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THE TAX COMMISSIONERS REPORT.

No office in the city government exceeds in authority and responsibility that of the Commissioners of Taxes and Assessments. In their hands is deposited absolute and autocratic power to levy on the property and substance of citizens such quota of taxation as may seem proper and right to themselves. This power of fixing valuations, as measures of the tax indebtedment for which each citizen shall be held liable, affects the interests of individual tax-payers far more seriously than does the power of the Board of Estimate and Apportionment, by which the aggregate of city expenditures is determined each year. A slight increase to the extent of a few hundred or thousand dollars in individual valuations will extract from the tax-payer's pocket a larger sum of money in the way of tax than would the increase of hundreds of thousands of dollars in the sum total of the annual budget.

The Commissioners of Taxes and Assessments, in the light of their authority and responsibility, may be regarded as administering the most august and most delicate office in the government; one towards which the active vigilance and jealous scrutiny of citizens generally, and tax-payers particularly, should be unremittingly directed. The manner in which the duties of this office may be discharged, and the results that may be accomplished, depend largely upon the honesty, capacity and intelligence of the officers administering it. Fortunately their work is one of record, and should be of open record. So far as accessible, it may be made the subject of fair and candid criticism. The measure of personal qualification possessed by these officers, however, may be best inferred from their official report. Such a document has lately been spread before the public. To the real estate community this report possesses more than ordinary interest at the present time. Of all the questions most intimately associated with the present and the future welfare of real estate, that of taxation is the supreme and overshadowing one.

We have waited patiently and anxiously for the appearance of this official document, and propose to offer our comments upon the version of it which appears in the *City Record*.

1. WHAT IT CONTAINS.—The present report is more remarkable for what it leaves unsaid than for what it says. Like most official documents its style is bumptious and bland; dropping a few words of condolence over the misfortunes of the country and indulging in some passing dilettante criticism upon the causes which have led to our present complications, and upon the prospects and probabilities of an early return of prosperity. Rapid transit enterprises are justly regarded as powerful levers in promoting a revival of munic-

ipal growth and vigor. But this is the only gleam of brightness that the writer is able to discover, otherwise he says, in effect, "Live horse until spring, and you shall have grass." While acknowledging, as he does, the full and awful extent of the present stagnation and depreciation in real estate, he fails to offer a single suggestion, practical or available, calculated to remove the one great burden from the back of our oppressed interest, to wit: grinding and destructive taxation.

A large share of the report is taken up with quotations from previous documents covering the question of a general and indiscriminate reduction of valuations. This question has been presented so frequently in the public press and its true bearings and effect have been canvassed so thoroughly that it would appear to be almost gratuitous to enter into any further discussion of it. The merest tyro in government or in taxation must understand by this time that no substantial benefit can be derived from an indiscriminate reduction of valuations, while the gross sum of government expenses remains unchanged. The agitators of this question might far better direct their energies towards effecting a reduction of the city expenses, which would have the immediate result of reducing the percentage rate of taxation, even if the present valuations were allowed to remain unchanged. It is the budget of taxation, the sum total of city expenses, the sinecure and excessive salaries, costly and unnecessary public works and kindred items which should be made the subject of attack. A wholesale reduction of valuations would simply result in an increase of the percentage rate, and leave the tax-payer's bill practically unchanged in amount. The object aimed at by the advocates of this scheme of indiscriminate reduction is to try and avoid a share of State taxation. However large a reduction may be made in city valuations the amount thus taken off might be and would be quickly restored by the State assessors at their next meeting.

It is high time that the citizens of the State should be intelligently instructed with regard to this subject of State taxation. The present method of levying it seems to be thoroughly defective and perplexing. No system, however, should be accepted or even tolerated which proposes to levy the State tax in any other way than by apportioning just and equitable quotas of it among the various counties.

Another and a novel reason adverted to by the commissioners for refusing to reduce valuations, namely, the adverse effect that it would be likely to have upon the credit of the city seems to us, to say the least, to be a very far fetched proposition. We are at a loss to conceive what connection there can be between the duties of the commissioners and the financial credit of the city. It certainly would be disreputable to attempt to bolster the credit of the city by fixing unjust and inordinate valuations upon real and personal estate. The credit of the city must forever rest upon the promptness with which its obligations are met as well as upon the intelligence, enterprise and thrift of its citizens. The duties of the Tax Commissioners lie in an altogether different sphere. It is their business to fix just and equitable valuations upon property without reference

to the city's credit or to any other extrinsic consideration. If the city's credit is in danger, it will not be helped by a knowledge that its tax valuations are artificially stilted.

Another subject largely dwelt upon in the present report is that of bank capital. It seems to be one of the favorite hobbies of the writer to extol the influence of capital above every other agency under the heavens. We are impressively told that but for capital the value of New York real estate to-day would be no greater than it was three hundred years ago. We have no other response to make to this proposition than to suggest that in the advancement of civilization there are other forces quite as important as capital; brains and labor being entitled to occupy at least an equal plane. There are millions upon millions of capital going to waste, if not to rot, in this city for the want of intelligent and enterprising minds to direct it in safe and profitable channels.

The form of organized capital represented in banks of deposit seems to be a particular object of solicitation by the commissioners. An altogether inconsiderable shrinkage of bank capital is held up as verification of an official prophecy made a few years ago, at the time it was decided to tax the surplus as well as the stock capital of banks. We regard this sympathy and consideration bestowed upon banks almost as thrown away, because in normal conditions of business they find little difficulty in paying current taxes, as well as enormous dividends to stockholders. That their redundant capital should be unavailable and unprofitable in times like these is not to be wondered at, and certainly should not be referred solely to the oppression of taxation. It should be taken rather as indicative of the caution and wisdom of bank managers that, in risky and unsettled times like the present, they should take in sail at the earliest moment and snug up their affairs to await future developments. There is no question, however, but that bank capital is just as severely taxed in this city as real estate, albeit the former is far better able to bear the burden, having a more instant power of reassessing it. Of all taxed interests in New York, real estate and bank capital should combine together in resisting their enormous oppression and in endeavoring to secure a new adjustment of taxation.

The report abounds in tables, statistical and otherwise, which are worthy of being preserved, although not presenting any very important information. For example here is an abstract of one of them:

ASSESSMENT OF PERSONAL TAXATION.

Year.	Names on rolls at opening of books.	Applications for reductions.
1876. ....	13,054	5,670
1877. ....	16,619	8,600
1878. ....	15,948	9,566

By this schedule it appears that the efforts of the commissioners have been greatly quickened during the past three years, and in consequence they have been enabled to enrol three thousand additional names as liable to personal taxation, and within this same period a very large increase, nearly 100 per cent., is apparent of those who felt aggrieved at assessments and who applied for reductions. The number of this class given for 1878 is 9,566.

One positive item of information is furnished in the following paragraph:

"Annual exemptions by the laws of this State.—The personal property of every minister of the gospel or priest of any denomination, or the real estate of every such minister or priest to the extent of \$1,500 is exempt from taxation; the amount of property exempted under these provisions in 1878 is \$99,000. The law granting an exemption of a \$1,000 to each officer, musician and private in the National Guard having been repealed no exemptions to such parties have been allowed."

This item of intelligence no doubt will be welcome to persons interested in it, although it can possess no cheering significance to the real estate community, which constitutes the great body of tax-payers. And yet this is the only substantive piece of information that we are able to find in the report.

2. WHAT IT SHOULD CONTAIN.—We believe we will express the sentiment of our constituents when we say that the perusal of this document affords no sentiment besides disappointment and regret. There is no word to be found in it expressing any adequate conception of the blighting and intolerable burden under which real estate owners of this city are now staggering, and certainly no prime purpose is evinced to aid them in an extrication from their misfortunes. What we might have expected at the hands of these commissioners in offering their annual report is a fair and candid exposition of the present system of taxation as now administered. The defects in this system are conspicuous and acknowledged, and should be stated and re-stated in the official documents emanating from this department until proper legislative action can be secured to eradicate and reform them. Such a result can also be promoted by proposing and advocating a new and improved system of taxation, which should be held up for criticism before the public, and the merits of which should be iterated and reiterated until its claims for consideration are recognized and respected.

In the department of real estate taxation, the prime and leading question is not whether valuations shall be raised or lowered to gratify the pride of citizens, or to hoodwink the creditors of the metropolis. But it is the question of the true and fair equalization of valuations, so that the value assigned to each piece of property and to each individual personal estate in this city shall be a just and honest measure of the indebtedness of that individual or of that piece of property to the city. Such an adjustment of valuations does not exist at the present time. Yet the absence of it evokes no excuse and the necessity for it finds no mention in the present report. This subject must be agitated until the whole system of valuations, which at present is erroneous, unreliable and inequitable, shall be thoroughly revised and reconstructed *de novo*.

In the department of personal estate, it would be of the highest interest to citizens to know as far as the information is possessed by the commissioners, from what sources the revenue from personal taxation is now derived. For instance, how much tax is drawn from the item of bonds and mortgages; how much from business capital how much from organized capital; and, in detail, how much from banks, insurance companies and other corporations. These items of information, which many citizens are eagerly desirous of obtaining, would possess a value far superior to many of the flimsy and perfunctory tables which appear in the present report. Another subject which deserves the attention of the commissioners, and about which an expression of their opinion would be valuable, is as to the propriety and feasibility of printing the tax lists—real and personal in extenso. We believe this measure lies at the bottom of practical reforms in this department,

and that its adoption would afford great satisfaction to tax-payers.

#### NECESSARY INFERENCES.

Real Estate Valuations, 1874.....	\$881,547,995
Additional assumed value of new buildings and improvements, 1874.....	20,415,109
1875.....	21,149,223
1876.....	19,533,718
1877.....	16,574,530
	77,672,589
Real estate valuations, 1878.....	959,220,584
	906,855,700
Reduction less than 6 per cent.....	58,364,884
Personal estate valuations, 1872.....	306,949,422
" " " " 1878.....	197,532,075
Reduction over 36 per cent.....	109,417,347

By this table it will be seen what is the extent of depreciation allowed by the commissioners during the past five years. It will be universally conceded that there has been no advance in the value of real estate since 1874, but, on the contrary, a heavy decline. Taking the valuations set up by the commissioners in that year, and adding to them the reported values of new buildings and improvements for the four succeeding years, we have a total which might properly represent the total valuations to-day, provided that there had been no advance or decline, that is, supposing prices had remained stationary. The valuations of the present year, as given by the commissioners, are deducted from this total, and the difference between these two amounts must be taken as the amount of decline recognized and allowed by them. This, we will see, amounts in the case of real estate, by the fairest possible mode of reasoning, to less than 6 per cent., while in the department of personal taxation, taking the valuation of 1872 as the highest that appears on the commissioner's books and comparing it with that of the present year, we find that the difference is fully 36 per cent. Here is food for reflection for real estate owners.

	Real Estate.	Tax Valuations— Pers'al Estate.	Total.
1872.....	\$797,125,115	\$306,949,422	\$1,104,074,537
1873.....	836,691,980	282,437,683	1,129,129,663
1874.....	851,547,995	272,471,181	1,124,019,176
1875.....	883,643,545	217,300,154	1,100,943,699
1876.....	892,999,535	218,064,898	1,111,064,433
1877.....	895,063,933	205,928,160	1,100,992,093
1878.....	900,355,700	197,532,075	1,098,387,775

We have taken pains to prepare another table which will show our readers that for seven consecutive years the total of taxable valuations has been kept at a remarkably even sum. Whether this was done with a view to sustain the city's credit, or to gratify the caprice or necessities of political managers, we must leave our readers to determine. At all events, in face of an unparalleled depreciation in values, it is certainly an anomalous thing that the total valuations of the present year are only six millions less than those of 1872. These figures need study rather than comment, and we submit them for the consideration of our readers.

#### LEGAL DECISIONS.

Some recent decisions of general interest and importance have been reported, among which are the following:

**Smart vs. Haring.**—The release by a wife of an inchoate right of dower in the lands of her husband, is a good consideration for his paying or promising to pay a part of the purchase money except as to existing creditors, and as to them she is entitled to retain the actual value of such inchoate right as laid down in the old case of Jackson vs. Edwards (7 Paige 408.) In this case one Mrs. Haring received a deed of property belonging to her husband in pursuance of an agreement that if she would sign a \$4,000 mortgage she should receive this deed. Creditors of her husband brought an action to have the deed set aside as fraudulent and void, which was done, but the judgment directed that the inchoate dower interest of Mrs. Haring in the \$4,000 mortgage which she was induced to sign in considera-

tion of the conveyance to her should be protected, and that her inchoate dower interest in the entire surplus after paying said mortgages should be secured to her before the creditors shall be allowed any sum whatever of the proceeds arising from a sale of the premises.

**Kennedy vs. City of Troy.**—In this case the court reaffirm the principles laid down in Clark vs. Village of Dunkirk (19 S. C. N. Y. 181), holding that a neglect, such as in the present case is claimed, to assess lands which might properly have been assessed for benefits, would be an erroneous rather than an illegal act, and where assessors who err in judgment, "proceed upon erroneous principles" as to the property which they assess, an action can be maintained by a person assessed to restrain the assessment, on the ground that such error makes the assessment void.

**Terpenning and others vs. The Agricultural Insurance Co.**—The insurance company issued to plaintiffs as heirs of J. S. Terpenning, a policy of insurance upon a dwelling house; subsequently a partition suit was brought and the land sold by a referee, the purchaser signing a contract of purchase and paying a portion of the purchase money. The sale was never confirmed by the court, nor was any deed ever delivered by the referee. In an action brought to recover for the loss sustained by the destruction of the house by fire, the insurance company defended on the ground that the interest of the parties had been changed by reason of the partition proceedings, and the policy avoided. The court hold that only one question is presented and that is whether the proceedings and sale in the partition were a change of the interest of the parties so as to annul the policy. A decree of sale had been made and the referee had sold the property, but there is no evidence that the order confirming the sale had been granted or any deed executed, and inasmuch as a sale under a decree in partition is not absolute until confirmed by the court, it cannot be said the interest of the parties had changed, and judgment must be rendered against the insurance company.

**Hollister vs. Burritt** shows the importance of executors attending to their duties in the collection of claims due the intestate to escape personal liability. An executrix permitted a judgment which was a first lien for over eight months on some \$4,000 worth of real estate and could have been collected, to expire, other liens being revived and becoming prior liens to the lien of the judgment in question. The court find the executrix to be guilty of gross negligence and charge her personally with the full amount of the judgment. Executors must use *due diligence* and not suffer the estate to be injured by their neglect.

The danger of taking title in the name of another who, in fact, has no interest in the property, is illustrated in the case of **Hurst vs. Harper.**—In March, 1858, certain real estate was bid off by one Wornor, for the plaintiff, Hurst. Instead of taking the title in her own name, the deed was taken in the name of Robert Harper, who paid \$800 and gave his bond and mortgage for \$3,200. This mortgage was subsequently paid and satisfied of record. Mrs. Hurst, the plaintiff, took possession of the premises and expended over \$10,000 in improvements. Later on Harper executed another mortgage on this and other property to J. Lamoroux for \$5,000, the money being paid to Mrs. Hurst, plaintiff. This mortgage was foreclosed and the property brought \$14,000, which made a surplus of about \$8,000. Harper died before the sale but admitted during his lifetime that he had no interest in the premises and said they belonged to Mrs. Hurst. The question in the case is who is entitled to the surplus, the plaintiff claiming she was really the owner of the property; that Harper had no interest therein, but simply held the title thereof for her benefit. The heirs of Harper claimed the surplus under that section of the Revised Statutes which provides that "Where a grant for a valuable consideration shall be made to one person, and the consideration thereof shall be paid by another, no use or trust shall result in favor of the person by whom such payment shall be made; but the title shall vest in the person named as the alienee in such conveyance." The Court holds that as the title was taken in Harper's name, with plaintiff's knowledge and consent, and as no creditors are asserting any claims, and no evidence existing of any agreement to re-convey to plaintiff, and no pretense that the title was taken to secure any loan by Harper, the plaintiff under the provision cited above, acquired no interest in the land, nor the surplus arising from the sale. The surplus must go to the Harper estate.

**Norris vs. Wood.**—This action was brought to foreclose a mortgage, assigned to Norris, the plaintiff, by the mortgagee. The defence was

usury. The plaintiff proved that before he purchased the bond and mortgage he caused inquiry to be made of Wood, the mortgagor, whether "it was a good and bona fide mortgage," and Wood was at the same time informed that the inquiry was made for the purpose of taking an assignment of the mortgage. Wood answered in the affirmative. Wood, upon the trial, testified that the mortgage was usurious. He also denied that he made the statement that the mortgage was good and bona fide. The Court below found that the statement was made, and gave judgment for the plaintiff. On appeal this judgment was affirmed, the Court holding (1) that the statement of Wood was designed to induce the plaintiff to purchase the mortgage, and upon principles of equity Wood is concluded from denying his statement. (2) That the plaintiff is entitled to recover all that he paid for the assignment of the mortgage, but no more. (62 N. Y. 69.)

Seligman vs. Dudley and another.—A bond and mortgage, dated April, 1873, was given by defendant Dudley to secure the purchase money of the mortgaged premises bought by Dudley from the Tarrytown Land Company. The deed from the company to Dudley contained a covenant whereby the company covenanted to pay and discharge a prior mortgage on said premises for \$16,000, or cause the premises to be released from the lien thereof before the 2d July, 1875. That covenant was not performed. The plaintiffs who are assignees of the mortgage in suit brought an action to foreclose the purchase money mortgage given by Dudley. The Court below gave judgment for the foreclosure of the property, but on appeal the judgment was reversed on the ground that at the time of the assignment of the bond and mortgage in suit, Dudley had an immediate right of action against the assignor of the plaintiff for the breach of the covenant made by the Land Company to discharge the \$16,000 mortgage, and that he was entitled to recover as damages the full sum of \$16,000, notwithstanding he had not paid the prior mortgage, and had not been evicted from the premises nor sustained any actual loss whatever in consequence of the breach of said covenant. The reason is that Dudley was entitled to have this estate unincumbered by the prior mortgage after July 1, 1875. The plaintiff took the assignment of Dudley's mortgage subject to his right of action against the plaintiffs assignor, and such right of action constituted a valid set off against the plaintiffs. They must seek their remedy for their loss against the Land Company.

The Mutual Life Insurance Co. vs Hunt.—The defendant, on the 23d day of April, 1870, executed a mortgage to plaintiff as security for a loan of \$4,000. On the 21st day of October, 1871, it was found on an inquisition of lunacy that the mortgagor was of unsound mind, and had been so, without lucid intervals, for twelve years. The defence of lunacy was interposed, and it was claimed that the mortgage could not be enforced because the mortgagor was of unsound mind at the time of its execution. The Court at Special Term found that the defendant was of sound mind at the time of the execution of the mortgage, and gave judgment for plaintiff. On an appeal therefrom the judgment was affirmed; the Court in its opinion, declaring that even if the defendant was, in fact, a lunatic at the time the money was borrowed, it does not follow, by any means, that the judgment was wrong. Here is a case of an executed contract with a lunatic of which he has taken the benefit, made in good faith, for a valuable consideration, without fraud or unfairness, without knowledge of the insanity, and without notice or information calling for inquiry, and before the insanity was found by the inquisition—every principle of justice requires that it should be sustained.

Jay vs Bennett.—Where a lease prohibits the sale of intoxicating liquors on the demised premises, and it is further covenanted and agreed by the parties thereto that in case intoxicating liquors are sold, the landlord shall have the privilege of dispossessing the lessee, and those holding under him, or of collecting from them double the annual rent specified in the lease, and in case of their failure to pay such increased rent, to dispossess them for non-payment thereof, such agreement for an increased rent in case the premises are used for such forbidden purpose, is legal and valid, and in case the lessees or those holding under them, refuse to pay the same, they may be dispossessed by summary proceedings.

Williams vs. Schreiber.—The firm of C. & C. A. Neidig arranged with their creditors to accept indorsed notes for 30 per cent. of their respective claims in full settlement thereof. The creditors received such notes and agreed to execute a full

release. By private arrangement and as a consideration for joining in such compromise agreement, the plaintiff, Williams, exacted and obtained from such firm notes to the amount of \$1,500 in addition to the 30 per cent. mentioned in the compromise agreement. This arrangement was not communicated to the other creditors. The Court held the transaction was clearly in fraud of the rights of the other creditors and in violation of the terms and spirit of the compromise agreement, and rendered the notes void.

Richards vs. Richards.—In regard to the compensation of referees upon the sale of land in an action for partition Judge Ingalls in his opinion says he deems it to be a hopeless task to ascertain with entire satisfaction the intention of the Legislature. The statutes are so conflicting that they cannot be reconciled. He concludes, however, that it is fairly inferable from all the statutes the referee upon the sale is entitled to a commission not exceeding in any cause \$500.

THE MANCHESTER.

In West Twentieth street, a few doors from Eighth avenue, an apartment house, called The Manchester, is on the eve of completion that just answers New York's requirements to-day. While on the one side we have numerous apartment houses in which the suites can only be occupied by persons of large incomes, owing to their excessive rents, we have on the other side again any number of modern tenement houses even unfit for human beings to dwell in, owing to defective ventilation and generally cheap and hasty construction.

The Manchester strikes the *juste milieu*. Located within a stone's throw of the elevated road, in the very heart of the city, it offers ten suites of rooms, all constructed on the most approved plans in every detail—at rentals no more than \$45 per month, and some even as low as \$25 per month. This is just what New York so sorely needs for its non-capitalist class, as Professor Sumner insists upon calling those thousands who constitute the large and important working community of our great city.

The building, which has a frontage of twenty-five feet and is eighty-eight feet deep, has five stories, enabling two families to occupy each floor. Each flat contains a parlor, dining-room, three bedrooms, a bathroom, storeroom and independent dumb-waiter. The architect, James E. Ware, of 697 Broadway, ably assisted by Messrs. Andruss & Son, the well-known masons and builders, has succeeded in constructing a passage between each dining-room and kitchen, on one side of which is a storeroom, also lighted and ventilated, that contains ample space for the refrigerator, which is furnished in every instance by Mr. Hutchinson, the owner of the building. On the opposite side of this passage Mr. Murtaugh has placed one of his improved dumb-waiters. The tenant, therefore, in addition to a good storeroom and independent dumb waiter, has the advantage of a double door arrangement between the dining-room and kitchen, so as to enable him to keep the fumes and heat of the kitchen out of the dining-room.

Each room in The Manchester has windows opening out into a brick air shaft, which is large and spacious. No skylights have been introduced over these shafts, thus insuring direct light and ventilation to each room. Each flat has also a private hall with ample closet room, and Mr. Lawrence Daly, the carpenter of The Manchester, has, by order of the owner, provided wardrobes for each suite of rooms. The plumbing, under the superintendence of Mr. Robert Follis, has been made as near perfection as can be from a sanitary point of view. No sewer gas can enter the building, as the system of waste-pipe ventilation prevents its entering. Hot and cold water, stationery wash-tubs of course are found on all the flats. In a word, nothing is wanting to make The Manchester one of the most desirable apartment houses for persons of moderate means anywhere to be found in the city.

The general hall is tiled with Italian marble, furnished by Mr. Henry Volkenning, who has also provided the Vermont marble mantles in the various rooms. It should here be added that each parlor is to have a mirror and ornamental frame over the mantle-pieces, and that mirrors are also to be provided over the wash basins. The hall and stairs are wainscoted in ash, and the hall door trimmings are also in ash.

The janitor's apartment, placed in communications with the various flats by means of electric bells from Mr. Geo. A. Haggerty, is in the basement, which is also amply ventilated. The occupant of each flat will in ad-

dition have the use of two store rooms in the basement, which will be abundantly lighted. The front of the building is of brown stone throughout, furnished by Tulloch & Gillie. Mr. Abbott, of Eighth avenue and Seventeenth street, has the contract for providing all the refrigerators and ranges required for The Manchester.

It is expected that The Manchester will be ready for tenants by October 1st, the painter, Mr. Specht, being already at work in putting his last touches on some portions of the building. Of course it would be superfluous to say that tenants have already been found for at least three of the suites, anxiously awaiting the completion of the building. Mr. Jayne, of West Twenty-third street, who has charge of the renting arrangements says he will find no difficulty whatever in having the entire building rented on the day that the mechanics are prepared to leave it. With more such apartment houses in New York, not only would landlords find better returns for their investments, but tenants would find comfortable homes at low rates.

THE LARGE GIRDER FOR THE ROMAN CATHOLIC CATHEDRAL.

One of the largest iron girders ever put into any building has recently been taken into the new cathedral on Fifth avenue, to support the organ loft. It was furnished by Messrs. Mulcahy & Hopkins, of 124 Cedar street, by order of Mr. James G. Dimond, the contractor, and was made in Pittsburgh by the well-known Pittsburgh Bridge Company. It took two large platform cars to bring it to this city, and had to be taken through the streets here on trucks especially constructed for such purposes to the Cathedral. The girder, which is now in place, forming a clear span across the chancel, is of the form known as the tubular or box girder. Extreme length, 46 feet 9 inches; depth, 3 feet 6 inches. The top and bottom flanges are composed of two 3½x3½-inch angles, with flange plates 12 inches wide and 1¼ inches thick at the centre of girder, and 1 inch thick at the ends. All rivets ¾-inch diameter. The double web sheets are ¾-inch thick throughout, are divided into seven panels by heavy vertical stiffening, while the safe carrying capacity of the girder is one hundred tons uniformly distributed load. The rapidity with which the work was performed by the Pittsburgh Company has even astonished the energetic contractor, who is so accustomed to have his part of the ornamental iron work, which is not inconsiderable, always ready on time, but the bulkiness of this girder, the difficulty of its transportation, the solidity with which it was constructed in less than two weeks, shows energetic workmanship not easily surpassed. Messrs. Mulcahy & Hopkins, who had the contract for this job, are still young men, who, though only established four years, have given great satisfaction to builders generally owing to the excellent quality of iron they furnish for this kind of heavy work. They have also supplied the girders to support the walls in Mr. Clark's new apartment house on Seventh avenue, recently described in these columns, and are making a specialty of furnishing iron beams for breweries and ice houses in New York, Brooklyn and elsewhere, and they are also selling agents for several of the largest plate and sheet iron mills in Pennsylvania, and have unusual facilities for furnishing all kinds and shapes of iron.

MARKET REVIEW.

REAL ESTATE MARKET.

The summer season closes without any marked change in the condition of the market. During the week but little business was transacted at the Exchange Salesroom, and few sales have been negotiated under private contract.

We are in the hope that this prolonged period of inactivity will terminate with the summer, and that the result of the fall's business will be far more satisfactory to both property holders and brokers. Some of the principal sales held on the Exchange were the following: the four-story brown stone house, with lot (16.8x100.5), No. 158 East Fifty-sixth street, was sold for \$9,500 to satisfy a mortgage, the amount due on which was about \$10,015. The two four-story brown stone houses, with lots, on the northwest corner of Madison avenue and Sixty-third street, were bought by plain-

tiffs for \$30,000, the mortgages thereon amounting to \$61,300. The premises on the northwest corner of Fifth avenue and One Hundred and Twenty-sixth street (74.11x110), with two lots on One Hundred and Twenty-sixth street, adjoining, were bid in by plaintiff for \$50,000, the liens affecting such property amounting to \$65,000.

There is a slight increase in the number of plans filed with the Superintendent of the Department of Buildings during the week ending Aug. 29, 1878. At No. 119 Spring street a five-story store will be erected to cost \$16,000. The Little Sisters of the Poor, at No. 179 East Seventieth street, will erect a building to cost \$26,000. P. & W. Ebling purpose building a brewery on St. Ann's avenue at an estimated cost of \$20,000. On the southwest corner of Madison avenue and One Hundred and Eleventh street there will be erected five three-story brown stone dwellings to cost \$22,500.

Since our last report the Commissioners of the Sinking Fund have determined to call in and redeem a portion of the bonded debt of the city of New York, not exceeding the sum of \$7,635,500 of bonds issued for local improvements and due in the months of October and November following, and have authorized the Comptroller to issue "consolidated stock" of the city, redeemable after twenty years and payable in fifty years from the sinking fund, at a rate of interest not exceeding 5 per cent. per annum, in exchange for bonds, if any holders thereof may desire and elect to make an exchange of the same for said "consolidated stock."

The following are the sales at the Exchange Sales room for the week ending Aug. 29:

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

* Broome st (No. 494), n. s. 60 e South 5th av, three-story brick building, and three-story brick shop in rear, 20x25. (Amount due about \$4,325)	\$10,000
* Eldridge st (No. 200), e. s. 100 n Stanton st, five-story brick store and dwelling, 25x 87.6. (Amount due about \$12,450)	10,000
19th st (No. 419), n. s. 236 e 1st av, four-story brick store and dwelling, 20x92, to James Kirby. (Surrogate's sale)	5,500
* 56th st (No. 158), s. s. 145 w 3d av, four-story stone front dwelling, 16.8x100.5. (1st mort amount due about \$10,015)	9,500
* 59th st (No. 53), n. s. 350 e 11th av, four-story brick store and dwelling, 25x100. (Amount due about \$10,850)	11,000
* 73rd st (No. 343), n. s. 225 w 1st av, four-story brick store and dwelling, 25x100. (Amount due about \$8,925)	6,000
* 79th st (No. 225), n. s. 300 e 3d av, four-story stone front dwelling, 25x102.2. (Amount due about \$14,800)	10,000
* Madison av (Nos. 710 and 712), n. w cor 63d st, two four-story stone front dwellings, 40x70. (Amount due about \$61,200)	30,000
* Washington av. w. s. 125 s 3d st, 25x100.	3,100
* Washington av. w. s. 100 s 2d st, 25x100. (Amount due about \$5,000)	
* 5th av (No. 2040), n. w cor 126th st, 74.11x110, 126th st, n. s. 110 w 5th av, 50x99.11, three-story brick dwelling, and two-story brick stable. (Amount due about \$65,000)	50,000
* 10th av. e. s. 25.8 s 63d st, vacant, 25.6x100. (Amount due about \$7,700)	5,000
Total.....	\$150,100

BROOKLYN, N. Y.

In the City of Brooklyn, Mr. I. F. Bissell has made the following sales for the week ending August 29:

* Bridge st, w. s. 250 s Willoughby st, 25x107.6.	\$1,000
* Hart st, n. s. 209 e Tompkins av, 40x100.	1,000
* Kosciusko st, s. s. 237 w Marcy av, 12x100, Morts, \$1,740	2,246
* Meserole st, s. s. 50 w Lorimer st, 25x100.	2,000
* Quincy st, s. s. 120 w Yates av, 20x100.	2,000
* Stockton st, s. s. 100 w Throop av, 20x100.	4,000
* Warren st, n. s. 252.2 w Nevins st, 20.4x100.	2,500
* 6th st, n. e. s. 169.10 n w 7th av, 20x100.	5,000
* Flushing av. s. s. 61.2 e Delmonico pl, 25x77.9 x4.5x25x70.1	2,600
* Flushing av, n. e cor Throop av, 32.4x82x19.7 to Thornton st, x3.8x83.	4,000
* Lafayette av. n. s. 50 e Cumberland st, 22x78.	6,000
* 4th av. n. e. s. 50 s 18th st, 25x100.	1,200
* 4th av. n. w. s. 50.2 s w 18th st, 18x60.	1,500
Total.....	\$37,446

BUILDING MATERIAL MARKET.

BRICKS.—Common Hards have made no improvement, indeed if anything, the market is even more discouraging than at the date of our last, and values have eased off a trifle in some cases. Supplies have

kept up to about the former total, but the demand seems to have fallen away a fraction, and receivers experienced much difficulty in finding customers sufficient to handle their offering, even at the low rates current. Shipping orders amounted to almost nothing, the local consumption for building purposes is without addition, and has in some cases culminated, and for the present railroad work is taking only a small portion, and no dealer can be found who is willing to lay away stock to any great extent. In fact, the demand is of that slow, dragging character tending to disgust sellers with the present, and discourage them on the prospects for the future. As before noted, the amount of work in the city is full enough; but there is no out of town call, and from current indications, when jobs now under way are completed, our local exhaust will greatly contract. Sellers under the circumstances offer supplies without much hesitation, and deem it judicious to keep trade going at low prices rather than permit an accumulation, and probably force a still greater shrinkage. Pales have met with a somewhat larger sale, but the demand was irregular, and prices variable on the rather wide range quoted, though it was rare that stock proved good enough to exceed \$2.00 per M. Fronts not being very plenty are in somewhat better shape than the most ordinary grades, and especially the leading brands. Dealers report supplies as selling up close, and full former rates in all cases ruling.

We quote Pale, P. M., \$1.75@2.25; Hards, Up-rivers \$3.25@3.75; Haverstraw bay, \$3.75@4.50; Favorite brands, \$1.75@5.00; Fronts, Croton—brown, \$7; dark, \$8; red, \$9; Philadelphia, \$20@23; Trenton, \$24@29.00; Baltimore, \$34@38.00. Yard prices, delivery included, \$2@3 higher on ordinary, and \$5.90@6.00 on fronts.

CEMENT.—Business in the domestic article continues very good, and, if anything, tends to a steady increase. On local account the call only develops to about the extent of the immediate wants of the consumer, but on shipping orders from all the regular sources, interior and coastwise, the manufacturers are finding an outlet for a very fair amount of their product and are, as a rule, satisfied that they receive a proportionate amount of the demand prevailing on building material. About former rates quoted but a little irregularity prevails according to brand and quantity. Foreign does not appear to vary much in general features. The demand fluctuates somewhat, but, on the whole, reaches a fair aggregate and, to distribute to most of the regular outlets, local and interior, stock fair, and receive additions both from the continent and England.

HARDWARE.—The general demand has been very good, and in various ways dealers are distributing quite an amount of stock. Representatives from several sections of the interior have made their appearance upon the market, agents are sending in more numerous and larger memorandums, while the foreign outlet continues to afford a good sale for a general assortment of hardware. Values remain steady on most goods, but some revisions are under consideration. Malloy, Wheeler & Co. announce further change on their list of door locks and latches, and escutcheons. Adler's patent fenders are offered at \$2.67, \$3.00, \$3.33 and \$4.00, respectively, for 24, 26, 28 and 30 inch, fine quality; at \$4.00, \$4.33, \$4.67 and \$5.33, same sizes, extra fine quality; and \$12 per doz. assorted sizes, for plain fenders. The above subject to a trade discount of 25 per cent. On wood screws the companies do not as yet fully harmonize, and rates are unsettled. The American Screw Company have announced discounts on their new patent wood screws at 60 and 10 per cent. for flat head iron, 55 per cent. for flat head brass, 60 per cent. on round head iron, and 40 per cent. on round head brass, cash thirty days from date of invoice.

LATH.—There is nothing of special interest to advise on this market beyond the retention of pretty firm tone. Business has been moderate, but rather through the absence of supplies than from any lack of demand, and a number of buyers are in attendance awaiting fresh offerings. The sales reported were at \$1.35 per M., and thus continue the rate, though to some extent nominal, with receivers in some cases confident that they could do better with cargoes here were ready for immediate delivery. The amount afloat for this market is said to be moderate.

LIME.—Just about the same average outlet for stock is offered, and the market does not show any very positively new features. Finishing lime sells quickest, but there is fair proportion of common handled, and receivers report that a few dealers have even anticipated their wants on the belief that value can certainly go no lower, and at this season may possibly advance. Arrivals have not been large, but quite as full as receivers cared to handle under the prevailing demand. On State lime the market is nominally steady, but demand limited and uncertain, and not much inducement given for bringing forward stocks.

LUMBER.—The market as a whole makes but little decided improvement, but occasionally dealers manage to secure a moderate degree of animation and the average tendencies are considered as favorable for a fair fall trade. These expectations are based almost entirely upon a legitimate demand for stock, consumption and shipment, and probably one of the most noticeable features of the market is the absence of speculative theories, and predictions of great re-

actions on values, accompanied by immense sales, etc. Even at the producing and interior distributing depots, this sort of thing appears to have been abandoned and a more conservative tone adopted. In brief there is many reasons to hope for fair call for nearly all kinds of lumber before the season closes, and in view of current values, which buyers themselves admit to be low, a hardening of tone is more likely than any further shrinkage. Unfortunately exporters do not promise well, and considerable competition to secure the foreign orders seems likely to keep margins pretty low on shipping grades.

Eastern spruce remains in a more or less unsettled condition, but does not gain much strength. The pressure of supplies has not been quite so great, and strictly choice randoms were indeed not easy to find, but demand proved limited and uncertain, and buyers rarely inclined to make a full bid. The amounts recently taken have for the time being satisfied most wants and dealers bid indifferently, and we again hear that competition over the distribution keeps the jobbing rate relatively lower than the cost by cargo. We quote at \$10@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 remains in much the same general situation last noted. There is no very great show of activity making, but we find nearly all dealers doing some business, with occasionally a report of a pretty full movement, and mostly on a fair line of current quotations. A few more West India orders have recently come to hand, but the export trade is a little disappointing as a rule. 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 has no fixed market value at the moment through causes before noted, and until the Southern voyage presents less dangerous features it will be difficult to bring matters into more positive shape. Stocks here naturally feel the influence of the probable scant arrivals and are held with greater firmness, but do not find much demand. We quote random cargoes at about \$18.00@22.00 per M.; ordered cargoes \$22.00@24.00; green flooring boards, \$20@21 do; and dry do. do. \$20@23. Cargoes at the South, \$14@15.50 per M.; heavy timber, \$7.50 @14.

Hardwoods show no very decided change since our last. A good fair demand prevails for small parcels of choice grade on local account, and shippers are "continually looking around" and apparently now and then making a purchase. Values generally are held steady, and dealers in possession of special and carefully made selections are inclined to talk rather stiffly. We quote at wholesale rates by car load about as follows: Walnut, \$77@85 P. M.; ash, \$36@36 do; oak, \$36@40 do; maple, \$30@35; chestnut, 1st and 2d, \$30@35; do., do., culls, \$18@20 do; cherry, \$15@17.50 do; white wood, 1/2 and 3/4 inch., \$25@27.50, and do. inch \$28@35 do; hickory, \$25@30 do. for Western, and \$40@50 for good near by stock.

Shingles, like lumber, have failed to find the export demand calculated upon, and as a rule dealers express disappointment. Some few, however, have filled orders for the West Indies during the past month, and look for a little better trade during the fall. Home wants are limited and uncertain, and buyers inclined to crowd pretty hard on cost. 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.

The call for parcels from yard has been somewhat larger this week, but not enough so to reach a point of activity or to change the general tone of the market. Nearly every dealer appears to have a different idea of value, and the range of quotations named on the various grades is wide, but it is only the best of customers who secure stock at inside rates. There is a shade steadier feeling expressed on good lots of hemlock.

From among the lumber charters recently reported we select the following: a Br. barque, 490 tons, from Montreal to River Platte, lumber, \$17 net; an American bark (now at Martinique) from Savannah to the River Platte with 320,000 feet lumber at \$21 net, gold; a schr., 389 tons, from Savannah to River Platte, lumber, \$21 net; an Am. barque, 433 tons, from Savannah to River Platte, up-river ports excepted, lumber, \$21 net; a schr., 195 M lumber, from Jacksonville to New York, \$7; a schr., 315 M lumber, from Pensacola to New York or New Haven, \$8; a schr., 325 M lumber, from Pensacola to a Sound port, \$8; a schr., 140 M lumber, from Albany to Petersburg, \$2.75; a schr., 312 tons, hence to Jacksonville, terms private, and back with lumber, \$7.50.

Exports of lumber from the port of New York:			
	This Week.	Since Jan. 1, 78.	
	feet.	feet.	
West Indies.....	521,333	14,441,020	
South America.....	207,854	8,174,203	
East Indies.....	46,000	3,822,588	
Europe, Continent.....	442,848	3,458,663	
Europe, United Kingdom.....	93,470	4,207,834	
Total.....	1,311,505	34,104,308	

The detail of the above exports for this week is as follows:

Liverpool.....	1,400	\$25
London.....	20,000	500
Exeter.....	470	5
Bristol.....	6,000	150



Sherbr'ke, U. S.	16 to 26	3 x 11	7 5 0	.....
	12 to 15	3 x 11	6 17 6	.....
	16 to 20	3 x 9	7 2 6	.....
	12 to 15	3 x 9	6 15 0	.....
	16 to 20	3 x 7	6 5 0	.....
	12 to 15	3 x 7	6 2 6	.....

Oak timber. Quebec, about 166 logs at 20 $\frac{1}{4}$  to 22 per foot. Birch timber, St. John's, N. B., at 16 per foot.

**NAILS.**—Control of the supplies to an extent sufficient to dictate terms is still found to be impossible, and more or less irregularity prevails, throughout the market. No further important shrinkage on cost takes place, however, and on the regular sizes a very fair amount of business is doing. We quote nominally: 10d. to 6d., common fence and sheathing per keg, \$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, \$1.50; 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 $\frac{3}{4}$ to 1 $\frac{1}{2}$ in.	2 & 2 $\frac{1}{2}$ in.	2 $\frac{1}{2}$ & 2 $\frac{3}{4}$ in.	3 in. & longer
\$3.00	\$1.50	\$1.25	\$1.00 per keg

**OILS.**—The demand has been very good, a little better if anything, for standard grades in jobbing parcels and a steady line of cost was preserved. Lined oil rather tends upward owing to higher cost of seed. We quote: Lined, about 58 $\frac{1}{2}$  to 60c. per gallon; lard, 56 $\frac{1}{2}$  to 58c. for winter; 51 $\frac{1}{2}$  to 53c. for No. 1, and 45 $\frac{1}{2}$  to 50c. for No. 2; crude cotton seed, 28 $\frac{1}{2}$  to 33c., and refined summer yellow, do., 45 $\frac{1}{2}$  to 46c.

**PAINTS.**—There has been some irregularity in the movement of supplies, but nearly all the leading jobbers report a satisfactory aggregate of business reached, and seem to think the market is in good shape for the season. Buyers still show an inclination to work very closely to their positive wants and crowd hard to secure the lowest possible cost, but as this tends to the safety of the seller no great objection is made or strenuous effort given to alter the mode of operations except now and then with a very desirable customer. Supplies and assortments are sufficiently large and attractive to satisfy the necessities of the market without being excessive and on pretty much all grades a good full line of values is preserved.

**PITCH.**—The demand has not been active or out of the ordinary line, and the market shows no positively new features. Supplies are just about large enough to satisfy the call and enable holders to preserve the former general line of values. We quote at \$1.75 to \$2.00 per barrel for city delivered.

**SPIRITS TURPENTINE.**—Not much variation takes place on the jobbing trade. Values respond if fluctuations in a wholesale way are wide, but the tendency is to hold the position as uniform as possible. At the close there appears to be a trifle more firmness and we quote at 27 $\frac{1}{2}$  to 31, according to quantity of stock handled.

**TAR.**—Demand has been a little irregular, but still about an average quantity of stock found sale and as the supply can be fairly controlled, sellers retained a steady range of cost at some advance. We quote at 27 $\frac{1}{2}$  to 29 $\frac{1}{4}$  for Newberne and Washington, and \$2.50 to 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.**

AUGUST 21, 22, 23, 24, 26, 27.

Academy st, w s, 100 n Sherman av, 100x100, vacant. (Foreclos.) Edgar Logan, Jr., to Isaac M. Dyckman (trustee). Aug. 8.....\$600  
 Carmine st (No. 69), n s, 200 w Bedford st, 25x 90, five-story brick (stone front) store and dwell'g. Regina wife of Francis Cook to Cornelia Schulmann, Cortlandt, N. Y. (Mort. \$16,000.) Aug. 26.....\$2,000  
 Canal st (No. 491), n s, 101.6 e Renwick st, 17.3 x 27.8x76.9x7.4x62.6x32, three-story brick store and dwell'g. Charles Menck to Jane wife of William Menck. (Mort. \$4,750.) May. 22.....\$129  
 Centre Market pl (No. 3), e s, 124.3 n Grand st, runs east 57.5 x south 17.4 x west 22.2 x west 36 to Centre Market pl, x north 17.4, three-story brick store and dwell'g. Timothy Maxwell to Ann Mountain. (Mort. \$2,000.) August 1.....exch

Division st (No. 25), s s, 291.3 e Catharine st, 25 x69.10, two-story brick store and dwell'g. (Partition.) Frederick Smyth to Catharine R. Lincoln, the younger. July 13.....13,300  
 Greenwich st, No. 4, w s, indef, four-story brick store and dwell'g. (Foreclos.) James P. Ledwith to Daniel J. Lynch. Aug. 21....4,500  
 Greenwich st, No. 4, w s, four-story brick store and dwell'g. Mary Ann wife of William Harrington to Weeks W. Culver. (All title.) August 26.....1,800  
 Hudson st (No. 223), w s, 39.8 n Watt st, runs west 35.8 x northerly 4.4 x westerly 3.3 x north 15.2 x east 13.2 x easterly 32.4 to Hudson st, x south 17.7, three-story brick store and dwell'g. Charles Menck to Jane wife of William Menck. (Mort. \$6,000.) May 22.....15,000  
 Henry st (No. 322), s s, 200.7 w Jackson st, 25x 95, five-story brick store and tenem't. Marks Rinaldo to Morris Rinaldo. (Morts. \$20,000.) Aug. 22.....20,500  
 Henry st, n s, 99 e Montgomery st, 24x100. Harris Goldstein to Robert Rosenthal. (Mort. \$4,000.) Aug. 14.....nom  
 Same property. Robert Rosenthal to Sophie Goldstein. (Mort. \$4,000.) Aug. 14.....nom  
 Henry st, n s, 160.4 e Jefferson st, 25x37.6. Harris Goldstein to Robert Rosenthal. (Mort. \$2,500.) Aug. 14.....nom  
 Same property. Robert Rosenthal to Sophie Goldstein. (Mort. \$2,500.) Aug. 14.....nom  
 Ludlow st, w s, 150 s Houston st, 25x87.5. John Dotzauer to Siebrand Niewenhaus. Aug. 24 nom  
 Norfolk st (No. 99), w s, 175 s Rivington st, 25x 100, two-story (brick front) frame store and dwell'g and two-story frame dwelling in rear. (Foreclos.) John W. Bennett to S. M. Finn. (All mortg.) Aug. 9.....1,400  
 8th st, s s, 387.6 e Av B, 24.9x51.9x26.7x61.5. Christian Schwink to Hyatt Lyon, Brooklyn. (Morts. \$13,950, taxes, &c.) Aug. 5.....14,750  
 9th st, s s, 238 w Av A, 25x94. Peter Eagan, Jr., to Mary A. O'Neil. (Q. C.) (Mort. \$10,000.) Aug. 17.....nom  
 10th st (No. 113), n s, 387 w 2d av, 21x94.7, three-story brick dwell'g. (Foreclos.) Thomas F. Wentworth to John H. Johnston. (Mort. \$9,000.) Aug. 22.....50  
 11th st (No. 54 E, new No. 231), n s, 227 w 2d av, 25.6x100, four-story brick dwell'g. Amelia wife of Samuel Schuster to Benjamin F. Koehler. (Morts. \$17,300.) Aug. 24.....18,300  
 17th st (No. 620), s s, 313 e Av B, 25x92, five-story brick store and dwell'g. (Foreclos.) Bernard E. McCafferty to Peter Blank, Brooklyn. Aug. 20.....7,000  
 24th st (No. 239), n s, 122 w 2d av, 24.5x98.8, five-story brick store and dwell'g. John Dilger to Christina wife of Henry Nuhn, Hudson City, N. J. (C. a. G.) Aug. 1.....15,500  
 Same property. Christina wife of H. Nuhn to Dorothea Dilger. (C. a. G.) Aug. 22.....15,500  
 25th st (No. 417), n s, 225 e 1st av, 25x98.9, four-story brick dwell'g. Edward Baier to Charles Bruning, Brooklyn. (Morts. \$9,760.) August 21.....12,000  
 25th st, n s, 225 e 1st av, 75x98.9. Charles Bruning, Brooklyn, to Samuel Newell, Clifton, N. J. (Mort. \$37,000.) Aug. 24.....nom  
 27th st (No. 129), n s, 350 w 6th av, 25x98.9, four-story brick store and dwell'g and one-story, frame stable in rear. Henry G. de Forest, Oyster Bay, to Henry W. de Forest. (Morts. \$7,581.) April 5, 1877.....8,200  
 Same property. Henry W. de Forest, Oyster Bay, to William H. Streeter. Aug. 24.....100  
 Same property. William H. Streeter to Ashbel H. Barney. Aug. 23.....11,000  
 32d st (No. 130 W.), s s, 325 w 6th av, 21x98.9, three-story brick dwell'g. Seton Heather, Sacramento, Cal., to Anna J. Ripley. July 30.....9,000  
 33d st (No. 220), s s, 350 w 2d av, 25x98.9, three-story brick and frame dwell'g. 2d av (No. 510), w s, 55.2 n 28th st, 18.10x irreg, five-story brick store and dwell'g. 29th st, s s, 160 w 2d av, 40x98.9, (error), Nos. 230 and 232, two five-story brick stores and dwell'gs and two five-story brick tenem'ts in rear. 2d av (No. 511), w s, 74.1 n 28th st, 24.9x72, five-story brick store and dwell'g. Marks Rinaldo to Newman and Raphael I. Cowen. Aug. 21.....100  
 33d st (No. 151), n s, 148 e Lexington av, 20x 98.9, four-story brick dwell'g. Anna M. wife of Lars Ihseng to Edward Sanders. (Morts. \$6,000, &c.) (Correction.) Aug. 19.....1,000  
 40th st (No. 321), n s, 300 e 2d av, 25x33.8x27.5x 44.10, four-story frame dwell'g. (Foreclos.) Walter T. Elliott to Pierre W. Wildey. June 27.....700  
 49th st, s s, 250 e 1st av, 75x100.5, vacant lots. Mary B. Trimble to James Wallace. February 8.....7,250

49th st (No. 607), n s, 125 w 11th av, 25x105.8x 25x105.11, three-story brick dwell'g..... }  
 11th av (No. 623), s w cor 46th st, 25.1x100, }  
 three-story brick store and dwell'g, and No. }  
 602 46th st, four-story brick dwell'g and }  
 two-story brick stable..... }  
 Julia P. Menck to Jane Menck. May 13.....20,000  
 52d st, n s, 142 e 8th av, 14x100.5. Samuel A. Raborg to Thomas K. Jordan. Aug. 22.....nom  
 Same property. Thomas K. Jordan to Matilda M. Raborg. Aug. 22.....nom  
 53d st, n s, 80 e 8th av, 20x50.5. William Winslow to William N. Winslow. Aug. 21.....nom  
 54th st (No. 402 W.), s s, 80 w 9th av, 29x50. Annette wife of John Shannon to Annie L. wife of Thomas B. Clifford. (Mort. \$5,500.) July 1.....nom  
 54th st (No. 406 W.), s s, 125 w 9th av, 25x66.6x 25.1x73.6. Annette wife of John Shannon to Annie wife of Thomas B. Clifford. (Mort. \$7,500.) July 1.....nom  
 61st st (No. 138), s w cor Lexington av, 20x80, four-story stone front dwell'g. Jeremiah C. Sweeny, Jersey City, to James S. Noyes. (Mort. \$12,000.) Aug. 20.....17,000  
 63d st, n s, 150 e 5th av, 100x100.5. Maria T. Karge wife of Joseph, New Jersey, to David H. McAlpin. (Q. C.) Aug. 15.....nom  
 67th st, n s, 200 w 4th av, 25x100.5, vacant. Mayer and Simon Sternberger to James R. Breen and Alfred G. Nason. (Mort. \$3,570.) Aug. 19.....10,000  
 68th st, s s, 113 e 1st av, 25x55.4. John Steward, Jr., to Benjamin F. Knowlton. Nov. 5, 1877.....565  
 69th st, s s, 300 w 11th av, runs south 100 x west 155.7 to Hudson River R. R. Co. land, x north 101.8 to 69th st, x east 171.6, vacant. (Foreclos.) Edward D. Gale to Sophie E. Minton. Aug. 15.....5,000  
 71st st, n s, 263 e 1st av, 25x102.2. Patrick Flannery to Mary A. Flannery. Aug. 20 nom  
 74th st (No. 221), n s, 260 e 3d av, 25x102.2, four-story brick store and dwell'g. (Foreclos.) Franklin A. Paddock to The New York Life Insurance Co. Oct. 24.....9,450  
 75th st (No. 420), s s, 234.3 e 1st av, 18.9x102.2, three-story brick dwelling. (Foreclos.) S. Burdett Hyatt to Emma Moore. July 17.....2,000  
 75th st, n s, 125 e 11th av, 25x102.2. John D. O'Keefe to Sarah J. Savin. (Mort. \$3,000.) Aug. 16.....nom  
 79th st, s s, 227.4 w Av A, 16.8x102.2, vacant. Charles Hahn to John C. Gilsey. August 1.....4,800  
 87th st (No. 149), n e cor Lexington av, 20.2x 100.8, two-story brick dwell'g. (Foreclos.) Harlow M. Hoyt to Oscar T. Marshall. August 20.....6,050  
 114th st (No. 415), n s, 195 e 1st av, 25x100.10, two-story frame dwell'g. James J. McKenna to John Taylor. Aug. 21.....2,400  
 116th st (No. 249), n s, 70 w 2d av, 20x80.10, three-story brick (stone front) dwell'g. John L. Lindsay to Joseph F. Smith. (Morts. \$8,300.) Aug. 26.....8,300  
 121st st (No. 213), n s, 125.7 e 3d av, 25x100.11, irreg., three-story frame store and dwell'g, and two-story frame dwell'g in rear. William Leyser, Newark, N. J., to Bridget wife of Christian Leyser. (Mort. \$3,000.) May 25.....8,000  
 121st st, n s, 124 e 4th av, 17x100.11. Henry P. Niebuhr to A. B. Woodruff, L. H. Conklin and L. Bayer. (Mort. \$5,000.) Aug. 23.....nom  
 126th st, s s, 225 w 6th av, 25x99.11, vacant. (Foreclos.) William Blaikie to Thomas McComb, Brooklyn. June 15.....750  
 128th st (No. 107), n s, 131.9 w 6th av, 18.3x99.11, three-story (stone front) dwell'g. Robert Blair, Johnsonburgh, N. J., to Charles E. Vail, Blairstown, N. J.....4,750  
 130th st (No. 31), n s, 495 e 6th av, 20x99.11, four-story (stone front) dwell'g. Margaret Trested, Westchester Co., to George W. Coapman, Brooklyn, L. I. (Morts. \$14,000.) Jan 1, 1875.....22,000  
 133d st, n s, 90 w 4th av, 50x99.11..... }  
 4th av, s w cor 134th st, 99.11x90..... }  
 134th st, s s, 90 w 4th av, 50x99.11..... }  
 Frances E. wife of Alfred G. Compton to Haydn Brown, West Newbury, Mass. (Q. C.) June 15.....nom  
 Av A, n w cor 71st st, 29.4x75, two-story frame store and dwell'g and two-story brick stable in rear. John Dilger to Anna M. wife of John Schneider. Aug. 1.....5,000  
 Madison av (No. 309), e s, 60.9 s 42d st, 17.6x95, four-story brick (stone front) dwell'g. Joseph A. Hagy, Greenwich, Conn., to Mary Bowman and William B. Parker. (Mort. \$13,000.) Aug. 24.....40,000  
 Same property. Mary Bowman to Wm. B. Parker. (Q. C.) Aug. 24.....nom

Madison av, n w cor 37th st, runs north 28 x west 44.7 x north 0.2 x west 55.5 x south 28.2 to 37th st, x east 100. Ephraim L. Corning to Marcellus Hartley. (Q. C.) July 16. . . . . nom  
 Madison av (No. 737), e s, 50.5 x 64th st, 25x90, four-story brick (stone front) dwell'g. (Foreclos.) William F. Scott to Russell Sage. Aug. 24. . . . . 30,000  
 Madison av (No. 26 East 75th st), s e cor 75th st, 28.8x34, four-story stone front dwell'g. James A. Flack to John W. Somarindyeck, Lattingtown, N. Y. (Morts. \$15,000.) Aug. 24. . . . . exch. and 2,000  
 Sherman av, n s, 100 w Emerson st, 150x150, vacant. (Foreclos.) James B. Silkman to Isaac M. Dyckman (trustee.) Aug. 8. . . . . 750  
 1st av (No. 1147), w s, 25.5 s 63d st, 25x80, five-story brick store and dwell'g. David J. Marrenner to Isaac B. Skillman. (C. a. G.) (Mort. \$7,000.) July 20. . . . . 100  
 2d av (No. 348), e s, 30 n 20th st, 19.6x90, three-story brick dwell'g. Henrietta Lehwess to John Germann. (Mort. \$8,500.) Aug. 23. . . . . 9,300  
 2d av (Nos. 829 and 831), w s, 98.7 s 45th st, runs west 100 x south 24.4 x east 40 x south 27.6 x east 60 to 2d av, x north 51.10 to beginning. Wilhelmina wife of William F. Essig, and Adolph Essig to Caroline Lang. Aug. 24. . . . . nom  
 2d av, w s, 98.9 s 42d st, 74.8x80x34.8x80. Salomon Bellmann to Julius Gilsey. (Mort. \$10,500.) Aug. 20. . . . . nom  
 2d av (Nos. 1019 to 1025), w s, 25.5 s 54th st, 100 x 100, four five-story stone front stores and dwell'gs. Marks Rinaldo to Joseph Levy. (All liens.) Aug. 23. . . . . 100  
 6th av (No. 914), e s, 45.5 s 52d st, 22x78.9x22x79.6, four-story stone front store and dwell'g. Thomas Thacher to Henry C. Thacher, Yarmouth, Mass. (Morts. \$26,500.) May 4. . . . . 30,000  
 10th av (No. 542), e s, 49.4 n 40th st, 24.8x90x49.7, four-story brick store and dwell'g. Charles Hagel to Adam Grasmuck. (Mort. \$7,000.) Aug. 23. . . . . 11,500  
 11th av, n e cor 59th st, 100.5x100, four and one-story brick lager beer brewery. Charles C. Clausen to Walter J. Price. (½ part.) (Morts. ½ of \$50,000.) May 1. . . . . 30,000  
 All property in possession of grantor assigned to him by Hugh Hardman. Edwin F. Corey to Hugh Hardman. Dec. 26, 1876. . . . . nom  
 Gore bet. property of late R. C. Morse and Sidney E. Morse, being adjacent to 144 Nassau st. Sidney E. Morse (exr. R. C. Morse) and G. L. Morse (exr. S. E. Morse) to David, Charles and Anthony B. Banks. June 26, 1878. . . . . 10  
 Conveyance settling boundary bet. properties of Morse and Banks. Sidney Morse et al. to Charles Banks et al. June 26. . . . . nom  
 Interior lot, 75 w 11th av, and 40.9 n 42d st, runs north 19.9 x east 5 x south 19.9 x west 5. William Clements, Brighton, Mich., to Hugh Murray. Oct. 2, 1876. . . . . 333  
 TWENTY-THIRD AND TWENTY-FOURTH WARDS.  
 Bayard st, s s, runs southeast 125 along Kingsbridge road, x north 102 along Delancey pl, x east 70 along Bayard st. John Leddy, James J. Phelan and Owen Tokor to Matthew Weeks. . . . . 100  
 Cliff st, n s, 21 e Jackson av, 63x75, hs & ls. Clara wife of Peter P. Decker to Alfred Knapp. (C. a. G.) Aug. 21. . . . . nom  
 15th st, s s, 269 e 1st av, 25x103.3. (Assign. lease.) Catharine L. Lutz to Margaret Pape, Brooklyn. . . . . 7,400  
 136th st, s s, 196.6 e Alexander av, 20x100. Hubert P. Main, Roseville, N. J., to John Davidson, Elizabeth, N. J. (C. a. G.) August 14. . . . . nom  
 136th st, n e s, 1100 n w Home av, 50x105 (error). . . . . }  
 137th st, s s, 148 e St. Anns av, 50x105. Elizabeth Keliher (widow) to Samuel Sims. Aug. 23. . . . . nom  
 145th st, n s, 125 w Clifton av, 25x100. John E. Moser to George Schaff. (Mort. \$2,400.) July 26. . . . . 2,500  
 163d st, s s, 150 w Grove av, or Delmonico pl, 25x100, George Hicinbothem to Sarah Hicinbotham. Aug. 21. . . . . 2,350  
 Alexander av, w s, ext'd from 138th st to 139th st, 200x150. Thomas Rae to William Stursberg. (Mort. \$30,000.) Nov. 30, 1877. . . . . 50,000  
 Eagle av, w s, 125 n Cliff st, runs west 166.8 x north 100 x west 90.3 to 3d av, x 75 x east 90.10 x north 50 x east 166.8 to Eagle av, x 225. John Pfeifer to Richard Hamilton. (Mort. \$40,000.) Aug. 14. . . . . exch. and 250  
 Franklin av, s e s, part lot 115 map Morrisiana, 50x185.5. Emma J. wife of Thomas J. Potter, Mt. Kisco, N. Y., to Addie B. wife of James R. Angel, Morrisiana. (Morts. \$3,500.) Aug. 1. . . . . 4,750

Jackson av, e s, 114.6 n Cliff st, 39.6x84. Clara wife of Peter P. Decker to D. P. Ingraham. (C. a. G.) Aug. 20. . . . . nom  
 3d av, w s, 69 n Mott st, 23.9x100. Thomas Rae to Silas D. Gifford, Eastchester, N. Y. August 19. . . . . 2,000  
 2d av, s e cor 1st st, 25x100. Michael Hart, Port Morris, N. Y., to William Miller, East Morrisania. Aug. 20. . . . . 650  
 St. Anns av, s w cor 147th st, 125x100. (Foreclos.) J. Grant Sinclair to The Star Fire Ins. Co., New York. Aug. 19. . . . . 3,000  
 Williamsbridge to Kingsbridge road, n e s, 632 n w New York & Harlem R. R., 221x365x371 x521. Deborah A. Dodge (widow), Adelaide D. wife of James L. Weeks and Sarah E. wife of E. W. Gilbert to Fanny A. Dodge. August 14. . . . . 100

LEASEHOLD CONVEYANCES.

Baxter st, w s, 50 s Franklin st, 25x58.6x25x 60.10. . . . .  
 Baxter st, w s, 25 s Franklin st, 25x56.10x25x 58.6. (Error in; this wrong page of libre.) (Assign leases.) Marks Rinaldo to Newman Cowen. . . . . 100  
 Chambers st, s s, 150 e Church st, 25x75. (Leasehold.) (Foreclos.) Frederick Smyth to St. Michaels Protestant Episcopal Church, Bloomingdale. Aug. 24. . . . . 10,000  
 Greenwich st (No. 527), e s, 38.9 s Vandam st, 25x100. Eliza A. M. Blackwell to Mary E. and Eliza A. Blackwell. (Assign. lease.) (Error.) . . . . . nom  
 19th st, n s, 183.4 w 8th av, 16.8x91.11. (Leasehold.) William C. Conner (sheriff) to Charles H. Langdon. May 7. . . . . 1,450  
 54th st, s s, 20 w 4th av, 20x60.5. (Assign. lease.) Abraham R. Welch, Jr., to John H. Kendall. . . . . 5,000  
 An assignment of leasehold premises by following parties is so erroneous that property cannot be traced through it. Caroline E. Von Roques to Holbrook St. J. and Florence E. Chandler. . . . . nom

KINGS COUNTY, N. Y.

AUGUST 21, 22, 23, 24, 26, 27.

Adams st, n s, 250 e Bremen st, 50x100. John Henning, Smithtown, L. I., to William S. and John J. Henning, New York. . . . . nom  
 Atlantic st, n s, 80 w Albany av, 20x80.1. Joseph Clarke to Caroline Boger. (Q. C.) . . . . . nom  
 Broadway, northerly cor Ellery st, 100x100. John Schultheis to Louis Stutz. (½ part.) \$7,000  
 Bergen st, n s, 25 w Rochester av, 45x53.7; also brewery in New York city. C. Jones (assignee W. S. Stillwell, bankrupt), to Richard E. Stillwell. . . . . 40  
 Bergen st, n s, 325 e Grand av, 50x110. Charles Hofer, Cincinnati, Ohio, to Charlotte wife of Miles A. Stafford, New York. . . . . nom  
 Bergen st, s s, 80 w 5th av, 20x100. John R. Halsey, S. McKay and J. Angus (exrs. J. Halsey) to Edward Kenna. . . . . 700  
 Same property. J. R. Halsey et al. (assignees) to Edward Kenna. (C. a. G.) . . . . . nom  
 Bergen st, s s, 80 w 5th av, 20x200 to Wyckoff st, hs & ls. Edward Kenna to Christopher C. Watson. (Mort. \$10,000.) . . . . . 20,000  
 Chauncey st, s s, 250 w Patchen av, 25x100. Margaret wife of Martin Healy to Martha Mulligan. . . . . 400  
 Clark st, n e s, 125 n w Smith av, 100x100, New Utrecht. Charles W. Church to Thomas T. and Phebe F. Church. (½ part.) . . . . . nom  
 Commercial st, s s, 50 e Summit st, 22x75. Roger Costello to Mary McDonough (widow), New York. . . . . nom  
 Same property. Mary McDonough to Ann wife of Roger Costello. . . . . nom  
 Concord st, northerly cor Lexington av, 50x125, New Utrecht. John W. Muspratt, New Utrecht, to Michael and Margaret Hickman, New Utrecht. . . . . 200  
 Court st, e s, 50.6 n Bergen st, 25.1x87.8x25.1x 84.6. Charles A. Harvey to John H. Newman. (Mort. \$1,500.) . . . . . 5,000  
 Carroll pl (No. 304), s s, 19.8 w Hoyt st, 19.1x 96.6. (Foreclos.) Albert Daggett to Elizabeth Curry. . . . . 4,400  
 Same property. Elizabeth Curry (widow) to James Chase. . . . . 4,600  
 Clark st, n s, 1013.10 e Flatbush Turnpike, 25 x247.9x25x247.8. Albert B. Lindsly to Henry Werner. . . . . nom  
 College pl, w s, adj. land P. T. Barnum, runs south 12.2 x west 81.10 x north 25 x east 43.2 x southeast 40.9 to College pl. (Foreclos.) Richard B. Greenwood, Jr., to James M. Shaw. . . . . 2,000

Cumberland st, e s, 508 n Lafayette av, 26.2x 100.7x36.9x100. Philip Levy to David A. Levy. . . . . nom  
 Same property. D. A. Levy to Adelaide wife of Philip Levy. . . . . nom  
 Dwight st, n w s, 20 n e Wolcott st, 20x80, Josiah F. Stagg, Stratford, Conn., to Lizzie Stagg. . . . . 700  
 Elm pl, s e s, 83.6 n e Livingston st, 16.6x90. Myron Hamlin, Penn Yan, New York, to Caroline H. Stone. . . . . nom  
 Ewen st, e s, 50 s Powers st, 25x100, h & l. Janet Dunbar (widow) to William W. Dunbar. . . . . 2,500  
 Ewen st, w s, 100 n Withers st, 25x100. Rufus J. Pemberton to Richard Taylor. (Mort. \$1,000.) . . . . . nom  
 Fort Greene pl, w s, 150 s Hanson pl, 45x78.11x 46.11x92.7. The Atlantic Av. Railroad Co. to The Long Island Railroad Co. (by Thomas R. Sharp, recvr.) (Morts. \$9,000.) . . . . . 12,000  
 Frost st, n s, 175 w Graham av, 25x100, h & l. Martha E. Weekes to David S. Weekes. (Mort. \$500.) . . . . . 1,700  
 Floyd st, n s, 175 w Throop av, 25x100. Edward Steinmacher to Eva K. E. Steinmacher, Springfield, Mass. (Mort. \$2,700.) . . . . . nom  
 Fort Greene pl, e s, 314.3 n Hanson pl, 21x100, h & l. John W. Simpson to Harriet D. wife of Edward L. Molineux. . . . . nom  
 Freeman st, n s, 150 w Manhattan av, 25x100, h & l. Bartholomew Briody to Herrmann Schutte. (Mort. \$1,000.) . . . . . 2,000  
 Halsey st, n s, 418.9 w Tompkins av, 18.9x100. (Foreclos.) Albert Daggett to John B. Remsen, Roslyn, L. I. . . . . 2,500  
 Herkimer st, n s, 263 e Utica av, 20x100. Hannah Pritchett to George M. Dailey. . . . . 450  
 Hewes st, n s, 82 w Harrison av, 20x100, h & l. Thomas W. Cornell to Emily A. Cornell. (Mort. \$4,000.) . . . . . 9,700  
 Same property. Emily A. Cornell to Evelina Cornell. (Mort. \$4,000.) . . . . . 9,800  
 Huntington st, s e cor Hamilton av, runs east 68.2 x southwest to Hamilton av, x northeast 56.10. John J. Delaney, Newburgh, to Mary Burns, New York. (Morts. \$2,000.) . . . . . 3,000  
 Jackson st, s s, 125 w Humboldt st, 25x100. John P. Conselyea to John Siefeld. . . . . 1,100  
 Kosciusko st, n s, 370 e Nostrand av, 15x100, h & l. Lefferts Bennett to Paul Grening. (C. a. G.) . . . . . 3,000  
 Monroe st, n s, 204.8 w Bedford av, 16.8x90, h & l. Margaret J. wife of William H. Dunbar to Eliza A. Chickhans, Tenafly, N. J. (Mort. \$625.) . . . . . exch  
 Myrtle st, s s, 80 e Broadway, 20x73.6, h & l. Frederick Herr to Jacob and Emma Beutenmuller. . . . . 2,315  
 Nelson st, n s, 105.3 e Hamilton av, 39.10x100.3 x 30x97.9, h & l. Mary A. and Charles E. Hughes to Edward Hughes. (2-5 part.) . . . . . nom  
 Pacific st (No. 942), s s, 137.11 w Grand av, 19x 100, h & l. William H. Armstrong to Christiana Warren, Albany. (Mort. \$3,000.) . . . . . 6,000  
 Pacific st (Nos. 938 and 940), s s, 156.11 w Grand av, 37.11x110, hs & ls. William H. Armstrong to Christiana Warren. (Morts. \$6,000.) . . . . . 12,000  
 Pacific st, s s, 137.11 w Grand av, 19x110, h & l. Ellen M. wife of James H. Ferguson to William H. Armstrong. (Taxes and assessments 1877, &c.) . . . . . 6,000  
 Pacific st, s s, 156.11 w Grand av, 37.11x116, hs & ls. Ellen M. Ferguson to William H. Armstrong. (Taxes and assessments, 1877, &c.) . . . . . 12,000  
 President st, n s, 100 w 8th av, 71x100. Wesley G. Davis to S. Isadore wife of Augustus W. Davis. . . . . nom  
 Prospect pl, n s, 82.7 e Flatbush av, 43x131. W. Kenyon and A. J. Newton to William Gubbins. . . . . 4,250  
 Quincy st, s s, 605 e Bedford av, 20x100. Garrett Ditmars to Samuel A. Ditmars. . . . . nom  
 Quincy st, s s, 525 e Bedford av, 20x100. Same to same. . . . . nom  
 Quincy st, s s, 545 e Bedford av, 20x100. Same to William B. Ditmars. . . . . nom  
 Rutledge st, n s, 13.5 e River st, runs north 65 x east 37.2 x south 43.6 to Rutledge st, x west 44.10. . . . .  
 Wallabout or River st, n e cor Classon av, 15.6 to Rutledge st, x 14x66.4x33.8 to Classon av, x 72.1. . . . .  
 Classon av, e s, 72.1 n Wallabout st, 7.11x71.2 x 13.8x70.10. Robert Barrett to Catharine C. wife of James F. Sullivan. . . . . 15,000  
 Same property. Cath. C. wife of J. F. Sullivan to James S. Rockwell. . . . . 3,450  
 Sackett st, w s, 252 s e Nevins st, 20x100. James Brady to John Macklin. . . . . 550  
 Scholes st, s s, 100 w Graham av, 100x100. F. G. and I. N. Van Vliet, New York, to Henry Kiefer. (Morts. \$25,000.) . . . . . 20,000

Taylor st, n s, 153.7 e Kent av, 20.1x80. Samuel Willets, New York, to Elizabeth R. Hewlett and James R. Willets, North Hempstead. nom  
 Varet st, s s, 200 e Morrell st, 25x100, h & l. (Foreclos.) Albert Daggett to Sibyl Shaw. (Omission) 3,900  
 Varet st, s s, 275 e Ewen st, 50x100. Pearl st, e s, abt 135 s Concord st, 25x75. Buffalo av, w s, 77.9 n Butler st, 25x100. Jay st, w s, 94 s Nassau st, 24.6x102.9. Jefferson av, e s, 742 s Brooklyn and Jamaica R. R. 100x208x100x209. Samuel J. Howard to Harriet A. Butler. 8,000  
 West st, e s, 525 s Sackett st, 50x100. Samuel Newell to Edward Baier and John S. Annetie. nom  
 Warren st, s s, 298.4 w 5th av, 20x100. Berthold wife of Henry Baerer, New York, to The Niagara Fire Ins. Co., New York. (Mort. \$3,000) 4,400  
 Wilson st, n s, 230 w Bedford av, 20x100. (Sheriff's sale on execution.) P. Campbell (sheriff) to Jane Michaels. 285  
 Wyckoff st, n s, 80 w 5th av, 20x100. Jno. R. Halsey, S. M. McKay and J. Angus (exrs. J. Halsey) to Edward Kenna. 700  
 Same property. J. R. Halsey et al. (assignees) to same. (C. a. G.) nom  
 1st st, e s, 25 n e North 13th st, 25x100. Emma R. wife of Peter J. Hughes to Henry, Charles and William Vogt. (Mort. \$700) 2,500  
 4th st, e s, 80 n North 5th st, 20x80. Nehemiah B. Underhill to Rosella F. Henderson. (Morts. \$12,500) 100  
 4th st, n w s, 20 n e North 9th st, 20x80, h & l. Peter Koelsch to Catharine F. wife of Francis N. Mayer. nom  
 7th st, s s, 151.4 w 2th av, 21x100. James Bradbury to Mary R. Close, North Salem, N. Y. (Mort. \$700) 750  
 9th st, e s, 71.3 s South 3d st, 23.9x100. Gustave Kincherf to Katharina Peters (widow). 3,000  
 13th st, s w s, 281.2 e 3d av, 20.10x100. (Foreclos.) Albert Daggett to Augustus A. Lev-erich. 2,000  
 16th st, s s, 75 w 6th av, 17.7x152. Catharine Gallagher (widow) to Patrick Gallagher. (Mort. \$1,000) 1,500  
 17th st, s s, 155 w 8th av, runs west 70 x south 100 x east 50 x south 20.4 x east 20 x north 120.4 to beginning. Henry E. Bowns to Katharine wife of John D. Heissenbuttel. 2,500  
 20th st, s w s, 148 s e 5th av, 13x100. John D. Allan, Chelsea, Mass., to Daniel Cosgrove. 750  
 21st st, n e s, 285 n w 4th av, 25x100, h & l. William H. Hanna to Charles A. and Maria Norwald. (Mort. \$600) 1,625  
 29th st, n s, 210 w 4th av, 25x100.2. James H. Jones, New York, to Michael Fanning. 400  
 Av Z, s s, extd from East 14th st to East 15th st, 200 on av, 13.2 on East 14th st, 126.8 on East 15th st and 230 on Coney Island road forming the rear. East 16th st, n e cor Coney Island road, 68.4x 100x103x107, Gravesend. Albert Soeller to James B. Voorhies. (2 part) nom  
 Atlantic av, n s, 83.10 w Franklin av, 40x— John S. Frost to Alanson Tredwell. (Q. C.) 600  
 Baltic av, n s, 25 e Smith av, 25x100. Julia A. wife of Morland Conklin to Pierra Wolf, New York. 350  
 Baltic av, s s, 52.6 e Jefferson st, 50x37x50x45, h & ls. Augusta Wille, New York, to William Hamilton. (Mort. \$1,500) nom  
 Classon av, e s, 187.8 n Myrtle av, 25x91.6x25x 91.4. (Foreclos.) Albert Daggett The Marine Soc., New York. 2,650  
 Clermont av, w s, 220.5 s Fulton av, 25x100. Christopher C. Watson to Edward Kenna. 10,000  
 Crooke av, s w cor Brooklyn, Flatbush and Coney Island R. R., 110 on av, gore. Philip S. Crooke and Frank Crooke to William Matthews. 2,100  
 Classon av, s w cor Lafayette av, 25x100. Henry Tietjen to Richard Prigge. (Mort. \$2,500) 12,000  
 De Kalb av, s s, 600 e Nostrand av, 100x100. (Foreclos.) Frank L. Hall to Elizabeth S. Matiland. (Mort. \$1,000) 5,000  
 De Kalb av, n s, 25 w Tompkins av, 25x100. William F. Edmundstone to Hiram C. McKay, Addison, N. Y. (Morts. \$7,000) 11,000  
 De Kalb av, s s, 188.10 e Nostrand av, 19.5x100, h & l. (Foreclos.) Albert Daggett to Adelia W. wife of Robert W. Allen. 1,400  
 De Kalb av, s s, 188.10 e Nostrand av, 19.5x100. Adelia W. wife of Robert W. Allen to Charles W. Hayes, Bellmore, L. I. (Mort. \$2,000) exch. and 300  
 Division av, s s, 40.5 w Harrison av, runs south 84 x northeast 27 x north 64 to av, x west 20. (Foreclos.) Albert Daggett to George J. Vining, Mt. Cisco, N. Y. 2,000

Flatbush av, e s, 51.3 s Carleton av, 19x60, h & l. John H. Doherty to Donald McLaren, Princeton, N. J. (Mort. \$2,000) 4,500  
 Same property. D. McLaren to Leonard J. Burtis, Jr. (C. a. G.) 3,100  
 Same property. L. J. Burtis, Jr. to John Walsh. (Mort. \$2,000) 3,100  
 Flushing av, s s, 125 w Bremen st, 50x59.5x59x 58.9. Excelsior Savings Bank to Horace K. Thurber. 1,628  
 Same property. H. K. Thurber, New York, to Michael Burns. (C. a. G.) 2,600  
 Franklin av, w s, 300 s Tillary st, 25x108.4. Robert Rose, of Gardiner, Ulster Co., N. Y., to Matthias Simonson and William H. Mesier, Staten Island. (Mort. \$2,000) 3,750  
 Gates av, s s, 20 e Ryerson st, 20x100. (Foreclos.) Albert Daggett to Abraham and Simon Simm. 4,100  
 Hamilton av, n w cor Atlantic av, 75x100. John W. Muspratt, New Utrecht, to Thomas and Margaret Murray. 365  
 Johnson av, n s, 150 e Morrell st, 25x100. John Buckheit to Philipp Gerlach, New York. (Mort. \$2,600) 4,500  
 Lafayette av, s s, 200 e Stuyvesant av, 50x100. Robert Smith to Edwin O. Phelps. (C. a. G.) nom  
 Lafayette av, s s, 268.9 e Nostrand av, 18.9x100. (Foreclos.) Albert Daggett to Cyrus Scofield, New York. 4,000  
 Lee av, w s, 31 n Rutledge st, 15x81.8, h & l. Samuel S. and Avis S. Davis to Caroline E. Swift, Medford, Mass. (Q. C.) nom  
 Same property. Caroline E. Swift to Samuel S. Davis. (Q. C.) nom  
 Lexington av, s s, 325 e Bedford av, 240x100. Robert H. McCurdy, New York, to William Wright. 21,600  
 Metropolitan av, s s, 625 e Bushwick av, 35x100. Ann P. wife of Oliver Carpenter to Detmer Cordes, New York. 2,000  
 Myrtle av, s s, 90.9 e boundary bet Meserole and Delmonico, runs south 100 x west to line 243.7 e Yates av, x north to Myrtle av, x east to beginning. (Foreclos.) Oliver S. Ackley to Mariana G. wife of Edwin A. Bradley, Montclair, N. J. 3,000  
 Myrtle av, s s, 428.5 e Yates av, 80x100. (Foreclos.) Albert Daggett to John B. Buines. 2,500  
 Myrtle av plank road, s w cor Magnolia st, 74.10x—x31.4 to Magnolia st, x 74.10. Felix Kaufman to Neil McCallum. nom  
 Park av, s s, 256.8 w Broadway, 25x100. Sarah J. Kortright (widow) to Henry C. Clark. 500  
 Park av, s w cor Ryerson st, 20x75.10x34.8x70.4. Richard Prigge to Henry Tietjen. (Mort. \$2,500) 12,000  
 Sea Side av, n s, 515.3 w Canarsie av, 200x 90.3. Canarsie av, w s, 67.8 n Bay View av, 67.8x 90.3, Canarsie. James S. Robinson to Valentine Seaman. (Morts. \$1,800) 1,000  
 Vanderbilt av, s w cor Prospect pl, 47.6x100. 1 Park pl, n e cor Carlton av, 21x95. George W. Alexander to Louise wife of Lucien F. Brigham, Netherwood, N. J. nom  
 Willoughby av, s s, 50 e Throop av, 50x100. 1 Throop av, e s, 100 s Willoughby av, 25x100. 1 Josiah P. Fernald to Annie K. wife of James Richmond. (Mort. \$6,000) 10,000  
 Wyckoff av, westerly cor Myrtle av, 96.9x66.10 x70.2, hs & ls. Rosina wife of Heinrich Schroeder, New York, to Catharina Keimer. (Mort. \$1,550) 4,520  
 5th av, e s, 105 n 21st st, 20x100. (Foreclos.) Albert Daggett to Hannah Euston, Philadelphia, Pa. 800  
 7th av, n e cor 41st st, 100.2x100. 1 37th st, n s, 100 w 4th av, 40x100.2. William H. Kane to Marguerite La France (widow) 500  
 11th av, e s, 52.1 n 17th st, runs east 274.7 x southwest 107.3 to 17th st, x west 220.6 to 11th av, x north 52.1. Mary E. wife of Melchoir C. G. Witte to George Gravenhorst. nom  
 Lot at Sheepshead Bay, 25x100, indef. Abraham A. Emmens and Sarah Voorhies, Gravesend, to Harry Williams. 100  
 Old Coney Island Road, e s, extd from Sea Breeze av to Coney Island Creek, indef. William A. Engeman to The Coney Island & Rockaway Railway Co. (C. a. G.) nom  
 Plot at Sheepshead Bay, e s Voorhies road, 75x 200. James B. and Anna Voorhies, Gravesend, to George C. Tappan et al. (trustees school district No. 4, town of Gravesend). 750  
 Plot on Coney Island, bet creek, Sheepshead bay, Ocean and Boulevard and Concourse. Garret D., William W. and Cynthia W. Anderson, Poughkeepsie, to George S. C. Dow. (Q. C.) nom

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.

AUG. 21, 22, 23, 24, 25, 27.

Bellmann, Salomon, to Frederick Rosenstein. 2d av, w s, 98.9 s 42d st, 74.8x80x24.8x80. Aug. 20, demand. \$500  
 Blank, Peter, Brooklyn, to Susan A. wife of William H. Beadleston. 17th st. P. M. Aug. 21, 1 year. 5,000  
 Blesson, James, to Cornelius McCoon. 1st av cor 76th st. P. M. Aug. 20, 3 years, 6 per cent. 8,000  
 Same to same. 1st av. P. M. Aug. 20, 3 years, 6 per cent. 7,500  
 Same to same. 1st av. P. M. Aug. 20, 3 years, 6 per cent. 7,500  
 Same to same. 1st av. P. M. Aug. 20, 3 years, 6 per cent. 7,500  
 Black, Frances L., wife of James S., Brooklyn, to Mary J. Kimberly, Brooklyn. Av D w s, bet 4th and 5th sts, 22x80. Aug. 26, 1 yr. 500  
 Bowman, Mary, and William B. Parker, to Joseph A. Hagy, Greenwich, Conn. Madison av, e s. P. M. Aug. 24, installs, 6 per cent. 12,000  
 Cargill, Mary P., wife of Henry A., Washington, D. C., to Edward Schell (trustee Mary P. Cargill). Madison av, e s, 39.11 n 132d st. 20x80. Nov. 28, 1877, 1 year. 3,500  
 Coyle, Ellen E., wife of Francis H., to Patrick McConnon. 42d st, n s, 125 w 10th av, 25x100.5 July 31, 2 years. 2,000  
 Dean, David J., North Plainfield, N. J., to Mary Amerman, Brooklyn. 6th av, e s, 17.4 n 26th st, 16.6x75. Aug. 23, due July 1, 1881, 6 per cent. 3,500  
 De Krom, Jean, to THE GERMAN EXCHANGE BANK, New York. 2d av, e s, 48.6 n 5th st, 24.3x100. May 29, demand. 5,000  
 Dooper, Anke, to Alfred Marks. Fleetwood av, s w cor 163d st, 114.10x300. Aug. 23, 5 years, 6 per cent. 6,000  
 Same to Helena Frauz, Brooklyn. Essex st (No. 101), w s, 77.6 n Delancey st, 22.6x43.9. Aug. 23, 5 years, 6 per cent. 6,000  
 Delcambre, Grace M., wife of Alfred P., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 55th st, n s, 212.6 e 2d av, 18.9x100.5. Aug. 26, 1 year. 1,000  
 Dooper, Anke, to Michael J. Adrian. Mulberry st, w s, 130.3 s Broome st, 24.11x71.7x24.1x 68.6. Aug. 23, 1 year. 5,000  
 Dooper, Gertrude, wife of Anke, to Michael J. Adrian. 3d st, s s, 144.9 e Av A, 24.9x105.11. (Leasehold.) Aug. 23, 1 year. 5,000  
 Freygang, Gustavus, Hoboken, to Robert Center, et al. (trustees Virginia W. Burleigh.) West Broadway, 18.8x60. Aug. 26, 3 years, 6 per cent. 5,000  
 Faley, James, to Cornelius Callaghan. 24th st, n s, 150 w 1st av, 25x98.9. Aug. 26, 3 years, 6 per cent. 2,500  
 Freygang, Gustav, Hoboken, N. J., to Henry Metz, Orchard st, w s, 105.8 s Hester st, 24.3x 100x24.1x100. Aug. 24, 1 year, 6 per cent. 8,000  
 Gad, Maria G. De H., wife of Henry P., to Mary F. and Leni L. Dietz (exrs. C. H. Dietz, dec'd.) 51st st, s s, 307 e 1st av, 18x100.5. Aug. 1, 3 years, 6 per cent. 3,500  
 Harde, Frederick, to THE BANK FOR SAVINGS, City of New York. 17th st (No. 626 E.), s s, 388 e Av B, 25x92. Aug. 27, 1 year, 6 per cent. 7,000  
 Same, to Caroline and Daniel Becker and Jacob Schlosser (exrs. D. Becker, dec'd.) Same property. Aug. 26, due Sept. 1, 1879. 1,500  
 Heyman, Louis, to The Widow and Orphan Fund of Jordan Lodge No. 15, I. O. B. Forsyth st, w s, 75 s Houston st, 21x58; interior lot, 96 s Houston st and 58 w Forsyth st, 8.10x21. Aug. 22, 3 years, 6 per cent. 7,000  
 Hubert, Philip G., Stamford, Conn., to Adelbert E. Doisy, Cincinnati, Ohio. 84th st, n s, 100 w 1st av, 20x102; Lexington av, w s, 66.11 s 43d st, 16.9x75; 12th st, s s, 100 w 2d av, 17.3 x75. Aug. 22, 1 year. 15,000



Horton, Henry L., to Elizabeth S. G. Hammond. Fulton av, n w s, part lot 118, map Morrisania, 52x178x52x181. June 24, 3 yrs. 1,000  
 Irwin, Eliza (widow), to Thomas W. Folsom. Willard av, s s, 175 e 2d st, 50x200 to Clinton av. Aug. 23, due Nov. 1, 1879. 100  
 Jester, Jane, to Michael S. Madigan. 2d av, e s, 98.9 s 32d st, 25.6x72. Aug. 26, 1 year. 5,250  
 Koehler, Philip, to Margaret Heib, Elizabeth Grub and Mary Rieher. 2d av, w s, 75.5 n 6th st, 25x100. Aug. 23, 5 years. 3,700  
 Kohl, Mary, wife of Adam, to George Ehret. 3d av (No. 614), w s, 48 s 40th st, 24x80. Aug. 21, 2 years. 1,000  
 Leyser, Bridget, wife of Christian, to Ehrick Family, Charles H. Ward and Frederick Billings (trustees, &c.). 121st st, n s, 125.7 e 3d av, runs east 25 x north 100.11 x west 20.7 x south 6.4 x west 5.8 x south 91.1 to beginning. Aug. 15, 5 years. 3,500  
 Same to Oliver P. C. Billings and Michael H. Cardozo. Same property. Aug. 23, 5 mos. 180  
 Lincoln, Catharine R., to Anna P. C. wife of Franz F. Remmert. Division st, s s, 291.3 e Catharine st, 25x69.10. Aug. 12, due Sept. 1, 1881. 8,600  
 Linscott, Josephine E., wife of John A., to E. W. Todd. 2d av, e s, 51 s 109th st, 17x66. July 24, 1 year. 500  
 McCormick, Anna wife of James J., to Joseph F. Chatellier and William Spence. Mulberry st, e s, 100.2 s Canal st, 25.4x100.6x25.5 x100.6. Aug. 16, 3 years. 2,138  
 Myers, R. Westbrook, to THE MANUFACTURERS AND BUILDERS FIRE INS. CO., New York. 61st st, n s, 60 w 1st av, runs north 60 x west 10 x north 40 x west 30 x south 100 to 61st st, x east 40. Aug. 23, installs. 1,800  
 Marshall, Oscar T., to Amelia Robins. 87th st, Lexington av. P. M. Aug. 26, 3 years, 6 percent. 5,000  
 Moore, Harriett, wife of Henry, to Hermann Krehbiel. Grand st, s s, 25 e Mercer st, 25x 50. Aug. 26, due Dec. 30, 1879. 1,000  
 Moody, Letitia, wife of James, to Cecile Steiner. 9th av, e s, 50.5 s 52d st, 25x100. Aug. 26, 1 year, 6 percent. 12,000  
 Niewenhuis, Siebrand, to BOWERY SAVINGS BANK. Ludlow st, w s, 150 s Houston st, 25x 87.5x25x87.4. Aug. 24, 1 year, 6 per ct. 9,000  
 Owen, Henry C. and Martha A., wife of Wallace C. Gott, to THE MUTUAL LIFE INS. CO., New York. Rivington st, n e cor Norfolk st, 17x18. Aug. 26, due Dec. 1, 1879, 6 percent. 1,000  
 O'Connor, Richard, to Alexander Buderus, New Lots, L. I. Willis av, n w cor 144th st, 25x106. Aug. 23, due, June 13, 1879. 600  
 Randell, Albert H., to Alexander Fraser. Av A, n e cor 119th st, 100.10x98; 119th st, n s, 109.10 e Av A, 40x100.10. Discrepancy in description. Aug. 21, 3 years. 5,000  
 Ridley, Arthur J., to THE EQUITABLE LIFE ASSUR. SOC. United States. 64th st (No. 118 E.), s s, 162.6 e 4th av, 12.6x100.5. Aug. 10, due Dec. 1, 1879, 6 percent. 4,000  
 Ripley, Anna J., wife of George, to THE MUTUAL LIFE INS. CO., New York. 3d st, No. 130 W. P. M. July 30, due Dec. 1, 1879, 6 percent. 3,000  
 Robbins, Henry A., to THE EQUITABLE LIFE ASSUR. SOC. U. S. 5th av, e s, 25.3 s 38th st, 25x100. Aug. 19, due Aug. 22, 1878, 6 percent. 50,000  
 Rosenstein, Frederick, to Adam Sauder. 79th st, s s, 241 w Av A, 25x102.2. Aug. 12, due Oct. 1, 1878. 1,000  
 Sandy, Samuel, to Anna M. Peters, Brooklyn. Monroe st (No. 282), s s, 125 e Jackson st, 25x the block to Cherry st. Aug. 31, 1 year. 500  
 Schultz, Martin, to Claus Bosch. 11th av, s e cor 34th st, 100x140. (Lease.) Aug. 21, demand. 5,900  
 Schwarzer, Eliza, wife of Joseph, to Eliza wife of Randolph Guggenheimer. 73d st, n s, 150 e 2d av, 100x102.2. Aug. 13, 6 months. 3,500  
 Shanley, Thomas, to David Van H. Floyd. 3d av, w s, 49.11 s 129th st, 25x110. Aug. 16, 1 year. 1,000  
 Smith, Thomas, to Herrmann Stursberg. New Brighton, N. Y. 141st st, n s, 437.6 e Willis av, 187.6x100. Aug. 20, 3 months. 4,000  
 Stone, Francis W., to Cornelia T. wife of William S. Young. 18th st, n s, 88.4 e Broadway, 22.7x92. July 27, due July 1, 1883. 12,000  
 Schmidt, George, to Margaret Dennerlein. 100th st, n s, 300 w Elton av, 50x100. Aug. 21, 3 years. 700  
 Scott, Martha (widow), to Mary Anderson. 51st st, s s, 430 e 11th av, 20x100.5. July 1, 2 months. 500  
 Tallman, George W., to Elliott W. Todd. 60th st, s s, 83.2 w Broadway, 50x100.5. (Lease.) Aug. 7, installs. 2,500

Vaughan, William S., and Cath. V., wife of George Colwell, and George and Elizabeth (widow) Vaughan (heirs G. Vaughan) to Helene Franz, Brooklyn. 1st av, e s, 22 s 2d st, 22x75. Aug. 14, 3 years, 6 percent. 2,000  
 Veitenheimer, Louis, New Rochelle, to Jacob Stahl. 114th st, n s, 357.6 w 3d av, 18.9x 100.11. Aug. 23, 5 years. 3,000

KINGS COUNTY, N. Y.

AUGUST 21, 22, 23, 24, 26, 27.  
 Armstrong, William H., to Ellen M. wife of James H. Ferguson. Pacific st. P. M. Aug. 1, 3 years. \$3,000  
 Same to same. Pacific st. P. M. Aug. 1, 3 years. 3,000  
 Same to Mary E. Wilde (admrx.). Pacific st. (See Conveys.) Aug. 23, due Aug. 1, 1883. 3,000  
 Austin, Harriet S., wife of Myron, to Edwin D. Phelps. Lawrence st, e s, 60 n Johnson st, 20x56.6. Aug. 16, 5 years. 2,500  
 Beutnoller, Jacob, to Frederick Herr. Myrtle st, s s, 80 e Broadway, 20x73.6. P. M. Aug. 21, 5 years, 6 percent. 1,200  
 Britton, Winchester, to The Williamsburgh City Fire Ins. Co. Ten Eyck st, n s, 225 w Lorimer st, 50x110x52.9x93. Aug. 3, 1 year. 1,500  
 Brunn, Michael, to Anthony Straub. Meserole st, n e cor Graham av, 25x100. Aug. 14, due July 1, 1881, 6 percent. 600  
 Burns, Mary (widow), New York, to Ida A. wife of Charles E. Dingee. Sackett st, n s, 192 e Van Brunt st, 19x100. Aug. 19, 3 years. 1,200  
 Burns, Michael, New York, to Sarah F. Leggett, New York. Flushing av, s s, 125 w Washington st, 50x59.8x30x58.9. P. M. Aug. 21, due Aug. 1, 1883. 1,700  
 Bird, Theodore S., and William Boggs to John Nostrand, Henry Clement and Peter P. Schoonmaker (exrs. C. A. Nostrand, dec'd.). India st, n s. P. M. Aug. 1, 1 year. 3,000  
 Chauncey, Daniel, Brooklyn, and Michael, of Ridgewood, N. J., to The Brooklyn Life Ins. Co. 3d pl, s s, 125 w Court st, 40.2x133.5. Aug. 19, 1 year, 6 percent. 9,000  
 Same to same. 3d pl, s s, 165.2 w Court st, 39.9 x133.5. Aug. 19, 1 year, 6 percent. 9,000  
 Christopher, James, to Martin Reynolds. North 3d st, s s, 30.1 e 2d st, 25x83.11x25x84.6. Aug. 26, 5 years, 6 percent. 1,000  
 Cosgrove, Daniel, to John D. Allan, Suffolk Co., Mass. 20th st, s w s. P. M. May 1, 3 yrs. 250  
 Cavanagh, Thomas, to Michael Walsh. Tillary st, n s, 209.10 w Jackson st, 25x23.5x31.8 x42.11. Aug. 22, demand. 324  
 Ditmars, Garret, to Samuel A. Ditmars. South 2d st, s e cor 11th st, 50x80.4. Jan. 2, 1877, note. 8,427  
 Derby, Patrick, to John Dill. 39th st, n s, 100 w 4th av, 20x100.2. Aug. 23, 2 years. 200  
 Eiseman, Josephine, wife of George P., to Doris Schneider, New York. Quincy st, s s, 306.8 e Lewis av, 18.4x100. Aug. 15, 5 years, 6 percent. 1,500  
 Feis, Anna (widow) (also as guard.), to Conrad Hasselbrook. Franklin st, s w cor Freeman st, 50x15. Aug. 21, 5 years, 6 percent. 1,500  
 Fries, Albert, of St. Nicholas, Fla., to Thomas J. Buchanan. Bayard st, s w cor Graham av, 77x109x60x101.4. Aug. 15, 1 year, 6 percent. 500  
 Gastmeyer, Ernestine, wife of Charles F., to Charles G. Thurnauer. Bleecker st, e s, 150 n Evergreen av, 125x100. Aug. 24, 3 yrs. 2,000  
 Heissenbittel, Katharine, wife of John D., to Benjamin T. Underhill. 17th st, s s. P. M. Aug. 1, 5 years. 2,000  
 Horgan, Sarah, wife of Thomas, to Aaron P. Bates. Bergen st, s s, 188.7 w Franklin av, 18x155. irreg. Aug. 22, 3 years. 433  
 Kenna, Edward, to John I. De Bevoise, Newtown. Wyckoff st, n s, 80 w 5th av, 20x100. Aug. 5, 5 years. 5,000  
 Kenna, Edward, to Catharine L. wife of James E. Raymond (trustee). Bergen st, s s, 80 w 5th av, 20x100. Aug. 22, 5 years. 5,000  
 Kenna, Edward, to Jesse F. Sammis, Huntington. Clermont av, w s, 320.5 s Fulton av, 25 x100. Aug. 24, 3 years. 3,000  
 Kiefer, Henry, to F. G. and I. N. Van Vliet, New York. Scholes st, s s. P. M. May 1, 5 years. 20,000  
 Lamb, Margaret A., wife of Alfred J., Hempstead, to Brandies & Wickert. Lafayette av, s s, 50 w Stuyvesant av, 16.8x100. Aug. 12, 1 year. 550  
 Latimer, John G., to D. H. Olmstead et al (exrs. &c., N. T. Pike). Atlantic st, n e s, 100 n w Court st, 50x100. Aug. 24, 5 yrs. 18,000

Luther, Johanna M., to Annie H. Burling. Graham av, e s, 60 s Powers st, 40x100. Aug. 1, 3 years. 1,000  
 Lyons, Daniel, to Maria L. Labagh, New York. Grand av (No. 537), e s, 35 n Dean st, 20x100. Aug. 21, 3 years. 2,600  
 Mallory, James E., Mt. Pleasant, N. Y., to Clementine C., George and Marian McConnell, same place. Lynch st, n w s, 365 n e Marcy av, 160x200 to Heyward st. May 1, 13,050  
 Michaels, Jane, to The Williamsburgh Savings Bank. Wilson st, n w s, 230 s w Bedford av, 20x100. Aug. 20, 1 year. 1,000  
 Macklin, John, to James Brady. Sackett st. P. M. Aug. 22, 3 years. 450  
 Macpherson, Thomas A., to Alfred E. Oldaker. Magnolia st, s e s, 475 s w Central av, 25x100. July 29, due July 1, 1883. 1,000  
 Mitchell, Francis K., to Jacob W. Erregger. Eastern Parkway, n w cor Christopher av, 100x100. Aug. 24, due Feb. 24, 1879. 300  
 Moore, Harriet, wife of Henry, to Hermann Krehbiel. Gates av, n s, 120 w Nostrand av, 20x100. Aug. 26, due Dec. 30, 1879. 1,000  
 Newman, John H., to The Mechanics' Fire Ins. Co., Brooklyn. Bergen st, s s, 301.6 w Smith st, 25x100. Aug. 21, 2 years. 2,500  
 Ogden, John W., to William Ogden (exr. Maria Ogden, dec'd.). Quincy st, s s, 50 e Reid av, 50x100. July 1, 5 years, 6 per ct. 700  
 Palmer, Mary H., wife of George F., to The Williamsburgh Savings Bank. Hewes st, n s, 160 e Marcy av, 20x56. Aug. 24, 1 year. 2,500  
 Priggie, Richard, and Henry Tietjen, to J. H. and H. Wellbrock. Park av, s w cor Ryerson st, 20x75.10x34.8x70.4. Aug. 27, 3 yrs. 2,500  
 Rode, Mary, wife of Charles, to Edward Tatum. Prospect st, w s, 75 n Hamburg st, 25x 51.3 to Flushing av, x 27.10x63.6. Aug. 22, 5 years. 400  
 Rider, William J., to Carlisle Norwood (recvr.). Lefferts pl, s s, 76.9 e Classon av, 18x90. Aug. 12, due Sept. 1, 1879. 5,000  
 Same to same. Lefferts pl, s s, 94.9 e Classon av, 18x90. Aug. 12, due Sept. 1, 1879. 5,000  
 Same to same. Lefferts pl, s s, 112.9 e Classon av, 18x90. Aug. 12, due Sept. 1, 1879. 5,000  
 Same to same. Lefferts pl, s s, 58.9 e Classon av, 18x90. Aug. 12, due Sept. 1, 1879. 5,000  
 Schade, Hermann, to Julius Floeting. Park av, s s, 275 e Yates av, 25x100. June 28, due July 1, 1883, 6 percent. 1,600  
 Schutte, Hermann, to Bartholomew Briordy. Freeman st. P. M. Aug. 22, due Sept. 1, 1880. 200  
 Simm, Abraham and Solomon, New York, to Charles E. and Samuel W. Milbank (exrs. S. Milbank). Gates av. P. M. Aug. 19, installments. 5,000  
 Spence, William J., to Sarah Way. Kosciuszko st, n s, 206.3 w Throop av, 18.9x100. Aug. 19, 2 years. 400  
 Stagg, Lizzie, to Josiah F. Stagg, Stratford, Conn. Gates av, n s, 78 w Broadway, runs north 32.8 x northeast 32.8 to Broadway, x northwest 41 x south 41 to Gates av, x east 20. Aug. 21, due Jan. 1, 1879. 1,084  
 Stayner, Elizabeth, wife of George H., to Christopher Meyer, New York. Clinton av, n e cor Lafayette av, 50x200 to Hamilton st. April 30, 1877, installs. 65,000  
 Stevens, Betsey, wife of Joseph S., to George Kenneth. Monroe st, n s, 156.8 e Lewis av, 18.4x100. July 1, due Aug. 1, 1881. 2,700  
 Same to same. Monroe st, n s, 138.4 e Lewis av, 18.4x100. July 1, due Aug. 1, 1881. 2,700  
 Scofield, John, to Katie Conselyea. Jackson st, s s, 125 w Humboldt st, 25x100. July 1, 5 years. 1,150  
 Sharp, Thomas R. (as recvr.) The Long Island Railroad Co., to The Atlantic Avenue Railroad Co., Brooklyn. Fort Greene pl, w s. P. M. Aug. 27, due Aug. 1, 1881. 2,000  
 Walsh, Michael, to John Morton. Madison st, n s, 180 e Nostrand av, 20x100. Aug. 26, 1 year. 400  
 Same to William H. Hollis. Same property. Aug. 22, 3 years. 427  
 Same to Samuel M. Weekes and W. H. Hollis (exrs. J. Weeks.) Same property. Aug. 22, 3 years. 4,173  
 Wheelan, Edward, to James Ouchterloney. 26th st, n s, 175 e 4th av, 25x55.6x—x53. Aug. 23, 2 years. 175  
 Wolff, John R., to William H. Willis, Glen Cove, N. Y. Stockholm st, s s, 375 e Evergreen av, 50x100. Aug. 15, due Sept. 1, 1883. 1,700  
 Wright, William, to Robert H. McCurdy, New York. Lexington av. P. M. Aug. 21, due Oct. 15, 1878. 21,600  
 Zammmer, Conrad, to Adrienner Miller, Newtown. Marshall st, n s, 300 w Leonard st, 17 x—x42x100. June 8, 1873, 3 years. 500

Zeiss, Katharina W., wife of George H., to Yohannette Welter, New York. Box st, s s, 275 e Union av, 25x100. July 20, due April 10, 1882. 400

**MORTGAGES — ASSIGNMENTS.**

**NEW YORK CITY.**

AUG. 21ST TO 27TH—INCLUSIVE.

Astor, John J. and William, Franklin H. Delano, John Carey, Jr., William W. Astor and Charles F. Southmayd (exrs. W. B. Astor, dec'd) to Franklin H. Delano, John Carey, Jr., and Charles F. Southmayd (trustees for Alida Carey.) nom  
 Same to same (trustees for Laura A. Delano) nom  
 Astor, John, et al. (exrs. W. B. Astor), to F. H. Delano, et al. (trustees.) nom  
 Same to same. nom  
 Astor, John J., et al. (exrs. W. B. Astor, dec'd), to Charles F. Southmayd Philip Kissam and Henry Day (trustees for William Astor). nom  
 Same to same. nom  
 Bowen, James, to Louis B. Binsse and J. R. Carpenter. \$3,350  
 De Forest, Henry G., and W. Edwards (trustee), to Julia M. de Forest. 8,421  
 Havens, Charles G., to William R. Smith, Norwalk, 1861. 1,250  
 Same to same, 1861. 1,250  
 Hennessy, Richard, to Jane Hoffman and Helena Rogers. 5,000  
 Horgan, Dennis, to James Watson. nom  
 Johnston, Emeline and Elizabeth, to Moses P. Abraham. 2,300  
 Goldschmidt, Benjamin, to Rosa Mayer. nom  
 Mayer, Leopold, to Benjamin Goldschmidt. nom  
 Miller, Frederick, Brooklyn, to William Laue. 2,558  
 Miller, John F., et al. (exrs. A. Brown), to Rosa wife of H. Watteyne. (Assign. ½ of mort.) nom  
 Parsons, William B., et al. (of Parsons & Petit) to Edward M. Willett. nom  
 Quackenbush, Abraham C., to James Suydam. 61,000  
 Russell, William F. (receiver Sixpenny Savings Bank, New York), to Jacob Hyman. 9,000  
 Schachtel, Nicolaus, to John Feurbach. 12,000  
 Smedberg, Alice (extrx. O. Smedberg, to John A. and Isabella Smedberg, New York, and Charles G. Smedberg, Raymond City, Va. nom  
 Stevens, Salomon S., to Henry Pulford. 1,520  
 Steward, John and D. J., to John Hargreaves. nom  
 Stratton, John B., Richmond Co., to William Busse. 2,000  
 The Union Dime Savings Inst., New York, to The Union Theological Seminary, New York. 6,900  
 Willett, Edward M., to The Oriental Bank, New York. nom  
 Williams, James, to Abram B. Wyckoff, Hightstown, N. J. 4,729  
 Young, Samuel B. (admr. A. E. Noble), to Francis H. Weeks. 4,812

**KINGS COUNTY, N. Y.**

AUG. 21ST TO 27TH—INCLUSIVE.

Bolrath, Adele, to John H. D. Miller. \$1,100  
 Bryan, Joseph, to William E. D. Stokes, New York. 10,000  
 Denton, Geo. W., Chas. C. and Oscar (exrs. C. Denton), to George W. Denton, North Hempstead. 600  
 Ferguson, Ellen M., wife of James H., to Henry Lovejoy. 3,000  
 Ferguson, Ellen M., wife of James H., to Henry W. Lovejoy. 3,000  
 Ferris, J. B. (exr.), to George W. Abbee, New York. nom  
 Horlor, Henry P., to Henry W. Rozell. 1,000  
 Mason, Myron L., Greenwich, Conn. (exr. R. Benton), to Joshua B. Fearis, Stamford, Conn. (exr. H. Gilbert.) nom  
 Moelich, Chas. F. (admr. Cath. A. Moelich), to Frederick W. Pachtmann. 1,500  
 Ohl, Walburga, to Mina and Michael Beringer. 500  
 Peyser, Bernard, New York, to Fanny Cohen and Rosetta Steinert. 150  
 Phelan, Daniel J., to Thomas H. Cook. 500  
 Rowlings, Letitia A., Glen Cove, N. Y., to Daniel J. Phelan. nom  
 Shenstone, Archibald, to Joseph W. Shenstone. 400

Swenarton, Jane, wife of John, to Sumner R. Stone and Charles S. Clarke (trustees Jesse Stone.) 7,000  
 The Williamsburgh Savings Bank to William Laytin et al. (trustees.) 10,000  
 Underhill, Abraham (exr. S. U. Butts), to George Underhill. 500  
 Vause, William, to Cross, Austin & Co. 650  
 Veitenheimer, Louis, to Maria T. wife of Ferdinand Hein. 2,000  
 Wilkison, Sarah H., to The National Stone Works, New York. nom  
 Willets, Samuel, to Thomas Rushmore, North Hempstead. 1867. 2,300  
 Willets, Samuel, to Thomas Rushmore, Hempstead. 2,250  
 Same to Jane Rushmore, Roslyn. 2,000  
 Same to same. 2,000  
 Same to same. 2,000

**MORTGAGES—CHATELS.**

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.**

AUGUST 22D TO 28TH—INCLUSIVE.

**SALOON FIXTURES.**

Budesheim, G. 1420 2d av. J. H. Wagner. (R) \$350  
 Burk, Michael. 661 3d av. D. Jones. 798  
 Cusack, D. F. 461 4th av. Elizabeth Elliott. 300  
 Carlton, R. H. 29 Bayard st. A. Klinkenstein. 50  
 Dauler, Jacob. 441 West 36th st. R. Kaiser. 625  
 Fischer, Joseph. 24 Clinton st. G. Ehret. 200  
 Gersinger, J. G. 29 Park st. G. Bechtel. 100  
 Graull, Chas. 29 Stanton st. Beruheimer & Schmid. (R) 250  
 Higgins, Pat'k. 423 Hudson st. Kohler & Kamener. 200  
 Hlavac, J. 212 East 3d st. P. & W. Ebling. 100  
 Lang, Chas. City. J. Welp. 250  
 Martin, Jacob. 612 2d av. C. Seitz. 275  
 McCabe, M. J. and J. 164 1st av. W. Morris. 894  
 McColl, Archibald. 742 9th av. Annie Campbell. 450  
 Martin, Peter. City. Katharina Stephan. 6,000  
 McInnes, John. 59 Chatham st. A. McInnes. 500  
 Purcell, Thos. 844 2d av. W. H. Cochran. 800  
 Pellenz, Wm. 233 West 27th st. C. Pahn. (R) 500  
 Reheis, J. 1003 3d av. F. & M. Schaefer. 100  
 Remmert, W. H. 151 Prince st. H. Muller. (R) 2,622  
 Reynolds, J. F. 136 West 52d st. P. McQuade. 245  
 Schneider, Phillip. 549 Pearl st. G. Bechtel. 500  
 Schenk, C. 212 6th st. J. Doelger. 200  
 Serrmann, Geo. 168 Suffolk st. R. Van Seyfried. 100  
 Sturmer, Ernst. 121 Baxter st. J. Hittmeyer. 250  
 Weikert, Anna. 360 Broome st. J. Rogers. 150

**HOUSEHOLD FURNITURE.**

Ackerman, Lizzie. City. N. C. Herman. 800  
 Adams, Susan M. 79 West 11th st. A. T. Brown. 3,100  
 Brosnan, D. M. 25 Charlton st. W. H. Walker. 630  
 Bauer, Theibaud. 241 Wooster st. B. Helbrung. 205  
 Blake, Maria E. 254 West 43d st. Mellina Salsbury. 450  
 Cafferty, R. P. City. H. P. Sherman. 91  
 Carroll, Margaret L. 38 East 33d st. Frese & Epple. (R) 375  
 Charmet, Pauline. 77 East 31st st. Caroline Van Damme. 1,500  
 Denison, Millie. 109 West 44th st. I. Mason. 179  
 Fredericks & O'Neil. 770 Broadway. J. C. Barron. 18,166  
 Hupfeld, O. A. and Addie. 96 Forsyth st. D. Wyman. 100  
 Hawley, Mary C. 1497 Broadway. S. Y. Hawley. 500  
 Heinemann, H. 718 6th st. F. F. L. Buck. 1,400  
 Hawley, Caroline E. 244 6th av. G. P. Pelton. 1,400  
 Hubler, A. C. 416 6th st. Maria Hoffman. Furniture and Fixtures. 500  
 Ihlseng, Anna M. 151 East 23d st. M. C. Ihlseng. 600  
 Johns, H. H. 67 West 38th st. Sperry & Greenough. 3,596  
 Janosky, Morris. 89 Ludlow st. H. Schile. 25  
 Liberman, Jacob. 63 Orchard st. H. Schile. 25  
 Long, W. H. 918 Broadway. W. C. Smith. Fixtures and Furniture. 1,000  
 Mahnken, James. City. W. Krech. Furniture, Fixtures, & C. 850  
 Muller, Theo. 391 Hudson st. B. Levy. 321  
 O'Brien, Hugh. City. L. Kohnle. 110  
 Rosenstein, E. & H. 210 East 48th st. Eliza Basch. (R) 1,200  
 St. Clair, Fanny. 205 East 36th st. N. Betjeman. 105  
 Schoenberg, Caroline A. 166 East 61st st. R. H. Kling. (R) 3,000  
 Scovil, Phebe L. 20 East 32d st. S. Boardman. security  
 Scovil, W. E. 34 West 24th st. A. B. Cruikshank. 233  
 Trested, Margaret. 31 West 130th st. Josephine D. Powers. 1,605  
 Welsh, Henry. City. De Vourney Bros. 75  
 Weiss, F. J. 316 East 84th st. W. Dressler. 500  
 Wild, Herman. 122 East 4th st. R. Schile. 82  
 Williams, Jane E. 7 West 32d st. Ruth Schulting. 961

**MISCELLANEOUS.**

Ascher, Johanna. 144 East Broadway. E. Aaron. Fixtures. 200  
 Baker, Jacob. 719 East 11th st. C. Hirschel. Machinery. (R) 1,498  
 Balz, Wm. 171 Broadway. J. Dussell. Barber Fixtures. (R) 250  
 Berger, J. H. City. W. M. Deane. Coupe. 25  
 Bellinger, M. R. 120 West 56th st. A. H. Barney. Horses. 875  
 Becker, Leopold. 161 William st. O. Alexander & Co. Machines. (R) 915  
 Burton, G. H. City. Vandeburgh, Wells & Co. Press. 275  
 Bode, Louis C. City. Glimm, Koerner & Co. Fixtures. (R) 870  
 Braun, Peter. 531 East 16th st. J. Keck. Horses. 200  
 Brodhead, Theodore. 388 Grand st. Margaret A. Bond. Fixtures. 355  
 Brown, Felix. 61 Lewis st. Augusta Brown. Machinery. 6,225  
 Brown, Felix. 61 Lewis st. P. Michel et al. Machinery. 2,722  
 Brady, E. J. 126 3d av. J. T. Preston. Presses. 679  
 Conrath, Sebastian. 1 West 23d st. A. Canfield et al. Fixtures, &c. 155  
 Carey, John. 306 1/2 West 53d st. Mary Carey. Fixtures. 120  
 Cavanagh, John. 386 10th av. Jas. Woods. Fixtures. 600  
 Collins, John. City. F. Beyer. Horse, &c. 300  
 Connolly, W. City. J. McNamara. Horse. 175  
 Cooney, John. 400 1st av. W. A. Coons. Fixtures, Furniture, &c. 100  
 Dellisle, Louis F. 48 Rose st. R. Wey. Furniture and Fixtures. 591  
 Dilger, John. 615 3d av. H. Breunich. Fixt. 3,800  
 Durwanger, F. 659 8th av. C. G. Schneider. Horse. 1,100  
 Dahl, A. 265 East 10th st. Warren Foote & Son. Horse, &c. 300  
 Davidson, Simon. 1241 Broadway. O. L. Jones. Fixtures. 350  
 Evans, Nephi W. 1691 Broadway. Annie Christy. Fixtures. 600  
 Follis, Edward. 348 East 16th st. D. Follis. Carriages. 500  
 Freund, Jacob. City. N. Freund. Horses. 509  
 Fink, August. 27 Bond st. W. Richter. Horse. 300  
 Furbish, C. E. City. T. Ryan. Wardrobe. 1,100  
 Freund, Leopold. City. J. Matthews. Fontains. 1,000  
 Garrison, Jas. R. 304 West 54th st. Banks & Fullerton. Horses. 2,338  
 Garrison, J. R. 304 West 54th st. Melinda Simon. Horses. 2,184  
 Getman, Emily. City. J. Emmons. Horse. 100  
 Gill & Muller. 89 Beaver st. F. & M. Schaefer. Fixtures. 500  
 Grau & Behlman. 26 2d av. P. Berry. Fixt. 23  
 Galbraith & Taaffe. 80 Murray st. R. H. C. Valentin. Printing Fixtures. 900  
 Goldstein, J. L. 705 8th av. M. L. Goldstein et al. Fixtures. 4,000  
 Hafker, Hermann. 173 Delancey st. J. Behrman. Horse. 470  
 Hallack, W. R. City. S. Jones. Horse. 66  
 Hecht, Phillip. 162 Attorney st. M. Elias. (R) 1,000  
 Heins, Claus. 312 East 63d st. J. Walton. Horse, &c. 325  
 Henze, Henry C. 28 Bowery. Rosa A. Cameron. Machinery. 800  
 Hofmann, Michael. 247 1st av. Johanna Leipziger. Fixtures. 100  
 Jackson, Geo. W. 121 East 13th st. S. S. Owen. Machinery. (R) 1,000  
 Jackson, R. City. A. McNeill. Horse. 70  
 Koster, N. W. 161 Park st. Otto Koster. Horse. 500  
 Kronmeyer, Conrad. 404 West 49th st. J. A. Neke. Horse. 300  
 Krenkel, Martha. 198 Broome st. Elizabeth Muller. Fixtures. 1,800  
 Leibenstein, A. M. 123 Mercer st. L. F. Duparquet & Huot. Range. 35  
 Levy, David. City. J. Baer. Fixtures. 150  
 Leek, S. T. & F. W. 104 Maiden Lane. C. A. Lowell. Presses. 25  
 Lounsbury, Sarah M. 150 East 39th st. H. Van Tine. Horses. 1,000  
 Laemmle, Katharina. 406 6th st. F. J. Kastner. Fixtures. 100  
 Marks, M. A. 370 10th av. J. Mattheson et al. Fixtures. 25  
 Martens, Henry. 74 Canal st. A. Mietz. Machines. (R) 1,000  
 Millot Bros. 25 West Houston st. E. H. Kliebe. Machinery. 200  
 Macias Bros. City. F. S. Macias, Sr. Horse. 300  
 Malley, Joseph. 98 Attorney st. Lang & Robinson. Fixtures. 116  
 Marianus & Grant. 206 Church st. Schalk Bros. Fixtures. 300  
 Martin & Bear. 42 East 14th st. A. F. Muller. Fixtures. 103  
 Meyer, August. City. D. Frank. Horse. 510  
 Meyer & Fagen. 2403 3d av. H. Fully. Horse. 1,000  
 Misch, F. K. 24 Beekman st. Lena Misch. Fixtures. 600  
 Mitzger, J. 319 East 22d st. A. C. Kidd et al. Fixtures. 217  
 McEntee, Bernard. City. T. Murphy. Horse. 128  
 Markert, Anton. 24 Lexington av. L. S. Keller. Horse, &c. (R) 1,200  
 Marson, Chas. City. A. Kahn. Fixtures. 150  
 Martin, Wm. City. R. Ficken. Baths, &c. (R) 1,500  
 Mayer, David. City. K. Simon. Butcher Fixtures. 120





27	Fortieth st, Nos. 104 and 106 W., s s, 100 w 6th av. Hurst & Treanor agt Christina Cook and Cockerill & Spaulding	325
27	Forty-second st, No. 509 W., n s, 150 w 10th av. Hughson & Co. agt Jacob Jenny and Samuel E. McCormick	141
27	Forty-second st, No. 507 W., n s, 125 w 10th av. Hughson & Co. agt Jacob Jenny and Ellen E. Coyle	111
30	Forty-ninth st, n w cor 1st av., Benjamin J. Demarest agt George G. Gregory and — Poe	67
30	Jackson av, e s, 78x — near 161st or Cliff sts. C. B. Keogh & Co. agt Peter P. and Clara Decker	869
28	One Hundred and Twenty-sixth st, n s, 150 w 7th av, 100x — Robt. McCreedy agt Thomas J. McCall and A. W. Platt (agent)	30
21	Sixty-third st, n s, 100 e 10th av, 100x — (6 houses). Patrick Ruth, John Shea and Edward Ennis agt Patrick Dempsey, William F. and Henry Niculur, 3 items, amounting in the aggregate to	77
21	Third av, Nos. 593 and 595, e s, 25 s 39th st, 40x — Abraham Ayres agt John P. Kuhn	1,400
27	Twentieth st, No. 206 W., s s, 105 w 7th av. Hurst & Treanor agt O'Reilly, Skelly & Fogarty and Cockerill & Spaulding	275
27	Twentieth st, No. 206 W., s s, 105 w 7th av. Cook & Radley agt O'Reilly, Skelly & Fogarty and Cockerill & Spaulding	300
26	Waverley pl, No. 155, e s. Peter Rogers agt Peter Tebow	22

KINGS COUNTY, N. Y.

August		
25	Washington st, Nos. 40, 42, 44, 46, 48, 50, 52, 54, 56 and 58, extd. from Front to Water st, 200x 60. Patrick H. Murray agt Jeremiah T. Smith, George W. Campbell and George Thayer	\$227
23	Manhattan av, e s, 375 n Nassau av, 25x100. A. K. Meserole agt Patrick Newman and George H. Gerard	75
25	Same property. John C. Provost agt Patrick and M. Newman and George H. Gerard	283
21	Grand st, Nos. 442, 444, 446, 448 and 450, s s, 100 e Lorimer st, 100x120. Charles H. Berry agt Garret Ditmars, James Rodwell and Haydon H. Hall	550
21	Fulton st, Nos. 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106 and 1108, s s, 325 e Classon av. James Caskey agt Alfred McDonald and Hancock Life Ins. Co.	25
21	Same property. Joseph Doremus agt same	30
28	Grand st, Nos. 442, 444, 446, 448 and 450, s s, 200 w Leonard st. Charles L. Heath agt Garret Ditmars, James Rodwell and H. H. Hall	41
28	Same property. Thomas Kylie agt same	300
26	Wolcott st, n s, 169 w Conover st, 20x100. Owen McKenna agt Patrick Kettle	175

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 533—Spring st, No. 119, n s, 25 e Greene st, one five-story cast iron store, 25x85; tin roof and iron cornice; cost, \$10,000; owner, F. A. Kursheedt; architect, Robert Mook; builder, I. Rogers.

Plan 534—Seventieth st, No. 179 E., one five-story brick home for Aged Poor, 75x108; slate roof and iron cornice; cost, \$26,000; owners, Little Sisters of the Poor; architect, L. J. O'Connor.

Plan 535—Tenth av, n w cor 56th st, three five-story brown stone and brick stores and tenements, 50.6x50; tin roof and iron cornice; cost, \$8,000 and \$4,000; and one one-story brick stable 24.6x17; cost, \$800; owner and builder, John Glass, Jr.; architect, George J. Penchard.

Plan 536—St. Ann's av, e s, 350 n 156th st, one five-story brick brewery, 73.5x76.10; slate and gravel roof; cost, \$20,000; owners, P. & W. Ebling; architect, A. Pfund.

Plan 537—One Hundred and Twenty-sixth st, n s, 110 w 5th av, three three-story brown stone dwell'gs, 16.8x55; tin roof and iron cornice; cost, \$8,000; owner, H. G. Silleck, Jr., n w cor 5th av and 126th st; architect, A. Pfund.

Plan 538—Elizabeth st, No. 31, one four-story brick stable and tenement, 26x63 and 93; tin roof and iron cornice; cost, \$9,000; owners, Brinckerhoff & Co., 86 Elizabeth st; architect, Wm. Jose.

Plan 539—Forty-fifth st, Nos. 505 and 507 W. (rear), one three-story brick factory, 50x40; tin roof; cost, \$4,000; owner, &c., Havilah M. Smith, 35 North Moore st.

Plan 540—Eighty-first st, Nos. 160 and 162 E., two three-story brown stone dwell'gs, 20x53; tin roof and iron cornice; cost, \$9,000; owner, D. W. Evans; architect and builder, Wm. Picken.

Plan 541—Forty-fifth st, No. 542 W., one five-story brown stone tenement, 25x69 and 77; tin roof and iron cornice; cost, \$9,000; owner, Samuel F. Engs; architect, M. J. Morrill; builder, E. Dennington.

Plan 542—Madison st, No. 99, one five-story brick store and tenement, 25x56.5; tin roof and iron cornice; cost, \$7,000; owner, Andrew Martin; architect, Wm. E. Waring.

Plan 543—Madison av, s w cor 111th st, five three-story brown stone dwell'gs, 20x40; tin roof and iron cornice; cost, \$4,500; owner, M. T. Kelley; architect, Joseph M. Dunn; builder, John McClone.

BROOKLYN, N. Y.

Dean st, n s, 125 w Grand av, three three-story brick dwell'gs, 16x34; gravel roof and wood cornice; owner, H. W. Lovejoy, 125 St. Marks av; architects and builders, Parfitt Bros.

Ellery st, n w cor Broadway, one one and two-story brick depot and stable, 150x184 and 56; tin roof and iron cornice; owner, Broadway R. R. Co.; architect, I. D. Reynolds; builder, J. Brady.

Greene st, n s, bet. Franklin st and Manhattan av, one one-story frame stable, 18x30; gravel roof; owner, &c., B. C. R. R. Co.

Hoyt st, e s, 80 n First st, two two-story brown stone dwell'gs, 20x45; tin roof and wood cornice; owner and builder, John Thomas; architect, M. J. Morrill.

Moore st, No. 55, one three-story frame cabinet shop, 25x30; gravel roof; owner, Chas. Goetz; architect, J. Platte; builder, L. Meyer.

Pacific st, n s, 250 w Albany av, one three-story brown stone dwell'g, 20x45; tin roof and wood cornice; owner, William Moyr, cor 6th av and 2nd st; architect, Amzi Hill; builder, Thomas Donlon and Andrew Miller.

Partition st, No. 73, one one-story frame carpenter shop, 10x16; tin roof; owner, J. Glenson.

Stockton st, s s, 340 e Nostrand av, one three-story brick workshop, 24x60; tin roof and brick cornice; owner, &c., John Clark.

Sullivan st, s s, 20 w Dwight st, one two-story frame dwell'g, 20x32; tin roof; owner, M. Reilly; architect and builder, T. Leibbrand.

Suydam st, w s, 125 n Bushwick av, one two-story frame dwell'g, 22x36; spruce board roof; owner, Joseph Reh; architect, Ulrich Maurer, Jr.; builder, John Rueger.

Union st, s s, cor Hoyt st, nine three-story brown stone dwell'gs, 16.8x45; felt and gravel roof and wood cornice; owner, John Layton, 261 Carroll st; architect and builder, W. J. Bedell.

Varet st, No. 79, one three-story frame tenement, 18x50; tin roof; owner, Adam Schauf; builder, John Rueger.

Varet st, n s, 150 e Broadway, one two-story frame dwelling, 22x25; tin roof; owner, Mrs. Cruger; builder, John Rueger.

Wyckoff st, n s, 200 w 5th av, ten three-story brown stone tenements, 20x56; felt and gravel roof and wood cornice; owner, George W. Brown, 46 Portland av; architect, G. F. Thomas.

Second pl, s s, 100 w Clinton st, four three-story brown stone dwell'gs, 15.10x47; tin roof and wood cornice; owner, J. W. Peckett, 313 Clinton st; architects, Perkins & Green; builders, Rabold & Tostevin.

Fifty-fifth st, s s, bet 325 e 3d av, one two-story frame stable, 12.6x16; tin roof; owner, C. A. Robson; builder, E. Robson.

Central av, s e cor Prospect st, one one and one-half story frame stable, 20x12; tin roof; owner, &c., F. W. X. Kossman.

Clermont av, No. 79, bet. Park and Myrtle avs, two three-story brick dwell'gs, 14x44; tin roof and wood cornice; owner, &c., John C. Rustin, 42 Adelphi st.

Central av, w s, 75 n Troutman st, one two-story frame dwell'g, 25x40; tin roof; owner, &c., Henry Loeffler.

De Kalb av, n s, 81.1 e Hudson av, one three-story brick dwell'g and store, 20x40, tin roof and wood cornice; owner, M. Fallon; architect, J. B. Twaits; builder, P. D. Norris.

Kent av, s e cor Rush st, one one-story brick shed, 79 and 100x60; felt and gravel roof; owner, J. Mollenhaur; architect and builder, James N. Brewster.

Lexington av, s s, 299 e Tompkins av, three two-story brown stone dwellings, 18x38; gravel roof and wood cornice; owner, W. J. Sayres, 397 Fulton st; architect, &c., S. E. C. Russell.

Roid av, n w cor Decatur st, one two-story frame dwelling, 18x40, tin roof; owner, J. Hagerly; builder, H. C. Baur.

Tompkins av, w s, 90 n Stockton st, one two-story frame stable, 22x33, gravel roof; owner, John McEnlane; builder, John Rueger.

Washington av, w s, bet. Myrtle and Park avs, one one-story brick stable, 16.8x32; tin roof; owner, R. F. Stevens; builder, A. Rulon.

Second av, n w cor 13th st, one one-story frame dwell'g, 20x25; tin roof; owner, John Gottlieb; builder, H. Gottlieb.

PHILADELPHIA, PA.

Trenton av, n Cambria, two-story house; Samuel Axon.

Trenton av, n Erie, two-story house; Geo. Eheim.

Lawrence, s Norris, three three-story houses; Chas. Bossert.

Haines, bet Cedar and Chew, Germantown, two two-story houses; David McMahon.

Sixteenth st, n Tioga, three-story house; Wm. Winley.

Lawrence, No. 2123, three-story house; Chas. Nece.

Frankford road and Hull st, three-story store and house, M. A. Lavalle.

Dauphin, bet 10th and 11th st, three story house; John Klebe.

Melrose, w Bridge, two-story house; R. C. Taylor.

Lawrence & Jefferson, four three-story houses; M. Molloy.

Clermont, e 45th st, three-story house; W. D. Haines.

Thirty-sixth st, s Chestnut, two three-story houses; S. C. Bunting.

Woodland av, bet 6th and 65th sts, two two-story houses; H. S. Urian.

Woodland av, s e 52d st, three-story house; Isaac Payne.

Grape, e Cresson, Manayunk, two-story house; Sisler & Grow.

Leverington, n Mitchell, Roxborough; S. B. Riter.

CINCINNATI, OHIO.

McMicken av, bet Main and Locust, three-story brick house, cost, \$2,450; Fred. Tuckey.

East Fifth st, two two-story brick, cost, \$1,305; McCrary & Clark.

Milton, No. 55, two-story brick house, cost, \$2,000; Laughorst & Soller.

River road, near Short st, two-story brick, cost, \$2,000; Fred. Embushoff.

Eastern av, No. 223, two-story house, cost \$1,100; Albert Klocke.

CHICAGO, ILL.

Ontario st, three-story brick house, cost, \$1,000; Geo. Leslie.

Clinton st, No. 361, two-story brick house, cost, \$2,000; Peter Hayte.

Bryant av, No. 22, two-story brick house; cost, \$2,800; J. E. Strong.

Larabee, near Crosby, two-story brick store, cost, \$2,100; Eliz. Hahn.

West 12th st, No. 507, two-story brick store, cost, \$2,000; Jno. Wallace.

Kinsie, near Wells, two-story warehouse, cost, \$2,000; I. Dewey.

Division st, No. 361, two-story brick store, cost, \$2,000; Anna Wissing.

Archer av, No. 744, two-story brick store, cost, \$3,500; Martin Brownell.

South Halstead st, No. 1420, two-story brick store, cost, \$1,500; L. A. Peterson.

Eighteenth st, near Wentworth av, four two-story brick houses, cost, \$6,000; S. Van Kirk.

Hubbard st, No. 278, two-story brick house, cost, \$2,400; Andrew Hansen.

ALTERATIONS, N. Y.

Broadway, No. 57, side wall rebuilt; cost, \$6,000; owner, Charter Oak Life Ins. Co.; architect, Emile Gruwe; builders, White & McEvoy.

Bowery, No. 140, interior alterations; cost, \$2,000; owner, John Callaghan, 140 Bowery; architect, Fred. H. Coles.

Bowery, No. 327, rear wall altered; cost, \$150; owner, Peter Cooper, 9 Lexington av; builders, Joseph Smith.

Bowery, No. 387, new front, interior alterations; cost, \$800; owner, Estate Martin Lalor; builder, John E. O'Brien.

Broome st, No. 23, front wall raised one story; cost, \$1,200; owner, Mrs. Murphy, 23 Broome st; architect and builder, F. Cooke.

Broome st, No. 523 and 525, one-half story added, roof altered; cost, \$500; owner, Charles Seibert, 523 Broome st; builder, Nicholas Connor.

Fourth st, No. 354 East, raised and roof altered; cost, \$750; owner, S. Newman; architect, Chas. Sturtzkober; builder, Anton Neusch.

Forty-first st, n s, 115 e Lexington av, raised extension, &c.; cost, \$10,000; owners, Pottier & Styms Mfg. Co.; architect, S. D. Hatch; builders, A. Andrews & Son.

Forty-first st, n s, 100 w 10th av, extension on west side, &c.; cost, \$14,000; owner, William Campbell; architect, Geo. W. Hill; builder, Saml. Lowden.

Forty-seventh st, No. 614 W. (rear), raised, and roof altered; cost, \$300; owner, Joseph Woltering; builder, Henry Touyan.

Johnson av, s s, 100 w N. Y. C. R. R., roof raised nine feet; cost, \$250; owner, J. G. Johnson, Spuyten Duyvel; architect and builder, S. Francis Quick.

Monroe st, No. 257, front raised twelve feet, roof altered; cost, \$1,000; owner, Rich'd Harding; architect, James Doyle; builder, Chs. Couley.

One Hundred and Forty-third st, s s, 350 e Willis av, roof altered and rear extension, 10x13; cost, \$950; owner, Mr. West; builder, John Knox.

Pearl st, No. 231, roof altered, &c., cost, \$1,500; owner, H. S. Ely, agent; architect, Wm. E. Bloodgood; builder, Freeman Bloodgood.

Rivington st, No. 332 and 334, front altered, &c.; cost, \$4,000; owner, D. Hardenkamp; architect, Wm. E. Waring.

South William st, No. 39, extd. to Stone st, interior alterations; cost, \$5,000; owner, estate

Harris Wilson; architect, John Sexton; builder, C. W. Luyster.  
 Sixth st, No. 717, rear wall rebuilt; cost, \$300; owner, George Ott; builder, Rich'd Shapter.  
 Sixty-eighth st, s s, 175 w 10th av, raised one-story; cost, \$500; owner, Joseph Young; architect and builder, Michael Stienhauser.  
 Thompson st, No. 176, interior alterations, &c.; cost, \$50; owner, Hamilton R. Searls; architect and builder, Geo. G. Burns.  
 Thompson st, No. 176 (rear), interior alterations, &c.; cost, \$500; owner, Hamilton R. Searls; architect and builder, Geo. G. Burns.  
 Thirty-second st, No. 1 (rear), wall raised, roof altered, and extension 23.6x17; cost, \$4,000; owner, C. M. Bell; architect, M. C. Merritt; builder, Hiland B. Weeks.  
 Thirty-fourth st, No. 62 E, raised one-story; cost, \$2,000; owner, E. N. Dickerson; architects, McKim, Mead & Bigelow; builders, Jas. Hamel & Son.

Harris, Alex., referred to Reg. Fitch.  
 Hatfield, John G., referred to Reg. Close.  
 Hayden, Charles E., referred to Reg. Little.  
 Hillenbrand, Joseph, referred to Reg. Allen.  
 Hirsch, Sampson } referred to Reg. Little.  
 Mayer, Benjamin }  
 Horn, George, referred to Reg. Dwight.  
 Houston, David, referred to Reg. Allen.  
 Houghton, George Y., referred to Reg. Beale.  
 Lamy, Alexander, referred to Reg. Fitch.  
 Johnson, Henry W., referred to Reg. Ketchum.  
 Kendall, Edward D., referred to Reg. Dayton.  
 Kinney, Frank, referred to Reg. Dwight.  
 Klemm, Joseph L., referred to Reg. Dayton.  
 Knowles, Hugh A., referred to Reg. Allen.  
 Keyes, Christopher, referred to Reg. Fitch.  
 Lakey, Charles D., referred to Reg. Allen.  
 Levine, Wm. M., referred to Reg. Dayton.  
 Lehnert, Francis, referred to Reg. Little.  
 Lighthill, Edward B., referred to Reg. Little.  
 Linder, Joseph, referred to Reg. Allen.  
 Mallory, James E., referred to Reg. Close.  
 Manning, Joseph, referred to Reg. Dwight.  
 McKee, James, referred to Reg. Little.  
 Meixel, Ignatz, referred to Reg. Little.  
 Metzger, Louis, referred to Reg. Fitch.  
 Mitchell, John, referred to Reg. Little.  
 Mitchell, John W., referred to Reg. Dwight.  
 Montgomery, Wm. M. and Robert, referred to Reg. Dayton.

Giles, Wm. O., referred to Reg. Little.  
 Hammond, Benjamin, referred to Reg. Close.  
 Hesse, Charles } referred to Reg. Fitch.  
 Kahn, Joseph }  
 Hooper, Henry, referred to Reg. Close.  
 Jaretzki, Gustavus, referred to Reg. Allen.  
 Keller, Leopold, referred to Reg. Fitch.  
 Kraft, Frederick W., } referred to Reg. Close.  
 Beaman, William T. }  
 Lumley, Alexander, referred to Reg. Ketchum.  
 Lumley, Edward, referred to Reg. Dwight.  
 McCormack, James, referred to Reg. Ketchum.  
 Mason, Alverin A., referred to Reg. Allen.  
 Meeker, Wm. M., referred to Reg. Taylor.  
 Mintzer, Adolph, referred to Reg. Dwight.  
 Moore, John and Thomas, referred to Reg. Taylor.  
 Newman, Hugh, referred to Reg. Little.  
 Rathbone, Aaron II., referred to Reg. Ketchum.  
 Raynor, Benjamin F., referred to Reg. Little.  
 Sampson, Thomas, referred to Reg. Dayton.  
 Schlessinger, Louis, } referred to Reg. Dwight.  
 Wronker, Isidor, }  
 Solomon, Barnett L., Solomon B., Judah H., and Simeon B., referred to Reg. Little.  
 Wright, Francis, referred to Reg. Dwight.

MISCELLANEOUS.

BUSINESS CHANGES.

Schedules of Assets and Liabilities filed by Assignees for the week ending August 29:

	Nominal Liabilities.	Real Assets.	Real Assets.
McEwen, Joseph, 317 to 321 West 32d st.....	\$14,350	\$25,255	\$3,396

ASSIGNMENTS—BENEFIT CREDITORS.

- August.
- 21 Sterling, Wm. H., to Cyrus O. Hubbell.
- 24 Britton, John, to Frederick W. Rebhann.
- Barnett, Abraham }
- 27 Kenney, Patrick E., to Daniel Powers. (Barnett & Kenney)
- 28 Gilten, Daniel, to John Ryan.
- 29 Pelletreau, Malby K., to Wm. D. May.
- 27 Stiner, Joseph, to Jacques H. Hertz.
- 28 Groencke, George, to Richard L. Plahn.
- 30 Harrison Ink Co. to Wm. Blakney.

VOLUNTARY BANKRUPTCY.

Allen, James T. } referred to Reg. Allen.  
 Mohr, Frederick }  
 Anderson, Wm. T., referred to Reg. Dwight.  
 Arnsheim, Eugene, referred to Reg. Fitch.  
 Atkins, Benjamin F., referred to Reg. Whitaker.  
 Bailey, Festus C., referred to Reg. Close.  
 Baldwin, S. W. and John M., referred to Reg. Little.  
 Barnes, Zuinglius F., referred to Reg. Allen.  
 Beach, George W., referred to Reg. Little.  
 Beatty, James H., referred to Reg. Fitch.  
 Blesson, Hugh, referred to Reg. Ketchum.  
 Brooks, Franklin W., referred to Reg. Fitch.  
 Burchill, Nathaniel, referred to Reg. Beale.  
 Burke, Annie, referred to Reg. Taylor.  
 Byrne, Michael, referred to Reg. Ketchum.  
 Berger, Emanuel, referred to Reg. Fitch.  
 Beach, William Y., referred to Reg. Ketchum.  
 Baker, Lew H., referred to Reg. Dwight.  
 Bernstein, Levy, referred to Reg. Dayton.  
 Barclay, James H., referred to Reg. Ketchum.  
 Bunker, Edward H., referred to Reg. Dayton.  
 Bayard, George D. } referred to Reg. Dayton.  
 Perrenoud, Gustave F. }  
 Boud, Joseph W., referred to Reg. Ketchum.  
 Crane, John J. and Harrison N., referred to Reg. Ketchum.  
 Chellborg, Emerson } referred to Reg. Ketchum.  
 Latting, Walter S. }  
 Cockerill, Thomas } referred to Reg. Dwight.  
 Spaulding, Bernard }  
 Coles, Edward O., referred to Reg. Fitch.  
 Cooley, John E. and Geo. F., referred to Reg. Close.  
 Cohalas, Timothy, referred to Reg. Taylor.  
 Colburn, James E., referred to Reg. Allen.  
 Crow, Ellis N., referred to Reg. Dayton.  
 Cornwall, Augustus, referred to Reg. Fitch.  
 Denny, Daniel, referred to Reg. Allen.  
 Deyo, Marvin E., referred to Reg. Whitaker.  
 Downs, John, referred to Reg. Dayton.  
 Davis, John B., referred to Reg. Ketchum.  
 Davenport, Jonathan G., referred to Reg. Allen.  
 Drummon, Wm. P., referred to Reg. Close.  
 Decker, Wm. H., referred to Reg. Dwight.  
 Etling, Louis, referred to Reg. Whitaker.  
 Ely, Henry C., referred to Reg. Ketchum.  
 Evans, Clifford, referred to Reg. Little.  
 Foster, Henry A., referred to Reg. Allen.  
 Fiske, Wm. B., referred to Reg. Fitch.  
 Friedman, Henry } referred to Reg. Dwight.  
 Fiske, Calloman }  
 Fibel, Henry, referred to Reg. ———.  
 Ferguson, John L., referred to Reg. Dwight.  
 Ferrero, Jane, referred to Reg. Fitch.  
 Freer, Jacob S., referred to Reg. Fitch.  
 Frisbie, Mortimer A., referred to Reg. Dwight.  
 Fraunf, Jacob, referred to Reg. Ketchum.  
 Fryer, Wm. J., Jr., referred to Reg. Dwight.  
 Glass, John, referred to Reg. Little.  
 Goldstein, Philip, referred to Reg. Fitch.  
 Goodman, Nathan and Benjamin, referred to Reg. Allen.  
 Herbert, John J., referred to Reg. Fitch.  
 Hoes, William M., referred to Reg. Fitch.  
 Hale, John M., referred to Reg. Dayton.  
 Hall, James T., referred to Reg. Close.  
 Hall, Thos. J., referred to Reg. Dwight.  
 Hamilton, Frank H., referred to Reg. Dayton.

Morris, Henry M., referred to Reg. Little.  
 Moses, David, referred to Reg. Ketchum.  
 Murphy, Richard } referred to Reg. Little.  
 Trainer, Peter }  
 McArtie, Charles J., referred to Reg. Fitch.  
 Marshall, I. Gilbert, referred to Reg. Ketchum.  
 Mars, Edward, referred to Reg. Little.  
 Melvaine, Edward Reed, referred to Reg. Dayton.  
 Nickerson, George M., referred to Reg. Whitaker.  
 Norton, James H., referred to Reg. Taylor.  
 Newhall, Luther C., referred to Reg. Ketchum.  
 Odell, Hulett, referred to Reg. Ketchum.  
 O'Neill, Bernard, referred to Reg. Dwight.  
 Odell, Charles H., referred to Reg. Close.  
 Otten, Henry, referred to Reg. Little.  
 Orcutt, Chas. C., referred to Reg. Close.  
 Parker, Theodore C., referred to Reg. Close.  
 Purdy, Wilfred P., referred to Reg. Close.  
 Purcell, Michael, referred to Reg. Dwight.  
 Paine, James L., referred to Reg. Dayton.  
 Palen, Henry W., referred to Reg. Whitaker.  
 Pattison, John N., referred to Reg. Dwight.  
 Piser, Samuel, referred to Reg. Allen.  
 Post, Gilbert H., referred to Reg. Beale.  
 Quirk, Oscar C., referred to Reg. Ketchum.  
 Ranney, Edward N., referred to Reg. Little.  
 Reed, Philander, referred to Reg. Dayton.  
 Robertson, Wm. W., referred to Reg. Taylor.  
 Rogers, Alex. C. } referred to Reg. Allen.  
 Edwards, Wm. H. }  
 Ruggles, James F., referred to Reg. Ketchum.  
 Rauch, George H., referred to Reg. ———.  
 Requa, John L., referred to Reg. Close.  
 Roberts, James, referred to Reg. Dayton.  
 Schlang, Lazarus, referred to Reg. Allen.  
 Seaver, Joseph A., referred to Reg. Little.  
 Stevens, Charles S., referred to Reg. Close.  
 Schulz, Simon, referred to Reg. Ketchum.  
 Smith, Charles B., referred to Reg. Dwight.  
 Schlachter, Julius C., referred to Reg. Dayton.  
 Swezey, Jerome A., referred to Reg. Taylor.  
 Shepard, Gerrit H., referred to Reg. Dwight.  
 Shelley, Chas. H., referred to Reg. Dwight.  
 Samuels, Joseph, referred to Reg. Dayton.  
 Sanderson, Edward P., referred to Reg. Allen.  
 Sawyer, Edward J. and Robert F., referred to Reg. Allen.  
 Scheuer, Adolph } referred to Reg. Dayton.  
 Hernan, Simon L. }  
 Schneider, Gerhardt, referred to Reg. Allen.  
 Schwartz, Christian, referred to Reg. Allen.  
 Sekendorff, Isaac, Jr., referred to Reg. Dayton.  
 Shelbourne, Sidney F., referred to Reg. Dwight.  
 Siegel, David, referred to Reg. Allen.  
 Signer, Isaac L., referred to Reg. Whitaker.  
 Simpson, Lissack H., Jr., referred to Reg. Allen.  
 Simpson, Naphthali L., referred to Reg. Fitch.  
 Smith, George H., referred to Reg. Whitaker.  
 Smith, T. Eugene, referred to Reg. Ketchum.  
 Streinz, Adolph C., referred to Reg. Ketchum.  
 Sullivan, Susan, referred to Reg. Dwight.  
 Trested, Richard H., referred to Reg. Little.  
 Thompson, Austin D., referred to Reg. Dwight.  
 Taylor, Aaron H., referred to Reg. Dayton.  
 Tarrytown Heights Land Co., referred to Reg. Allen.  
 Van Benschoten, Herman N. and Bartlett, referred to Reg. Beale.  
 Van Duzer, Wm. W., referred to Reg. Taylor.  
 Van Winkle, Albert, referred to Reg. Fitch.  
 Webb, Henry W., referred to Reg. Close.  
 Wells, Charles T., referred to Reg. Ketchum.  
 Whitney, Ira G., } referred to Reg. Dayton.  
 Farley, Alfred A. }  
 Williams, Frank, referred to Reg. Fitch.  
 Wolff, Abraham, referred to Reg. Fitch.  
 Wood, William, referred to Reg. Whitaker.  
 Woods, Peter and John, referred to Reg. Dayton.  
 Wise, Nathaniel, referred to Reg. Ketchum.  
 Young, Samuel B., referred to Reg. Ketchum.  
 Youmans, John H., referred to Reg. Little.  
 Youngs, Henry I. } referred to Reg. Dayton.  
 Smith, Sidney T. }  
 Smith, Appolos. }

ADJUDICATIONS IN BANKRUPTCY.

Avery, Alfred F., referred to Reg. Close.  
 Briggs, Alanson T., referred to Reg. Allen.  
 Calm, Emil C., referred to Reg. Ketchum.  
 Chandler, John F., referred to Reg. Dayton.  
 Davidson, Hugh, referred to Reg. Taylor.  
 Farley, Terence, referred to Reg. Fitch.  
 Friedlander, Henry, referred to Reg. Dayton.

DISCHARGES IN BANKRUPTCY.

Bradley, Joseph West.  
 Frinck, George A.  
 Gearty, Thomas.  
 Greenelle, Walling D.  
 Knevals, Caleb B.  
 Reed, Thomas.  
 Schwab, Gabriel.  
 Sewell, Arthur L.  
 Strauss, Samuel.  
 Thompson, Wm.  
 Wylie, George W.

ADVERTISED LEGAL SALES.

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

September  
 Clinton st (No. 87), w s, 125 s Rivington st, 25x100, five-story brick store and dwell'g, by James M. Miller. (1st mort.; amount due, about \$15,100.) 2  
 Thompson st (No. 27), w s, bet Grand and Broome st, 20x80, five-story brick store and dwell'g, by J. M. Miller. (1st mort.; amount due, about \$11,025.) 2  
 Sixty-first st (Nos. 305 and 307), n s, 100 e 2d av, 49.6x100.5, two and one-story brick and frame stable, by John T. Boyd. 2  
 Sixty-fourth st, s s, 20 e 10th av, 50x100.5, vacant, by C. J. Lyon. (Amount due, about \$9,600.) 2  
 Seventy-seventh st, s s, 45 e Madison av, 50x102.2 }  
 Seventy-sixth st, n s, 45 e Madison av, 50x102.2 } vacant lots. 2  
 by Scott & Myers. 2  
 One Hundred and Nineteenth st (No. 233), n s, 360 e 3d av, 20x100.10, two-story brick dwell'g, by A. H. Muller & Son. (1st mort.; amount due, about \$5,930.) 2  
 Teasdale pl, w s, 391.3 n Delmonico pl, 33.9x100, by A. H. Nicolay. (1st mort.; amount due, about \$5,550.) 2  
 Madison av, cor Kingsbridge road, 96x127x82x96, by B. Smyth. (Amount due, about \$1,800.) 2  
 Madison av, e s, 271 s Kingsbridge road, 50x120. }  
 Madison av, e s, 96 s Kingsbridge road, 50x83x } 69x131 } 2  
 Kingsbridge road, w s, 16 n Fordham av, 80x65x } 50x137 } by B. Smyth. (Amount due, about \$3,875.) 2  
 Church st (No. 199), e s, 21.2x75, five-story iron front brick warehouse, by J. T. Boyd. (Amount due, about \$27,100.) 3  
 Hester st (No. 113), n s, 83 w Chrystie st, 22.4x25.1, four-story brick store and dwell'g, by J. L. Wells. (2d mort. \$1,600; all liens, about \$6,650.) 3  
 Sixty-fifth st, s s, 50 e Madison av, 50x100.5, vacant lots, by Scott & Myers. 3  
 Seventy-fourth st (No. 330), s s, 300 e 2d av, 25x102.2, four-story brick dwell'g, by R. V. Harnett. (1st mort.; amount due, about \$11,000.) 3  
 Madison st (No. 271), n s, bet Clinton and Montgomery st, 18.9x100, two-story brick dwell'g, by A. J. Bleeker. (1st mort.; amount due, about \$1,300.) 4  
 Forty-seventh st (No. 320), s s, 300 w 8th av, 30.5x65, five-story stone front dwell'g, by Jere Johnson, Jr. (1st mort.; amount due, about \$9,400.) 4  
 75, three four-story brick stores and dwell'gs, by Wm. Kennelly. (Amount due, about \$6,175.) 4  
 Fifth av, e s, 100.11 n 96th st, 25.2x100, vacant lot, by Rich. V. Harnett. (Amount due, about \$15,700.) 4  
 Eighth 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. 4  
 Eighth av (No. 153), w s, 106.9 n 17th st, 19.7x75, } three and two story frame store and dwell'g, } by J. M. Oakley & Co. (2d mort. about \$7,500; all liens about \$21,500.) 4  
 Boulevard, 10th av, 85th and 86th sts—block, 208.8 x361.9x204.4x100.4, two two-story frame dwellings, one three-story frame dwell'g; two and one-story frame barn, by Scott & Myers. (1st mort., amount due about \$97,550.) 5  
 Twenty-sixth st (No. 139), n s, 412.6 w 6th av, 12.6 } x98.9, four-story stone front dwell'g. 5  
 Twenty-sixth st (No. 137), n s, 400 w 6th av, 12.6 } x8.9, four-story stone front dwell'g. 5  
 by J. T. Boyd. (1st mort., amount due about \$7,125.) 5  
 One Hundred and Seventeenth st (No. 108), s s, 63.4 e 4th av, 15.10x100.11, three-story stone front dwell'g, by J. T. Boyd. (1st mort., amount due about \$5,700.) 5

One Hundred and Twenty-sixth st, n s, 143 e 6th av, 17x99.11, three-story stone front dwell'g, by A. P. Riker. (Amount due about \$1,150).

KINGS COUNTY, N. Y.

North 9th st, n e s, 125 n w 3d st, 25x100. North 9th st, n e s, 100 n w 3d st, 25x100. Road leading from Brooklyn to Bath, adj. lands of Peter Leitch and Charles Lott, about 4 acres.

FORECLOSURE SUITS.

NEW YORK. August Av C, e s, 150 s Cliff st, 25x100.6. Kate A. Moores agt Clara Decker; att'ys, Alex. Melhado.

35th st, n s, 293.9 e 2d av, 18.9x98.9. James Clark agt Carl J. Schinek; att'y, A. W. Lowerre.

Sept.

6th st, n s, 289 w 1st av, 16x100.5. Harrison Johnston agt Robert Cunningham; att'y, F. Swarts.

LIS PENDENS.

KINGS COUNTY.

Cypress Hills plank road, s w cor Gardner av, 75x 200 to Ingraham st. Hermann Voss (exr. N. Duckel) agt Margarethe Bossert; att'y, H. J. Greata.

RECORDED LEASES.

NEW YORK. Per Year Great Jones st, No. 45. James D. Jones, Schenectady, N. Y., to Louis N. Meyer, September 1, 1876, 3 years, 8 months. \$1,000

N. Y. STATE.

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

DUTCHESS COUNTY.

REAL ESTATE MORTGAGES. Baldwin, Joseph H.—Edw'd Dutter, Rhinebeck, \$8,000





Table listing various items for sale, including Stabel, Louis, Hoboken—G. Vogt, barber shop; Starkey, C. O.—G. G. Fox, horse, wagon, beer boxes, cider kegs, &c.; Tiedemann, P. H.—H. Beck, horses, wagons, &c.

BILLS OF SALE.

Table listing bills of sale, including Hutton, H. C.—G. Medole, furniture; Jefferies, D. T.—Lydia A. Green, furniture; Kulinski, W. J.—M. Greifelt, 60 gross beer bottles.

JUDGMENTS.

Table listing judgments, including Coykendall, N. H., A. A. and L. D.—J. A. Blair; Hopkins, J. C. and John Allen—H. P. McDermott.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages, including Brophy, William—A. Belding, w s Jackson, n Taylor st, 2 years; Cocker, Isaac—G. Beesley, n w cor Canal and Jefferson st, 1 year.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages, including Arnold, David, Patterson—G. Jackson, tools; Conkling, J. B., Acquackanonk Tp—A. Wilfams, furniture, stock, &c.

PATERSON JUDGMENTS.

Table listing Paterson judgments, including Carr, Francis—S. W. McTaggart; Crane, Albert—J. C. Smith; Miller, J. W.—G. E. Smith.

ALBANY PRICES FOR LUMBER.

The Argus quotes to Aug. 27 as follows:

Table listing Albany prices for lumber, including River freights—To New York, per M ft.; To Bridgeport, 1 25c; To New Haven, 1 50c; To Providence, 1 75c.

The current quotations of the yards at the close were as follows:

Table listing current quotations for lumber, including Pine, clear, per M; Pine, fourths, per M; Pine, selects, per M; Pine, common box, per M.

Table listing market quotations for various types of wood, including Cherry, good, per M; Cherry, common, per M; Oak, good, per M; Oak, second quality, per M.

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 listing market quotations for BRICK, including Pale, Jersey, Long Island, Up-River, Haverstraw Bay, 2ds, Haverstraw Bay, 1sts, Favorite brands.

Table listing market quotations for CEMENT, including Rosendale, Portland, Saylor's American, Portland (imported), Roman, Keene's coarse, Keene's fine, Martin's coarse, Martin's fine.

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 listing market quotations for FIRE BRICK, including Red Welsh, Scotch, American.

Table listing market quotations for FOREIGN WOODS—Duty free, including Cuba, Mexi, small, Mexican, large, Florida.

Table listing market quotations for MAROLANY, including St. Domingo, crotches, ordinary to good, St. Domingo, crotches, fine, St. Domingo, logs, small, St. Domingo, logs, large, Frontera, Mexican, large, Frontera, Mexican, small, Other Mexican, Honduras.

Table listing market quotations for ROSEWOOD, including Rio Janeiro, ordinary to good, Rio Janeiro, good to fine, Bahia, ordinary to good, Bahia, good to fine, Honduras, per ton, Satinwood, Tulipwood, Lignumvitae, small, Lignumvitae, large.

Table listing market quotations for GLASS, including Duty.—Window—Polished, Cylinder and Crown, not over 10 x 15in., 2 1/2c. per sq. ft.; larger, and not over 16 x 24in., 4c. per sq. ft.; larger, and not over 24 x 30in., 6c. per sq. ft.; above that, and not exceeding 24 x 60in., 20c. per sq. ft.; all above that, 40c. per sq. ft. On Unpolished Cylinder, Crown, and Common Window not exceeding 10 x 15 in. sq., 1 1/2c.; over that, and not over 16 x 24, 2c. over that, and not over 24 x 30, 2 1/2c.; all over that, 3c. per lb.

Table listing market quotations for WINDOW GLASS, Prices Current per box of 50 feet, including SINGLE, SIZES, 6 x 8—10 x 15, 11 x 14—16 x 24, 18 x 22—20 x 30, 15 x 36—24 x 30, 26 x 28—24 x 36, 26 x 46—30 x 50, 30 x 52—30 x 54, 30 x 56—34 x 56, 34 x 58—34 x 60, 36 x 60—40 x 60; DOUBLE, 6 x 8—10 x 15, 11 x 14—16 x 24, 18 x 22—20 x 30, 15 x 36—24 x 30, 26 x 28—24 x 36, 26 x 36—26 x 44, 26 x 46—30 x 50, 30 x 52—30 x 54, 30 x 56—34 x 56, 34 x 58—34 x 60, 36 x 60—40 x 60.

Table listing market quotations for various sizes of lumber, including 24 x 58—34 x 60, 36 x 60—40 x 60.

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

Discounts, French—nominal. American—nominal. GREENHOUSE, SKYLIGHT AND FLOOR GLASS, Per square foot, net cash.

Table listing market quotations for HAIR—Duty free, including Cattle, per bushel of 7 D., \$—@ 0 10; Goat, —@ 0 12 1/2.

Table listing market quotations for IRON, including Pig, Scotch, Coltness, per ton \$23 00; Pig, Scotch, Gartsherrie, per ton \$21 00; Pig, Scotch, Glasgow, per ton \$21 50; Pig, Scotch, Eglinton, per ton \$21 50; Pig, American, No. 1, per ton \$17 00; Pig, American, No. 2, per ton \$15 50; Pig, American, Forge, per ton \$14 50; Bar, refined, English and American, per ton \$10 00; Bar, Swedes, assorted sizes (gold), per ton \$10 00.

Table listing market quotations for Store prices, cash, including Bar, Swedes, ordinary sizes, 130 00; Bar, Swedes, plow sizes, 132 50; Bar, refined, 1 1/2 to 2 in. rd. & sq.—1 to 6 in. x 3/4 to 1 in., 2.1 @; Bar, refined, 1 1/2 to 6 x 1/4 & 5-16 in., 2.3 @; Bar, refined, 1 & 1 1/2 x 1/4 & 5-16, 2.3 @; Large rounds, 2 1/2 & 3 1/2, 2.3 @; Scroll, 2.7 @ 4.9; Ovals and half round, 2.7 @ 3.8; Band, 1 to 6 in. x 3-16 to No. 12, 2.5 @; Horseshoe, 3.4 @; Rods, 5/8 to 1 1/2 in., 2.2 @ 4.3; Hoop, 3/4 x No. 22 to 1 & 1 1/2 x 13 & 14, 2.8 @ 5.9; Nail rod, 6 1/2 @; Sheet, Russia, as to assortm't (gold), 10 1/2 @ 11; Sheet, singles, doubles and trebles, common, 3 1/2 @ 5 1/2; Sheet, doubles and trebles, charcoal, 5 @ 4; Sheet, galvanized, List \$56.45 per cent. dis, 42 00 @ 44 00; Rails, American steel (at mills), 32 00 @ 35 00; Rails, American iron (at mills), 32 00 @ 35 00.

Table listing market quotations for LATH—Cargo rate, per M \$ 1 35 @.

Table listing market quotations for LIME, including Rockland, common, 65 @; Rockland, finishing, 90 @; State, common, cargo rate, per bbl. 50 @ 60; State, finishing, 75 @ 80; Ground, 70 @ 75.

Add 25c. to above figures for yard rates.

LUMBER. Prices for yard delivery, average run of stock. Allowance must be made on one side for special tracts, and on the other for extra selections.

Table listing market quotations for LUMBER, including Pine, very choice and ex. dry, per M ft. \$55 00; Pine, good, 43 00; Pine, shipping box, 18 00; Pine, common box, 16 00; Pine, common box, 13 00; Pine, tally plank, 1 1/2, 10 in., dressed ea., 40 @; Pine, tally plank, 1 1/2, 2d quality, 35 @; Pine, tally planks, 1 1/2, culls, 25 @; Pine, tally boards, dressed, good, 28 @; Pine, tally boards, dressed, common, 22 @; Pine, tally boards, culls, dressed, 21 @; Pine, strip boards, merchantable, 16 @; Pine, strip boards, clear, 32 @; Pine, strip plank, dressed, clear, 33 @; Spruce boards, dressed, 20 @; Spruce plank, 1 1/2 in., dressed, 25 @; Spruce plank, 2 in., dressed, 25 @; Spruce wall strips, 3 @; Spruce timber, per M ft. 16 00; Hemlock boards, each, 14 @; Hemlock joist, 2 1/2 x 4, 15 @; Hemlock joist, 3 x 4, 16 @; Hemlock joist, 4 x 6, 40 @; Ash, good, per M ft. 38 00; Oak, 38 00; Maple, cull, 20 00; Maple, good, 42 00; Chestnut, 42 00; Cypress, 1, 1 1/2, 2 and 2 1/2 in., 35 00; Black Walnut, good to choice, 85 00; Black Walnut, 75 00; Black Walnut, selected and seasoned, 110 00; Black Walnut counters, per ft. 12 1/2 @; Cherry, good, per M ft. 50 00; Whitewood, chair plank, 60 00; Whitewood, inch, 40 00; Whitewood, 5/8 in., 30 00; Whitewood, 3/4 panels, 35 00; Shingles, extra shaved pine, 18 in., per M 9 50; Shingles, extra shaved pine, 16 in., 8 50; Shingles, extra shaved pine, 18 in., 7 00; Shingles, clear sawed pine, 18 in., 6 50; Shingles, cypress, 24 x 6, 20 00; Shingles, cypress, 30 x 6, 12 00; Yellow pine dressed flooring, per M ft. 37 50; Yellow pine girders, 30 00; Locust posts, 8ft., per in. 20 00; Locust posts, 10ft., 24 @; Locust posts, 12ft., 29 @; Chestnut posts, per ft. 3 @.

Cargo rates 10 per cent. off.

