (No. 137), n s, 400 w 6th av, 12.6x98.9, four-story stone front dwell'g. (Foreclos.) Thomas W. Peyton to Thomas Cochran and William Barbour. Sept. 12.....4,950  
26th st (No. 139), n s, 412.6 w 6th av, 12.6x98.9, four-story stone front dwell'g. Same to same; Sept. 12.....4,600

29th st (No. 551), n s, 158.4 e 11th av, 16.8x98.9, four-story brick dwell'g. Margaret O'Keefe to Mary Delaney (widow). Sept. 18.....4,500  
31st st (No. 20), s s, 299.10 w 5th av, 25.2x90x 25.1x90, four-story stone front dwell'g. Eliza W. and Amanda Haight to Edwin T. Butler. (Morts. \$28,000, taxes, &c.) August 1.....5,000  
31st st, s s, 240 e 3d av, 20x98.9. Francis P. Valerino to Katharine Morrell, Brooklyn. June 3.....nom  
35th st, n s, 166.8 w 2d av, 16.8x98.9. John P. Schaefer, Brooklyn, to Phillipina Schiffer (widow). (Mort. \$6,500.) June 18.....nom  
39th st (No. 510), s s, 175 w 10th av, 25x98.9, five-story brick store and dwell'g. Elizabeth wife of James Fullager, Newburgh, N. Y., to Joseph M. Pearsall. (Mort. \$8,500, int. Nov. 30, 1877.) June 4.....exch  
40th st (No. 127), n s, 45 w Lexington av, 20x 98.9, two-story brick dwell'g. Mary wife of James P. Farrell to John Noble Sr. (See 56th st.) Sept. 21.....10,000  
42d st (No. 509), n s, 150 w 10th av, 25x100.5, four-story stone front tenem't. Samuel E. McCormick to John Schreyer (exr. Anna M. Schreyer). (Morts. \$11,500.) Sept. 9.....1,000  
43d st (No. 320), s s, 216.8 e 2d av, 16.8x100.5, three-story brick dwell'g. Richard C. Beamish to Walter L. Cutting (exr. Gertrude Cutting, dec'd). (Foreclos.) (Mort. \$5,000.) Jan. 20, 1874.....3,000  
45th st (No. 26), s s, 21 w Madison av, 22x75.5, four-story stone front dwell'g. Michael J. O'Reilly to Webster Wagner, Palentine Bridge, N. Y. (Morts. \$22,500.) September 23.....33,000  
45th st (No. 434), s s, 450 w 9th av, 25x100.4, four-story brick dwell'g and one-story frame stable in rear. (Foreclos.) Edward S. Dakin to Lucia N. Monroe and John L. Sutherland (trustee H. Monroe, dec'd.) September 20.....5,000  
51st st, n s, 200 w 5th av, 50x100.5. Marinus Willett to Margaret W. Boardman. May 20.....nom  
51st st, s s, 165 w 1st av, 60x100.5. Frederick Schuck to William R. Barr. (Morts. \$24,000.) Sept. 20.....nom  
51st st (No. 45), n s, 362.10 e 6th av, 21.2x100.5, four-story stone front dwell'g. (Foreclos.) George A. Halsey to The United States Trust Co., New York. Sept. 18.....28,750  
52d st, s s, 150 e 10th av, 50x100.5. Isaac Untermeyer to Eliza wife of Randolph Guggenheimer. (C. a. G.) Sept. 16.....nom  
52d st (No. 445), n s, 200 e 10th av, 25x96, four-story brick dwell'g. Henry Tietjen to Francis Purdy, Somerset Co., N. J. (Mort. \$8,000.) Sept. 18.....15,000  
53d st, s s, 100 w 4th av, 170x100.5, six four-story brick (stone front) dwell'gs. Edward Selleck to Edward V. and Charles E. Loew. (Morts. \$101,000.) July 5.....180,000  
56th st (No. 68), s s, 174 w 4th av, 20x100.5, four-story stone front dwell'g. John Noble, Sr., to Mary wife of James P. Farrell. (See 40th st.) Sept. 21.....25,000  
56th st (No. 28), s s, 414 w 5th av, 20x100.5, four-story stone front dwelling. Jacob B. Tallman, Jamesburg, N. J., to John H. Tallman. (Mort. \$22,500 and taxes.) June 20.....1,000  
63d st, s s, 125 e 5th av, 50x100.5, vacant. Mary M. Stewart and George G. Lake (exrs. W. R. Stewart, dec'd) to James Sinclair. Sept. 21.....26,000  
Same property. Mary M. Stewart (widow) to James Sinclair. (Q. C.) Sept. 20.....nom  
70th st (No. 117 E.), n s, 195.4 e 4th av, 15.2x 100.5, four-story brick (stone front) dwell'g. Charles A. Joy to Edgar S. Van Winkle. Sept. 2.....18,000  
74th st (No. 223), n s, 77 w 2d av, 23x102.2, four-story stone front dwell'g. (Foreclos.) Richard M. Henry to The Bank for Savings, New York. Sept. 20.....6,000  
77th st, n s, 155 e 3d av, 100x102.2. Jacob Weber, Kingsbridge, to John Weber. (Morts. \$10,000.) Sept. 19.....nom  
79th st, n s, 225 e 4th av, 20x102.2. K. R. Harris to John G. Hyatt. (C. a. G.) Sept. 16 nom  
81st st (No. 54), s s, 117 e Madison av, 16x102.2, four-story brick (stone front) dwell'g. Alfred Scott to Henry W. Wheeler. (C. a. G.) Sept. 23.....125  
83d st (No. 351), n s, 275 e 9th av, 18.9x102.2, three-story brick dwelling. (Foreclos.) Roswell D. Hatch to Robert and Thomas H. Oliver (trustees T. Oliver). Sept. 18.....7,000  
84th st, n s, 100 w 11th av, 25x102.2, two-story frame dwelling, and one-story frame stable in rear. Emma E. wife of Abraham Odell to Emma J. Suling. (Mort. \$2,500.) Sept. 20.....1,500

55th st, n s, 255.7 w 4th av, 51.1x102.2, vacant. James A. Crossman, Jersey City, N. J., to Thomas D. Harrison. (Morts. \$5,000.) Sept. 18. .... 100

56th st, n s, 150 w Av A, 18x100.8. .... 100

4th av, s w cor 85th st, 51x82.2. .... 100

55th st, s s, 82.2 w 4th av, 51.2x106.6x—144.6

54th st, centre line, s s, 198 e Av B, runs east 117 to East River, x south to centre block bet 83d and 84th sts, x west 106 x north 132.2 to beginning. .... 100

Abbie M. W. Peffers to Abbie M. Peffers. (Morts. \$14,000.) April 8. .... 25,000

93d st (No. 133), n s, 345 e 4th av, 20x100.8, three-story brick dwelling. Samuel M. Simpson to John F. Iden. (Mort. \$7,500.) Sept. 11. .... 8,179

95th st, n s, 400 w 11th av, 25x100.8. Martin H. and Caroline H. Ray to Adelaide M. wife of Isaac Bell. (Mort. \$2,500.) Sept. 21. .... nom

105th st, s s, 80 w 4th av, 25x100.11, vacant. James Murtaugh, Brooklyn, to Ira Shafer. Sept. 20. .... 1,000

115th st (Nos. 343 to 345), n s, 150 w 1st av, 50x100.10, three four-story brick dwell'gs. Townsend Wandell to Charlotte Stafford. (C. a. G.) Sept. 16. .... 4,000

115th st, n s, 20 e 4th av, 16x100.11, three-story brick dwell'g. William Noble to William Weeks. (Morts. \$5,000.) Sept. 14. .... 7,500

124th st, s s, 425 e 8th av, 25x100.11, vacant. .... 100

123d st, n s, 425 e 8th av, 25x100.11, two-story frame dwell'g. .... 100

William A. Boyd to Thomas B. Jackson, Newtown, L. I. (Foreclos.) Sept. 18. .... 2,000

126th st, s s, 225 w 6th av, 25x99.11, vacant. Thomas McComb, Brooklyn, to Thomas Kelly. (C. a. G.) Sept. 19. .... 750

126th st, n s, 110 w 5th av, 50x99.11, two-story brick stable. Henry G. Silleck, Queens Co., N. Y., to Henry G. Silleck, Jr. Sept. 4. .... 8,600

Av B, s e cor 85th st, 102.2x148. .... 100

Francis Farrell to Isaac Michael Dyckman trustee Isaac Dyckman, dect'd. (Foreclos.) Aug. 2. .... 9,000

Av C (No. 219), w s, 68.9 n 13th st, 25x88, five-story brick store and tenem't. (Foreclos.) James M. Fisk to Anna Ottendorfer. Sept. 23. .... 6,750

Av C (No. 217), w s, 45.10 n 13th st, 22.10x65, five-story bricks ov and tenem't. (Foreclos.) James M. Fisk to Anna Ottendorfer. Sept. 23. .... 5,000

Hudson av, n e s, 365 n w F st, 100x150. (Foreclos.) Maurice Leyne to The Emigrant Industrial Saving Bank. Sept. 20. .... 6,000

21 av, w s, 50.5 n 45th st, 50x100. Charles Stritter to Fanny L. Korn. Sept. 19. .... nom

2d av, s e cor 112th st, 25.11x75. Delia Woodruff to Selig Kraun. (Mort. \$10,000.) September 9. .... nom

24 av (No. 283), e s, 24.8 n 32d st, 24.8x85, three-story brick store and dwell'g. David Tomlinson to William D. Warden. Aug. 30. .... 17,000

4th av, n e cor 84th st, 100x200. .... 100

West Farms to Hunts Point road, adj. land John O. Whitehouse, contains 3 1/4-100 acres. Abbie M. W. Peffers to Henrietta E. Peffers. (This is probably correct, but deed is almost illegible.) (Morts. \$24,000.) April 8. .... 25,000

5th av (No. 2349), n w cor 125th st, 74.11x110. .... 100

55th st, n s, 110 w 5th av, 50x99.11, three-story brick dwell'g. and two-story brick stable. (Foreclos.) James Campbell to Henry G. Silleck, Queens Co., N. Y. Aug. 27. .... 50,000

5th av (No. 151), w s, 86.9 n 17th st, 20x100, three-story brick and frame shop and dwell'g and one-story frame shop in rear. .... 100

5th av (No. 153), w s, 106.9 n 17th st, 19.7x75, three and two-story frame store and dwell'g. (Foreclos.) A. De Witt Baldwin to Rebecca A. Walton (widow). (Morts. \$14,000.) September 4. .... 10,550

5th av (Nos. 975 to 979), w s, 25.5 n 57th st, 75x100, three six and seven-story brick stores and flats "Orleans." (Foreclos.) Sturges M. Morehouse to Charles E. Appleby, Glen Cove. January 25. .... 5,000

10th av, w s, 50.5 n 56th st, 50x100. .... 100

56th st, n s, 100 w 10th av, 50x100.5. .... 100

(Vacant). .... 100

Charles D. Matthews, Norwalk, Conn., to John Glass, Jr. Sept. 19. .... 14,000

Grantors 1-5 share in estate of D. Robert died seized. Christopher D. Robert, Gravesend, L. I., to Jane Robert, New Utrecht, L. I. .... 6,702

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Clinton st, West Farms, indef't. 48.3x100. Robert L. Harron to Hermann H. Fledderman. April 20. .... 600

Denman st, n s, 125 w Courtland av, 25x118.5. (Foreclos.) H. D. Ingersoll to William J. Best (recevr.). July 29. .... 600

Kingsbridge road, w s, 125 n Madison av, 50x173x42x146. Bernard Earle, Hicksville, L. I., to Frank Goldman, Hicksville. July 3. .... 500

Milton st, n e s, 400 s e Courtland av, 25x100. (Foreclos.) William A. Boyd to William J. Best (recevr.) July 29. .... 600

Washington pl, n s, 100 w Prospect av, 100x250 to Waverly st. Catharine F., wife of Theodore F. Meyer to Ann E. Patten. (Mort. \$3,000.) Sept. 2. .... 10,000

Waverly st, s s, 300 e Madison av, 200x125. .... 100

Madison av, n w cor Morris st, 125x100. .... 100

Elizabeth W. Garrett to Harriet E. Kerr. Jan. 2. .... gift

143d st, s s, 575 e Willis av, 25x100. (Foreclos.) Walter L. Livingston to Henry McCabe. Sept. 23. .... 900

150st st, n s, 41.10 e Walton av, 16.10x91.3x16.11 x93.8. Henry L. Morris to Mary N. Morris. Sept. 23. .... nom

Same property. Mary N. Morris to Anna R. Morris. Sept. 23. .... nom

156th st, s s, 300 w Courtland av, 25x100. Sarah E., Eugene D. and Wm. Berri (exr., W. Berri) to Juliana wife of Nickolaus Di-tz. Sept. 18. .... 500

Alexander av, e s, 50 n 130th st, 16.8x96.6. Andrew J. Rogers to Mary, wife of Amos N. Titus. Sept. 16. .... 7,000

Concord av, southerly cor 144th st, 25x100. Eugene Gibney, Courtlandt, N. Y., to Patrick Foley. Aug. 14. .... nom

Concord av, e s, 21 n Cliff st, 26.6x99. Clara wife of Peter P. Decker to Frederick and Marie Doell. Sept. 19. .... 2,500

Lind av, e s, 190 n Devoe st, 50x100. Patrick Cohalan to William D. Duke. Sept. 24. .... 1,700

Mott av, e s, 100 n 150th st, 5.6x100. Anna R. wife of Henry L. Morris to Mary N. Morris. Sept. 23. .... nom

Same property. Mary N. Norris to Henry L. Morris. Sept. 23. .... nom

Railroad av, e s, 40 n Bathgate pl, 60x90. Catharine F., wife of Theodore F. Meyer to William E. Patten. .... 8,000

Railroad av, s e s, lot 61, map Morrisina, 25x150. (Foreclos.) H. D. Ingersoll to William J. Best (recevr.) July 29. .... 900

Webster or Washington av, n e s, 197.6 n w Tompkins st, 65.10x100. Emma wife of John H. Devoe to James H. Whitlegge, Jr. Sept. 14. .... 400

Lots 33 and part 34 heirs Rebecca Bassford property, West Farms, runs west 751 x north-east 23.8 x west 137.7 to Valentine av, x south 420 x southeast — x northeast 400.6. Joseph W. Hartley Lincoln, Nebraska, to Aaron Hartley, same place. Sept. 9. .... 10,000

Harlem Railroad, w s, intesection southerly boundary line West Morrisina, runs south along west side railroad 1,173 to Spuyten Duyvel and Port Morris Railroad, x southwest on curve 100 to centre Sherman av, x north along centre line 250 to centre 153d st, x west along centre line, &c., 672.5 to centre Mott av, x south 199.7 x west 1,225 to high water line Harlem River, x northerly and easterly along said line 1,071 x easterly 1,430 to Cedar Grove, x easterly 930. .... 100

High water line, intersection of Morris partition line, runs west 500 to Harlem River, x north 1,150 x east 1,220 x south to beginning Harlem River, east side, 15 507-1,000 acres. .... 100

Jonathan Edwards (trustee), Arthur R. Morris and Francis Barretto et al. to The Morris Land Co. Sept. 20. .... 100,000

LEASEHOLD CONVEYANCES.

Cannon st, e s, 89 n Rivington st, 18x73. (Assign. lease.) Maria M. Meier (widow) to Adam and Michael P. Mosback. .... 3,350

Greenwich st, s e cor Robinson st, 53.9x122.3x50x140.5. Eliza C. Crocker to Hannah A. wife of Dunham J. Crain. (Assign. lease.) .... 18,000

19th st, n s, 133.4 w 8th av, 16.8x91.11. (Assign. lease.) John Thompson to Paul Stockman. .... nom

Same property. Paul Stockman to Catharine wife of John Thompson. .... nom

Av A, e s, 62 s 19th st, 20x90. (Foreclos.) John H. Glover to Mason Myers. (Leasehold.) (Mort. \$1,500.) June 28. .... 1,500

Av B, e s, 20 s 3d st, 20x45.4. (Assign. lease.) George H. Beyer & Son to George Munderhoff. .... 4,000

Madison av, n w cor 49th st, 20.5x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,500

Madison av, w s, 20.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. .... 5,000

Madison av, w s, 40.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, w s, 60.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, w s, 80.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, w s, 100.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, w s, 120.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, w s, 140.5 n 49th st, 20x70. (Leasehold.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, w s, 160.5 n 49th st, 20x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,000

Madison av, s w cor 50th st, 20.5x70. (Leasehold.) (Foreclos.) Ambrose Monell to Jean B. Goelet. Sept. 12. .... 5,500

5th av, s w cor 50th st, 25x100, irreg. John Hoey to Henry B. Plant. (Assign. lease). .... 70,000

8th av, e s, 55.9 n 15th st, 19x60. Franziska wife of Frederick Frevert to Charles Boss. (Assign. lease). .... nom

Same property. Charles Boss to Eredrick and Franziska Frevert. (Assign. lease). .... nom

KINGS COUNTY, N. Y.

SEPTEMBER 18, 19, 20, 21, 23, 24.

Bainbridge st, s w cor Patchen av, runs west 100 x south to Brooklyn and Jamaica pike x east to Patchen av, x north to beginning, h & l. Charles Feltnan to John S. Sabine. .... exch

Bergen st, n s, 209.10 w Rochester av, 23.3x107.2. (Partition.) Albert Dagggett to Elizabeth Reynolds (widow). .... \$560

Bogart st, n w cor Cook st, 25x94.1x25x90.4, h & l. Anna wife of John Bauer to Philippina Kuntz. .... 3,000

Bowne st, n e cor Montgomery st, 50x100, h s & ls. John Brew, Flatbush, to Arthur A. Brew. .... 3,000

Braxton st, n s, 97.16 e 11th av, 156.11 to R. R. stables x100x20x— to 16th, x126x200. Elias J. Beach, Glen Cove, to John L. Bogart, Oyster Bay. .... 9,000

Brooklyn and Jamaica pike, s e cor New Jersey av, abt 50x100, h s & ls. John Knepling, East New York, to George and Amelia Faubel. .... 4,250

Broadway, s e cor Madison st, 52.6x100. Harriet Ann wife of Charles R. Miller to Patrick and Margaret Conlon. Jan. 5, 1867. .... 425

Butler st, s w s, 250 n w Vanderbilt av, 100x57.3 x—x99.5. George W. Kidd, New York, to William Wright. (Morts. \$29,400.) .... 29,400

Chauncey st, s s, 247 w Stuyvesant av, 37x59.5 x30x62.2. Asa Hall to Catharine Hall (widow.) (Mort. \$800.) .... 1,200

Clymer st, n s, 380.7 e Wythe av, 21.1x100. .... 100

2d st, e s, 75.4 s South 5th st, 25.1x65.5x25x67.10. .... 100

Ross st, s s, 189.8 e Wythe av, 22.4x100. .... 100

Peter Anderson to Sarah Ann Anderson. (Mort. \$5,000.) .... 12,500

Same property. Sarah Ann Anderson to Maria N. wife of Peter Anderson. (Mort. \$5,000.) .... 12,500

Carroll st, n s, 120 w Columbia st, 21x100. (Foreclos.) John W. Sanderson to Michael Kennedy. .... 2,125

Chauncey st, n w cor Ralph av, 50x80. .... 100

Broadway, s w s, 80 w Macon st, 20x100. .... 100

Max Hallheimer to Jacob G. Feist. .... nom

Chestnut st, w s, 125 n of a new street in rear of water works, 125x150. John Cogan to Frederick Middendorf, East New York. .... 675

Carroll st, n e s, 200 s e 4th av, 19.6x100. Arthur W. Benson to Thomas Boyle. .... 250

Columbia st, n e cor Centre av, 20x100. Martin Shea to Stephen C. Phelan. .... nom

Same property. S. E. Phelan to Margaret Shea. .... nom

Dean st, n s, 200 w 6th av, 25x110. (Foreclos.) Albert Dagggett to Fannie D. Spencer. .... 3,000

Same property. Fannie D. Spencer to Philip Cassidy. .... 3,333

Degraw st, n s, 200 w 6th av, runs north 115.8 x east 75.1 x south 44.8 x west 59 x south 75 to Degraw st, x west 16. (Foreclos.) John W. Sanderson to John S. Loomis. .... 2,900

Devoe st, n s, 100 e Catharine st, 25x100. (Foreclos.) Albert Dagggett to Caroline Kaestner. .... consid. omitted

Eckford st, e s, 400 n Calyer st, 25x150.3x25.1x148. Patrick O'Neill to Juliet Underhill. .... 2,000

Elizabeth st, s w s, 100 s e Conover st, 100x200 to Reid st. Mayer Kahn and William C. Flanagan to Peter Kelly and William Gilbride. .... 3,850

Elizabeth st, northerly cor Dwight st, 100x200 to Van Dyke st. (Foreclos.) Robert Merchant to The Knickerbocker Life Ins. Co. (All-liens). .... 5,000



Erasmus st, s s, 272.5 w Protestant Reformed Church land, Flatbush, 25x134. John Mackey to Ann Lappin.....100  
 Same property. Ann Lappin to Cecelia wife of John Mackey.....100  
 Erasmus st, s s, 297.5 w Protestant Reformed Church land, Flatbush, 25x134. John Mackey to Ann Lappin.....100  
 Same property. Ann Lappin to Cecelia wife of John M. Mackey.....100  
 Ellery st, s s, 275 e Throop av, 25x100, h & l. Giles C. Groot to Lizzie Stagg. (C. a. G.)...exch  
 Furman st, e s, 75 s Clark st, if extended, 25.6x47, h & l. Eunice H. wife of Henry P. Morgan to John Schomaker. (Mort. \$2,500).....6,500  
 Floyd st, n s, 125 w Throop av, 25x100, h & l. John Miskowiak to Katharina wife of Henry Loeffler. (See Gerry st).....exch  
 Fulton st, s s, 115 w Elm st, 20x73.5x20x73.8. Elizabeth M. Bicknell, Babylon, L. I., to Abraham B. Embury (trustee). (Mort. \$8,000.) (See Raymond st).....15,000  
 Gerry st, s s, 175 w Throop av, 25x100, h & l. Katharina wife of Henry Loeffler to John and Anastasia Miskowiak. (See Floyd street).....exch  
 Hope st, s e cor 6th st, 20x50. Catharina Schaffer (widow) to Henry and Emma Frank.....3,000  
 Hopkins st, s s, 75 e Tompkins av, 25x100. Edward F. Miller to Magdalena wife of Frederick Miller. (Morts. \$2,475).....2,525  
 Harrison st, n s, 199.3 e Henry st, 24.9x99.10, h & l. Henry P. Freeman (trustee) and Benjamin F. Kendall, Yonkers, N. Y., to Hugh F. Kendall. (Mort. \$10,000).....nom  
 Henry st, w s, 21.9 n Union st, 21.9x98. Melvina D. Gregory to William Gregory.....1,000  
 Jay st, e s, 205.11 n Tillary st, 19x107.6, h & l. Sarah Ann Cousins to John L. Culver. (See Shepard av.) (Morts., &c., \$1,250).....2,500  
 Johnson st, n s, 107 e Washington st, 25.8x100 x25.2x100.....500  
 Cumberland st, w s, 303.3 s Park av, 17x100. John Hanna to Mary Mottram.....500  
 Same property. Mary Mottram (widow) to Elizabeth wife of John Hanna.....500  
 Lafayette st, s e cor Elm av, 40x—x—, gore, South Greenfield. Patrick Fogarty to New York & Manhattan Beach Railroad.....30  
 Maujer st, n s, 125 w Morrell st, 25x100. James Logan to Henry Eichhorn. (Morts. \$1,100).....1,750  
 Mill st, northerly cor Smith st, 20x67. John Guggolz, New York, to Elizabeth Kruger (widow).....2,500  
 Myrtle st, n s, 25 e Charles pl, 50x100. John S. Hayes to George and Barbara Krebs.....1,175  
 Nelson st, n s, 45.8 e Hamilton av, runs north 38 x northeast 64 x southeast 15 x southwest 62.3 x south 38 x Nelson st, x west 19.9. Patrick McNamara to Elizabeth Mallory. (Mort. \$2,800).....2,800  
 Oakland st, n e cor Kent st, 25x75. John M. Peck, Albany, to Daniel Garvey. (Q. C.) (All title).....15  
 Same property. Daniel Garvey to Jane wife of Cornelius Sullivan, New York.....1,100  
 Pacific st, n s, 172.3 w Classon av, 20x100. Jacob V. Pearsall to Mary A. wife of Frederick A. Miller, Elizabeth, N. J. (Mort. \$2,500) exch  
 Penn st, n s, 104.2 w Marcy av, 20.10x100. Lydia H. wife of Richard N. Bell to John Denithorne.....1,600  
 Quincy st, s s, 225 e Marcy av, 20x100. Harriette E. wife of Cornelius C. Newhouse to Lucretia B. Phelps. (Mort. \$2,500).....3,000  
 Quincy st, n s, 175 e Yates av, 16.8x100, h & l. Jacob M. Brown to Augusta G. wife of Edward J. Van Wagner.....nom  
 Raymond st, w s, 328.3 n Fulton st, 20x100.6. Abraham B. Embury (trustee) to Elizabeth M. Bicknell, Babylon. (See Fulton st).....7,000  
 Raymond st, w s, 55 s Myrtle av, 25x100, h & l, machinery, &c. (Foreclos.) Albert Daggett to The Dime Savings Bank, Brooklyn.....2,000  
 Rutledge st, n s, 21.4 e Marcy av, 20x60. Frederick C. Vrooman to William Ring. (Mort. \$2,000).....4,500  
 Ryerson st, e s, 100 n Myrtle av, 20x100. The Long Island Savings Bank of Brooklyn, to Mary Rheims. (C. a. G.).....2,950  
 Sackett st, s s, 160 w 7th av, 16.8x75, h & l. Sarah E. wife of Benj. Estes to Frederick E. Barnard. (Morts. \$6,333).....8,000  
 Schermerhorn st, n e s, 100 s e Nevins st, 100x100. Brooklyn Tabernacle to Board Education, Brooklyn.....nom  
 Summit st, s s, 107.6 e Hicks st, runs south 100 x east 17.6 x north 50 x east 0.6 x north 50 to Summit st, x west 18. Martin Shea to Stephen C. Phelan. (Mort. \$3,500).....nom  
 Same property. S. C. Phelan to Margaret Shea. (Mort. \$2,500).....nom

Troutman st, s s, 190.6 w Evergreen av, 25x116.1, irreg. on rear. Rebecca Myer to Henry Weitzel. (Mort. \$2,000).....nom  
 Van Dyke st, s w s, 200 s e Conover st, 20x100. Timothy Anderson to George B. and Pauline Itzan. (Mort. \$500).....2,000  
 Van Dyke st, s s, 318.9 w Richards st, 18.9x100, h & l. Elizabeth H. Valentine, Salem, Mass., to Benjamin E. Valentine. (Q. C.) 1,550  
 Same property. Benjamin E. Valentine to Mary wife of John Halligan.....1,100  
 Van Sicken pl, e s, lots 175, 176 and 177 map 329 lots part of J. W. Voorhees' farm, Coney Island. James W. Voorhees to Charles Redecker.....450  
 Willow st, s s, 200 e Cypress av, 50x100, h & l. William M. Miller to Sarah Ann Cousins. (Mort. \$500).....1,350  
 Woodbine st, s e s, 325 n e Bushwick av, 25x100. Caroline M. Raymond (widow) to James M. Saries.....700  
 Wyckoff st, s w s, 175.3 s e Nevins st, 75.9x100x68.11x100.2. Mary Bryson to Thomas Bryson.....1,000  
 1st st, s s, 380 e 6th av, 20x100, h & l. (Foreclos.) Albert Daggett to The Dime Savings Bank, Brooklyn.....2,000  
 2d st, n s, 89.2 e Smith st, 20x90.6, h & l. Amelia P. wife of Nathaniel H. Clement to William E. Smith, Jr.....100  
 9th st, n s, 197 w 3d av, 25x100. Simon Walsh to Edward I. Berwind, New York.....1,500  
 12th st, n s, 127.6 e 3d av, 17.6x80. Daniel Bogart, Roslyn, to Henry W. Eastman. (Mort. \$2,500).....3,400  
 15th st, n s, 300 w 5th av, old lines, 25x100. (Foreclos.) Albert Daggett to Thomas Aitken.....1,000  
 18th st, n e s, 80 n e 5th av, 20x50.....500  
 5th av, n s, 30 n e 18th st, 20x80.....1  
 Fannie W. wife of James W. Phillips to Mary A. Wallace, Middletown, Conn.....nom  
 18th st, s w s, 275.5 e 7th av, abt 24.7x100, h & l. Ellen wife of John Heffernan, New York, to Catharine Devlin.....500  
 19th st, n s, w cor 7th av, 62.7x—x54.6x100.....18th st, s w cor 7th av, 35x167.8x abt 375x137.5.....3d av, e s, 44.6 n 18th st, 55.6x150x43.3x abt 150. Mary W. Bush (individ. and as devisee George Bush, dec'd.) to Benjamin Andrews.....25  
 20th st, n e s, 175 s e 8th av, 25x100. Joseph Morse to James and Mary Costello.....2,000  
 40th st, n s, 120 w 4th av, 20x100.2. (Foreclos.) John D. Snedeker to Catharine L. McCollum, Portchester, N. Y.....1,500  
 41st st, n s, 200 e 3d av, 25x100.2. Eliza C. wife of Charles W. King to Humphrey McCarthy. (Mort. \$300.) Sept. 5, 1871.....650  
 42d st, n s, 325 w 2d av, 25x100.2. Myles Johnson to Felix Corrao.....1,350  
 42d st, s s, 175 e 2d av, 25x100.2. (Foreclos.) John D. Snedeker to John P. Morris.....300  
 Bedford av, n e s, 80 s e Hewes st, 20x100. Frederick C. Vrooman to Julia Coleman. (Mort. \$4,000).....8,500  
 Bennett av, w s, 200 s Blake av, 25x100. Frederick Cobb to Louisa wife of William C. Bellamy. (Mort. \$600).....1,200  
 Buffalo av, s w cor Warren st, 52.9x100. Elizabeth Nicholas (widow) New York, to Sarah H. McAffray. (Contract).....1,000  
 Same property. Same to same. (Warranty deed).....1,000  
 Carlton av, e s, 232 n Park av, 30x46x30x46.11. Isaac H. Cary, Maria M. Hastings, Roxbury, Mass., and Nathaniel H. Cary et al. (trustees G. S. Cary) to William I. Althiser.....900  
 Franklin av, w s, 180 n Park av, 45x112x45x108.6. Lowry Somerville to William Leyden.....9,000  
 Grand av, w s, 300 s Greene av, 20x100, h & l. Benjamin Linkin to Robinson Gill. (Mort. \$3,933).....nom  
 Grand av, e s, 337.5 n Gates av, runs east 98 to centre old Bedford road, x south 13 x west 101.6 to Grand av, x north 16.8. (Foreclos.) John D. Snedeker to Francis E. Barritt.....1,500  
 Greene av, n s, 138 e Classon av, 20x118. James Porter to James E. Porter. (Mort. \$3,000) nom  
 Same property. James E. Porter to Mary Porter. (Mort. \$3,000).....nom  
 Kent av, w s, 114 s De Kalb av, 20x91.5. Susan wife of James Cull to Ellen T. Daniels. (Mort. \$1,500).....2,000  
 Lafayette av, s s, 100 w Throop av, 0.1x100x0.3x100. Joseph Hegeman (exr., &c., A. D. Moore) to Josiah Davis.....100  
 Lafayette av (No. 133), n e cor Cumberland st, 25x78. Joseph W. Campbell (assignee) to Isaac Carhart. (All liens).....300  
 Same property. Isaac Carhart to Edward H. Gage and Anderson B. Reeve. (All liens) 1,300  
 Lafayette av (No. 135), n s, 25 e Cumberland st, 25x78. Joseph W. Campbell (assignee) to John A. Halsey. (All liens).....10

Park av, n e cor Skillman st, 100x75.6. Margaret Wilson (extr. C. Wilson) to James McKenna.....nom  
 Same property. R. Fletcher et al. (exrs. J. Wilson) to same.....6,000  
 Portland av, w s, 45.7 s Auburn pl, 25x100. Mary McGarrity to Francis J. and Bernard McGarrity. (Q. C.).....nom  
 Prospect av, s s, 300 e 3d av, 21x100.2. Ferdinand Blancie, Linden, N. J., to Mary Ann wife of Bernard Kelly, New York. (Morts. \$2,000, &c.).....5,000  
 Park av, s w cor Steuben st, 50x90. (Foreclos.) Bernard J. York to Patrick Monahan.....750  
 Shepard av, e s, 150 s Broadway, 25x100. John L. Culver to Sarah A. Cousins. (See Jay st).....1,250  
 Same property. Sarah A. Cousins to William Hatten. (C. a. G.).....1,250  
 Same property. William Hatten to Herbert C. Smith. (Mort. \$450).....1,250  
 Stuyvesant av, s w cor Pulaski st, 25x100. (Foreclos.) Albert Daggett to Maria M. Stetson, Providence, R. I.....2,000  
 South Portland av, e s, 288.1 s De Kalb av, 17.6 x 100. Bernard Fowler to Frances Page. (Mort. \$5,500).....11,000  
 St. Marks av, s s, 270 e New York av, 80x250.7 to Prospect pl. (Foreclos.) Albert Daggett to Hannah K. wife of Garrett D. Van Franklen, Hempstead, L. I.....19,500  
 Stone av, n e cor Somers st, runs north 200 to Hull st, x east 19.2 to Brooklyn and Jamaica plank road, x southwest 52.2 x south 52.3 to Somers st, x west 150. William Raddle to John J. Studwell.....2,500  
 Throop av (No. 180), w s, 163.2 n Park av, 21.10 x100. Christine wife of Henry Eich to Frances wife of Henry Wieners. (Contract).....3,600  
 Throop av, w s, 103.2 n Park av, 21.10x100, h & l. Christine A. wife of Henry Eich to Frances wife of Henry Wieners.....3,600  
 Yates av, w s, 75 n Park av, 25x100. Kaspar Oppel to Lizzie Stagg. (Mort. \$4,700).....exch  
 3d av, southerly cor 88th st, 20.2x100. George Wessel to Frank Lambrecht. (Mort. \$600) 4,700  
 5th av, w s, 40 s 10th st, 20x75, h & l. Ann Culvert to Mary Ann Antrobus. (Mort. \$2,500).....3,000  
 Brooklyn and Jamaica plank road, s s, 47.10 e force tubes Brooklyn water works, 43.11x100 x49.6x10x80, East New York. Herbert C. Smith to Alexander Davison, Rockville Centre, L. I. (C. a. G.).....30  
 Concourse at Coney Island, lot 4 Wyckoff tract. (Leasehold.) John E. Curtin to Sophie Treviranus.....4,700  
 Manhattan Beach R. R. at junction Voorhees' lane and Coney Island plank road, indef plot. Henry Emmer et al. to Manhattan Beach R. R.....102  
 Ocean Parkway, e s, 50 s Coney Island Plank road, runs south 85 x east 450 x north 138 x west 300 x south 50 x west 150 to beginning. Anna M. wife of John A. Monsell to Augusta wife of Edward Haeuser. (Mort. \$1,000).....2,300  
 Ocean Parkway, s e cor Coney Island Plank road, 50x150. Ione A. wife of Burhanus Van Steenburgh, Poughkeepsie, N. Y., to Augusta wife of Edward Haeuser. (Mort. \$1,000).....1,600

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 18, 19, 20, 21, 23, 24.  
 Breen, James, and Alfred G. Nason, to Morris Steinhardt. 67th st, n s, 200 w 4th av, 25x100.5. Sept. 13, 3 years, installs. \$15,000  
 Brennan, Patrick, to Lewis Ash and M. Silberstein. Willett st, No. 59. P. M. Sept. 20, 5 years. 4,500  
 Birmingham, Edward, Brooklyn, to John Elstner. 2d av, e s, 37.10 n 112th st, 19x80. Sept. 23, 3 years, 6 per cent. 3,000  
 Blinn, Christian, to The German Mission House Association, port of New York. 71st st, s e cor 9th av, 20x50.5. Sept. 20, 4 years, 6 per cent. 5,000

Same to same. 71st st. s s, 20 e 9th av, 20x50.5. Sept. 20, 4 years, 6 per cent. 5,000  
 Same to same. 71st st, s s, 60 e 9th av, 20x50.5. Sept. 20, 4 years, 6 per cent. 4,500  
 Same to same. 71st st, s s, 80 e 9th av, 20x50.5. Sept. 20, 4 years, 6 per cent. 4,500  
 Butler, Henrietta (widow), Julia wife of Henry Frankel, Pulaski, Tenn., Louis Butler, Shelby, Tenn., Henry and Isaac Butler, Pulaski, Tenn., and Hannah and Frederick Butler, to John H. Dyckman. Canal st (No. 244), n s, 18x irreg.: 8th av (No. 327), w s, 49.4 n 26th st, 16.10x100x16.9x100: 8th av, w s, 100 n 47th st, 19.3x100. (6-7 part.) Sept. 20, 3 yrs. 8,200  
 Coyle, Ellen E., wife of Francis H., to T. C. Lyman & Co. 42d st (No. 507), n s, 125 w 10th av, 25x100.5. Sept. 18, 1 year. 700  
 Day, John, to THE BOWERY SAVINGS BANK. Orchard st (No. 50), w s, 25 s Grand st, 25x 88.5. Sept. 21, 1 year, 6 per cent. 8,000  
 Donahue, Michael, to Pauline Sill, Philadelphia, Pa. 40th st, n s, 72 e 9th av, 28x74.1. Sept. 21, 5 years, 6 per cent. 9,000  
 De Rivera, William J., to Rafael de Goicoechea. Lexington av, w s, 64 n 34th st, 20.4x88.6. Sept. 16, 1 year. 1,500  
 Doell, Frederick, to Clara wife of Peter F. Decker. Concord av, e s. P. M. Sept. 19, 3 years, 6 per cent. 300  
 Dorr, Frederick and Henrietta, to Nathan C. Ely. 28th st, s s, 300 e 2d av, 20x98.9. Sept. 24, 5 years. 1,300  
 Duke, William D., to Patrick Cobalan. Lind av, e s, 215 n Devoe st, 25x100. Sept. 24, due Oct. 1, 1883, 6 per cent. 700  
 Doell, Frederick and Marie, to The Second Union Co-operative Land & Building Soc. Concord av, e s. P. M. Sept. 19, installments. 2,010  
 Evans, David W., to THE BANK FOR SAVINGS, City New York. 81st st, s s, 130 w 3d av, 20x 104.4. Sept. 24, 1 year, 6 per cent. 5,500  
 Farley, Peter, to THE MUTUAL LIFE INS. CO., New York. 56th st (No. 244 W.), s s, 100 e 8th av, 20x100.5. Sept. 23, due Dec. 1, 1879, 6 per cent. 11,000  
 Farley, Bridget M., wife of Terence, to Francis McCabe. 53d st, n s, 150 w 3d av, 45x100.5. Sept. 12, 1 year. 4,500  
 Same to same. 1st av, s e cor 57th st, 20.9x71.4. Sept. 12, 1 year. 5,000  
 Farrell, Mary, wife of James P., to S. Merrihew and J. B. Lockwood (exrs. T. Putnam.) 56th st, s s, 206 e Madison av. P. M. Sept. 21, due Oct. 1, 1881, 6 per cent. 7,000  
 Gibbins, Austin, to Samuel S. Constant. 10th av, n w cor 56th st, 50.5x100. Sept. 13, 4 months. 10,000  
 Glass, John, Jr., to Charles D. Matthews, Norwalk, Conn. 10th av, w s, 50.5 n 56th st, 50x 100: 56th st, n s, 100 w 10th av, 50x100.5. P. M. Sept. 19, due Jan. 2, 1879. 13,000  
 Glassford, James, to Edward W. Bedell. 22d st, s s, 225 w 6th av, 18.9x98.9. Sept. 18, 3 years, 6 per cent. 3,000  
 Hoffman, Mary, wife of Henry, to John Palm. 114th st, n s, 108.3 w 3d av, 42.2x100.11. Oct. 2, 1875, 2 years. 500  
 Hamilton, Eliza G., wife of John, to John Thompson, Woodbridge, N. J. 31st st, n s, 84.11 w Lexington av, 18.7x56.2x18.7x56. Sept. 20, 5 years. 2,000  
 Happel, Paul, to Bernhard Breder. Delancey st, n s, 73.6 e Allen st, 14x25. Sept. 19, 3 years. 1,000  
 Hoyer, Rudolph and Margaretha, to August Hassey. Elm st. P. M. Sept. 21, installs, 6 per cent. 3,000  
 Kane, Mary, to Marie H. Olwell, Brooklyn. Broome st (No. 23), s s, 50 w Mangin st, 25x 75. Sept. 14, 1 month. 550  
 Kann, Nathan, to Sarah M. Luyster (widow), and Cornelius L. Luyster, Newtown, L. I. Houston st (No. 334 E.), 23x76.2x23x77.8. Sept. 20, due Oct. 1, 1883, 6 per cent. 7,500  
 Lawrence, Catharine M., wife of Edward Z., to William F. Shirley. Lexington av, s w cor 39th st, 20x75; also the furniture. Sept. 17, 1 year. 8,000  
 Lori, Fanny, wife of Hezekiah B., to William H. Hoople. Henry st, s e cor Clinton st, 23.9 x100. Sept. 13, due Sept. 19, 1882, 6 per cent. 6,000  
 Lane, William H., to George W. Mercer. Newark, N. J. 24th st (Nos. 433 and 435 W.), n s, bet 9th and 10th avs, 50x98.9. (1/2 part.) Sept. 23, 6 months. 350  
 Miles, Jacob, North Plainfield, N. J., to George A. Whitehorn, Brooklyn. East Broadway (No. 84), n s, 110.6 e Market st, 25x60.6. Sept. 9, due Sept. 23, 1883. 6,000  
 Martine, John and Randolph B., and Elizabeth M. Day (exrs. T. Martine), to Bache McE. Whitlock. 9th av, w s, 78.9 n 29th st, 20x68. (Leasehold.) Sept. 19, due March 19, '79. 1,000

McNulty, Thomas, to Harriet Overhiser. Ham ilton st, s s. P. M. Sept. 21, 5 years. 12,0  
 Newell, Darius C., to Charles Wagner and George Schmidt (exrs. W. Linden.) 19th st, and 18th st, and 11th av, and 18th av, 16 lots. (Leasehold.) July 12. Exten. of a mort for 16,000  
 Niebuhr, Henry P., to Daniel R. Kendall. 121st st, n s, 192 e 4th av, 17x100.11. Sept. 18, 3 years. 1,770  
 Noble, John, Sr., to Edgar S. Hicks and Johu Gaynor (exrs. J. A. Duffy.) 40th st. P. M. Sept. 21, 3 years. 4,000  
 Same to Mary wife of James P. Farrell. 40th st. P. M. Sept. 21, 2 years, 6 per cent. 4,000  
 Pfrang, Christian W., to Emily Underhill, Caldwell, N. J. Willett st. P. M. Aug. 31, 3 years. 2,500  
 Punched, George, to George W. Winant. Macdougall st (No. 30), e s, 25x100. Sept. 18, 3 years. 2,000  
 Reeves, Effie De N., wife of Philip L., Brooklyn, to Aaron B. Cohn, Brooklyn. West st, n e cor North Moore st, 50x85. (1/2 part.) Sept. 20, 1 year. 1,500  
 Robertson, Robert H., to John T. Lord (trustee). 38th st, n s, 126 w Lexington av, 17x 98.9. Sept. 20, 3 years. 10,000  
 Sackersdorff, Caroline, wife of Otto, to Mrs. M. Boker. Orchard st, e s, 125.5 n Rivington st, 25x57.10. Jan. 2, 1877, due Jan. 1, 1878. 1,000  
 Saider, Esther, wife of Henry, to Thomas S. Stewart, Philadelphia, Pa. 26th st, s s, 450 e 9th av, 25x98.9. April 3, 5 years. 1,500  
 Stafford, Charlotte, wife of Miles A., to Townsend Wandell. 113th st. P. M. Sept. 16, demand. 4,000  
 Sturges, Sarah S. S., wife of Peter D., to Teunis W. Quick and B. H. Howell (exrs. W. P. Miller.) South William and Stone sts. P. M. Sept. 21, 1 year, 6 per cent. 5,000  
 Sackersdorff, Caroline, wife of Otto, to Minna wife of John Boker. 123d st, n s, 412.6 e 8th av, 12.6x100.11. Jan. 21, 1 year. 1,000  
 Silleck, Jr., Henry G., Queens Co., N. Y., to Henry G. Silleck. 126th st, n s. P. M. Sept. 4, due Sept. 1, 1879. 8,600  
 Thompson, John C., Jr., to Helena L. G. Asinari. 57th st, s s, 250 e 7th av, 100x100.5. (Building loan.) Sept. 14, due Feb. 1, '79. 42,500  
 Van Dolsen, John, Jr., to James Thomson. 28th st, n s, 500 w 10th av, 25x98.9. Sept. 20, 2 years. 1,751  
 Weber, Jacob, to John Weber. Broadway, lots 88 and 89 map Mary C. P. Macomb property, Kingsbridge, 199x424x198.10x453, extending to Church st. Sept. 19. 25,000  
 Welch, Abram R., Jr., to THE BANK FOR SAVINGS, City New York. 28th st, n s, 204.7 e 8th av, 49.9x167.9x50x162.5. Sept. 19, 1 year, 6 per cent. 15,000

KINGS COUNTY, N. Y.

SEPTEMBER 18, 19, 20, 21, 23, 24.  
 Althisar, William J., to Nathaniel H. Cary. Carlton av, e s. P. M. Aug. 1, 1 year. \$1,700  
 Bopping, Heinrich E., to John G. Jenkins. Knickerbocker av, w s, 67 n Starr st, 22x100. Sept. 21, 5 years. 170  
 Brush, Thomas H., to Mary E. Wilde (admrx. J. Wilde). Halsey st, n s, 191.8 w Stuyvesant av, 16.8x100. Sept. 19, due September 1, 1881. 2,500  
 Same to same. Halsey st, n s, 175 w Stuyvesant av, 16.8x100. Sept. 19, due September 1, 1881. 2,500  
 Same to same. Halsey st, n s, 208.4 w Stuyvesant av, 16.8x100. Sept. 19, due September 1, 1881. 2,500  
 Cassidy, Philip, to Mary W. Allen, Manhasset, L. I. Dean st, n s. P. M. Sept. 18, 3 yrs. 2,500  
 Same to Fannie D. Spencer. Dean st, n s, 225 w 6th av, 25x110. Sept. 18, 3 years. 1,500  
 Clancy, Mary, wife of John, to Ellen L. Congdon. East New York av, n s, 109.11 e of J. Neefus, 1,126-1,000 acres. Sept. 17, 5 yrs. 1,000  
 Cloonan, Bridget, wife of John, to Mary B. Titus, Oyster Bay. Clermont av, w s, 250 s Flushing av, 25x101.9x25x101.6. Sept. 2, due Sept. 1, 1883. 1,000  
 Corrao, Felix, to Myles Johnson. 42d st, n s. P. M. Sept. 23, 3 years. 650  
 Cowley, Jane E., wife of William, to James W. Valentine. Freeman st (No. 194), s s, 300 e Manhattan av, 22x100. Sept. 18, 2 years. 525  
 Same to Andrew J. Valentine. Freeman st (No. 196), s s, 322 e Manhattan av, 25x100. Sept. 18, 2 years. 525  
 Davison, Henry B., to John Lange. Franklin av, w s, 22.6 n Tillary st, 45x87 (?), error. Sept. 7, due July 1, 1881. 800  
 Donohue, Florence J., to George S. Diossy. Prospect av, n w cor 5th av, runs west 85 x north 50 x north 86 x east 80 to 5th av x south 141.8: Sept. 14. 4,50

Denithorne, John, to Richard N. Bell. Penn st. P. M. and building loan. Sept. 21, 5 years. 3,500  
 Eastman, Henry W., Roslyn, to Daniel Bogart. 12th st, n s, 127.6 e 3d av, 17.6x80. P. M. Sept. 1, 2 years, 6 per cent. 2,500  
 Estabrooke, Archidamia M., wife of Edward M., to James H. Storrs and William C. Dunton (exrs. L. T. Merrill). Elliott pl, w s, 32 s De Kalb av, 20x77.10x20.5x73.10. Sept. 19, 5 years. 5,000  
 Everiss, Mary F., Elizabeth, N. J., to Jacob Deboo, Fresh Pond, L. I. Herkimer st, n s, 50 w Sackman st, 25x100. Sept. 18, 1 year. 187  
 Erath, Friedrich, to Henry Loewenstein. Hamburg st, n e s, 75 s e Prospect st, 25x100. Sept. 23, 5 years. 500  
 Fitzpatrick, Joseph, to Duncan E. Mackenzie. Reid av, n w cor Kosciusko st, 63x72. Building loan. Sept. 17, due Sept. 1, 1879. 3,500  
 Same to same. Kosciusko st, n s, 120 w Reid av, 16x100. P. M. and building loan. April 10, 1 year. 1,500  
 Same to same. Kosciusko st, n s, 120 w Reid av, 16x100. P. M. and building loan. April 10, 1 year. 600  
 Frank, Henry, to Catharina Schaffer (widow.) Hope st, 6th st. P. M. Sept. 23, due Dec. 1, 1880. 1,650  
 Fuller, James M., to William Howard. Vernon av, n s, 100 e Prospect st, 100x200. Sept. 21, due April 1, 1879. 600  
 Fagan, Rosa (widow), to Sarah A. Lyon. Newell st, e s, 200 n Nassau av, 25x100. Sept. 13, 1 year. 600  
 Faubel, George, East New York, to Peter N. Lammers. Brooklyn and Jamaica Pike, s e cor New Jersey av, 50x100. Sept. 12, due July 1, 1881. 3,500  
 Fitzpatrick, Joseph, to William H. Dunning, et al (trustees under will J. A. Robertson). Reid av, n w cor Kosciusko st, 24x72. Sept. 18, due Nov. 1, 1883. 3,500  
 Gunn, Justin L., to James Sproule. St. Felix st, e s, 208.4 s De Kalb av, 16.8x85. Sept. 19, 2 years. 1,000  
 Gordon, Thomas, to The Metropolitan Life Ins. Co. Kosciusko st, s s, 200 e Marcy av, runs south 200 to Lafayette av, x east 150 x north 100 x west 37.6 x north 100 to Kosciusko st, x west 112.6 to beginning. Sept. 20, 1 yr. 11,000  
 Hatten, William, to Philip Dolfini, New York. Shephard av, e s, 150 s Broadway, 25x100. Sept. 21, due Sept. 1, 1881. 450  
 Hambler, Caroline, wife of Matthew, to Francis P. Sargent. Reid av, w s, 144 s Jefferson st, runs southwest to old Reid lane or Leferts av, x south 6 x northeast to Reid av, x north 6; also Reid av, w s, 150 s Jefferson st, runs southwest to old Reid lane or Leferts av, x south to Hancock st, x east to Reid av, x north 50. Sept. 19, 3 months. 541  
 Hibson, James A. (trustee) and Mary A. Petrus (widow), Jas. A., R. F., Theo. W. and Carolina A. Hibson to John Rueger. Broadway, n e s, 18.6 s e Leonard st, about 25.1x 96, error. July 1, 3 years. 500  
 Horton, Abram, to Jonathan Moore. Floyd st, s s, 360 e Thompkins av, 50x100. Sept. 11, 3 years. 1,000  
 Itzen, George B., to Sophie C. Muller. Van Dyke st. P. M. Sept. 19, 3 years. 500  
 Jackson, Thomas B., to Elbert Todd, New York. Vanderbilt av, w s, 585 n Gates av, 20x100. Sept. 16, due Nov. 1, 1883, 6 p. c. 4,500  
 Kaighin, Thomas, to Elizabeth Kelly, New York. Union av, e s, 28.6 n Powers st, runs north 21.6 x east 58 x south 50 to Powers st, x west 3 x north 28.6 x west 55. Sept. 19, 6 months. 300  
 Kavanagh, Anne (widow), to Owen McGee. Van Brunt st, s e cor Partition st, 22x90. Sept. 16, 5 years. 5,000  
 Kavanagh, Anne (widow), to Divine Burtis. Van Brunt st, s e cor Partition st, 22x90. Sept. 16, 5 years. 5,000  
 Kraeger, Louise, to William B. Boorum and George L. Pease. South 4th st, s s, 42.9 w 3d st, 21.5x55x21.5x63. Aug. 14, 3 years. 4,500  
 Layton, John, to John Ryerson, Woodhaven, L. L. President st, n s, 80.8 w Hoyt st, 16x 98. Sept. 10, 3 years. 2,500  
 Same to Paulina Sands and A. V. Blake (exrs. D. Sands). President st, n s, 96.8 w Hoyt st, 16x98. Sept. 10, 3 years. 2,500  
 Same to same. President st, n s, 128.8 w Hoyt st, 16x98. Sept. 10, 3 years. 2,500  
 Same to same. President st, n s, 112.8 w Hoyt st, 16x98. Sept. 10, 3 years. 2,500  
 Loomis, John S., to Thomas Stratton. Degraw st, n s, 200 w 6th av, runs north 115.8 x east 75.1 x south 44.8 x west 59 x south 75 to Degraw st x west 16. P. M. Sept. 21, 2 years. 2,500

Marshall, Joseph W., to James Meehan and George Underhill (exrs. J. H. Paff.) Ewen st, e s, 25 s Boerum st, 25x50. Sept. 18, 5 yrs, 6 per cent. 1,000

Mayers, Benjamin, to William Williamson, Flatbush. Stuyvesant av, e s, 80 n Quincy st, 20x88. Aug. 28, due Nov. 1, 1883, 6 per cent. 2,000

McAfray, Sarah H., to Elizabeth Nicholas (widow) (extr. W. L. Nicholas.) Buffalo av, s w cor Warren st, 52.9x100. Sept. 16, installs. 1,000

McKenna, James, to Robert Fletcher et al (exrs. J. Wilson.) Park av, Skillman st. P. M. Aug. 12, 3 years. 2,500

McNamara, Patrick, to Elizabeth Mallory, Jersey City. Nelson st, n s, 45.8 e Hamilton av, runs north 38 x northeast 64 x southeast 15 x southwest 62.3 x south 38 to Nelson st, x west 19.9. Sept. 18, 1 year. 500

Morris, Samuel D., to The Brooklyn Life Ins. Co. Fort Greene pl, e s, 205.10 n Fulton av, 28x100. Sept. 17, 1 year. 5,000

Muchmore, John W., and Anne E. wife of William T. Roberts, and Hannah M. Pruden (widow) (heirs J. Muchmore), to Middy Morgan. Johnson st, s w cor Lawrence st, 23x84. Sept. 9, due Sept. 1, 1879. 600

Miller, Edward F., to Magdalena Miller. Hopkins st, s s, 50 e Tompkins av, 25x100. Sept. 23, due Oct. 1, 1882. 1,200

Oppel, Kaspar, to Lizzie Stagg. Ellery st, s s, P. M. Sept. 23, due April 1, 1880. 175

O'Brien, Frank N., to Antoinette O'Brien. Broadway, westerly cor Ellery st, 65.4x28.9x25.10x66.6. Sept. 4, note. 1,000

Ogden, William, to Mary Van Nostrand. 7th av, e s, 85.10 n Lincoln pl, 21x100. Sept. 1, 3 years, 6 per cent. 6,000

Oschman, Carl, to Johann Hoffmann. Court st, w s, 23.4 s Hamilton av, 20x100. Sept. 20, due July 1, 1883. 1,000

Pfeiffer, Susan A., to Warren Richmond. Johnson st, n s, 71.6 w Lawrence st, 24x100. Sept. 20, 1 year. 500

Peterson, Heinrich C., or Hy. C. Peterson, to Michael Levy and Henry May. Graham av, s e cor Richardson st, 44x75. Sept. 18, 1 year. 2,500

Phillips, Fanny W., wife of James W., to John s, 30 n e 18th st, 20x80; 18th st, n e s, 80 n w 5th A. Wallace, Middletown, N. Y. 5th av, n w av, 20x50. Sept. 12, 1 year. 300

Pine, John J., to Nellie C. Van Rypen. Fulton st, s s, 75 w Howard av, 25x200 to Herkimer st. Sept. 19, due Nov. 1, 1880. 800

Powers, George A., to Mary C. wife of Charles E. L. Griffin. Atlantic av, s s, 535 w Pearsall st, 40x100. June 18, due Nov. 1, 1883. 10,000

Quigley, Mary E., Wm. and Jno. J. (by M. Quigley, guard.), to Edwin D. Phelps. Degraw st, s s, 35.6 e Van Brunt st, 19.6x100. Sept. 19, 5 years. 700

Ring, William, to Frederick C. Vrooman. Rutledge st, n s, 21.4 e Marcy av. P. M. Sept. 18, installments. 2,000

Robbins, Benjamin T., Northport, L. I., to Robinson Gill. Macon st, n s, 327 w Stuyvesant av, 18x100. Sept. 14, 3 years. 2,500

Same to same. Macon st, n s, 309 w Stuyvesant av, 18x100. Sept. 14, 3 years. 2,500

Same to same. Macon st, n s, 291 w Stuyvesant av, 18x100. Sept. 14, 3 years. 2,500

Reynolds, Edward, to Ida A. wife of Charles E. Dinee. Columbia st, e s, 50 n Luquer st, 25x100. Sept. 21, 5 years. 2,300

Schenk, Dorothea, wife of Jacob, to John Strehel. Rockaway av, w s, 27.9 n Warren st, 25 x190. Sept. 1, 3 years. 500

Scholey, Sarah, wife of Thomas J., to Emma Cabbie (widow). De Kalb av, n s, 99.9 w Nostrand av, 22.8x95.5x22.6x95.5. June 24, 2 years. 500

Schomaker, John, to Eunice H., wife of Henry P. Morgau. Furman st, e s, P. M. Sept. 2, installs. 3,000

Schneider, William, to George P. Schneider. Broadway, s w s, 60 s e Hart st, 20x94.5x21.8 x102.8. Sept. 19, due Sept. 1, 1881, 6 per ct. 750

Shaw, John, to Josephine G. Harban. Prospect av, s w s, 250 s e 5th av, 25x30.2. Sept. 19, 5 years. 1,000

Stagg, Lizzie, to Benjamin Andrews. Gates av, n s, 78 w Broadway, 20x82 to Broadway, x20 x65.4. Sept. 18, due Sept. 1, 1883. 3,250

Stearns, John M., to The Williamsburg City Fire Ins. Co. 4th st, n w cor South 3d st, 43x94. Sept. 19, 1 year. 26,000

Thorp, Emily C., wife of James H., to same. Washington av, w s, 168.7 n Greene av, 50x211.3 to Waverly av. Sept. 14, 1 year. 10,000

Tuttle, Anna, wife of John, to Foster Hendrickson. North 2d st, n s, bet 2d and 3d sts, 25x1/2 block. Sept. 14, 3 years. 500

Thorp, Caroline, wife of Thomas S., to Alfred S. Barnes. Washington av, e s, indeft, 100x229.6x100x228.10. Sept. 14, due in September, 1879. 10,000

Turner, Samuel B., to Lowry Somerville. Butler st, n e s, 141.8 n w Hoyt st, 16.8x100, error. Sept. 23, 3 years. 500

Werner, Christian, to Noah Emery, Robert H. Thayer and Camden C. Dike (exrs. C. Adams, dec'd.) Johnson av, n s, 150 w Lorimer st, 35x100. Sept. 7, 5 years. 4,000

Wright, William, to George W. Kidd. Butler st, s w s, 250 n w Vanderbilt av, 100x57.3x—x99.5. Sept. 2, 3 years. 17,400

Weber, Jacob, to John Weber. Franklin av, n e cor Union st, 192 to Parkway x east 222.10 x south 125.4 x west 137.4 to Union st, x north-west 153.4; Union st, s e cor Franklin av, runs east 478 x west 57.1 to Franklin av, x north 31.6; Union st, n w cor Franklin av, 214.8x28.7x276.4x173.5; Union st, s w cor Franklin av, 169.5x158.5x90.11x77.6. Sept. 19, demand. 20,000

Westlake, David B., to Annie M. Sadler (widow), New York. 7th st. P. M. Sept. 16, due Nov. 1. 419

Yates, Andrew, to Kate wife of Benjamin L. Newton. Clermont av, w s, 150 s Flushing av, 25x100.6x25x100.9. Sept. 20, 1 1/2 year. 291

Zimmer, Henry A., Middleville, L. I., to Jacob Zimmer. Chestnut st, n s, 200 e Evergreen av, 50x36.3x53.3x54.8. July 1, 2 yrs. 550

MORTGAGES — ASSIGNMENTS.

NEW YORK CITY.

SEPT. 18TH TO 24TH—INCLUSIVE.

Astor, John J., et al. (exrs. W. B. Astor) to Charles F. Southmayd et al. (trustees for W. Astor). nom

Same to same. nom

August, Henrietta, to David Mayer. \$6,000

Bischoff, Annie D., wife of Henry, Jr., to David Lehwit. 300

Cornish, Sarah E. (extr.), to William H. Vanderbilt. 9,000

Cowen, Newman, to Louisa wife of John C. Felton. 650

Devlin, Jame, to M. Milmo McGowan. nom

Fowler, Francis D., M. L., and S. M. A. (exrs. T. O. Fowler), to William H. Pendleton and Clara F. Ogden (exrs. D. Ogden). 4,000

Fowler, Amelia, New Brighton, to W. H. Pendleton and Clara F. Ogden (exrs.). 10,000

Halligan, James, to Patrick Dempsey. 1,500

Herzberg, Blumchen, wife of Herman, to Louis Bornemann. nom

Hosey, Ann, to Albert Kimball, Bradford, Mass. 3,000

Howland, Samuel S., to George Young. 13,250

Jacobs, Abram or Abraham, to Moses Stern. 625

Kelly, Bernard, to Loring A. Robertson, Middle Village, Pa., and William G. Hoople, Brooklyn. 9,297

La Bau, Mary A. (extr. N. B. La Bau), to William Whitlock. 3,236

Lockwood, Levi A. (extr. Mary A. Dyckman), to Isaac M. Dyckman. 800

McGowan, M. Milmo, to Mary E. Devlin. nom

McLoughlin, Edmund, to John McLoughlin. 2,500

Meeks, William H. and Victorine (trustees, &c.), to Harriet D. Naudain. 3,900

Morris, John H., to William H. Vanderbilt. nom

Parsons, George W., Tarrytown, to Charles Rosenthal. 2,500

Raynor, Benjamin F., to Lizzie F. Raynor. 3,000

Raynor, Lizzie F., to William H. Vanderbilt. nom

Saxton, James (extr. H. Leger), to Aaron Stern. 1,890

Secor, Theodosius F., Greenwich, Conn., to Sarah M. Secor. 5,500

Smith, Ann L. (widow), Guilford, Vt., to Hannah Smith. nom

Stein, Joseph J., to Blumchen Herzberg. 600

Tappan, Nelson (Chamberlain), to Louis Schooler and Charles Bernstein. 15,000

The Fifth National Bank to William Carr. 1,774

Van Schaick, Henry, to Augustus T. Gillender. nom

Watson, James N., to Maria M. Cornell. 1,000

Whitehorse, Emma P., to Wm. H. Vanderbilt. 2,250

Zipp, Albert, to James Phyfe. 7,000

KINGS COUNTY, N. Y.

SEPT. 18TH TO 24TH—INCLUSIVE.

Andrews, William (admr.), to Elizabeth Curry. \$1,459

Batchelor, Charles, Washington, N. J., to Thomas J. Northall. nom

Northall, Thomas J., to Mary A. Batchelor, Washington, N. J. nom

Bennett, Thomas, and John Schofield (exrs. John Hodgson, dec'd.), to Francis H. Weeks and George L. Rives (committee estate, &c., J. J. A. Bristed). 1,625

Blake, Jr., Anson (extr. A. Blake, dec'd.), to Owen McGee. nom

Brush, Theodore, et al. (exrs. C. Brush), to Ditmas Co., Millstone, N. J. 2,500

Burrill, Mary F., wife of John, to Valentine Lutz. 400

Campbell, Jacob (admr. J. A. Merritt), to Charles E. Fleming. 18,556

Cross, Marvin, to Sherlock Austin. nom

Dikeman, John, to Helene M. S. C. Muller. 500

Fell, William S., to Alexander Allaire, Jr. 3,500

Fisher, George H., to Susan L. Remsen, Hempstead, L. I. 3,000

Fowler, Amelia, to James H. Petty. 1,000

Garlic, Heyman, to Morris Cohen. 3,450

Cohen, Morris, to Mary Garlic. 3,450

Good, John, to Arthur McAvoy. 4,000

Hunter, William, Jr. (extr. Margt. F. Hebard), to Robert Fletcher, et al. (exrs. J. Wilson.) 4,140

Jones, John E., to Ellen wife of Thomas C. Stretch. nom

Stretch, Thomas C., to John E. Jones. nom

Maguire, Mary, to Ellen Dunn. 1,000

McCann, Thomas, to Anna M. Monsell. nom

Miller, Mary A., wife of Frederick A., to Jacob V. Pearsall. 600

Moller, Johanna F., wife of Henry P., Keyport, N. J., to Joseph H. Bearns. 1,009

Morton, John, to William H. Hollis. 300

Nelson, John, Somerset Co., N. J., to Benjamin E. Valentine. nom

O'Connor, Margaret, New York, to George J. Hardy. 51

Pell, William L., to Jacob V. Pearsall. 450

The National Stove Works to The Manufacturers' Nat. Bank, New York. nom

Tompkins, Elijah S. and Noah S., to Edmund Titus. 1,000

Vanderbilt, Gertrude L., to Thomas McCann. 1,000

Ward, John, New York, to Margaret O'Connor, New York. 22

Williams, Lewis N., to Anna Burr, New Castle, N. Y. 300

MORTGAGES—CHATTLES.

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

NEW YORK CITY.

SEPT. 19TH TO 25TH—INCLUSIVE.

SALOON FIXTURES.

Adamek, John. 269 East 4th st. Marie Adamek. \$300

Bremann, Henry. 180 Christopher st. Geo. Winter. 600

Byrne, Annie. 435 West 56th st. Ellen B. Hall. 350

Bauer, Kunigunde. 184 Forsyth st. P. Koerner. 80

Bobam, Theodule. 130 East 13th st. C. Boller. 129

Cohen, J. S. 630 East 5th st. S. Pariser. 150

Cranston, W. H. 780 3d av. H. Mahnen. 600

Dennison, Abm. 6 Suffolk st. Beno Singer. 100

Doemming, Hugo. 15 East 8th st. F. W. Schrader. (R) 1,038

Flecken, John. 854 1st av. Gillig & Oppermann. (R) 135

Erdmann, August. 46 1st st. Jos. Doelger. 200

Gerstner, Anton. 263 Bowery. Geo. Ehret. 2,200

Hepburn, David. City. H. M. Twomley. 800

Holman & Collins. 175 Greene st. J. M. Bruns-wick & Co. 300

Haffner, Fritz. 190 Allen st. C. Trefz. 75

lauch, Anthony. 866 Broadway. J. Tilney. (R) 4,000

lauch, Anthony. 866 Broadway. A. C. Fransioli. (R) 5,000

Kunz, G. A. 602 6th av. G. Ehret. 2,100

Kilian, Wm. and Wilhelmina. 2 New Chambers st. R. Kinkel. 1,000

Michel, F. & Co. 822 6th av. J. Hertel. 1,000

Muhl, Jacob. 252 East Houston st. J. Hirsch. 50

Mazza, Guy. 40 12th st. W. Thompson. 107

McAuliffe, Henry. 124 6th av. Adaline Eastman. 645

Muller, Frederick. 214 East 5th st. C. Horn. 150

Nulty, P. J. 328 1st av. M. O'Reilly Son & Co. 200

Oppermann, Chas. 802 8th av. Gillig & Oppermann. (R) 1,500

Peters, Jacob. 153 East Houston st. C. Busam. 300

Pinsdorf, Ferd. 104 Hester st. H. Clausen & Son. 150

Pabst, Fritz. 66 Maiden lane. F. Loeffel. 250

Reuter, Bernhard. City. N. Roos. 300

Reichert, H. J. 168 Delancey st. Mary A. Boyd. 300

Runkel, Eva. 64 East 14th st. G. Ehret. 517

Schmidt, Henry. 652 East 6th st. C. Gluck & Co. 150

Schmittgall, John F. 99 East 3d st....Martha Platz. 700
Schonian, Maria. 364 Broome st....H. Vogel. 200
Schroeder, Margaretha. 23 Bowery....J. Stemme & Co. 1,099

HOUSEHOLD FURNITURE.

Anderson, C. W. City....A. P. Anderson. 235
Behning, Adelheid. 217 East 126th st....C. Plump. 2,000
Bachman, Gustav. 172 Mercer st....H. Schile. 62
Bennett, A. F. 491 Hudson st....J. W. Lever-edge. 200
Baitman, Pauline. 109 West 44th st....I. Mason & Co. 600

American Galvanic Co. 953 Broadway....Rebecca McLean. Fixtures. 250
Baron, Patrick. 876 Bowery....M. Hyland. Horse. 20
Berg, Moritz. 878 4th st....J. Leidesdorf. Machines. 900

Bible, D. P. 953 Broadway....Rebecca McLean. Fixtures. 250
Boland, C. M. 190 Spring st....A. Haraux. Machines. 200
Braham & Jacobs. 447 Grand st....J. L. Herz. Segar Fixtures. 51
Buhler, Henry. 52 Park st....A. Bayler. Engine, &c. 1,500
Bacher, Paulina. 252 Division st....A. Creamer. Cigar Fixtures. 100
Bernhardt, Adolph. 93 Hester st....A. Strumpf. Fixtures. 300
Brenn, William. 840 6th av....A. S. Burns. Barber Fixtures. 200
Burke, John & Co. 583 Grand st....F. A. Trapp. Fixtures. 100
Cook, Henry. 428 West 37th st....Hy. Baummann. Fixtures. (R) 200
Colver, Geo. R. 85 Centre st....J. D. Keyes. Printing Fixtures. 250
Crawford, Jas. 140 Baxter st....P. Higgins. Horse. 250
Curtis, Joseph. 159 Sullivan st....Holmes & Co. Wagon. 300
Deunetts, A. W. 12 Ann st....M. Thompson. Fixtures. 40
Donavan, Daniel. 220 East 43d st....T. Hughes. Horse. 150
Dynes, Annie J. 3 Clinton pl....Eliza A. Fanton. Fixtures. 200
Donnelly, B. E. City....Jas. Kelly. Horse. 40
Doerschuck, Matthias. 597 9th av....C. F. Walzig. Cigar Fixtures. 227
Duls, Pauline. 43 Av A....A. Kirchhof. Grocery Fixtures. 500
Friedberg, Jacob. 671 Broadway....M. P. Browning. Barber Fixtures. 2,000
Fawcett, John. City....W. Thompson. Fixt. 100
Gale, J. R. City....M. Huntoon. Horses. 800
Gallagher, Lawrence. 42 Orchard st....F. Giffin. Truck, &c. 98
Green, Wm. Jr. 216 East 125th st....F. F. Lockwood. Horses. 2,000
Goodhein, Jacob. 130 Av C....S. Marks. Wagons. Glunz & Arstein. 1016 4th av....C. Glunz. Horses. 110
Griffin, A. W. 600 3d av....H. W. Collender. Billiards. 500
Hagan, A. H. City....Carrie Van Pletzer. Machinery. 1,000
Harvey, J. C. 185 West 19th st....C. H. Field & Co. Wagon. 275
Hausch, John. 72 Thompson st....W. S. Van Zandt. Fixtures. 160
Hosp, Charles. City....F. Boehm. Fixtures. 134
Hein, John. 32 Forsyth st....A. Ibert. Bakery Fixtures. 500
Hoffman, Hermann. 161 Norfolk st....A. Gie-gengack. Fixtures. 100
Hess, C. D. City....C. W. Eastwood. Fixtures. 1,000
Hanson, John D. 140 Eldridge st....Nuffer & Lippe. Carriage. 1,138
Hantsche, Emil. 193 Stanton st....John Beyer. Fixtures. 600
Hasselhorst & Co. 140 Centre st....O. H. Schut-trich. Horses, &c. 500
Henery, Jeremiah. 117 East 23d st....E. Wil-lis. Carriage. (R) 656
Hinchman, Augusta. 124 East 54th st....W. H. Howell. Horse. (R) 1,500
Hobbs, R. M. Brooklyn....Hannah G. Hobbs. Fixtures. 500
Junge, Claus. 43 Madison st....C. H. Junge. Fixtures. 300
Kuhkin, J. H. 17 Allen st....S. Gallinick. Butcher Fixtures. 100
Kegler, W. H. City....W. Foughran. Horse. 10
Kiernan, Thos. City....J. Kiernan. Horses. 200
Kiernan, Thos. City....J. Henry. Horses. 150
Kasmer, Fred'k. 148 Essex st....J. Wolf & Co. Fixtures. 300
Leader, Margaret. 11 Spruce st....R. F. Cole & Co. Press, &c. 185
Lapouge, Henry. 80 West Houston st....F. Mas'on. Barber Fixtures. 85
Lavin, Michael. 208 East 40th st....E. Willis. Carriage. 336
Lukas, Marianna and Peter. 522 9th av....C. Striffler. Fixtures. (R) 140
Marrett, Thos. A. 203 Centre st....Mary Mar-rett. Machinery. 3,000
Miles & Merriam. 114 Clinton pl....L. J. Grant. Carriages. 1,100
Miller, J. D. 113 Elm st....Peter Feeney. Fixt. 150
Moser, C. G. 224 East Broadway....Nuffer & Lippe. Carriage. 719
Mullin, John. 570 2d av....S. Nelson. Horse. 300
Mead, Peter. City....J. Post. Trucks, &c. 390
Noel, Frederick. 142 2d av....W. Steinemann. Barber Fixtures. 280
O'Carroll, Rich'd. 335 East 4th st....F. Karst. Horse. 75
Prosnitz & Co. 66 John st....W. Prosnitz. Fixt. 150
Patton, Chas. E. 79 Baxter st....Geo. Patton. Horses. 1,100
Quintard, Geo. W. City....J. A. Murphy. Ma-chinery. (R) 16,246
Ruth, Adolph. 68 Broadway.. H. Moerich. Barber Fixtures. 200
Racey, J. H. 529 5th av....Johanna Gross. Horse, &c. 750
Recke, Louis. 175 Chatham st....J. Schreiber. Fixtures. 335
Schmidt, Geo. 845 1st av....G. Wagner. Fixt. 300
Schneider, Sebastian. City....F. Schoem. Fixt. 300
Smith, G. V. City....J. Jones. Horse. 135
Stahl, Adam. 92 West 63d st....Justus Hoerle. Barber Fixtures. 100
Steffan, Fred. 492 Hudson st....Lena Steffan. Horse, &c. 800

Steffan, Fred. 492 Hudson st....Jacob Steffan. Horse, &c. 200
Tone, Henry. City...F. A. Potts. Horses, &c. security
Tusi, Louis. 233 West 19th st....Warren, Foote & Co. Horse. 311
Von Staden, Henry. 3 Hudson st....H. J. Welch. Fixtures. 125
Welch, F. G. 21 West 27th st....A. V. Meeks. Machinery. 1,021
Williams, Thomas. 337 Broome st....John Stotz. Fixtures. 500
Wagner, John. 194 9th av....Theophile Kick. Horses, &c. (R) 231
Wellenkamp, F. W. 709 East 12th st....F. Mahnkun. Fixtures. 825
Wallace, J. D. 1214 3d av....James Wallace. Horse, &c. (R) 2,000
Winter & Sons. 420 West 27th st....C. Brenner. Machinery. 500
Wohnsiedler, H. 77 Grand st....P. Rief. Barber Fixtures. 110
Wood, J. H. City....Margaret P. Valentine. Library, &c. 350

BILLS OF SALE.

Binnis, Thomas. 149 Elizabeth st....Maria Moy-nahan. Fixtures. 1
Buehler, J. E. 164 William st....Mary B. Braine. Machinery. 1,500
Callinan, Patrick. 219 South 5th av....T. O. Conner. Fixtures. 1
Frank, F., & Co. 179 Lexington av....J. Spiel-berg. Furniture. 1,500
Gilbert, Philip. 202 Fulton st....Sarah Joseph. Fixtures. 1,500
Hauschild, J. P. 43 Centre st....H. B. Adams. Machinery. 200
Hibbe, C. W. 101 East 53d st....D. H. Muhl-an-burg. Saloon Fixtures. 150
Kern, Joseph. 31 Madison st....M. Samuels. Butcher Fixtures. 300
Klein, Hartmann. 114 Sheriff st....Philip Man-del. Saloon Fixtures. 275
Kopff, C. L. 347 Hudson st....J. Roxbury. Barber Fixtures. 600
Leitzbach, M. & Co. 1047 3d av. G. Wiendieck. Fixtures. 360
Meiers, Annie. 1586 Broadway....Annie Yates. Fixtures. 300
Moynahan, Jeremiah. 149 Elizabeth st. T. Binnis. Fixtures. 1
Ortli, C. D. 218 Bleecker st....C. R. Pieper. Butcher Fixtures. 350
O'Connor, D. D. City....D. P. O'Connor. Saloon Fixtures. 350
Roxbury, John. 347 Hudson st....Louisa Kopff. Barber Fixtures. 650
Schneider, C. & Co. 519 1st av....Henrietta Roth. Barber Fixtures. 40
Schussler, Martin and Mary. 666 11th av....David Dunn. Saloon Fixtures. 225
Silverberg & Levy. 73 Grand st....J. Harris. Fixtures. 350
Sweetser, Horatio. 100 East 23d st....Cyrus Scofield. Furniture. 100
Weber, Jacob. 335 West 39th st....John Ross. Saloon Fixtures. 950
Ziegler, Regina. 780 3d av....W. H. Craunston. Fixtures. 600

BROOKLYN, N. Y.

Arnois, Charles. 6th st Basin, 250 West 2d av....The Brooklyn Improvement Co. Build-ing. \$150
Austin, Harriet S. 591 Washington st....Hollis-ter & Chamberlin. Horses, Wagons, &c. 3,500
Butcher, Frederick G. and Peter Lawrence....John Reger. Sewing Machines. 20
Barstow, Marie L. 1065 Fulton st....J. V. E. Vanderhoef. Furniture. 200
Bolger, James. Cor Degraw and Van Brunt sts....David Jones. Ale. 19
Brucks, Louis H. 363 Broadway....Charles Lin-con. Barber Shop. 300
Burling, Mrs. E. F. 96 Bergen st....Geo. H. Titus. Carpets. 62
Blendermann, John C. 233 South 3d st....Wil-liam H. Griffith & Co. Billiard Table. 250
Cannitz, A. W. 88 Hamilton av....Harriette E. Cray. Tools, &c. 164
Clark, Annie C. 340 Halsey st....Ellen Hand. Furniture. 100
Conny, Patrick. 55 Atlantic av....Daniel Hynes. Brewery. 1,000
Cooper, Emily G. 365 Nostrand av....Catharine M. Crawford. Furniture. 250
Collins, Hugh. Cor North 6th and 2d sts....Mil-ford B. Streeter and Griswold Denison. Liquor Store. 120
Cain, Peter. 284 Marcy av....Alonzo Gaubert. Piano. 80
Clinton, Henry W. 106 5th av....Edwin D. Phelps. Organ. 32
Constantine, John B. A. 664 Classon av....George W. Powers (error). Furniture. 1,000
Constantine, John B. A. Classon av, bet Bergen and Dean sts....Robert Halsey. Furniture. 600
Carroll, Richard. Cor Broadway and 4th st....B. H. Korchling. Opera Chairs. 734
Clare, George T. 21 Barclay st, New York....George W. Millar. Fixtures, &c. 1,200
Crans, George H. 24 South Oxford st....Mary C. D. Philips (trustee), and John S. Crans. Furniture. 2,000
Delaney, Martin J. 448 Van Brunt st....David Jones. Ale. 19
Dillman, William C. 212 Flatbush av....George G. Hornung. Fixtures, &c. 77
Dodge, Annie. 284 State st....Martin Hansen. Furniture. 60



Dahl, Barbara. Johnson av Plank road.... Lemuel Weil. Cows.	330
Dougllass, John H. 190 Guernsey st.... John L. Gates. Furniture, &c.	1,000
Evans, Ruth A. 20 South Oxford st.... John Acker. Jr. Furniture.	150
Flynn, Michael. 6th st. Owen Gallagher. Horse and Wagon.	100
Goepper, Emily M. 126 Smith st.... Sophia Schnoor. Fixtures, &c.	200
Gardner, Marshall D. 103 Fulton st. Bramhall, Deane & Co. Coffee and Cake Apparatus.	150
Geyer, Andrew. 60 Duane st. New York.... Charles A. Robbins. Office Furniture.	120
Goul, David I. 35 Lee av.... Alonzo Gaubert. Furniture, &c.	157
Grove, Charles T. 782 Fulton st.... Louis C. Wedel. Drug Store.	800
Humphrey, Edward.... John Kennedy. Horse, Wagon, &c.	300
Hyde, Jane B. 365 Washington st.... W. S. Fogg & Son. Bedding, &c.	178
Hagberg, Carl E. 345 Belford av.... Peter R. Janson. Stock, Fixtures, &c.	250
Hempsey, Michael. 172 Hamilton st.... David Jones. Ale.	19
Howard Helen C. 40 South Elliott pl.... John Freyhagen. Furniture.	175
Humbert, William B. 156 Calyer st.... John Dugdale. Grocery Store.	250
Hafner, Magdalena. 51 Bogert st.... John Lapp. Horses and Wagons.	200
Hansen, Friedrich W. 532 5th av.... Daniel H. Franz. Furniture, &c.	193
Hart, Miss N. 431 av. Simpson & Co. Piano. Hesse, Sophia E. 841 De Kalb av.... William Schroeder. Candy Store.	300
Hinckeliff, Abraham. 36 Boerum pl.... John Hinckeliff. Furniture, &c.	1,000
Janton, Henry J. 368 Fulton st.... Phelps & Son. Piano.	290
Johnston, Sarah A. 197 Keap st.... J. & J. Stuart & Co. Organs, Pianos, &c.	861
Kiernan, W. H. 260 Keap st.... Ludwig Baumann. Furniture.	205
Koehler, Charles.... Nicholas Langler. Wagon. Kalt, Hyson. 62 Court st.... Edward Hornbostel. Furniture, &c.	200
Kingsbury & Co. George P. 115 Pearl st. New York.... George H. Rhodes. Furniture, &c.	500
Lambert & Taber. 216 Jay st.... Denis J. Phelan. Fixtures.	50
Leader, Margaret. 11 Spruce st. New York.... R. F. Cole & Co. Printing Press, &c.	135
Loeffler, Bernhard. N. W. cor Bushwick av and Jackson st.... Baithasar Loeffler. Horse, Wagon, &c.	125
Maus, Frederick. 189 Columbia st.... I. A. Louisinger. Horse and Wagon.	100
Merriam, Mary J. 299 Cumberland st.... Sarah H. Nesmith. Furniture.	2,996
Morrison, Annie M. and Jonathan. 137 South Oxford st.... Mary Ritter and Alonzo C. Farnham (exrs.) Furniture, &c.	250
Nolan, Stephen D. 659 Gates av.... Patrick Conny. Fixtures.	500
Noll, Henry. 47 Boerum st.... Martin F. Lindhorn. Fixtures.	400
Nolen, Elizabeth.... Robert Jones. Fixtures. Nolte & Ahemann. 614 Broadway.... William B. A. Jurgens. Fixtures.	144
O'Meara, Daniel. Sackett st.... Thomas Thackem. Horses and Truck.	225
Opie, George. 225 and 227 State st.... Eliza Opie. Circular Saw, &c.	185
Persch, Charles F. W. 73 Columbia st.... Amelia M. C. Persch. Fixtures.	600
Quebeck, John. Myrtle av.... Geo. Wilson. Barber Shop.	30
Robin, Mrs. F. M. 99 Clermont av.... Phelps & Son. Piano.	150
Schulte, Hermann. Jay st.... Theodore Doht. Horse, Wagon, &c.	500
Solomon, Edward K. 96 3d pl.... Joseph J. Solomon. Furniture.	600
Schafuss, George C. 225 Dean st.... George H. Titus. Carpets.	48
Smith Brothers. Cor Front and Pearl sts. C. Potter, Jr., & Co. Printing Press, &c.	975
Steffens, John. Cor Marcy av and Hopkins st.... John Schroeder. Fixtures, &c.	150
Schanck, Daniel S. 50 Smith st.... Abigail A. Martling. Furniture.	35
Sleeper, William H. Broadway.... Benjamin H. Luce. Tools, Fixtures.	600
Triquet, Jennie A. 1011 Gates av.... John Blizard. Fixtures.	50
The Chrome Steel Co. Cor Keap st and Kent av.... James N. Paulding (trustee.) Machinery, &c.	35,000
The Pioneer Boat Club, Brooklyn. 31th st near 3d av.... Frank C. Swan. Boat House, Boats, &c.	2,611
Thomas, Sevilla. 717 Lafayette av.... Lucetta B. Phelps. Furniture.	50
Vredenburg, Frederick. 18 Broadway.... Gustav Barth. Machinery.	456
Wichmann, Henry. 509 Marcy av.... Peter Ehlen. Liquor Saloon.	500
Wehmann, August. 1433 Fulton st.... Catherine Bushman. Tools, Fixtures, &c.	300
Welsh, J. J. 215 Kosciusko st.... J. Schleifstein. Furniture.	354
Walsh, John. 443 Flatbush av.... David Jones. Ale.	19
Zschoch, Margarethe and Theodora. 154 Bergen st.... Ernest H. Luebbers. Furniture. security	
Zaunfeth, John H. Cor 42d st and 8th av.... Jacob Hecht. Cows.	260

BILLS OF SALE.

Bach, Matilda, to George Casper. Marble and Granite, 17th st, bet 8th and 9th avs.	200
Hymes, David, to Albert W. Dougherty. Hardware, &c., 318 Van Brunt st.	2,250
Lehmann, Katharina, to August Rose. Horse, Wagons, &c., 51 Bogart st.	150
Miller, Jas. M., to N. Pearson. Horse, Wagons and Harness, Pacific st, near 3d av.	80
Nickel, Joseph, to Louis Schmidt. Lager Beer Saloon, 36 Broadway.	2,000
Nobmann, Frederick R., to Joseph Bears & Co. Grocery and Liquor Store, near Fulton st and Yates av.	475
Rosenbaum, Anna M., to Elizabeth Farrell. Furniture, &c., 141 Clinton av.	10
Rustedt, Henry, to Mena Lieb. Hardware Store, 420 Broadway.	650
Ulrich, Maria, to Engelhard Mamer. Fixtures, Tools, &c., 79 Graham av.	150

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency.

NEW YORK CITY.

Sept.	
20 Arnold, William H.—L. E. Ransom.	\$309 20
21 Andrews, Rufus F.—E. L. Taylor.	132 19
21 Adler, Jette—Jonathan Levy.	28 48
21 Ahern, Philip—L. M. Dyckman (trustee, &c.)..... (D)	4,306 54
25 Abbott, John R.—S. E. Thomas.	86 56
20 Burt, Theodore—William Fleming.	274 08
21 Belt, Upton H. (impd, &c.)—Chatham Nat. Bank.	1,297 71
21 Bell, Henry G.—J. B. Kely.	1,289 59
21 Bradley, Claudius—Mary McCaughey.	465 06
23 Begnelin, Henry E.—H. B. Williams (late sheriff)..... costs	172 86
23 Best, William J. (recvr., &c.) of The German Savings Bank of Morrisania—Anna Zugner.	1,356 93
23 Braudlacht, Mary D. (extrx., &c.) of Anthony J. Braudlacht—H. F. Voessing (admr., &c.).....	4,098 97
24 Baiz, Abraham, Joseph L. and Moses—H. W. Collender.	421 81
25 Biggs, Isaac J.—W. S. Wilkey.	108 11
25 Brush, Samuel J.—W. M. Fliess.	151 46
25 Baschkop, Jacob—Dora Rozenweig. Bruce, Sanders D. } B. F. Watson..	50 00
26 and Leslie C. } B. F. Watson..	2,343 71
26 Busby, Hamilton.	
26 Brown, Edward G.—Marian B. Holyoke (admr., &c.).....	11,385 30
26 Berger, Abraham—P. A. Dailey.	456 02
26 Bell, James—M. A. Dailey.	193 30
27 Brown, Joseph M.—J. H. Barlow.	162 45
27 Buckhorst, August—E. T. Smith.	72 03
27 Bunker, Edward H.—Philip Feuring.	155 00
27 Briggs, Charles W.—J. W. Sterling.	804 33
20 Carey, Edward H.—Thomas Thacher	174 14
20 the same—the same.	259 03
21 Converse, Julius P.—N. Ison Miller.	115 05
21 Churchill, William L.—H. N. Timolat.	98 54
21 Chittick, James J.—I. M. Dyckman (trustee, &c.)..... (D)	601 40
23 Cross, Alfred F.—H. B. Williams (late sheriff)..... costs	172 86
24 Caillon, Emil—Morris Opper.	1,150 47
24 Cahill, Patrick—Alexander MacKenzie (assignee, &c.).....	140 12
23 Carrere, William—D. B. Cooke.	71 36
25 Clark, Edward P.—W. S. Wilkey.	108 11
25 Calmons, Patrick—S. E. Belmont.	37 50
25 Crossman, F. M.—D. K. Baker.	136 98
25 Clapp, Abel S.—George Garlan.	321 73
26 Culbert, Sarah L.—G. W. Winterburn.	405 72
26 Colby, John L.—Alanson Cary.	1,069 60
21 Dempsey, John—W. J. Read.	46 21
21 Dever, Cornelius—Mary McCaughey.	465 06
23 Dunn, John A.—Louise Nelson.	271 75
23 Deyo, John H.—Van Derveer & Holmes Biscuit Co.	278 58
24 Davenport, John I.—C. E. Blumenthal.	332 25
26 Doubleday, Chester P.—Alanson Cary.	1,069 61
26 Dunbar, John—A. W. Budlong.	113 60
26 Dawson, John F.—Wm. Bailey (Presdt.).....	45 42
26 Doyle, Margaret—W. P. Degraw.	36 65
26 Devinney, Patrick F.—B. L. Van Alstine.	39 02
26 De Gramendia, Carlo G.—F. H. Levell.	2,174 60
21 Ellsworth, John F.—D. A. Fisher.	4,428 90

26 Egan, Thomas—T. W. Frech.	445 78
21 French, Hamlin Q.—J. B. Kely.	373 59
21 Fowler, Charles R.—E. N. Richardson.	78 59
21 Fellerman, Abraham—Simon Epstein.	336 31
23 Farley, Cornelius—Louise Nelson.	271 75
24 Fanning, John H. and Thomas H.—Nat. Butchers' and Drovers' Bank.	1,379 63
24 the same—the same.	1,170 58
24 the same—the same.	656 96
24 the same—the same.	1,135 03
24 the same—the same.	680 13
24 Fanning, Abram M. and John H.—the same.	1,498 06
24 the same—the same.	1,262 96
25 Farmer, Peter, Jr.—James Brown.	424 27
25 Ferris, Edward S.—D. McLean Shaw.	136 90
26 Fromkees, Saul—A. E. Kirsheedt.	142 50
26 Fisher, Isaac F.—Abraham Engelhard.	96 73
26 Finkenstein, Julius—Isaac Feinberg.	94 94
26 Foster, Henry C.—W. E. Clark.	83 48
27 Finkenstein, Julius—Edward Yorke.	315 82
20 Gibson, Emily F.—Harding Weston (D)	275 39
20 Griesmer, William—J. R. Floyd (extr., &c.).....	151 26
20 Grooms, Lavilla—Tama L. Concklin.	357 31
20 Gray, Robert—Wm. Carr.	236 98
21 Goodenough, Thomas—F. B. Wendt (extr., &c.).....	105 80
23 Greenberg, Henry M.—Louise Nelson.	271 75
24 Garvin, Hugh R.—G. E. Chickering.	9,961 36
25 Gottschalk, Herman—Marx Held.	322 91
25 Gibson, George W.—Amelia Hansen (an infant).	2,143 36
25 Ganz, Anthony—Rudolph Von Radowitz.	534 85
25 George, Anna K.—Henry Wicke.	1,975 76
25 Groom, Wallace P.—Z. C. Warren.	83 90
26 Gallaher, Thomas F.—Michael Stachelberg.	183 25
20 Hough, Charles V.—Rector, &c., of the Holy Trinity Church of Harlem.	319 81
23 Hart, David—J. F. Wrigley.	272 82
23 Hoeland, William (extr., &c.) of Anthony J. Braudlacht—H. F. Voessing (admr., &c.).....	4,098 97
24 Hitchcock, George H.—Henry Fahrenholz.	120 66
24 Horn, George—C. F. Tag.	253 27
24 Herzberg, Herman—Louis Bornemann.	150 83
25 Haven, Henry L. and Ethan A.—O. G. Judd.	78 01
25 Hecht, Henrietta—F. S. Myers.	82 39
25 Haven, Ethan Allen and Henry L.—D. McLean Shaw.	136 80
25 Hausch, John—Edwin Wallace.	219 62
25 Hurry, James—Elizabeth W. Morris (D)	103 32
25 Harriott, Frederick C. (admr., &c.)—John Watson.	113 64
26 Hoffman, Luther, Jr.—Andrew Dodge.	158 31
26 Hopper, Jeremiah—A. W. Budlong.	113 60
26 Herbst, Robert—Andrew Finck.	290 88
26 Hughes, Peter—G. E. Shortridge.	332 86
26 Hunt, John P., Jr.—Samuel Bunting.	88 08
26 Haveron, John, Jr.—Jane Hackman.	49 50
26 Hobart, Gideon D.—W. T. Peek.	52 10
26 Heffernan, Henry and Peter—People of the State of New York.	1,000 00
27 Hellman, Moses—Robert Adams.	174 98
24 Ide, Henry—Chatham Nat. Bank.	810 81
25 Jutte, Henry—R. M. Nichols..... (D)	228 64
26 Jones, Samuel—E. A. Reeves.	216 08
27 Johnston, John S.—Frank Herbst.	156 22
20 Kreutzer, Richard—John Ebert.	642 10
20 Kline, James W.—L. E. Ransom.	309 20
21 Kelly, John D., Jr.—Mary McCaughey.	465 06
23 Krysing, Frederick and George—John Wiegell.	192 29
23 Klopfer, John—Gottlob Hauser.	83 00
24 Kiefer, Adam and Christian—W. H. McCormick.	102 29
24 Koester, Christian—J. B. Irwin.	280 60
25 Kenny, Francis—James King.	157 61
25 Koch, Phillip—Isaac Hays.	159 76
25 Killgallon, Michael—Julia Coleman.	237 60
25 Klemann, Charles—Catharina C. Lipsius.	227 80
27 Kratt, Paul—John Link.	637 44
20 Lewin, Samuel—Hezekiah Kohn.	120 45
23 Loewen, David—Leopold Bernheimer.	353 84
23 Lynch, Michael C.—W. S. Dougherty.	130 60
24 Levy, Maurice—Edwin Wallace.	152 80
24 Leman, Benjamin B.—A. G. Hatry.	73 70

Table listing names and amounts, including Landon, Melville D., Liebaneau, Henry F., Lennon, Michael, etc.

Table listing names and amounts, including Whitehill Manufacturing Co., Kelty, Sonoma Valley Wine and Brandy Co., etc.

Table listing names and amounts, including Hogan, John-M. Cross, Happ, August-M. Cross, Ide, Henry, etc.

SATISFIED JUDGMENTS, N. Y.

Table listing names and amounts under 'SATISFIED JUDGMENTS, N. Y.', including Brown, Wm. H., Berger, Abraham, etc.

KINGS COUNTY, N. Y.

Table listing names and amounts under 'KINGS COUNTY, N. Y.', including Anweiler, Caroline and Conrad, Adams, Russell W., etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts under 'MECHANICS' LIENS. NEW YORK CITY.', including Av A, w s, 25 s 82d st, etc.

# THE REAL ESTATE RECORD.

24 Fifty-first st. Nos. 24 and 26 West, s. s. (Continued by order of Court.) Patrick Sullivan agt James K. Spratt (lessee).....	2,160
26 First av. s w cor 60th st, 25.1x100. Thomas J. Fitch agt John Glass, Jr.....	125
26 First av. s w cor 60th st, 25.1x100. Thomas J. Fitch agt John Glass, Jr.....	30
27 Fortieth st (Nos. 104 and 106), s. s. 100 w 6th av, 50x— John E. and Abraham Quackenbush agt James E. Demarest and Christine Cook..	699
25 Ninth av. No. 774, e. s. bet 51st and 52d sts. Samuel McMillan agt Letitia Moody.....	3,650
25 Ninth av. No. 774, e. s. bet 51st and 52d sts. John Van Dolsen, Jr., agt Letitia Moody.....	2,000
26 Nassau st. No. 100, e. s. Matthew McKeon agt Fowler, A. Raymond, Robert F. Martin and George A. Bell.....	20
21 One Hundred and Seventeenth st, n. s. 200 e 3d av. 150x— D. Phoenix Ingraham agt George Stricker, John Walker and Samuel Gilston.....	283
24 One Hundred and Twenty-first st, n. s. abt 100 e 4th av. 180x— (10 buildings). James A. Suddam agt Samuel Graham and Henry P. Niebuhr.....	25
25 One Hundred and Twenty-first st, n. s. abt 90 e 4th av. abt 187x— (11 houses). C. Graham & Sons agt Henry P. Niebuhr, H. W. Harper and Daniel R. Kendall.....	417
23 Seventh av. No. 411, e. s. bet 32d and 33d sts (rear building). E. Whitney and Daniel Salisbury agt James H. Smith and Henry Y. Canfield.....	818
24 Seventh av. No. 411, e. s. bet 32d and 33d sts (rear building). E. H. & R. H. Martin agt James H. Smith and Henry Y. Canfield.....	127
24 Sixty-third st, n. s. abt 100 e 10th av. 100x— Frank Haas agt Henry P. and Wm. F. Niebuhr, U. Koethlisberger and Simon Gerber.....	1,550
26 Seventh av. No. 411, e. s. 41 s 33d st. Theodor Kurzman agt Henry Y. Canfield and James H. Smith.....	17
21 Twentieth st. No. 206 West, s. s. 81 w 7th av. Gustavus B. Saundford agt Cockerill & Spaulding and O'Reilly, Skelly & Fogarty.....	675

## KINGS COUNTY, N. Y.

Sept.	
25 Pacific st (No. 568), s. s. 125 e 4th av. 20x100. John C. Metcalfe agt John A. and John W. Goin.....	\$48
25 Macon st, n. s. 237 w Stuyvesant av. 16x100. James Hines agt Terrace McGuigan and Benjamin T. Robbins.....	106
23 Quincy st, s. s. 100 w Reid av. 60x100. The National Stove Works agt Anton Sachs, Wilhelm Weaver and Shocks & Besse.....	216
23 Monroe st, n. s. 100 e Lewis av. 75x— B. Henright agt Joseph S. and Betsey Stevens.....	84
20 Quincy st, s. s. 100 w Reid av. 50x100. Wilhelm Braun agt Anton Sachs and William Weaver.....	505
20 Same property. Charles Schwenk agt same.....	65

## BUILDINGS PROJECTED.

### NEW YORK CITY.

Plan 584—Seventy-ninth st, s e cor Madison av, one five-story brick tenement, 21x80; tin roof and iron cornice; cost, \$17,000; owner, A. B. Ogden, 230 E. 50th st; builder, not selected.

Plan 585—One Hundred and Fiftieth st, n. s. 125 w Mott av, one two-story brick stable, 20x35; gravel roof and brick and metal cornice; cost, \$1,200; owner, H. L. Morris, 25 Pine st; architect, J. G. Van Tassel; builder, Wm. Hargrave.

Plan 586—One Hundred and Twenty-sixth st, s. s. 100 w 8th av, three three-story brick and brown stone dwell'gs, 16.8x44; tin roof and iron cornice; cost, each, \$6,000; owners and builders, Cunningham & McBurnie; architects, Thom & Wilson.

Plan 587—Twenty-sixth st, No. 360 W., one four-story brick store and tenement, 22x50; cost, \$5,800; owner, A. Schellenberg, 284 10th av; architect, C. F. Ridder, Jr.; builder, not selected.

Plan 588—Ninety-fourth st, n. s. 100 w 3d av, twelve three-story brown stone dwell'gs, 18.9x48; tin roof and iron cornice; cost, each, \$8,000; owners and builders, Duffey Bros.; architects, Thom & Wilson.

Plan 589—Fiftieth st, s s; 150 w 10th av, one four-story brown stone tenement, 25x62; tin roof and iron cornice; cost, \$10,000; owner, Ellen Powers, 465 W. 46th st; architect, John M. Forsster; builder, O. E. Ferrine.

Plan 590—Sixty-fifth st, s s, 330 e 9th av, one three-story brown stone dwell'g, 20x58; tin roof and iron cornice; cost, \$7,500; owner and builder, Wm. Wellington; architect, W. H. Cauvet.

Plan 591—Fiftieth st, s s, 200 w 10th av, one four-story brown stone tenement, 25x62; tin roof and iron cornice; cost, \$10,000; owner, Philip Hausman, 889 10th av; architect, Geo. Hobzeit; builder, O. E. Ferrine.

Plan 592—One Hundred and Thirty-seventh st, s. s. 100 w 3d av, one two-story brick dwell'g, 20x26; gravel or tin roof and iron cornice; cost, \$1,500; owner, Michael O'Neil, on premises.

Plan 593—One Hundred and Thirty-fifth st, s. s. 450 e St. Anns av, one two-story frame dwell'g, 20x30; tin roof and wood cornice; cost, \$750;

owner, John McPharlan, 2149 3d av; architect, John McIntyre; builder, W. O'Kane.

Plan 594—One Hundred and Tenth st, s s, 205 e 4th av, three three-story brown stone dwell'gs, 16.8x48; tin roof and iron cornice; cost, each, \$6,000; owners and builders, Whelan & Curry; architect, John C. Burne.

Plan 595—Third av, e s, 49.11 s 130th st, three three-story brick stores and tenements, 16.8x55.4; tin roof and iron cornice; cost, each, \$5,000; owner, A. B. Davis; builders, J. & G. Ruddell.

Plan 596—Eleventh av, No. 576 (rear), one one-story brick stable, 13x45x38x45; tin roof; cost, \$600; owner, Chs. Hanes; builder, Jas. Potterton.

Plan 597—One Hundred and Fiftieth st, n. s. 145 w Mott av, one two-story brick stable, 20x35; gravel roof and brick and metal cornice; cost, \$1,200; owner, H. L. Morris; builder, J. G. Van Tassel; builder, Wm. Hargrave.

Plan 598—One Hundred and Fourteenth st, n. s. 172.9 w 3d av, one three-story brick tenement, 22.3 x45; tin roof and iron cornice; cost, \$4,500; owner, Wm. Schnering; architect, John Brandt.

## BROOKLYN, N. Y.

Twenty-third st, s. s. 222 e 3d av, two two-story frame dwell'gs, 14x38; tin roof; owner, John Shaw, 132 23d st; architect and builder, Wm. Edwards.

Greene av, s s, 125 w Lewis av, five two-and one-half story brown stone dwell'gs, 16x45; tin roof and wood cornice; owner, B. Fowler, 32 St. James pl; architect, Charles Murllich; builders, Sullivan & Fowler.

Ptunam av, s e cor Nostrand av, six two and three-story brown stone dwell'gs, 16.4x42 and 18.9 x48; gravel roof and wood cornice; owner, &c., Wm. Taylor, 83 3d pl.

Stuyvesant av, n w cor Monroe st, five three-story brick tenements, 25x50 and 18.9x40; gravel roof and wood cornice; owner, A. M. Reilly, 746 Gates av; architect and builder, J. McGarry.

Fifth av, No. 405 (rear), one two-story brick shop and stable, 36x21; tin roof and wood cornice; owner and builder, Selah Tucker, 405 5th av; architect, Isaac D. Reynolds.

Fifth av, w s, 50 s 16th st, one two-story frame store and dwell'g, 25x60; tin roof; owner, James Carty; 666 5th av; architect, J. F. Wood.

Broadway, n s, 75 e Ditmars st, one one-story frame shop, 23x24; gravel roof; owner, Fred. Herr; architect and builder, John Eve.

Carroll st, s s, 230 e Hoyt st, three two-story brick dwell'gs, 16.4x38; gravel roof and wood cornice; owner, &c., G. H. Henjes, 331 Hoyt st.

Carroll st, s s, 230 e Hoyt st (rear), one one-story brick shed, 14x20; gravel roof; owner, &c., G. H. Henjes, 331 Hoyt st.

Magnolia st, n. s. 300 w Central av, one two-story frame dwell'g, 22x28; tin roof; owner, Elizabeth Blass; architect and builder, Henry Loeffler.

McDonough st, s s, 95 w Hopkinson av, one one-and-one-half story frame dwell'g, 20x36; slate roof; owner, Reinhardt H. Reis; architect and builder, Henry Loeffler.

Prince st, s w cor Concord st, one two-story frame stable; 26x16; gravel roof; owners, Hibbler & Dorfinger; builder, Frank Sherman.

Ross st, s s, 232 w Bedford av, three three-story brown stone dwell'gs, 22x45; tin roof and wood cornice; owner, &c., John F. Ryan, 142 Rodney st.

Sandford st, w s, 357.9 n Myrtle av, one one-story frame dwell'g, 18x25; tin roof; owner, Dennis Simpson, New Jersey; architect and builder, Robert Ford.

Skillman st, n s, 80 e Park av, one one-story plate glass store, 23x73; tin roof and wood cornice; owner, James McKenna; architect, Edward Van Voorhies; builder, Patrick Kernan.

Woodbridge st, s s, 100 from Bushwick av, one three-story frame dwell'g, 22.2x40; tin roof; owner, Jane A. Henderson, cor. Bushwick av and Woodbine st; architect and builder, Stephen H. Kelly.

Fourth pl, n s, 68 w Clinton st, two two-story brick dwell'gs, 20x40; owner and architect, Louis Bonert, 87 4th pl; builder, — Hanuigan.

Tenth st, n s, 150 e 3d av, one three-story brick dwell'g, 20x44; tin roof and wood cornice; owner and builder, Simon Walsh; architect, Chs. H. Byrne.

## PHILADELPHIA, PA.

Thompson, w of 23d, 7 3 sty houses; W. T. B. Roberts, Sup't'd.

Darrett, s of Cayuga, 10 2 sty houses; W. T. B. Roberts, Sup't'd.

Carlisle, n of Cumberland, 4 2 sty houses; J. C. Moore.

Huntingdon, cor Thompson, 1 sty factory; J. T. Lewis & Bro.

York, bet. Salmon and Commerce, 3 sty house; James Lee.

North 16th st, No. 1509, 3 sty house; Sam'l Thompson.

6th, n of Cambria, 3 sty house; F. M. Forsyth.

Germanatown av, n of York, 3 sty house; H. Tyson.

Story, bet. 34th and 35th, 5 2 sty houses; Thos. S. Kelley.

Kingseley av, bet. 66th and 67th, 2 sty house; J. Staffer.

Chestnut, e of 40th, 2 3 sty houses; W. S. Kimball.

54th, n of Media, 2 sty house; W. H. Moore.

63d and Gray av, 2 sty house; Maggie Brown.

71st, cor Loyd, 3 sty house; W. H. Grove.

Terrace near Seville, Roxborough, 3 sty house; James Harper.

Tasker, e of Front, 3 sty house; Thos. E. Lutner.

## ALTERATIONS, N. Y.

East Broadway, No. 204, raised one story; cost, \$4,200; owner, Edward A. Bedlow, 5 East 12th st; architect, A. Jones; builders, J. B. Smith & Progers.

Forty-first st, Nos. 409, 411 and 413 W., front and interior alterations; cost, \$1,200; builder, W. S. Gessner.

Forty-third st, No. 206 E., extension; cost, \$2,000; owners, P. Cassidy & O'Reilly; architect, Chas. Sturtzkober.

Fifty-third st, No. 341 W., extension, 8x12; cost, \$300; owner, G. W. Plunkitt.

Grove st, s s, 150 w Mott av, raised one story; cost, \$5,000; owner, John L. Haigh; builder, E. Gustavson.

Howard st, No. 24, interior alterations; cost, \$500; owner, estate of B. Delapierre; builder, John G. Pater.

Hudson st, No. 453, roof altered; cost, \$1,500; owner, James Cochrane.

Kingsbridge road, w s, 100 s 197th st, extension, 20x13; cost, \$400; owner, William Barry; builder, C. Termileger.

One Hundred and Fifty-fifth st, n s, 225 e Courtland av, roof altered; cost, \$400; owner, H. Schneider; architect, Geo. Mand; builder, John Freese.

Sixteenth st, No. 118 W., front alterations; cost, \$180; owner, E. H. Folser; builder, A. Huse.

Sixth av, s e cor 35th st (known as No. 1330 Broadway), raise one story, front and interior alterations; cost, \$10,000; owner, Sixth National Bank; architects, D. & J. Jardine; builder, Sam'l Lowden.

Twelfth st, Nos. 285 and 287 W., raised 1/2 story, extension, 8x8; cost, \$1,600; owner, Isaac R. Vreeland; builder, V. J. Noble.

## MISCELLANEOUS.

### PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolution has been introduced, and referred to the appropriate committee. † Indicates that the resolution has passed, and been sent to the Mayor for approval.

NEW YORK, September 23, 1878.

#### PETITIONS.

133d st, from 6th to St. Nicholas av, gas mains.

#### REGULATING, GRADING, ETC.

112th st, between 4th and Madison avs.†

#### FLAGGING.

61st st, between 10th and 11th avs.\*

5th st, n s, between 3d and Lexington avs.†

#### MAINS.

81st st, between Madison and 5th avs, Croton.\*

#### PAVING.

Lexington av. from 79th to 85th st.\*

81st st, between 4th and 5th avs.\*

## BUSINESS CHANGES.

### ASSIGNMENTS—BENEFIT CREDITORS.

Sept.

23 Harris, Sam L., 658 Broadway, to Luther Shafer.

23 Gallaher, Thomas F., to John F. Ames.

    Rokohl, Herman L., }  
    Soelter, Wm. } to Reinhold Steinecke.

23 Morgenstern, Adolph }  
    (Rokohl & Soelter) }  
    Haven, Henry L. }  
24 Haven, Ethan A. } to Frederick W. Hinrichs.  
    (Haven Bros.) }  
26 Dunn, Eliza, to Christian W. C. Dreher.

26 Traub, Elias, to Solomon Solomon.

## MR. WOOD'S RESIDE E.

Garret Ward (late of Ward and anderville), requests us to state that he, individually, constructed the stair case in Mr. Wood's house, a notice of which appeared in our last number. Mr. Manderville was in no manner interested therein.

ADVERTISED LEGAL SALES.

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

- Sixth st (No. 729), n s, 200.9 w Av D, 22.5x90.10 } three-story brick store and dwell'g
Sixth st (No. 757), n s, 323.2 w Av D, 22.5x90.10 } three-story brick dwell'g.
Seventieth st (No. 136), s s, 385 e 4th av, 20x80, } four-story stone front dwell'g, by B. P. Fairchild.
Broadway, n w cor Warren st. (Sale of lease of lower banking room, 1st floor), by Wm. Kennelly (Receiver's sale).
Gold st (No. 92), e s, bet Ferry and Frankfort sts, 23.4x96, four-story brick store and four-story brick store in rear, by A. H. Muller & Son.
Greenwich st, n e cor West 10th st, 65x95.3x26.6x104.
Tenth st (No. 273 W.), n s, 147 e Washington st, 28.8x95x27.10x95, three-story frame dwell'g, and two-story frame stable in rear, by L. J. Phillips.
Water st (No. 36), n s, bet Broad st and Coenties st p, 29.5x29.2x39.11x11.3, four-story brick warehouse, by Sheriff at City Hall.
Fifteenth st (Nos. 615 to 623), n s, 338 w Av C, 125x103.3, one-story brick and frame color works.
Sixteenth st, s s, 338 w Av C, 100x103.3, one and two-story brick iron foundry, by A. J. Bleecker & Son.
Thirty-first st (No. 332), s s, 225 w 1st av, 20x98.9, five-story brick dwell'g, by L. J. & I. Phillips.
Sixty-eighth st, s s, 325 w 8th av, 75x100.5, vacant, by E. H. Ludlow & Co.
One Hundred and Seventeenth st (No. 108), s s, 63.4 e 4th av, 15.10x100.11, three-story brick dwell'g, by J. T. Boyd.
Av A, n e cor 121st st, 100.11x98, vacant, by R. V. Harnett.
Third av (No. 103a), w s, 60.5 n 61st st, 20x90, four-story brick store and dwell'g, by R. V. Harnett.
United States pl (No. 40), w s, 29.9 n 12th st, 26.11x36.9 x42.2x36.5, five-story brick shop, by A. J. Bleecker & Son.
Washington sq, n e cor 4th st, 56.5x100, No. 77, four-story brick store and dwell'g; No. 78, two-story brick stable; No. 43 West 4th st, four-story brick dwell'g, by L. J. Phillips.
Ninetyth st, s w cor Madison av, 11.1x100.8, vacant, by Wm. Kennelly.
New Bowersly w s cor East Broadway, 58.7x43x50 (triangle), by B. Smyth.
Reade st, s e cor West Broadway, 24.8x74.6, Nos. 5, 7, 9 and 11 West Broadway, four four-story brick stores, by R. V. Harnett.
Sixty-sixth st (No. 320), s s, 231.3 e 2d av, 18.9x14 block, four-story brick store and dwell'g, by R. V. Harnett.
One Hundred and Sixth st, n s, 110 e 3d av, 100x100.11, vacant, by Scott & Myers.
One Hundred and Twenty-ninth st (No. 160), s s, 185 w 3d av, 25x99.11, two-story frame dwell'g, by H. N. Camp.
One Hundred and Sixty-third st, n s, 178 e 3d av, 25x100, by H. N. Camp.
Third av, e cor 98th st, 100.9x110, vacant, by J. T. Boyd.
Eight av, 122d st, St. Nicholas av and 13d st—the block, 201.10x28.6x136.10x152.5, vacant, by H. N. Camp.
Spofford's Point, formerly Hunt's Point, 7 acres, by H. N. Camp.
New st, n e cor Forest av, 75x145.2, by P. F. Meyer.
Fifty-first st (No. 36), s s, 517 w 5th av, 21x100.5 (Columbia College lease), four-story stone front dwell'g, by H. N. Camp.
Seventy-sixth st, n s, 100 w Av A, 50x140.9x—x132.6, vacant, by E. F. Raymond.
Eighty-seventh st, n s, 125 w 3d av, 25x100.8 }
Eighty-seventh st, n s, 175 w 3d av, 25x100.8 } four-story brick dwell'gs.
Av D, s w cor 8th st, 97.6x100; Nos. 103 to 105 Av D, two four-story brick stores and tenem'ts; Nos. 107 to 111 Av D, three three-story brick stores and tenem'ts; Nos. 386 and 388 8th st, two three-story brick dwell'gs, and three-story brick dwell'g in rear, by C. J. Lyon.
Allen st (No. 184), e s, 82.6 n Stanton st, 17.6x87.6, two-story brick dwell'g, by Wm. Kennelly.

- Thirty-second st (No. 334), s s, 242 w 1st av, 18x98.9, three-story brick dwell'g, by R. V. Harnett.
Fifty-second st (No. 343), n s, 117 e Lexington av, 16.6x100.5, three-story brick dwell'g, by D. M. Seaman.
Fifty-fifth st, s s, 200 w 6th av, 25x100.5, vacant, by G. H. Scott.
Seventy-fourth st (No. 315), n s, 200 e 2d av, 25x102.2, five-story brick tenem't, by Lespinasse & Friedman.
Eightieth st (No. 239), n s, 250 w 2d av, 25x102.2, two-story frame dwell'g, by Scott & Myers.
One Hundred and Seventeenth st, s s, 473 e Av A, 406x104.4x379.4x100.10 one and two-story brick factory building and two story frame shop, by Van Tassel & Kearney.

BROOKLYN, N. Y.

- Cheever pl, n w cor Degraw st, 20x80.
Henry st, w s, 20 n Summit st, 20x87.6
Johnson st, s s, 45 w Lawrence st, 22x84
Powers st, e s, 100 s Pacific st, 25x100
Gates av, s s, 111.8 w Broadway, 20x100
Gates av, s s, 91.8 w Broadway, 20x100
Lafayette av, s s, 74 w Franklin av, 18x100
Carroll st, n s, 167.6 w 7th av, 100x100, by J. Cole.
Strong pl, w s, 279.7 n Degraw st, 22x94.7
Water st, s s, 175 e Bridge st, 55x100
Plymouth st, s s, 147 e Bridge st, 53.7x100x54x100
Water st, n s, 142.6 w Gold st, 29.11x100x35.6x100.2
Plymouth st, n s, 202.5 w Gold st, 21.3x100.
Herkimer st, n s, 125 e Troy av, 20x100
Smith st, w s, 96.7 s Livingston st, 18.7x100
Atlantic av, n s, 58 s e Oxford st, runs northeast 62 thence north 21.7 thence east 16.10 thence south 34.11 thence southwest 58.5 to Atlantic av, thence northwest 20 to point of beginning.
Classon av, w s, 25 n Van Buren st, 23x81.
Atlantic st, s s, 144.4 e Henry st, (before widening), 21.6x80, by I. F. Bissell.
Livingston st, s s, 98 e Court st, 27x105.8, by J. Cole.
Clinton st, w s, 20 n State st, 21x70
Cumberland st, e s, 395 n DeKalb av, 25x200 to Carlton av.
Pearl st, w s, 125 n southeastermost cor of block bounded by Pearl, Adams, Johnson and Tillary sts, 25x102.
Road leading from Brooklyn to Bath, adj. lands of Peter Lynch and Charles Lott, abt 4 acres, by I. F. Bissell.
Monroe st, n s, 105 w Bedford st, 20x90.
Quincy st, s s, 235 e Marcy av, 20x109.
Douglass st, n s, 155.5 w 6th av, 20x100, by P. L. Balz, Jr. (referee), at County Court House.
Myrtle av, n e cor Sandford st, 50x107.9, by J. Cole.

FORECLOSURE SUITS.

- 154th st, s s, Macomb's Dam Road and 8th av, Jacob K. Lockman (exr., &c.) agt Sarah E. Cornish; att'y, John T. Lockman.
1st av, w s, 22.11 n 11th st, 22.11x100. Mary E. Ellison Miller agt Rachel Porter; att'ys, Roe & Macklin.
Henry st, s s, 25x100. Frederick Schuchardt agt Michael Dunn; att'y, John M. Bowers.
1st av, w s, 98.9 n 23d st, 19.44x100. District No. 1, Independent Order of Benai Berith agt Zelia Gasterger et al.; att'y, Adolph L. Sanger.
1st av, w s, 68.3 n 37th st, 44.10x100.11. Mutual Life Ins. Co. agt Christopher Foster; att'ys, Turner, Lee & McClure.
Henry st (No. 225), n s, 23.61x14 block, John Schearble agt Jas. D. Cunningham; att'y, C. W. Bennett.
Riverside av, e s, 76 1/2 s 115th st, 25x100. Catherine Carrigan agt Emmet R. Olcott; att'ys, Devlin & Miller.
115th st, s s, 94.4 e Riverside av, 25x100.11. Same agt same.
Riverside av, e s, 51.1 1/2 s 115th st, 25.0 1/2 x 99.7 1/2. Same agt same.
89th st, n s, 550 w 4th av, 50x100.8 1/2. Robert M. Streibigh agt Andrew M. Davis; att'y, Lefferts Streibigh.
25th st, n s, 300 e 10th av, 25x98.9. Jessie Clarke agt Thos. F. Wade; att'y, N. A. McBride.
126th st, 422.6 e 6th av, 20.10x99.11. Bowers Savings Bank agt Margaret I. Paddock; att'ys, Norwood & Coggeshall.
49th st, n s, 150.8 1/2 w 9th av, 18.11 1/2 x 100.5. Eliza Jane Hays agt Robert Hays; att'y, Charles Whelp.
53d st, s s, 51 e 1st av, 20x85. Joseph R. Carpenter (trustee, &c.) agt John Griffin; att'y, T. G. Barry.
126th st, n s, 401.8 e 6th av, 20.10x99.11. Bowers Savings Bank agt Margaret J. Paddock; att'ys, Norwood & Coggeshall.
Central av, s s, near Inwood (23d ward), 30 2/4-1000 acres, Florence A. Allien agt David Maitland Armstrong; att'ys, Arthur, Phelps, Knevals & Ranson.
11th st, s s, lot 246 Stuyvesant map, 25x100. John D. Fish (recvr., &c.) agt Peter Noelke; att'ys, Wingate & Cullen.

- 46th st, s s, 140 w 10th av, 20x100.5. Elizabeth C. Buchanan agt Chas. McIntyre; att'ys, Billings & Cardozo.
53d st, s s, 349.6 w 6th av, 18x100.5. Eagle Fire Ins. Co. agt John W. Stevens; att'ys, Chambers, Boughton & Prentiss.
53d st, s s, 367.6 w 6th av, 18x100. Same agt same.
53d st, s s, 385.6 w 6th av, 18x100.5. Same agt same.
53d st, n s, 347.6 e 7th av, 18.9x100. Same agt same.
Jerome av, w s, 325 s Gerard av, 75x200, Westchester Co.
Inwood av, w s, 146 n Doughty's Brook, 146x169. Wm. B. Aitken agt Geo. B. Lawton, &c.; att'y, H. E. Farnsworth.
41st st, s s, 92.9 e Broadway, 20x74.6 1/2. Wm. C. Teasdale agt Hester A. Shannon; att'y, Alonzo C. Farnham.
64th st, s s, 150 w 4th av, 25x100.5. The Van Horn Lumber Co. agt Ella Jane Van Horn; att'y, Thos. C. Ennever.
2d av, e s, 51.2 s 82d st, 51x100. New York Life & Trust Co., &c., agt Patrick Corrigan; att'ys, Betts, Emmet & Robinson.
13th st, s s, 130.3 1/2 w Broadway, 17.8 1/2 x 103.3. Thos. McCombs agt George Siller et al.; att'y, M. S. Thompson.
Kingsbridge road, cor Williamsbridge road, 3 1-100 acres. Chas. L. Cammann et al. (exr.) agt Anna L. Berrian et al.; att'y, P. W. Wildey.
38th st, n s, 200 e 2d av, 25x122.6. New York Life and Trust Co. agt Jane C. Smith et al.; att'ys, Betts, Emmet & Robinson.
11th st, n s, 20 1/4 w Dry Dock st, 22.3 1/2 x 51.6 1/2. Edwd. Strong agt Eliza Gierke et al.; att'y, R. H. Howne.
Dry Dock st, w s, 51.5 n East 11th st, 31.1x42.1. Edwd. Strong agt Eliza Gierke et al.; att'y, R. H. Howne.
31st st, n s, 290 w 1st av, 20x98.9. Marie Ottersen agt John Fallon; att'y, John H. Miller.
74th st, s s, 275 e 2d av, 25x102.2. Alice H. Wallace agt Jacob Cohen; att'y, Wm. G. Wheelwright.
76th st, s s, 275 w 3d av, 25x102.2. John W. Burbank agt Samuel Schiffer; att'y, T. Westervelt.
Spring st, s s, 100.1 e Hudson st, 21.1x87.6. Phenix Nat. Bank agt Charles Ross; att'y, Edgar S. Van Winkle.
56th st, n s, 297 w 6th av, 28x100.5. Cornelius F. Van Blankensteyn agt Thoms Cockerill; att'ys, Anderson & Man.
46th st, s s, 180 w 10th av, 20x100.5. Charles G. Clark agt Charles McIntyre; att'ys, Miller & Peckham.
46th st, s s, 160 w 10th av, 20x100.5. Same agt same.
38th st, n s, 200 e 2d av, 25x122.6. August L. Nosser agt Michael T. Brophy; att'y, Randolph Gugenheimer.
3d av, e s, 85.5 n 55th st, 20x110. Henry Ivison agt Robert Stewart; att'y, Chas. N. Judson.

LIS PENDENS.

- Rergen st, s s, 150 w Grand av, 25x88.4x26.6x97. John E. Lott agt Ellen Davey; att'y, Philip S. Crooke.
Bridge st, e s, 63 n Willoughby st, 21x100.3. Catharine Foster (extr.) agt Matilda C. Burrell; att'ys, R. & J. Ingraham.
Chauncey st, s s, 100 e Reid av, 100x100. Annie Lott agt William Dunn; att'ys, Hubbard & Rushmore.
Dean st, s s, 209.9 Vanderbilt av, 17.7x110. Albro J. Newton agt Terence O. N. Donnelly; att'y, Geo. V. Brower.
Dean st, s s, 227.4 e Vanderbilt av, 17.7x110. Alanson W. Adams agt Terence O. N. Donnelly; att'y, Geo. V. Brower.
Degraw st, s s, 390 e Smith st, 22x100. The Brooklyn Saving Bank agt William I. Bedell; att'ys, Rolfe & Bergen.
Fulton st, s s, 775 w Nostrand av, runs west 209.9 to Bedford av, s south 105 x north-east 68.4 x east 40 x south 12.7 x east 80 x north 100 to beginning. Henry C. Murphy, Jr., agt Elizabeth D. Brewert; att'y, Geo. I. Murphy.
Hicks st, e s, 29.6 s Pineapple st, 19.2x100x18.11x100. Ed Robbins agt Adria W. Kidder; att'ys, Rolfe & Bergen.
Hicks st, w s, bet State and Joralemon sts, 16.11x100x16.8x100. Philip Embury agt Caroline Hammler; att'y, Jos. M. Greenwood.
Macon st, n w cor Throop av, 20x100. William A. Stebbins (guard.) agt Cornelius A. Hart; att'ys, Arthur, Phelps, Knevals & Ransom.
Quincy st, n s, 380 w Tompkins av, 20x100. The Williamsburg Savings Bank agt Mary L. Young; att'ys, S. M. & D. E. Meeker.
Rapeljea st, s w cor Richards st, 60x100. Dominick Dixon agt Robert Howe; att'y, Geo. V. Brower.
St. Johns pl, s s, 251.5 w 8th av, 22x100. Samuel M. Pettengill agt John C. Banks; att'y, Frank Reynolds.
Van Brunt st, westerly cor Wolcott st, 75x90. Diederich Westfall agt John H. Kastendieck; att'ys, Barnum & Rebbann.
Warren st, s s, 225.5 w 6th av, 20x100. The Brooklyn Savings Bank agt Ann Eliza Weeks; att'ys, Rolfe & Bergen.
Wreckoff st, n s, 296.9 w Hoyt st, 43x100. Edward F. Raymond agt Joseph Platt; att'ys, Ward & Jenks.
4th st, e s, 46 s South 4th st, 23x100. Bowery Savings Bank agt Harriet R. Hanford; att'ys, Norwood and Coggeshall.
South 9th st, s s, 6th e 4th st, 25x197x26.3x205. The Equitable Life Assurance Soc., U. S., agt Augustine W. Daby; att'y, Henry Day.



Table of real estate mortgages in Ulster County, N. Y., listing names like Bagley, Caroline and Carrie E. Poughkeepsie, and property details.

Table of judgments in Ulster County, N. Y., listing names like Burnett, Frank—Abraham Varick and ano., and amounts.

Table of real estate mortgages in Orange Co., N. Y., listing names like Clark, William H.—Charles F. Brown, Cornwall, and amounts.

Table of judgments in Orange Co., N. Y., listing names like Emerson, Robt. B., and Frank Case and Frederick Meres.

Table of real estate mortgages in Essex County, N. J., listing names like Arnold, Charles, Jr.—L. Arnold, Jacob st., and amounts.

Table of recorded leases in New York, listing addresses like Delancey st., Nos. 322, 324, 326, 328 and 330, and terms.

Table of judgments in Essex County, N. J., listing names like Ackroyd, Edmund—David F. Gedney et al., and amounts.

Table of real estate conveyances in Essex County, N. J., listing names like Akin, Jonathan—H. M. Akin, Rotterdam, and amounts.

N. Y. STATE.

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

Table of judgments in Essex County, N. J., listing names like Baldwin, Ira C.—J. Floyd Coles, and amounts.

Table of real estate mortgages in Dutchess County, listing names like Bowman, John H., Wappingers—D. H. Brown, and amounts.

Table of judgments in Dutchess County, listing names like Akin, Jonathan—H. M. Akin, Rotterdam, and amounts.

Table of real estate mortgages in Dutchess County, listing names like Bond, Jacob—A. Gifford, Jr., Princeton, and amounts.

DUTCHESS COUNTY.

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Table of real estate mortgages in Dutchess County, listing names like Bond, Jacob—A. Gifford, Jr., Princeton, and amounts.

Table listing real estate transactions in Hudson County, N.J., including names like Brenner, Emma-C. Winans, Springfield av. 1,000 and Rond, Lewis-W. M. Holmes, N. J. R. R. av. 3,500.

Table listing real estate transactions in Hudson County, N.J., including names like McDonald, Alexander (by master in chancery)-I. Demuth, J. City 1,000 and McGinnis, Eliza T., and C. J. Fillmore-J. D. Ervin, J. City 100.

Table listing real estate transactions in Hudson County, N.J., including names like McNeil, Joseph and Jane, Paterson-H. B. Crosby & Son, furniture, goods, groceries, etc. 1,772 and Miller, E. G., Paterson-A. Belcher, horse, wagon, stock, groceries, &c. 150.

Table listing real estate transactions in Hudson County, N.J., including names like August, J. W., 215 Ferry st-F. Hutchings, organ 1,300 and Burnett, J. M., 66 Richmond st-J. Elverson, furniture 250.

Table listing real estate transactions in Hudson County, N.J., including names like Walsh, P. H.-B. Dowden, J. City 3,000 and Wessels, Catharine V. (by sheriff)-S. G. Babcock, J. City 1,000.

Table listing real estate transactions in Hudson County, N.J., including names like Decker, C. W. and Eliza-O. Thrift et al. 83 and Paterson Judgments.

Table listing real estate transactions in Hudson County, N.J., including names like Autenreith, Ferdinand-M. A. Vester 722 and Bolles, J. O.-H. Sichts et al. 170.

Table listing real estate transactions in Hudson County, N.J., including names like Berger, Michael-J. E. Wichmann, 2 years 700 and Bowley, J. H.-Katharine S. Foye, 3 years 350.

Table titled 'ALBANY PRICES FOR LUMBER.' listing prices for various types of lumber like Pine, clear, 2x4, 2x6, etc., with prices ranging from \$38.00 to \$90.00.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, N.J., including names like Atwood, Sarah J.-A. L. McDermott, J. City nom and Barry, Isabella (by sheriff)-G. Morgan, J. City \$250.

JUDGMENTS.

Table listing judgments in Hudson County, N.J., including names like Brown, Alexander-E. P. Hampson et al. 1,941 and Hopper, Bridget T.-J. Palmer 634.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Passaic County, N.J., including names like Burhans, Charles and John-J. H. Duryea, w cor Prospect and Markot sts, 3 years \$10,000 and Brace, A. A.-J. G. Bacori (1) Clay st (2), Madison av, 1 year 1,000.

PATERSON CHATTEL MORTGAGES.

Table listing chattel mortgages in Paterson, including names like Annin, B. M., Paterson-F. G. Reed, furn. 25 and Broomhead, Ashton, Passaic-I. T. Barrett, horses, wagon, mowing machine 500.

MARKET QUOTATIONS.

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

Table titled 'BRICK.' listing prices for various types of bricks like Pale, Jersey, Long Island, Up-River, Haverstraw Bay, 2ds, Haverstraw Bay, 1sts, Favorite brands, with prices ranging from \$2.50 to \$5.00.

FRONTS.

Table listing prices for various types of fronts like Croton-Brown, Croton-Dark, Croton-Red, Philadelphia, Trenton, Baltimore, with prices ranging from \$7.00 to \$38.00.

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

Table titled 'FIRE BRICK.' listing prices for various types of fire bricks like Red Welsh, Scotch, American, with prices ranging from \$25.00 to \$30.00.

CEMENT.

Table listing prices for various types of cement like Rosendale, Portland, Saylor's American, Portland (imported), Roman, Keene's coarse, Keene's fine, Martin's coarse, Martin's fine, with prices ranging from \$8.00 to \$10.50.

FOREIGN WOODS—Duty free. CEDAR. Cuba, small, superficial foot 0 8 @ 0 12

MAHOGANY. St. Domingo, crotches, ordinary to good, superficial foot 0 20 @ 0 25

ROSEWOOD. Rio Janeiro, ordinary to good, superficial foot 0 2 @ 0 3 1/2

GLASS. Duty.—Window—Polished. Cylinder and Crown, not over 10 x 15 in., 2 1/2 c. sq. ft.

WINDOW GLASS, Prices Current per box of 50 feet. SINGLE. 6 x 8—10 x 15... 1st. \$7 50

DOUBLE. 6 x 8—10 x 15... 1st. 11 00

Sizes above—\$10 per box extra for every five inches an additional 10 per cent. will be charged for all glass more than 40 inches wide.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS. Per square foot, net cash. 1/4 Fluted plate... 18 @ 20

HAIR—Duty free. Cattle... bushel of 7 lb. \$— @ 0 10

IRON. Duty.—Bar, 1 to 1 1/2 c. sq. ft. Railroad, 70 c. sq. 100 lb

LIME. Rockland, common... 85 @

LUMBER. Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts.

PAINTS AND OILS. Chalk... ton \$1 25 @ 2 50

PLASTER PARIS. Duty.—20 Per cent. ad. val. on calcined; lump, free.

SLATE. Delivered at New York. Purple roofing slate... square \$6 00 @ \$7 00

STONE.—Cargo rates, delivered at N York. Amherst freestone, in rough... Cft. \$— @ \$ 85

Canaan marble... 1 25 @ 1 50. Drain stone... 6 @

NATIVE STONE. Common building stone... load 2 00 @ 2 75

AIN PLATES.—Duty, 1 1/10 c. sq. ft. I. C. charcoal, 10 x 14, sq. box (cur.) \$6 00 @ \$6 25

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THOS. S. MORTON, 65 ELIZABETH ST., New York City.

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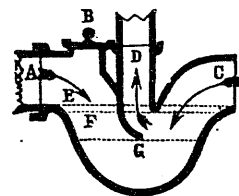
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CORTLANDT ST.—Nearest point for Jersey City and Communipaw Ferries.  
PARK PLACE.—Nearest point for Post Office, City Hall, and Barclay st Ferry to Hoboken.  
CHAMBERS ST.—Nearest point for Pavonia and Erie Railway Ferry.  
FRANKLIN ST.  
GRAND ST.—Nearest 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.  
THIRTY-THIRD ST.  
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.

FARE, 10 CENTS,  
except between the hours of 5:30 to 7:30 A. M. and 5 to 7 P. M., when the fare is 5 CENTS.

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AT GRAND ST., with cars for Desbrosses and East Grand Street Ferries.  
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.  
AT THIRTY THIRD ST., with cars for Weehawken Ferry.  
AT FIFTY-NINTH ST., with cars for Belt Line Railroad.  
WM. R. GARRISON, President.  
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350 WEST 27th STREET,  
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The material is manufactured and mixed after the result of many years of experimenting and thorough test.

The **Carbon Black** is to be mixed with about equal parts of white mortar or cement mortar.

It has been used on prominent buildings in Washington, and is now used on the large building in Seventh avenue, between 55th and 56th streets, New-York. Manufactured by

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