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CONGRESS AND PRICES.

The sharp break in the price of stocks on the Exchange, which took place a couple of weeks since, was in great part due to the certainty that when Congress met various disquieting financial questions would inevitably be discussed. It is one of the misfortunes of the situation that a congregation of political lawyers, influenced by local considerations and swayed by political passions, should have power to augment or contract the currency of the country. In other nations the volume of the circulating medium is controlled partly by the public demand, but in a great measure by their existing National Banks. We have no such institution, and in some respects it is unfortunate that we have not. The powers exercised by a National Bank are distributed by us among several agencies. First, there is Congress, then there is the Secretary of the Treasury, then the associated banks of New York, and lastly, but very often by no means the least in real power, the local money lenders. These last have a great deal to say as to how much or how little currency shall be afloat at any one time. It is useless just now to try and get the country back to the partial control of its finances by a National Bank, but it is a grave misfortune that so much power over the monetary interests of the country is lodged in a Congress of political lawyers and in a Secretary of the Treasury, who is, first of all, a politician, and very often a candidate for the Presidency.

It is perhaps fortunate for the business of the country in some respects that John Sherman, the present Secretary, is a candidate for the Presidency. He will do nothing during his term of office to make money artificially tight or to decrease the amount of currency afloat. But Wall street has been arguing for the past two weeks that it was inevitable when Congress met that measures would be proposed looking to a contraction of the currency. If such contraction were ever seriously pressed it was realized that it would for a time cause a halt in the speculative movement.

Among the measures likely to be proposed in the National Legislature is one stopping the coinage of the silver dollar, and another looking to the withdrawal of all small bills, both greenbacks and bank notes of less denomination than twenty-five dollars. Were the silver dollars no longer to be coined, it would be taken as another blow at one of the precious metals, and would be looked upon as virtual contraction. It is since the re-monetization of the silver dollar that business has revived. It is recalled vividly, by all business men, that the demonetization of the silver dollar in 1873 was followed by a disastrous panic, and though there may be no real relation between the two facts, yet still it would help to make people apprehensive if the coinage of the silver dollar were stopped. It is very natural to sup-

pose, also, that a strong effort will be made to withdraw small bills, so as to eject the surplus silver dollars, gold eagles, and half eagles into the currency of the country. We are a bullion producing nation; we mine both gold and silver, and we should as far as possible, use these two metals in our local trading. In California, Canada, and in Western Europe, one sees nothing but gold and silver coinage in the retail channels of trade. Bills are rarely used abroad, for the five pound Bank of England note is the lowest denomination issued by that institution. It is something of an anomaly to see nations which do not directly produce either gold or silver, making those metals the only popular coinage, while the United States, which is vitally interested in the products of the bullion mines, should be using paper money for its daily local exchanges.

The present Congress was elected at a time when the Greenback illusions were rife, and it is not believed that any serious attempt to curtail our currency will be attempted. Secretary Sherman has every reason for wishing the business public to be pleased, and he will not seriously urge anything which looks like contraction. Yet it would be really a wholesome thing to do, were Congress to in some way check the tendency to inflation, now so rampant. It would be better all around, were the business public to realize that it is best to make haste slowly. The New York morning papers have demanded that the greenbacks should be withdrawn, and say with some truth that it does not look seemly for a government whose coffers are filled with gold and silver which it cannot get into circulation, should still have over three hundred million of unredeemed promises to pay floating among the community. And here is another cause for uneasiness in the minds of the business public. There is a likelihood that at any time the Supreme Court of the United States may declare that paper money cannot be a legal tender in time of peace. Gold and silver alone are regarded as constitutional currency by many eminent lawyers. This has been so held by hundreds of decisions, and the only validity of the legal tender note was that it was issued in time of war when the laws were silent. Those who know best are satisfied that when the United States Supreme Court has to pass upon this matter it will declare the legal tenders unconstitutional. This will surely create a disturbance in values, for it then will become the duty of Congress to order the liquidation of the greenbacks and the payment either in bonds, or in gold and silver coin. This will further necessitate the re-organization of our national banking system, for then the country will have to provide against the danger of an over-issue of currency by the banks. Indeed one of the most potent causes of the recent inflation was the large issues by the national banks. The newspapers of the day were blaming the greenbacks for the inflation, whereas they are a fixed quantity and cannot be increased. The editors have been urging that the whole business of the currency issues should be left to the National banks, and yet it was these last that were increasing the volume of the currency and not the Treasury Department.

It will be seen that the national bank question is by no means settled. What with the dispersion of the powers of a great national bank among

several factors, the problem of the withdrawal of the small notes; the funding of the greenbacks, and the re-organization of our present national bank system on a peace basis, there will be required judgment, consideration, and statesmanlike caution, which we hope will not be found wanting when Congress has to act upon these important matters.

Persons who purchase land, or think of doing so, should bear all these contingencies in view; money lenders should be cautious and not advance too largely upon landed property; buyers of realty should remember that the days of the fluctuation of the currency are not yet over, and that while the party in power will make things pleasant until after the election, next fall, yet it is not wise to extend obligations which will run over more than two or three years. While the outlook is promising, it ought to induce caution upon the part of investors.

REAL ESTATE THE SCAPEGOAT.

Governor Robinson last year vetoed a resolution passed by both houses of the Legislature creating a tax commission, if not to revise then at least to recommend what revisions were necessary to place our tax laws somewhat upon a just and equitable basis. We are not disposed to discuss the wisdom of this veto, nor is it our province to enter into the political motives, underlying any actions that have been taken in the Legislature or squelched in the Executive Department at Albany, bearing on this question. We know this, however, that in very a few weeks the New York Legislature will meet again and that the taxation laws will come in for at least a decent share of Legislative attention during the continuance of the session. It is with the view of presenting some facts that no doubt are unknown to the intelligent Solons who are to frame the State laws for about five millions of active and level headed citizens of this State that a representative of THE REAL ESTATE RECORD looked over the files and archives of the tax office a few days ago—not for the purpose of drawing therefrom arguments to be spread in these columns, but simply to supply food for reflection to the Legislature of the State of New York.

To begin with, it must be borne in mind that the real estate of our city bears the greatest burden of taxation, and that the personal property—also subject to tax as well as real estate escapes this burthen in the most free and easy manner that has ever been heard of. Now, it will not do to charge the Commissioners of Taxes with dereliction of duty. They have but to follow the law, and if this law furnishes loopholes for a large number of our millionaires to escape from this burthen, it is the law and not the Commissioners that must be held responsible. When men like August Belmont, for instance, or W. H. Vanderbilt can claim exemption from personal tax because, forsooth, they have their summer residences elsewhere, it is time the law on this subject should be amended, so as to reach these nabobs. Let them pay all they please to the municipalities that give them the opportunity to display their equipages or other luxuries, but that is no reason why the city that gives them their being and their income should be deprived from the equitable percentage that others less favored must pay on their

personal property. There are other wealthy men of lesser note, however, continually swearing off their personal taxes on grounds that should have no weight with men, who desire to legislate fearlessly and equitably for a State, which, while it creates wealth for the few should not be reduced to the necessity of collecting its total revenues from the many who are either owners or occupants of the soil. In other and plainer words personal taxation should be enforced, as sharply and vigorously as real estate taxation. The reverse is the case now; and real estate suffers this burthen simply owing to the loopholes which our tax laws afford to the wealthy men, who do not pay their personal taxes and the exemptions on certain species of real estate, as will be shown hereafter.

Now to show the loyalty of the real estate interest, and its desire to do all that is possible, we merely care to state the fact that during the present year, which is about to expire, with only two months of actual revival in real estate, the arrears of taxes on the first of November last, were for the current year of 1879 \$1,809,785.54 less than they were at the same date in 1877. In fact on November 1 the total amount of arrears of taxes in the city and county of New York, was \$8,724,981.65, only about a million more than same date in 1877; while previous to this year these arrears used to accumulate at the rate of one and a-half or two millions. The owners of property are doing their full share of contributing toward the revenues of our city, county and State and the above exhibit shows how the very moment there is a revival in their sales they appear at the tax office and pay their debts. What a contrast does this present to the record of those who only pay or rather who ought to pay on personal property.

All this, too, is done in the face of laws that cannot be called equitable and just. The rule of taxation in so simple that any schoolboy can understand. A certain amount is needed for the government of our city and State. If personal property does not pay, real property must. How hard is it, however, if in addition to the favoritism, which the law shows to personal property, still greater burthens are thrown on the shoulders of those who are simply landlords and owners and not clergymen, vestrymen, directors of hospitals, or trustees of associations. The latter are exempted to the extent of \$200,000,000 in this our good city of New York, and the amounts from which they are exempted must be paid by those owners who are not exempted by law. Here is the recapitulation taken from the latest files in the tax office:

EXEMPTED FROM TAX.			
Title of Property.	Valuations.	Title of Property.	Valuations.
United States.....	\$10,291,500	Dispensaries.....	153,850
Parks.....	81,131,300	Schools — Private Charity.....	3,609,650
Churches.....	31,932,602	Asylums and Reformatories.....	6,639,225
City Missions.....	498,950	Libraries.....	1,729,750
Public Schools.....	6,634,250	Colleges.....	1,545,300
Engine Houses.....	1,108,875	Croton Aqueduct.....	2,806,700
Free Academy and Normal College.....	850,000	Cemeteries.....	1,278,570
Police Stations.....	1,105,050	Prison & Court Houses.....	7,206,555
Markets.....	2,287,900	Water Fronts and Corporation Property.....	1,056,550
Piers and Bulkheads.....	9,662,863	Miscellaneous.....	2,477,750
Hospitals—Corporation.....	2,533,000		
Hospitals—Private.....	6,018,147		
Total.....			\$185,861,337

We do not desire to overstate the facts, but while owners must in some way or other make up the tax on this \$185,861,337, we merely call attention to this, that the Masonic Hall, for instance, which is exempted under the head of "Miscellaneous," from tax on a valuation of \$76,500, receives an ample rental for the stores underneath, its lecture hall, etc., and that the building of the Young Men's Christian Association, which is exempted from a tax on a \$510,000 valuation, receives a rental of numerous offices and studios producing very handsome incomes. These buildings must go scotfree of tax, and the landlord next door, who is

roundly abused by his tenants and the daily papers for simply asking a fair income on his investments, has to pay so much the more tax. Take the cemeteries, for instance. Be they Episcopal, Methodist, Roman Catholic or Jewish, their valuation in New York county amounts to \$1,278,570. No tax is ever demanded from them, and yet no honest, hard-working clerk can bury his wife or child in any one of these grounds without first planking down a considerable sum before even a spade is permitted to touch the soil that is to receive the remains of the dead. We might go right along, and show how Clinton Hall, with its offices all rented, is exempted from a valuation of \$212,500; how the New York Society is exempted from \$127,500; how over \$3,609,650, occupied by private denominational schools, is exempted from taxation in this city. But *cui bono*. Our legislators in Albany will at once see from these very few facts, which are official, and taken from the records of the tax office, under what severe and unjust burthens our city owners suffer. There is no desire here to show that any particular privileges have been extended to any religious sect. All of them have shared this extraordinary exemption, as will be seen by the following table:—

Protestant Episcopal Churches.....	\$9,132,677
Baptist.....	2,059,100
Congregational.....	351,450
Hebrew.....	1,701,950
Lutheran.....	456,450
Methodist.....	2,404,225
African Methodist.....	81,150
Presbyterian.....	5,844,900
Reformed Presbyterian.....	52,700
United Presbyterian.....	42,500
Reformed Dutch.....	2,759,100
Roman Catholic.....	6,001,400
Unitarian.....	765,000
Universalist.....	374,000

Grand total..... \$31,932,602
Per contra, however, while there is a disposition just now in certain quarters to attack everything that looks like a corporation, we take pleasure in showing how some companies pay a real estate tax, and on how much. From the books of the tax office we have ascertained that the following amounts have been paid by the various corporations during the year:—

	Valuation	Real Estate.	Tax.
Western Union Telegraph Co.....	\$1,000,000		\$25,500
Life Insurance companies.....	3,865,000		98,557
Elevated roads.....	1,429,500		36,425
Street railroads.....	3,996,400		101,908
Gas companies.....	4,844,400		124,552
Banks.....	56,644,065	1,303,423	

There is, however, no less than \$169,157,900.06 of cash capital invested in this city in all sorts of small corporations or manufacturing companies, not a single one of which returns one cent of tax. Could the tax have been collected on this capital, it would have amounted to \$4,313,526.45, so much more that might have been taken off the shoulders of real estate, and hence eased the expenses of the middle classes in paying their rents.

Without being desirous of confusing our readers with too many figures bearing on the same subject, we present simply the above facts as showing the injustice under which New York city real estate is suffering under our tax laws. These facts are merely preliminary to others that will see the light ere long in these columns, so that the legislators about to meet in Albany can have before them the light that will guide them into the path of just and equitable legislation. Thus far we have only treated of New York as a city, but in a future article we will attempt to show with equal force how unjust, even under the present State laws, is the treatment the metropolis suffers at the hands of the State. "The Equalization of Taxes"—a misnomer for what constitutes the action of the State Board of Equalization—will next engage our attention.

VIEW OF A STATE ASSESSOR.

Since the above was written, a representative of THE REAL ESTATE RECORD happened to meet Mr. James A. Briggs, the well-known efficient State

Assessor, who agreed with the writer that the burthens on real estate were far too excessive. "It can be obviated, however," said Mr. Briggs, "if the Legislature will only enact a law—and I shall do all in my power to have it enacted—to tax the telegraph, railroad and express companies on their gross receipts, and then levy a tax of, say, five per cent. on the rentals of all places of business: A measure like this, just and equitable in the extreme, will at once relieve real estate. The cost of collecting this additional tax will be a mere trifle, and it must be understood that, unless paid, there will be a penalty added to the bills of delinquents. I would also have an income tax to be collected from individuals, to be levied, if necessary, on the amount of income derived from bonds—Federal, State, county, town or railroad. This measure, in addition to the suggestions I have thrown out first, will show you how the personal tax can be collected, if we make up our mind to do it. They have an income tax in Massachusetts, and also in Canada, and in both places it works splendidly, greatly relieving real estate. I am in favor, also, of taxing church property, and if this should be done it would be simply a tax of 28 cents per capita on all the church members in the State. The amount would be no more than to dispense with the price of, say, three segars or three very bad drinks of whiskey during the year, and I am sure church members will readily acquiesce in such a sacrifice, which will bring in \$340,000 for the State amount of taxation. This should not be confused with the amount for local purposes. I am speaking now of the amount that would reach the State treasury from such a source, if that tax were paid. In addition to this, you must not forget that by the laws of this State even 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."

GOOD NEWS FOR NEW YORK.

The recent coalition between William H. Vanderbilt, Jay Gould, Russell Sage and Cyrus W. Field is destined to have consequences of the utmost importance to the city of New York. The combination of the Central Road with the Western transportation lines will inevitably lead in time to a system of underground steam roads in New York City itself, and will settle the question that it is to be the great mart of the nation.

It will be remembered that when the Rapid Transit Commissioners proposed an underground and elevated road running down Fourth avenue from Forty-second street, that the press of this city made an outcry against the monopolizing tendencies of Vanderbilt. The work itself would have been of unquestioned benefit to the city and to the myriads of people who pass through the Grand Central Depot; but the Fields—and those who managed the elevated roads thought it would interfere with their profits and it was they who got up the howl through the press against Vanderbilt in connection with this matter. But the recent union of the Wabash and Central Railroad interests has changed the whole aspect of the case, and, if we are not misinformed, and we can scarcely be mistaken in this matter, there is soon to be an underground road for the carriage of freight and perhaps passengers from Forty-second street to the lower part of the city. It is understood that the Arcade scheme is again under consideration. This enterprise, it will be remembered, contemplated the making of another story under the pavement of Broadway, extending from one side of the street to the other. It was to be lighted by patent reflectors, properly ventilated, and was to utilize the basements and cellars along the line of Broadway. The intention was to make a new street under Broadway for carrying passengers and bringing the freight from all parts of the country to the warehouses in the lower part of the city. The scheme was a magnificent one, and was

so feasible and attractive that it passed the Legislature, but the late A. T. Stewart and Peter B. Sweeny combined to kill it, and they induced John T. Hoffman, then governor, to veto the bill, giving the charter to Melville D. Smith and others. This scheme is now to be revived, and the Beach Pneumatic Tube charter, which is still in existence and owned by Smith, as well as William B. Ogden's underground road, the charter of which is still alive, are both to be utilized for a system of underground freight roads to connect with the Grand Central Depot. It will at once be seen what a magnificent prospect this involves for property in New York below Forty-second street. As we have repeatedly shown, rapid transit secures the business centres in their present location for a century to come, but there is no calculating the value of down town property if cars can be run into the warehouses on the line of Broadway and into the business streets further along, east and west. An immediate effect would be the resuscitation of Broadway below Fourteenth street. It would at once become the greatest business street in the world. A. T. Stewart succeeded in driving away the rapid transit routes as well as the horse car companies from the line of Broadway, and with it he managed to destroy the retail trade of his own store and of lower Broadway. But even before an Arcade tunnel could be built the price of realty would probably double and treble in value, for at once the stores would become available not only for retail business of a magnificent kind but for great wholesale operations.

It will be curious to notice the attitude of the daily press when they are aware that this scheme is really under way. Under the inspiration of the Elevated Railroad companies they bitterly denounced the use of Fourth avenue, because it would throw patronage into the railroad lines controlled by the Vanderbilt family. But the same subtle influences which induced them to oppose that very much needed improvement will make them see the matter in a different light when next it is proposed by the combined Field, Gould and Vanderbilt combination, and it will be really a matter of sincere congratulation to all who are interested in New York realty when this thing is accomplished. It is a needless annoyance to travelers when their destination is the lower part of the city to make them take stage, carriage, or car at Forty-second street. In the not distant future the visitor from Cincinnati, St. Louis, Chicago or San Francisco will be able to get his ticket direct to any part of New York, and can be landed in a car at any hotel on Broadway. All the machinery of checks for baggage will be changed so that the traveler will at once reach his hotel without change from car to stage or carriage. From having the worst facilities in the United States or in the world, New York will have the best for the traveling public. Then the freight which formerly had to be carted across town will be run at once into the warehouses on the lower part of New York or it can be distributed without unnecessary cost.

But still another consequence from the recent combination will soon be apparent. Something has been said about the purchase by a New York syndicate of a great block of shares of the Pennsylvania Central Road. This company has three thousand miles of railway connections, but at present the system of lines serve Philadelphia rather than the metropolis. As we understand it the same great syndicate are about to get control of the Pennsylvania Road and are busy in buying up stock of the New Jersey Central, the object being to control all the lines which lead to New York or which may be made the part of any system of trans-continental lines connecting the metropolis with the rest of the country. With the New York Central, the Erie, and the Pennsylvania roads, and with such possible connections as the New Jersey Central with the West, it will be seen that all the avenues of approach to the great city

will be controlled by substantially the same syndicate which recently made the combination with Mr. William H. Vanderbilt.

Need we say that the master spirit in all this planning is Jay Gould? It is his fertile brain which has formulated these gigantic combinations, and it is his rare executive skill and knowledge of the market and of the financial world which has succeeded in getting control of all the important railway lines of the United States. It is Jay Gould who has captured the New York Central. His recent combinations mark him as one of the most extraordinary financiers and manipulators the world has ever seen. It is true he moved with the current of events, but still the honor cannot be taken from him for being the inspiring genius of the great manipulations to which the railroads of the country are now being subjected.

Our point is that all this helps New York. It was said of old that all roads led to Rome. It can be said in the future that all railroads in this country lead to New York. This is the great commercial centre of the nation and is destined to be the greatest city in the world.

THE SIZE OF BUILDING LOTS.

MR. CALVERT VAUX, THE ARCHITECT, CONDENSES THE 25x100 LOT—WHAT BROOKLYN HAS DONE TO OBIVIATE THE DIFFICULTY—THE EFFECT OF COMBINATION AMONG OWNERS.

The inadequacy of the ordinary 25x100 lot was treated at length by Mr. Calvert Vaux, the well-known architect, in an interview had recently with a representative of THE RECORD. "If people," he said, "would put more money in real estate and less in walls, supply more area and sky we could build better houses. It is more area that is wanted. In houses, built as flats you get square rooms and also more room on the street. Take for instance the Stuyvesant building on Eighteenth street near Third avenue, you get 36 feet on the street while in ordinary houses you only get 18 feet on the street. The truth is we want large lots not only for rich people, but also for the poor. By dividing the ground in a different manner than the everlasting 25x100, each house gets more sky and more ventilation. In Paris, houses face on court yards, but that is not what Americans like; we here like to see what is going on in the streets, and hence we do not favor backrooms and our tendency is to live more publicly. Now the present width of the lot is destructive of any opportunity to afford that display which our people actually like and the dimensions of the lot are inadequate for any such purpose. I never can forget, while talking on this subject, what the Grand Duke Alexis said, on his last visit to this country. He exclaimed "why you have no private residences here at all, they are all lodgings." Now the truth is, the effort to modify our street system or lot system, especially in a democratic country like this where there are so many owners, is a Herculean task; but we have tried it, and with success, too, in Brooklyn. By abolishing two intermediate streets, we have made the lots 150 feet deep, and frontage to suit, along the Eastern Parkway near by Prospect Park. This has been done for the purpose of giving Brooklyn an advantage, which does not exist in New York. The suggestion as to this Eastern Parkway was made by the Commissioners without attempt to force the matter. The property owners consulted together, they pooled their interests, and the matter came before the Legislature in the shape of an almost unanimous request to have the scheme carried out. This proves that it can be done, if the consent of the property owners can be obtained. They altered the streets, changes were made, the entire process gone through with, and we now have a street a mile long on the new plan. The lots are deep, and the back streets are occupied by stables. There is really, if you look at it, no city in the world so precarious as the city of New

York, because there is nothing that prevents a man buying 100x200 feet on the Fifth avenue, and put up there, for instance, a sugar factory. In Brooklyn, however, the street on this Eastern Parkway has been laid out for ample residences. This same combination that enabled property owners in Brooklyn to have the back streets altered, will enable them to keep this thoroughfare free from all factories. If a joint-stock company should, for instance, go to work and purchase a certain territory in New York, and keep it under its control, then you would also have a concentration of interests, and the same result might be reached. The Columbia College property, when sold under leases, for instance, is always transferred with a proviso that only residences can be built there. So it should be in the entire residential part of New York. Is this combination of ownership that is wanted. Neither can I approve of the manner in which apartment houses are built to the very edge of the lots. It is a great waste of money, and a sacrifice to health and comfort.

Speaking of building material generally, Mr. Vaux said, "I am in favor of brick, moulded and colored brick. There is no nobler material, as it always compels original design when stone is to be used along with it. The moulded brick, such as is furnished by the Peerless Company of Philadelphia, is an excellent material. I consider it is a degradation for New York that we cannot supply such good brick. They enable us to do away with the monotonous architectural effects which result from the constant use of stone. It is, however, in the combination of first-class neighborhoods that New York is deficient. New York offers no inducement to the rich men from the West and South, who are accustomed to plenty of room—room for themselves and their horses, and hence most of them will go to Brooklyn, and they will find in the locality I have indicated, all they want. Everything there has been designed and prepared for them. They will not be cramped as to ground, and if New York owners were wise, they should see to it that the streets adjacent to Morningside and Riverside Parks be not parceled out on the 25x100 plan."

Before concluding the interview, Mr. Vaux called the attention of the writer to the necessity of some safeguard as to the persons who are allowed to bid for public works. "Every man who puts in a bid," said Mr. Vaux, "should be able to show that he is an expert and a good mechanic. Although it is just to have the builder's rights protected on all occasions, the present method in our public works is all in favor of the scalawag bidder, and not in favor of the city."

NEW FEATURES IN COLONIZATION.

All the facts and figures show that the next few years will witness a literally stupendous emigration to this country. The distress all over Europe, due to the failure of the crops, the dulness of business, the pressure of taxation, and the military exactions upon the working population, all tend to help swell the tide of emigrants to this country. But another and potent agency will also be at work now which was not present in former emigrations. This time the movement of population across the Atlantic will be organized. Settlers will come not singly but literally in armies, under the auspices of Emigration Societies, State Bureaus, and religious bodies. The Catholics, Jews, Socialists, and Co-operators are all moving to send colonists to our Western lands in organized bodies. Then the great railway companies having lands for sale are extending special facilities to private speculators who give their individual time and money to bringing emigrants to certain places in the West. A little paper published in this city by Mrs. Elizabeth Thompson,

entitled *The Worker*, gives an illustration of the land division of a couple of proposed colonies.

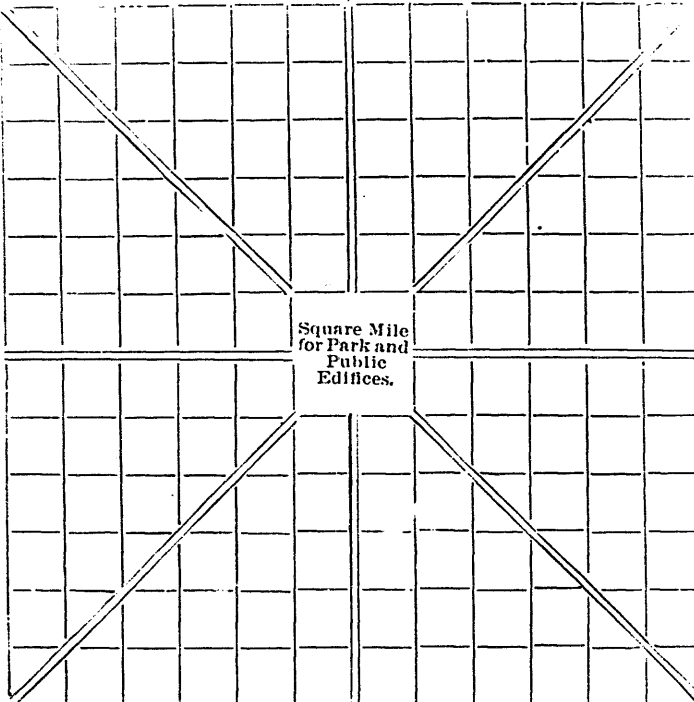
We doubt the wisdom of any scheme that will involve intimate co-operation, but there are many advantages in settling people of kindred race and

religion by themselves and near together. It gives them companionship, schools, churches, and means of political and social intercourse. The isolation of farming life is very depressing to people from a broad who have come from a crowded community, and these colonization schemes,

involving as they do neighborhoods of people with the same language and nationality, are desirable from every point of view. But this very fact of organization, of getting people together in large companies, will help swell the tide of emigration. It will add very greatly to the business of our railroads, increase the value of lands, and stimulate manufacturing industry on this side of the Atlantic.

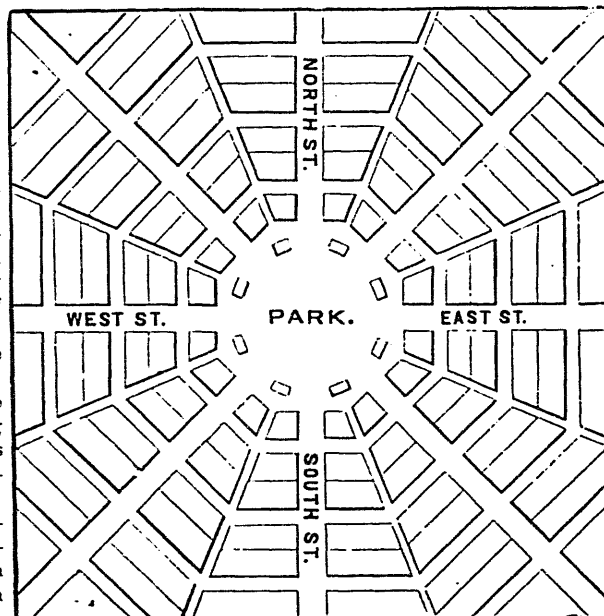
The accompanying diagrams, which we publish through the operative colonization, published in this city, shows the proposed method of laying out a township and village. The township is six miles courtesy of *The Worker*, an advocate of co square and is divided into 144 quarter sections, of 160 acres. Each quarter section may be first sub-

divided, if population demands it, into four quarters of forty acres and then again into quarters of ten acres, which is the smallest division allowed for a farm to support a family. There are our public highways, running at



cardinal points, and also intermediate roads, but it is not proposed to lay out these intermediate roads, as they would cut through some of the farms diagonally and the highways, which are to be graded, can always be used by travelling a short distance farther. As will be seen by the dia-

gram, a miles quare in the centre is allowed for a park, public buildings and lots for those not



engaged in agriculture. The village is laid out in 160 acres, half a mile square, with streets running at cardinal points. The public buildings, which are to be situated in the centre, include a town hall, mart, college, library, museum, and reading room. The lots are square on the streets, with the gore end thrown on the alley in the rear, and will vary in size from the public square to the boundary line.

The village is to be the public property of the people of the township, and a be used until vacated, by any joint-stock company who may want to manufacture with labor-saving machinery. Any such company must own their own farms, and have their families upon them, but not in this village

U. S. BONDS VERSUS REAL ESTATE.

The report of the Comptroller of the Currency brings out a fact heretofore alluded to in these columns, but never so sharply defined as now, that the losses sustained by the banks on their federal securities have been enormous. In his appeal to Congress to repeal the tax on banking capital, that official shows up the losses these financial institutions have sustained, owing to the investments they had made in United States bonds. Nearly \$9,000,000 of losses were on account of the depreciation in the premium on United States bonds held by the

banks during the past two years and a half, and the total losses charged off during the last four years are more than nineteen per cent. of the entire capital of the banks. This is a startling exhibit, which compels us to say that, had the same amount of money been invested in what are known as "gilt-edged" mortgages on first-class improved property, such as can be found in the quadrilateral bounded by Twenty-second and Fifty-ninth streets, Sixth and Madison avenues, there would have been no necessity to write off such losses. The popular fallacy, that no money has

been lost by the holding of United States bonds, is destroyed by these facts, and institutions like, for instance, the Seaman's Savings Bank, which always held a long line of these gilt-edged mortgages, will now see the wisdom of their investment, even during a period of extraordinary depression. Owing to the close relations existing between the national banks and the treasury, we get in the above exhibit an approximate idea of what these public institutions have actually lost by the possession of federal bonds; but who can tell the amount of losses sustained by individuals, who always flattered themselves, during the dark days of the past four years, that federal securities were, after all, the best class of investments? The result carries with it its own lesson, and those only who had the judgment to invest their surplus funds in good mortgages, instead of bonds, now reap their profits instead of bewailing their losses. This has been abundantly proved during the past few months by some banks and life insurance companies in the handsome returns they have received for their cautious investments of previous years. Many of them have sold at private contract recently, and at a fair profit, parcels of property which one or two years ago they were compelled to buy in under foreclosure; and as the tide of prosperity moves forward, they will still further benefit by that part of their capital which was invested in first-class mortgages, and thus be able to counter-balance the losses they have unfortunately sustained on that other part of their capital, which, under a mistaken policy, was invested in federal bonds.

WEST OF BROADWAY.

People who use the down-town horse cars will notice that along Greene and Mercer streets a number of large warehouses and factories have been constructed, and that the tendency increases for business to encroach upon that part of the town. Before the explosion of the Tweed Ring, there were a number of schemes afoot to regenerate certain portions of New York city. One company was partially organized to buy up property in the Five Points, and make it a business centre. Other schemes were on foot to regenerate the old Eighth Ward, that is, that part of the city lying above Canal street and west of Broadway, but below Houston street. The argument was, that here was a section of the city, within a gun-shot of the largest business marts, which could be reached readily; was adjacent to the docks on the North River, and was low priced. It was urged that the growth of the city, from the Fifth Ward upward, would make this territory especially valuable. Indeed, it was part of this scheme that made the Tweed Ring run a street through Washington Square, and extend South Fifth avenue into the Eighth Ward. The breaking up of the Ring, and then the hard times, put a stop to these schemes, but it is very evident that far-seeing real estate owners are paying some attention to this part of the city with a view to future profit. Certain it is that very many large and costly stores and factories have been erected upon Mercer street, and there is evidently a disposition to improve other streets parallel to Broadway and west of that avenue.

This region was once the home of a large middle class population—people with incomes anywhere from one to five thousand dollars per annum—but the upward movement of population throw the old-fashioned residences into the hands of ordinary tenants, while Mercer and Greene streets, following the precedent set by Church street, began to abound in some of the vilest haunts of the metropolis. But vice and crime itself are moving its centres into other quarters, and Mercer and Greene streets are following Church street, and will in time show handsome stores and warehouses in place of low groggeries and bagnios. To persons who are on the lookout for cheap prices and future improvement, there is an inviting field in this almost neglected part of the city.

A WORD WITH BROKERS.

There appears to be an impression somewhere through Pine street, and also among the frequenters of the Real Estate Exchange, that THE RECORD by the very nature of its existence is bound either to publish certain matters, that, according to the views of informants, "will help the market;" or, on the other hand, ought to suppress matters of vital importance affecting the entire real estate market, if it at all interferes with pending negotiations.

Now, if our friends, the brokers, will be kind enough to remember that THE REAL ESTATE RECORD is published not for a clique, nor for a certain interest, but for the purpose of giving all those interested in the soil and its improvement—be their interest great or small—an opportunity of knowing what is going on round about them, they will soon see the fallacy, or rather hollowness of their complaint. THE RECORD tries to be correct; it sifts all matters of information with the closest care and most anxious scrutiny. But, when it finds that this information is correct, it goes ahead and publishes it, regardless of the fact whether seller, purchaser or broker cares to make a mystery of the transaction.

One thing should be borne in mind by our friends, and that fact alone will, in the future, stop all further controversy on the subject. THE REAL ESTATE RECORD, while being a safe guide to investors and capitalists, and a valuable assistant to brokers, generally, is beyond all a newspaper, that is bound to give the news of the week, so far as it affects the particular interest of property owners, builders, material men and even brokers. Their approval of our independent course, we are glad to say, outweighs any of the clamors that we hear of occasionally in regard to the superabundance of information furnished in our columns.

OUR NEW GOVERNOR.

Now that the election is over there can be no harm in saying that much is expected of the Governor elect, Alonzo B. Cornell. He bears an honored name; his family has done the State great service; and the University at Ithaca will forever stand as a monument to what has been achieved by a Cornell for the State of New York, and for the cause of education. The Governor elect has been a trained business man from his youth. He is acquainted with the wants of the State and we cannot doubt that it is his wish to leave a good name behind him when he retires from the seat of executive authority in Albany, three years from next January. It must be confessed that New York has not been well served by the retiring Governor. One bill which was passed by the Legislature, would have reduced our city expenses fully two million dollars per annum, but because the readjusting of the salaries and offices was left in great part to the comptroller, John Kelly, Governor Robinson vetoed the bill on technical grounds. He has cost this State great service by wise appointments and by yielding to the demand for a better government of the city of New York. We confidently look for a reduction of taxation during the second, if not the first year of his administration.

"THE TRUTH, AND NOTHING BUT THE TRUTH."

THE RECORD is not in the habit of blowing its own horn, but when a statement is made by a leading financial officer as to the excellence of this journal, we "just once," as Horace Greeley used to say, compel Dame Modesty to take a back seat,

and print the words spoken by the cashier of the Chemical National Bank, when our collector presented to him his bill for the ordinary annual subscription. He said "Yes sir, here is our ten dollars. I pay this bill with pleasure. There is not another paper in New York which I prize so highly. It is excellent throughout, the best in the city."

WHAT IS THE MATTER WITH EIGHTH AVENUE ?

Eighth avenue property, between Fifty-ninth and One Hundred and Tenth streets, singular to say, is selling to-day at one-third the value of Fifth avenue property. This should not be so. Within the last year, the means for reaching the upper part of Eighth avenue have greatly increased. In fact, they are now the best in the city. The entire avenue is completed, the assessments have all been paid; there are no nuisances, such as hospitals and asylums anywhere around, and yet property there is neglected.

THE RECORD RIGHT.

Editor REAL ESTATE RECORD: I must congratulate you upon the forecast you have exhibited respecting the railway consolidations which have taken place. When I read your articles about the unification of the railway system of the country, and the unwisdom of buying high priced railway stocks, I confess I thought you were mistaken. You alleged that it was the cheap stocks that were a purchase, because that inevitably, the railway system of the country is becoming one, and it was the small connecting roads that would reap the great advantage, as the great companies would be forced to take them into partnership. Even while you were writing this, the great scheme of consolidating the Wabash connections and the Central was on foot. Who would have thought that a strong, rich corporation like the New York Central, would actually become the partner, on equal terms with a concern, the stock of which was selling for six cents, a share less than two years ago. It recalls Macbeth.

"A falcon, tow'ring in her pride of place,
Was by a mousing owl, hawk'd at and kill'd."

Would it not make Commodore Vanderbilt turn in his grave were he to see the great property he took so much pride in building up, become the associate of Daniel Drew's old stock plaything, the Wabash? *Conservative Investor.*

Our correspondent is very complimentary, but after all THE RECORD only undertook to justify the general course of speculation. We said that "everybody was wiser than anybody," and the instinct of the "street" to put up the price of the so called "cats and dogs" was, we thought, justified by the situation of affairs. The consolidating of the railroads of the country has been a process which has gone on ever since railroads have been built. It is inevitable that in time all our railways will be under one common management. This is now rapidly taking place. Not only is the Central now united with the Western roads by common interests but we will soon see the Pennsylvania road, in all probability, under the same management. In short, all the lines which lead to New York city will be practically under one control. This will be better than the pooling arrangements and bargains between the different roads. Hereafter, railway property will be more secure to deal in, because of the impossibility of any cutting of rates. Indeed, the great roads are forced to combine and to have one management and one organization, and this accounts for the strength of the Erie, of the Wabash of the Missouri, Kansas & Texas, of the Hannibal & St. Jo., and, indeed, of all the minor lines of the country. They have got to be absorbed into the general system and to have their share of the profit. All this, in time, will become an oppressive monopoly, and then the government will interfere to put down a monster vastly more formidable than was the United States Bank when Nick Biddle was its president.

LEGAL DECISIONS.

PARTIAL EVICTION—RIGHT OF LANDLORD TO RENT FOR PART OF PREMISES FROM WHICH TENANT IS NOT EVICTED.

The Pennsylvania Supreme Court has decided the following:

The eviction of a tenant by title paramount, from a portion of the leased premises, in case where the tenant continues to occupy the remaining portion of the premises, does not deprive the landlord of his right to such proportion of the rent as the value of the part retained bears to the whole.

PARTNERSHIP ASSETS—GOOD WILL.

The Supreme Court of Nebraska has recently decided the following:

Upon the dissolution of a firm the good will is considered part of its assets, and the Court may order it to be sold or disposed of in such manner as may be deemed for the best interests of the partners. The Court may authorize one partner to retain it upon paying the value thereof to the other co-partner.

This decision becomes important in cases where one member of a firm contributes the capital and the other member his skill and knowledge in lieu of capital.

THE WEST SIDE ASSOCIATION.

There was an excellent attendance of property owners at last Saturday night's meeting of the West Side Association, the new room being comfortably filled with members. Before the regular business of the evening was taken in hand, Mr. John D. Crimmins read a preliminary report on the condition of certain partly unopened streets, not at all creditable to the Department of Public Works. Mr. Crimmins was requested to complete his report for future discussion by the Association. Gen. Egbert L. Viele then spoke at length of the necessity of improving the drainage of the West Side. The one hundred million dollars worth of property on the West Side, he claimed, was ruthlessly taken possession of by the squatters—those very communists of New York, who, by the erection of their miserable shanties, had created nuisances which required thorough eradication. The soil near these shanties had actually become rotten, and not only the government, but owners were responsible for this state of affairs. It was of no use denying the fact, some persons, the richer they were, the meaner they became, and it was owing to this meanness that so many of these people with all the instincts of a brute creation were permitted to roam there. Then, again, the city authorities should be forced to clean the unpaved streets of this territory as well as the paved streets. Aside of the drainage question the pollution created by the shanty population, was well worthy the thorough attention of this Association. Why should sympathy be shown for the afflicted citizens of Memphis, when right in our midst our own people suffer from malaria, created by this very neglect to secure proper drainage. A demand should be made upon the Legislature at its coming session to give us a Board of Health that will keep the West End of the city salubrious. There was no excuse whatever why we should have any death rate at all due to local causes.

At the conclusion of General Viele's remarks, which were heartily approved, President Olmstead stated that the Association intended during the coming winter to make its influence felt at Albany, and that at a future meeting an efficient committee on legislation would be appointed.

A MODEL TENEMENT.

There has recently been completed on Hester street, between Mulberry and Centre, a tenement which is the most creditable of its kind in the lower section of the city. Without any effort on the part of the owner or architect, the writer's attention was called to it and a visit was made to No. 186, in that street, so as to demonstrate the fact that, notwithstanding all the clamors by the daily press in regard to this class of buildings, there can be found to-day in the city of New York not only architects who know how to construct a tenement for the middle classes that is a vast improvement on the old style of barracks, but there are also owners ready and willing to invest their money in the construction of flats, that not only offer all the comforts of a pleasant domicile to ordinary people, but that are at the same time an ornament to the street in which they are erected. Such a building

is No. 186 Hester street, owned by Mrs. Mary F. Oatman, of Orange, N. J., and of which Messrs. Dunn & Oatman, 306 Broadway, are the agents.

Constructed on a simple lot of 25x100, this tenement with its high stoop and well elaborated brown stone front and ornamental lintels at once strikes the visitor to Hester street as an exceptional building, which has been erected with care, and proper regard for the sanitary regulations not only called for by the law, but with due circumspection as to the necessities of light and ventilation. The very fact that the adjoining buildings are constructed several feet on either side of the party lines, at once secures light and ventilation to every interior room in the house. The building is six stories high, has a basement and cellar and a very roomy store has been constructed in the basement part. On the first floor also is a store which has been finished in hardwood. It should here be mentioned that the front of the basement store has been built of iron, in contradistinction to the upper stories where the front, as already mentioned, is of brown stone of a heavy quality with moulded courses and ample carvings around the windows. This mixture of material in the construction of the front, iron below and brown stone above, tends to break up the monotony that so often spoils the look of a building the very minute it is carefully observed by a passer-by. There are also ornamental wrought iron balconies and guards surmounted with handsome balusters, all of which add to the cheerful aspect of the exterior.

The hallway and main entrance dividing the building virtually in two parts is in the centre. On each side of this division are five suites of rooms, making ten suites in all, each suite containing four rooms, a sitting room, two bedrooms and a kitchen. All of these forty rooms are carefully furnished with the view not of economy to the owner, but for the purpose of affording light and comfort to the tenants. In fact, the latter claim that in no previous flat have they ever enjoyed so much air and ample convenience. But before ascending to the upper part of the building, we find that even in the basement, where, as already stated, there is a store in front, there are also very commodious bedrooms and sitting rooms in the rear. And right here it should be added that the court yard in the rear, a great and valuable boon to the tenant, measures no less than 20x25, showing that in the entire construction of this model tenement the great principle of light and air has ever been kept in the mind of the architect, Mr. James E. Ware, of 695 Broadway.

The main hall above alluded to has been laid with marble tiles and finished in hardwood. Flanked on both sides by the various suites it presents as clean and neat an entrance as can be found anywhere in a more pretentious apartment-house. The various families that occupy these suites are kept as distinct from one another as if there were private halls, the main hall forming a division not usually met with in this class of tenement. Neither are they called upon to ask one another for privileges that are denied in their own suites. Each suite, for instance, having its own sink, and, in fact, the plumbing arrangements are such that even if everything else was not looked at, this feature alone would mark it as an extraordinary tenement for this section of New York.

So far as sanitary regulations are concerned, we merely need to call attention to the fact that, unlike the numerous tenements of the East Side, there are no yard privies, but the entire rear court is excavated below the yard level and arched over with iron and brick. In the vaults are water closets decently arranged for each floor, and amply lighted and ventilated with the aid of patent lights. This novel method of constructing closets for tenements should be carefully examined by builders generally, and imitated wherever possible.

The roof of the building is constructed on the usual plan, with the exception that above the stairway there is left an abundant opening for light to penetrate. Of course, on this roof there is plenty of room for drying clothes. In connection with this it should be said that the fire escapes are on the rear, outside, and of the most approved pattern.

Upon descending along the various floors we noticed that the front parlors were all finished with plaster cornices and nicely carved slate mantels of latest ornamental design, and black walnut shutters. The bedrooms are all directly in communication with the hall or court-yard, and hence amply ventilated.

The builders and masons of this tenement are Messrs. A. A. Andruss & Son; the carpenter, Lawrence Daly, and the slate mantels have been furnished by the Penrhyn Slate Company.

MARKET REVIEW.

REAL ESTATE MARKET.

See Advertising Columns for lots for sale.

The sales at the Real Estate Exchange during the past week did not attract the attention of the numerous parties who daily visit the Salesroom—if we except the sales made on Saturday last of the Thirty-eighth and Thirty-ninth streets property, between Madison and Fifth avenues, which brought quite a number of actual buyers into close confab. Nevertheless, though the property was knocked down at \$63,500, it was purchased by one of the parties in interest. This, however, was not the rule with other foreclosure sales made during the week. Quite a number of them were disposed of to parties other than the plaintiff, showing a steady improvement in the tone of purchasers that will ultimately give heart to those, who, as yet, hesitate.

The sale of One Hundred and Thirty-second street lots, between the Grand Boulevard and Twelfth avenue, by E. H. Ludlow & Co., brought quite a number of capitalists to the Salesrooms yesterday. The bidding, though somewhat spirited at first, was, however, not kept up energetically to the end of the sale. The fifteen lots were disposed of at an average price of \$975, to Mr. Frederick De Peyster Foster, who, it was stated, purchased them for Mr. Kingsland. Opinions were divided as to their value, but the majority of attendants expressed it as their opinion that these lots brought all they are worth, the lay of the land being not very desirable, and among those who attended the sale some fear was expressed as to future litigation in regard to the title.

GOSSIP OF THE WEEK.

The most interesting transaction that has been brought to our attention during the week is the purchase of Fourteenth street property by Mr. William Jennings Demorest. In another column of this issue, the purchase of a piece of property on this street, west of the Fifth avenue, is recorded as having been purchased by this gentleman, but we have since heard that he has also secured the property known as the Arlington and adjoining houses belonging to Mr. Courtland Palmer, with the intention of erecting an Arcade containing numerous small shops, an improvement that will add greatly to the ornamentation of this popular thoroughfare. Mr. Demorest is one of the most successful and boldest dealers in real estate. He has an immense business of his own to transact as a merchant, and has connections in every town not only in the United States, but in every large city in Europe this side of Russia. His profits in his business have been so large that he can devote a surplus of his savings to real estate, and he was fortunate in buying a great deal of realty at the lowest figures. In one operation, on Morningside Park, between One Hundred and Twentieth and One Hundred and Twenty-first streets, he made \$20,000 clean in less than nine months. He purchased the property at \$18,000 and sold at \$40,000. The \$2,000 difference representing commissions, taxes, etc. A house he purchased on Fifty-seventh street for \$18,000 in 1877 he refused \$85,000 for a few days since.

The purchase of the property on Ninety fourth and Ninety-fifth streets, and Ninth and Tenth avenues, by the Metropolitan Building Association, anticipated in these columns last Saturday, has since been consummated, but at figures somewhat lower than were stated at the time.

The name of the actual purchaser of the four blocks on the Eighth avenue, sold by Lepinasse & Friedman two weeks ago, and which has ever since been studiously withheld, came at last to the surface during the week. Mr. F. W. Merritt is the gentleman who takes the title. "But who is Mr. Merritt?" was the question generally asked in Pine street. For the information of our readers, we are enabled to state that Mr. Merritt is ex-Governor E. D. Morgan's private Secretary, and that the real purchaser is E. D. Morgan himself. It is understood that for the present he does not intend to improve that property, but that brokers are now busily at work endeavoring to dispose of it at an advance.

Jacob Ruppert, the brewer, has, it is reported, sold the irregular plot of ground bounded by One Hundred and Eleventh street, 10.9; St. Nicholas avenue, 235.10; One Hundred and Twelfth street, 124.5, and Sixth avenue, 201.10, for \$60,000.

Beechwood, in Yonkers, which was purchased six years ago for \$120,000, being nine acres, with ample buildings, hot houses and pagodas, was sold under foreclosure to Mr. Seth Low on Wednesday, for \$60,000.

Mr. Edward P. Hamilton has sold, at Orange, N. J., the residence of Mr. Alexander Hudnut, known as "Arcadia," with 13 acres on Orange Mountain, to Mr. John Burke, at \$80,000 cash, and the residence of Mr. John Burke, on Centre street, Orange, at \$30,000. He has also sold the property of the Misses Bradshaw, on Main street, Orange, being 300 feet in frontage, for over \$20,000 cash, to Mr. Alexander Hudnut, on which he intends building an elegant stone and brick mansion, at the cost of over \$50,000. Mr. John Parker has purchased the Burnham property at Mountain Station, Orange, for cash, as a permanent home.

It was reported yesterday that the southwest corner of One Hundred and Twenty-fourth street and Eighth avenue, comprising four lots, had been sold for \$21,000—\$9,000 for the corner lot and \$4,000 for each of the inside lots.

The northeast corner of Fifth avenue and Thirty-second street, containing three-story and attic and basement brick house and stable (lot 38x150) has been sold to Mr. Robert Goellet for \$150,000.

During the week 8 plans, embracing 13 buildings, to cost \$86,300, have been filed. Two additional stories will be erected on the New York Life Insurance Company's building at Nos. 346 and 348 Broadway, cost, \$125,000.

The following are the sales at the Exchange Salesroom for the week ending December 5:

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

Centre st (No. 235), w s, 45.1 n Grand st, two-story brick and frame store and dwell'g, 25.2x65, to J. G. Wendel. (Public auction sale)	\$6,700
*Division st (No. 200), n s, 22.5 e Ridge st, 22.5 x64.1, to An Association for the Relief of Respectable Aged Indigent Females	3,900
Hester st, s s, 25 w Orchard st, 25x75, to A. Hirschfeld	5,100
*Norfolk st (No. 27), w s, 25x100, to Joshua W. Bowron et al. (exrs.) (Amount due, about \$9,875)	5,500
Renwick st (No. 4), e s, 24.7 n Canal st, two-story brick store and dwell'g, 16.7x70, to J. W. Dimick. (Amount due, about \$5,100)	4,600
*Vandewater st (No. 40), s s, 21.1x35.11, to Elizabeth Bowne (extrx.) (Amount due, about \$4,650)	3,500
*13th st, n s, 150 w 9th av, 25x103.1, to Amie F. Shotwell et al. (exrs.) (Amount due, abt \$5,200)	4,000
35th st (No. 54), s s, 245 e 6th av, three-story brick (stone front) dwell'g, 20x98.9, to Wm. Nelson, Jr. (Amount due, abt \$6,075) (Sub. to dower right)	13,510
38th st (No. 9), n s, 171.3 w Madison av, four-story stone front dwell'g, 23.9x98.9	63,500
39th st (No. 14), s s, 170 w Madison av, two-story stone front stable, 25x98.9, to John B. Thompson (defdt.) (Amount due, about \$10,150)	
38th st (No. 240), s s, 80 w 2d av, 20x72.6, three-story brick dwell'g, to John Bisco. (Amt due, abt \$8,050)	5,250
41st st (No. 250), s s, 250 e 8th av, five-story brick store and tenem't, 25x98.9, to M. Nazman. (2d mort., about \$1,850; 1st mort., \$7,000)	10,105
*42d st (No. 324), s s, 116 e 9th av, three-story brick (stone front) dwell'g, 17x98.9, to Seaman's Bank for Savings. (Amount due, about \$5,000)	7,050
*45th st, n s, 377.6 e 10th av, 22.6x100.4, to Thomas McComb. (Amount due, about \$11,000)	8,000
45th st (No. 302), s s, 70 e 2d av, 20x100.5, one-story frame stable and two-story brick stable in rear, to H. W. Webb. (Amount due, abt \$2,450)	2,325
*54th st, s s, 100 w 1st av, 25x100.5, to J. Nelson Tappan. (Chamberlain.) (Amount due, abt \$11,050)	8,000
*97th st, n s, 200 e 4th av, 100x100.11	12,000
98th st, s s, 250 e 4th av, 50x100.11, to Daniel McL. Quackenbush. (Amount due, about \$15,000)	
113th st (No. 119), n s, 213.4 e 4th av, three-story frame dwell'g, 16.8x100.11, to Louis Fitzgerald	3,300
132d st (No. 54), s s, 166 e 6th av, three-story brick dwell'g, 19x99.11, to Ottinger Bros.	7,000
132d st, s s, 147.6 e 6th av, 18.6x99.11, to W. A. Pierce	6,950
132d st, s s, 200 w Grand Boulevard, 37.5x99.10, to Frederick DeP. Foster. (Receivers' sale)	14,520

*139th st, n s, 105.10 e 3d av, 25x100 to Walter W. Concklin. (Amount due, abt \$2,300).....	2,000
*Lexington av, e s, 53.6 n 63d st, 17x70, to James Saxtor. (Amount due, abt \$16,000).....	15,600
*St. Ann's av, e s, extd from 138th st to Division av, —x—, to Ophelia M. Turner. (Amount due, about \$108,000; 1st mort., \$35,000).....	50,000
Washington av, w s, 175 s 5th st, 25x100, to F. Engelholm. (Partition sale).....	1,500
4th av (Nos. 77 to 87 53d st), n w cor 53d st, 100 5x100, six four-story brick (stone front) dwell'gs, to E. Oppenheimer and D. Dinkelspiel. (Amount due, abt \$12,300).....	59,196
*6th av, e s, extd from 140th to 141-st st, 199.10 on av x 225 on 141st st, x 75 on 140th st, x irreg., to Manhattan Savings Inst.	26,000
9th av (No. 174), e s, 50.5 s 53d st, five-story brick (stone front) store and tenem't, 25x 100, to Daniel McMillan. (Amount due, abt \$13,100).....	16,100
*10th av, w s, adj land of New York Juvenile Asylum, runs west to Broadway, 39 and 613-1,000 acres, to Charles A. Chesebrough. (Amount due, abt \$360,300).....	225,000
Plot containing 7 and 50-100 acres at Spofford's Point, to Mercantile Trust Co. (Amount due, abt \$18,000).....	20,325
Total	\$613,531

BROOKLYN, N. Y.

In the city of Brooklyn, Messrs. T. A. Kerrigan, Jacob Cole and Cole & Murphy have made the following sales for the week ending December 3:

*Columbia st, s e cor Sigourney st, 100x150. } Hicks st, w s, 50 n Halleck st, 50x100. } Halleck st, n s, 150 e Columbia st, 25x100. } to Robert Furman.....	\$500
*Decatur st, n s, 270 e Lewis av, 20x100, to Alfred Dickinson.....	6,000
*Hickory st, s s, 142.10 w Marcy av, 17.10x100, to Challey Worden.....	1,500
John st, s s, 72 w Gold st, runs south 100.2 x west 44 x south 100.2 to Plymouth st, x west 44 x north 100.2 x west 87 x north 100 to John st, x east along John st 180.7 to beginning, to Thomas B. Hidden.....	11,700
Margaretta st, s s, 80 e Broadway, 20.4x100. } Broadway, e s, 17 s Margaretta st, 33x80 } Bushwick av, s e cor Margaretta st, 160x100. } Margaretta st, s e s, 200 s w Bushwick av } 100x100.....	300
McDonough st (No. 121), n s, 537 e Tompkins av, 21x120, to W. H. Myers.....	6,010
McDonough st (No. 123), n s, 558 e Tompkins av, 21x120, to E. B. Rollins.....	5,650
McDonough st (No. 125), n s, 579 e Tompkins av, 21x120, to F. A. Smith.....	5,800
Richards st, n w s, 41.4 s w Rapalye st, 58.8x560, to J. B. McGeorge.....	7,700
*Seigel st, n s, 50 w Leonard st, 25x100, to Edward Hincken, et al. (exrs.).....	4,000
*Willow st, w s, 50.6 n Orange st, 25x102, to Henry E. Place, et al. (exrs.).....	2,530
*2d st, n s, 303.6 w Hoyt st, 20x96.6, to Martin A. Knapp.....	5,000
*12th st, s s, 270.10 e 4th av, 16.8x100, to East River Sav. Inst.....	2,000
*Flatbush av, s e cor Cortelyou st, 302x1,145.5 x 309.7x1,117.11, to W. Somarindyc.....	31,000
*Washington av, e s, 180 n Myrtle av, 20x100, to Emma French.....	2,400
Total	\$92,060

BUILDING MATERIAL MARKET

BRICKS.—There is just the least touch of a "boom" on the market for Hard Brick. The scarcity continues as great as ever, is even more decided if anything, and values show a strong upward turn throughout, at least 50c per M gain having been reached since our last report, and still higher asked in some cases, as we close. Dealers become more and more anxious to secure an accommodation of stock, consumers are free buyers and everything offered on spot or to arrive is quickly taken up, with scarcely any positive objection made to cost. A great many Brick are wanted in the lower section of the city for immediate use, as contractors are anxious to get work entirely under cover before the end of the year, but the supply is inadequate to the demand, and delays ensue. The principal consumption, however, is on the upper section of the Island, and we understand that one principal cause of the present light offering of supplies, through regular channels, is due to the fact that contractors and speculative builders have not only engaged cargoes afloat whenever possible, but have personally visited the primary points and made direct purchases from the manufacturers. The season appears to be closing very firmly, and much higher prices are confidently predicted. Pale Bricks have also secured an advance, with the demand exhaustive, and no stock left over. About \$4.75 the average top, but \$5 has been reached on a few choice offerings. Fronts are firmer, and in most cases dealers appear to be doing a good fair business.

We quote Pale per M, \$4.75@5.00; Up-Rivers, \$6.75@7.00; Haverstraw bay, \$7.25@7.50; favorite brands, \$7.75@—; Fronts, Croton—Brown, \$7.50@8.50; dark, \$8.50@9.50; red, \$9.00@9.50; Philadelphia, \$2@2.38; Trenton, \$2.4@2.9; Baltimore, \$3.4@3.8. Yard prices, delivery included, \$2.00@3.00 higher on ordinary and \$5@6 on fronts.

HARDWARE.—A generally quiet tone is to be found on this market, and an absence of features of special interest. Some of the dealers are doing well in what may be called holiday goods, as well as the regular seasonable styles, but outside of this sales are few and far between. In the meantime the clerks are commencing to write up books, etc., and making preparations for the taking of inventory. On values the tone is preserved quite firmly, and full former rates very generally insisted upon, with further advances made in some cases. Russell & Erwin Manufacturing Co. quote Trunk Locks at 15 per cent. discount, instead of 25 per cent. as before. The following revised discount sheet has been issued by H. Chapin's Sons:

Boxwood Rules, 65 per cent, Ivory Rules, 55 do, Miscellaneous Rules, 55 do, Bench Planes, Common "Pearce," 40 do, do Extra and Premium, 30 do, do Apple, Box and Rosewood, 20 do, do with English Irons instead of American, 20 do, Ship Planes, 30 do, Cooper Planes, 30 do, Miscellaneous Planes, 30 do, Molding Planes, 30 do, Grooving Plows, 30 do, Gauges, 50 do, do Scholl's Patent, 50 do, do Marden's do 50 do, Plumbs and Levels, Non Adjustable, 65 do do do Patent Adjustable, 65 do, do do L. L. Davis' Patent Adjustable, 60 do, Pocket Levels, 60 do, Level Glasses, 60 do, Hand Screws, 20 do, Bench Screws, 20 do, Turning Saw Frames, 35 do, do do do and Saws, 25 do, Chisel Handles, 50 do, File and Awl Handles, 50 do, Plane Handles, 50 do, Saw Handles, 50 do, Door Stops, 50 do, do Rubber Tipped, 5 do, Spoke Shaves, Mosher's Patent, 50 do, Box Scrapers, 50 do, Try Squares, 45 do, Sliding T Bevels, 45 do, Screw Drivers, 40 do, Mincing Knives, 40 do, A-wis, 40 do, Plane Irons, 10 do, do Stops, 10 do.

The Stanley Rule and Level Co. have advanced Boxwood Rules to discount 60 and 10 per cent., and Ivory 50 and 10. The Russell & Erwin Manufacturing Co. have advanced Flat Head Iron Wood Screws to discount 50 per cent. The American Screw Co. announce an advance on the price of Flat Head Iron Wood Screws to 50 per cent. discount from list. Other kinds of gimlet pointed Wood Screws remain at 40 per cent. for flat head brass and round head iron, and 25 per cent. for round head brass. The same Company, under date of December 1st, also give notice of a change in prices for Stove Bolts and Sink Bolts, now quoting 40 per cent. in place of 50 per cent. discount. Withdrawing and canceling previous quotations at variance from following, they at present quote on goods in stock: Iron black, Iron Tinned, 45 per cent. discount; Block and Carriage Rivets, 45 per cent. discount; Rivets in bulk, 40 do; Burrs, 30 do; Philadelphia pattern Tire Bolts (new Philadelphia list), 65 do; Bay State Tire Bolts (common list), 80 do; Flat Head Iron Machine Screws, 65 do; round do, 80 do; Flat Head Brass do, 35 do; round do, 20 do; Taps for Machine Screws, 45 do; Stove Bolts, 40 do; Sink Bolts, 40 do; Pointed Wires, 50 do; Tapped Nuts, 25 do; Hand-rail Screws, 40 and 10 do; Coach Screws (by the keg of 150 lbs), 55 do—with special additional discounts for large quantities. Girard Wrenches are now quoted 60 off, at d Coe's "Genuine" 55.

LATH.—The market has again verified the predictions of receivers, and made quite a positive advance, with the tone still very firm as we close. Several arrivals took place, but there appeared to be a customer ready to snap up the offering as quickly as made, and bids went up rapidly to \$2.00 per M, and are readily repeated at this for barrels to arrive, but agents are not disposed to sell, on the belief that cargoes on the spot will excite sufficient competition to give them a still better margin. The general influences remain about as before, and may be briefly stated as showing a positive light accumulation here, and continued reports of moderate amounts to come forward from the primary points.

LIME.—There is nothing new to advise on this market. The demand is good, and would even exhaust more than the present offering covers, but sellers do not seem to consider it advisable to make any important additions to cost, and matters are nominally unchanged. Supplies have accumulated somewhat in second hands, but the amount is by no means as large as usual, and will not be likely to give holders much trouble.

LUMBER.—A considerable portion of the current arrivals, both from inland and costwise sources, comes to hand on contract, and, with the demand still good, anything not thus under engagement finds a quick demand. Buyers, in reality, exceed the supply, and wholesale dealers tell us they could dispose of double the quantity of stuff were it available, and are also talking of the possibility of some pretty full rates, even on ordinary quality. The season of the year, the greater expense of transportation and the prospect of a good winter and early spring trade, all tend to bring about this condition of affairs, but underlying this, can be seen evidences of a growing belief that lumber can scarcely prove a poor investment at ruling rates, even if there be no immediate demand for it, and many of the Trade are anxious to rectify the mistake they feel they made in not purchasing earlier in the season. A noticeable increase in the accumulation can be seen in various portions of the city and suburbs, but there is a very general claim that the amount on hand is below the aggregate of last year, and not likely to fill up.

Spruce continues in demand, and all offerings on open market receive immediate attention. The supply of desirable parcels, however, is limited, and manufacturers are daily refusing bids for delivery this season on special cuts. Some contracts are

understood to have been taken for early spring, however, and, while we are not in possession of full particulars, about \$15 is intimated as the price agreed upon. This appears to be about as low as anything now offered. We quote at \$13.00@14.50 for random, possibly \$14.75@15.00 for choice lengths, in small cargoes, and \$15.00@17.00 for specials, the extreme for extra difficult.

White Pine has a very good home demand from all ordinary sources and at full rates, the desirable supply being under control, and owners indifferent, except upon their own terms. Export orders are fair and somewhat on the increase, but have not, as yet, fully met expectations. We quote at \$16.17 per M. for West India shipping boards; \$18@20 for South American do.; \$11 00@15.00 for box boards; \$16.00@16.50 for do wide and sound, and timber to order at \$25@45 per M.

Yellow Pine continues in rather moderate demand. Deliveries on contract and the supply available through random offerings have been a little in excess of expectations this fall and while all were placed without much difficulty, it has temporarily shut off a number of buyers. Sellers' ideas remain firm, however, in view of the full cost of transportation, and there is no pressure to sell from the mills. Advances from the South report a great scarcity of freight room. We quote random cargoes at about \$18@22 per M.; ordered cargoes, \$22@24 do.; green floorings boards, \$20.00@21.00 do., and dry do. do. \$20.00@23.00. Cargoes at the South \$12@14.50 per M.; hewed timber, \$8.50@14.

Hardwoods continue to meet with a good seasonal demand, and on all first-class stock there is little difficulty experienced in obtaining extreme rates. Most of the distribution has been to local, or near-by domestic buyers, but some few calls for export are now and then received. Through shipments also continue to some extent. We quote at wholesale rates by car-load about as follows: Walnut, \$7.50@8 per M.; ash, \$3.20@3.60 do.; oak, \$3.50@4 do.; maple, 3.00@3.5; chestnut, 1st and 2d, \$2.00@2.5; do. do. culls \$1.80@2 do; cherry, \$4.50@7.50 do; white wood, 1/2 and 5/8 inch, \$3.50@7.50, and do. inch, \$3.00@3.50 do; hickory, \$3.50@4.50 do. for Western, and \$3.50@7.50 for good nearby stock.

The yard trade is a little irregular, but at good localities the despatch keeps up pretty full and on a basis of former rates, with dealers generally talking quite firmly.

From among the lumber charters recently reported we select the following:

Two Br. ships, 1,298 and 1,185 tons each, and a Br. bark, 897 tons, from St. Johns, N. B., to Liverpool, deals, 70s; a brig, 220 M lumber, from St. Mary's to Rio Janiere, \$20 net; a bark, 501 tons, from Ferdinandina to Natal, Brazil, lumber, \$18 net; a bark, 644 tons, from Portland to Havana, shook and heads, 30c; a schr, 338 tons, from Portland to Martinique, shook and heads, 27c; three schrs. from Norfolk to New York, North Carolina pine lumber, \$2@2.25; a schr, from Richmond to New York, oak ties, 18c; a schr, 225 M lumber, from Cedar Keys to New York, \$9; a schrs and a brig, 310 and 250 M lumber, from Savannah to Baltimore, \$5.50; a schr, 325 M timber, from Savannah to New York, \$7; a schr, from Portland to New York, heading, 2c; a schr, from Portland to Philadelphia, heading, 3c; a schr, 250 M lumber, from Cedar Keys to New York, \$9; a schr, 160 M lumber, from Georgetown, S. C. to Philadelphia, \$7.35; a schr, 200 M lumber, from Brunswick to New York, \$7; a schr, 175 M lumber, same voyage, \$7.50; a schr, 200 M lumber, from Savannah to Philadelphia, \$6; a schr, 200 M lumber, from Pascagoula to Boston, \$9; a schr, 136 tons, hence to Jacksonville and back with lumber, \$11 for the round.

Exports of lumber from the port of New York:

	This Week.	Since Jan. 1, feet.
West Indies	390,628	22,181,414
South America	27,501	17,592,696
East Indies		5,623,214
Europe, Continent	52,416	5,170,387
Europe, United Kingdom	80,000	7,825,290
Total	490,549	58,392,911

GENERAL LUMBER NOTES.

STATE.

ALBANY LUMBER MARKET.

The *Argus* reports for the week ending December 2, 1879:

The closing business week of the season has been an active and exciting one. The general opinion of the trade is that the sales and shipments made during the last fortnight cannot for the extent of business done and the satisfactory prices obtained therefore find their parallel for several years; indeed, so great has been the pressure to send forward the lots sold that the labor has been carried far into the night. A feature of the trade which shows the confidence buyers have in the future of the market is the purchase and payment therefor of several round lots of pine lumber to be wintered over in the district. The market at the close was firmly held at quotations with moderate stocks; of clear lumber the stock is almost nominal. The quantity of pine lumber unsold, that will be wintered over, will be light.

The coarse lumber market has been very active at quotations. The sales and shipments have been very free. Spruce will be all cleared out, and of hemlock, the bulk of that which will be wintered over will be of Black River growth. As with pine lumber, the Southern trade are in market to engage loads to ship by first boats from the canal next season.

Barges with lumber for Philadelphia went down in this evening's tow.

The Chicago Tribune says that all through the lumber regions of the Northwest the preparations for lumbering seem to be as extensive this season as ever. The cost of the work will be greater than last year, but lumbermen are counting on another business boom and seem determined to be prepared to meet it.

The shipments of sawn lumber to the United States from Ottawa during the month of October were 21,963,940 feet. The value thereof is placed at \$218,400, against \$177,500 the value of the shipments of October, 1878.

The receipts of lumber at Chicago for the week ending November 29th are 20,618,000 feet, against 30,531,940 feet for the corresponding week in 1878. The receipts since January 1st are 1,421,320,000 feet against 1,105,562,000 feet. The shipments for the week ending November 29th are 13,079,000 feet against 14,717,000 feet for the corresponding week in 1878, and since January 1st 738,772,000 feet against 575,448,000 feet.

At Oswego the week's receipts of lumber by lake are reported at 2,757,000 feet; the shipments by canal, which are over for the season, are 240,940 feet.

The receipts at Albany by canal from the opening of navigation to December 1st, are:

Bls. & Setg. ft. Shingles	M. Timber, c. f.	Staves, lb
1878.. 309,845,340	8,068	10,075
1879.. 318,708,960	10,156	840,000

There was received during the remainder of the canal season last year 5,289,609 feet of lumber.

THE WEST.

Special correspondence of THE REAL ESTATE RECORD.

CHICAGO, Dec. 3, 1879.

With the approach of the end of the season the supply at the cargo docks seems to have increased. For the last few days there has been a pretty good stock on sale in the morning, and sometimes several cargoes have to be carried over night unsold. The enormous quantity of lumber sent here this season has filled the yards of the dealers fuller than they usually are, and with the falling off in the demand, which always occurs at this time of the year, they are not so anxious to buy as they were a few weeks ago. Hence the commission men find that their daily sales are not nearly so well attended as they were, and that the difficulty of disposing of their consignments is much increased. Another thing which considerably lessens the activity at the wholesale docks, is the entire absence of country competition. The interior dealers buy lumber mainly with the idea of seasoning it in time for late fall and winter trade, and in order to do that, have to secure it earlier. Now there is very little inducement for them to buy. They have no very brisk demand to meet, and there is no reason why they should want to accumulate stock by large purchases, so they confine their transactions to the yard, from which they can obtain just what they want to make assortments good, and in quantities to suit. Although the brokers find it somewhat up-hill business, placing the offerings, and they begin to look forward, with rather pleasurable anticipations, to the time when the season will be over.

Naturally, with all these drawbacks to contend against, sellers have found it impossible to maintain the range of prices that ruled a week or two ago. Piece stuff and inch lumber have dropped off several notches from the last quotations printed in THE RECORD. Good dimension lumber brings only \$9 now, instead of \$10, and inferior sells but slowly at \$8.75. Common and medium inch ranges from \$10 to \$15. Prices may be thus quoted:

Coarse and common piece stuff	....	\$8.75	@	\$8.75
Good to choice piece stuff	.....	8.75	@	9.00
Choice inch	.....	16.50	@	19.00
Common and medium inch	.....	10.00	@	15.00
Lath, green	.....	..	@	1.75
Lath, dry	.....	..	@	2.50
Shingles	.....	2.25	@	2.50

Another week will practically finish the season's business as far as the handling of cargo lumber goes. The vessels that come in most all go into winter quarters as soon as their cargoes are discharged. A few consignments will come in during the next two weeks, but manufacturers have pretty nearly completed their shipments for the year. Hardly any vessels care to charter now as they can get no insurance and the weather is very uncertain.

At the yards there has been, since I last wrote, a very marked falling off in trade. In the past two weeks the number of orders has been diminishing daily and will soon get down to the winter average. The shipments of lumber keep up because so many sellers had a large amount of lumber ordered which they have not been able to ship before, because of the rush of business and the scarcity of cars. They have less to do now, and the work goes on faster, while with the falling off in the demand for them

cars become plenty and there is no delay in getting shipping accommodations. Still the dealers are, as a rule, doing more in the way of new orders than is ordinarily the case in December. The weather has been pretty good for country trade, and consumption among the farmers goes on at comparatively rapid rate, which, of course, tends to improve the condition of trade here. The operators do not complain and indeed have nothing to complain of. They are selling more lumber than they were a year ago, and the prospect is that the winter right through will average much better for them than last.

It is beginning to be believed, however, that the last advance in prices was a step too far on the onward march of improvement. It came most too late, and was most too much the action of a limited number, who thought they saw a chance to make a few extra dollars in some special grades, to be unanimously sustained. By many dealers, the price list of November 15 is openly disregarded in making sales, and I am inclined to think, that those who do follow it strictly are so largely in the minority that it would be a difficult matter to find them. It is even rumored that the list made two or three weeks previous to the last one has not been fully lived up to of late. With the falling off in the demand, the average lumberman takes to cutting prices as naturally, and, it may almost be said, as inevitably as a duck to the aqueous fluid. It would perhaps be difficult to explain the reason why he does so, as observation does not show that it works any material improvement in his business. It seems to be done more from force of habit than anything else. This unnecessary habit has not carried the trade, as yet, much beyond the list of October 27, which may fairly be considered the present basis of yard prices. It is to be hoped, though I fear not expected with very much confidence, that this list will be adhered to for some time yet after January 1st, if not by ore, prices are apt to get demoralized, and it becomes a difficult matter to make a fair quotation. Possibly trade may be good enough this winter to prevent such a result to some extent, but it will hardly be sufficiently active to ward it off altogether.

The Northwestern Lumberman furnishes the following on the winter's cut:

It is, of course, too early to speculate to any extent upon the effect of the crop of logs, which is to be cut this winter, upon the market for lumber during another season. That efforts upon as grand a scale as during former years will be put forth, the activity now and for nearly two months past in building camps, and peopling them with men and teams, leaves no room to doubt. Taking all things into consideration, the comparatively small stocks as compared with the probable demand, and the impossibility of the cut of the winter affecting the manufactured stock before June or July, by which time the old stocks will be practically exhausted, we can see no good reason against prices remaining firm, and for greater advances toward spring.

An esteemed correspondent and manager of one of the heaviest lumber concerns of the Northwest writes from Wisconsin:

"Preparations for logging are going forward rapidly, and no doubt, with a fair winter, a very large amount of timber will be banked. I am fearful that the recent boom in prices will prove anything but beneficial in the long run to actual lumbermen."

We confess to not sharing in the fears of our friend. We believe that the recent advances were a perfectly legitimate outgrowth of the improved condition of the industries of the whole land, and that the demand for lumber another season will be not only unprecedentedly great but healthy. We do not doubt but that such a thing is possible as flooding the market with inferior stock, but the total ability of the leading lumbering streams of the great producing districts of the land having been fully ascertained, and their limit already reached, we do not believe that a vastly larger stock than that of the past year is within the range of possibility, and we think the demand for lumber will be fully adequate to the supply. It matters little how much stock is put into the streams if it cannot be run out and made available to stock the market beyond the demand. Time will tell, however.

The mills are shutting down throughout the lumber districts of the Northwest, and, with another week, the sawing season of 1879 will have come to an end to all intents and purposes. It will but remain to find out what has been accomplished, and, in the light of the facts in the case, to exercise judicious judgment as to the preparat ons for another season. The Lumberman is striving toward arrangements for making its annual statement of greater utility and value to the trade than ever before.

SAGINAW VALLEY.
Lumberman's Gazette Office,
BAY CITY, December 2, 1879.

The close of navigation leaves the trade in a very satisfactory condition, the most favorable that has existed for some years at this time. The urgency with which business has been conducted during the past three months has led to shipments beyond the

point when insurance could be placed, and many cargoes are now afloat, and others will leave the river this week upon which owners have to carry their own risks, but there will probably be no more cargoes shipped after this week by water. From this time onward through the winter, the railroads will carry what lumber may be urgently demanded, and it is thought the amount will be in excess of any other season.

In another column will be found a cursory review of the season, and there is but little to add here, except that prices are firm, with a good feeling prevailing, both in regard to lumber and shingles. The log supply for next year will now engage a good share of attention, and the indications are that it will be liberal.

The following are the shipments of forest products from Bay City during the month of November:

Lumber	.....	52,540,619
Lath	.....	3,348,000
Singles	.....	11,490,000
Hoops	.....	740,000
Staves	.....	340,000

From Saginaw the shipments of the month have probably been about 20,000,000 feet, with several million shingles, but the figures have not been received. A particular statement of the shipments of the season will be given next week.

We quote cargo rates:

Three upper qualities	.....	\$25 00 @ 28 00
Common	.....	10 00 @ 13 00
Shipping culls	.....	5 00 @ 7 00
Lath	.....	1 00 @ 1 50
Shingles	.....	1 10 @ 1 40

The following from the Lumberman and Manufacturer:

MINNEAPOLIS, Minn., Nov. 27, 1879.

The continuance of bright, pleasant weather had a most favorable effect upon the lumber business, but is rather hard on the loggers who are in the woods in force waiting for snow.

St. Louis is getting rid of about 4,000,000 per week at full quotations. The three great firms loaded 520 M last Monday; two rafts received this week. A new list was issued on the 21st advancing a few grades. Flooring is now quoted \$36, \$34, \$32, \$25, \$19; siding, \$19.75 to \$13.25, and lath \$3.10, as will be seen by list elsewhere. There is no falling off at any point, and nearly every firm in the West is greatly behind their orders, and nearly all regretting the acceptance of September and October bills at their present prices.

Chicago, last week, received nearly 50,000,000 feet and shipped 18,000,000, but this week will about close navigation and leave the city with probably 500,000,000, leaving out of account the 1,000,000,000 which the reporters say has not been shipped but got rid of in some mysterious way.

THE EAST.

The following is condensed from the columns of the Boston "Commercial Bulletin":

From the State of Maine comes the most encouraging reports concerning the lumber trade for the coming season. For the past few years this business has not been very profitable, on account of the low prices received for lumber, but with signs of returning prosperity the millmen have better courage to manufacture, even if prices have but slightly advanced. The approach of cold weather has aroused the lumbermen to active preparations for their six months campaign in the wilderness. About three weeks ago the first teams left the town of Fairfield, a few miles north of Waterville, loaded with supplies of bedding, nails, cooking utensils and sled fixtures, for the scene of the winter's work, to build a camp and get in readiness for the loggers who follow them.

On Moose River it is expected that thirty million feet will be cut this coming winter; on Dead River, sixteen millions; at Moosehead Lake about the same as last year; and nine millions more on the East Branch.

Along the Androscoggin and its branches, an increased activity is also observable. In Byron, Oxford County, two firms will handle three million feet. A mill company at Canton, on this river, have just finished sawing their lumber for this season, and have engaged six millions of lumber to be hauled into the river for next season.

It is estimated that 100,000,000 feet of logs will be cut on Penobscot waters the coming season, and that much of this will be spruce. Operations on a small scale were begun some time ago and a number of the Winn lumbermen went into the woods as early as the middle of last month.

Joseph Hobson is to operate quite extensively on the Saco River this season. The Calais lumbermen feel particularly jubilant and anticipate an era of prosperity for their business.

The State now contains nearly seven hundred saw mills, scattered along the Kennebec, the Penobscot, the Androscoggin, the Saco, the St. Croix and other lesser streams.

In New Hampshire there exists a bright feeling in the lumber trade and the woods of Coos county will be full of men and teams the coming winter. The Berlin mills will put 30,000,000 feet into the Androscoggin and its tributaries.

Captain Beattie, of Lancaster, will put 4,000,000, and the Hartford Lumber Company about 20,000,000 feet into the Connecticut.

THE SOUTH.

The Savannah Morning News reports lumber freights as follows:

Several coasting vessels have arrived during the week, but the supply of tonnage is yet insufficient,

and a good demand exists at full rates. We quote: To Baltimore and Chesapeake ports. \$5.50@5.75; to Philadelphia, \$6; to New York and Sound ports, \$6.25@7; to Boston and eastward, \$6.50@7.50; to St. John, N. B., \$8; [Timber from \$1 to \$1.50 higher than lumber rates]; to the West Indies and windward, \$7@8, gold; to South America, \$1@1.50, gold; to Spanish ports, \$14@15, gold; to United Kingdom, timber, 3ds., lumber, £5 10s. From 50c. to \$1 additional is paid here for change of loading ports.

CUBA.

This week's mail from Havana reports as follows: White Pine—One cargo from Machias has been sold at \$32 with 90d. c., and one from New York was sold at \$31, prices that we quote.
Pitch Pine—No recent sale, and we quote \$30 per mille feet, some demand being noticed.
Cooperage Stock—Box Shooks—Nothing doing and \$4@5rs. gold must be considered the nominal prices for new, while old can be easily obtained at 75¢rs.
Horsesheds Shooks—Those for sugar are being lotted at from 18¢@19rs. gold, 90d.-c.; prices for those for molasses continue as yet entirely nominal.
Empty Casks—Old ones continue dull at \$3.50 gold.
Hoops—Scarce and in demand at \$58 gold per mille for long shaved.

AILS.—The business not very active, and as a rule extends only to the ordinary run of trade orders as buyers do not care about stocking up toward the close of the year. Manufacturers, however, endeavor to adjust the supply to the outlet, and the line of values is held about steady. We quote 10d. to 60d. common fence and sheathing, per keg, \$3.70; 8d. and 9d., common do., per keg, \$3.95; 6d. and 7d., common do., per keg, \$4.20; 4d. and 5d., common do., per keg, \$4.45; 3d. and 4d., light, per keg, \$5.20; 3d., fine, per keg, \$5.95; 2d., per keg, \$5.95.

Cut spikes, all sizes, \$1.95. Floor casing and box, \$1.35@1.50. Finishing, \$1.70@1.85.

CLINCH NAILS.

\$3 1/4 to 1 1/2 in. 2 & 2 1/4 in. 2 1/2 & 2 3/4 in. 3 in. & longer
15.9 @ 5. 2 1/2 \$5.70 \$3.45 \$5.20 per keg.

OILS.—For the season the volume of business is quite as full as could be expected, and dealers make no great complaint. Values without much change and the tone about steady, with the offering moderate. Lined oil quoted at 80¢@85c. per gallon from crushers hands.

PAINTS.—The movement is not very free or general, and as a whole the market has rather a dull tone. There is, however, probably as much doing as could be expected, and in pretty much all cases the views of holders are steady upon the leading line of goods.

PITCH.—A moderate trade doing in about the ordinary form, and the market presents no new features of a positive or decided character. Prices rule steady in a jobbing way, and the offerings not greatly in excess of the outlet. We quote at \$2@2.12 1/2 per bbl. for city delivered.

SPIRITS TURPENTINE.—The speculative advance failed to stimulate demand for either shipment or consumption, and the market has shaded off again, with the offerings somewhat on the increase. Holders, however, refrain from positively pressing stocks, and the larger accumulations are under very good control. As this report is closed, the quotations stand about \$10@12c. per gallon, according to the quality of the stock handled.

TAR.—The demand has been moderately active and on a fairly steady range of values so far as the ordinary distribution in small lots is concerned. Business, however, not over free or brilliant, and while the accumulation of stock is moderate buyers experience no difficulty in making a selection. We quote at \$2.25@2.50 per bbl. for Newberne and Washington, and \$2.50@2.62 1/2 for Wilmington, according to size of invoice.

CONVEYANCES.

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

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

NEW YORK CITY.

Nov. 27, 28, 29, Dec. 1, 2, 3.
Broadway, s e cor 22d st, 102.6x95.9 to 22d st, x122.2; Nos. 6 and 8 East 22d st, and No. 932 Broadway, three and one-story brick theatre (Park); Nos. 934 to 938 Broadway, three-story brick store.
4th av, s w cor 22d st, 98.9x70; Nos. 278, 284 and 286 4th av, three two-story brick stores and dwell'gs, and Nos. 280 and 282, two four-story brick dwell'gs.
Susan W. Grand d' Hauteville, wife of Frederic S., to The New York Life Ins. and Trust Co. (as trustees.) (Confirmation deed.) November 19.....\$3,750

Broadway (No. 1368), e s, 26.4 s 57th st, 26.3x 91.1x24.8x100.6, four-story brick building (part of carriage manufactory). (Foreclos.) William P. Dixon to The Mutual Life Ins. Co., New York. Oct. 13.....24,000
Broome st (No. 154), n s, 75 e Attorney st, 25x 100, three-story brick front (frame) store and four-story brick tenem't in rear. Jacob Faerberach to John Schmitt, Brooklyn. April 26.....10,000
Broadway, s e cor 23d st, 102.6x63.3x98.9x92.11. The New York Life Ins. and Trust Co. (trustees) to Susan W. wife of Frederic S. Grand d' Hauteville. Nov. 19.....nom
Broome st, n e cor Mangin st, 25x75.....1
Delancey st, s e cor Mangin st, 25x75.....1
The Bowers Savings Bank to Myer Finn. (C. a. G.) Nov. 28.....14,350
Chatham st (No. 115), s s, 59.9 w Pearl st, 19.10x 75.1x19.10x75.4, four-story brick store and tenem't. Hyman and Rachel Israel and Kaufman Hirsch to Elizabeth Rogers. (Mort. \$12,000.) Nov. 28.....17,000
Columbia st, No. 30. (General release.) Mary A. Thompson to Edward T. Fitzpatrick.....1,000
Same property. (General release.) William J. Fitzpatrick to same.....1,200
Same property. (General release.) Mary M. Martin to same.....2,000
Carmine st (No. 41), n s, 100 e Bedford av, 25x 100. Charles Pfizenmayer to Charles F. Pfizenmayer. (Mort. \$6,000.) Nov. 29.....gift
Dey st, No. 16. Jacob S. Van Wyck to August Baumgarten. (Assumption by grantee of mortgage \$20,000, omitted from original deed of conveyance.) Nov. 26.....nom
Division st, n e s, 103.11 w Eldridge st, 29.1x 76.3x29.4x76. George Lahr to Louise Dannenfelser. (Mort. \$13,000.) Nov. 25.....nom
Same property. Louise Dannenfelser to Gertrude Lahr. (C. a. G.) (Mort. \$13,000.) Nov. 26.....nom
Duane st (No. 157), n s, 50 w West Broadway, 25x74, five-story stone front store. (Foreclos.) Bernard E. McCafferty to Henry Welsh. Dec. 1.....9,750
Same property. Catharine Blunt (widow) to same. (Q. C.) Nov. 28.....nom
Essex st (No. 164), s e s, 275 s w Houston st, 25x 100, three-story brick store and tenem't and five-story brick tenem't in rear. William Miller to Christine Miller. (Mort. \$6,000.) Nov. 29.....12,000
Front st (No. 32), n s, 104.2 e Broad st, 28.6x59.5x 28.6x60.5, four-story brick warehouse. (Foreclos.) T. Beekman Westbrook to United States Trust Co. Nov. 18.....9,000
Front st (No. 101), southerly cor Jones lane, 19.11x62.7x19.6x63.1, four-story brick store. (Foreclos.) Arthur Johns to Joseph J. O'Donohue. Nov. 28.....20,100
Grammercy park (No. 33), e s, 23.6 n 20th st, 19.6x83, five-story brick build'g, part of Grammercy park house. Lutgarda G. Angarica de la Rua (extrx. Joaquin Garcia de Angarica) to Lutgarda G. Angarica de la Rua. Nov. 13.....12,000
Grammercy park (No. 34), e s, 43 n 20th st, 19.6x 83, five-story brick build'g, part of Grammercy park house. Lutgarda G. A. de la Rua (extrx. Joaquin G. de Angarica) to Emilo del Pino, Natalia del Pino wife of Jose G. Angarica, Augusta del Pino and Marcos del Pino (guard. estate Luis del Pino). November 13.....12,000
Grand st (No. 532), n s, 75 w Cannon st, 25x75, four-story brick store and tenem't. Nathan Rosenbaum to Mary wife of Jacob Brush. (C. a. G.) Oct. 9.....2,800
Henry st (No. 119), n s, 160 e Pike st, 25x100, three-story frame (brick front) store and dwell'g, and two story brick stable in rear. Charles Woehrl to Moses Baumgarten. (Mort. \$3,500.) Nov. 29.....7,375
Irving pl (No. 16), e s, 21 n 15th st, 20.6x80x20.8 x 80, four-story brick dwell'g. (Partition.) John Lindley to Edward Kearney. Oct. 6, 9, 650
John st (No. 58), s s, 113 w William st, 24.3x91.7 x24.4x91.8. Buckley T. Benton to Joseph Annin. (1/2 part.) (1/2 of mort. \$25,000.) Nov. 13.....nom
Leonard st, n s, 125.2 e West Broadway, 26.5x 100. George R. Minot, Boston, Mass., to John M. and Francis H. Slade, New York, and Frederic J. Slade, Trenton, N. J. November 26.....nom
Leonard st (No. 51), n s, 25x100, excepting therefrom strip 8 inches in width. John M. and Francis H. Slade, New York, and Frederic J. Slade, Trenton, N. J., to George R. Minot, Nathaniel Hooper, and Stephen W. Marston, Boston, Mass., and Nathan Hobart, New York. Nov. 26.....nom

Lewis st (No. 63), w s, 100 s Rivington st, 25x 100, three-story brick store and tenem't, and four-story brick tenem't in rear. Abbie B. Clarkson to Hugh McMahon. Nov. 1.....4,450
Madison st (No. 307), n s, 101.6 e Montgomery st, 26.6x90.7x26.6x92.2, three-story brick tenement, and four-story brick tenem't in rear. John J. and Bernard C. Reilly to Cornelius P. Reilly, et al. (heirs of Cornelius Reilly.) (C. a. G.) (2-6 part.) Nov. 26.....3,000
Madison st, n s, 128 e Montgomery st, 26.6x90.7 x26.6x89. Same to same. (2-6 part.) (C. a. G.) Nov. 26.....3,000
Market st, e s, bet Madison and Henry sts, 22.5 x87x22.3x87.1. Catharine Hug'ies to Charles S. Spencer. (1-5 part.) (Q. C.) Nov. 28.....nom
Maiden lane (No. 26), s w cor Nassau st, runs west along Maiden lane 18.2x19.6x westerly 5.10 x southerly 4 x east 24.5 to Nassau st, x north 20.8, five-story brick store and factory building. Henry and P. M. Suydam (extrs. J. Suydam) to Ephraim S. Johnson, Jersey City. Dec. 1.....35,000
Mott st (No. 159), w s, abt 125 n Grand st, 25x 100, five-story brick store and tenem't, and four-story brick tenem't in rear. (Foreclos.) John E. Ward to William Nelson, Jr., Was-saic, N. Y. Nov. 29.....8,300
Madison st (No. 313), n s, 26.6x95.4x26x95, one-story brick stable, one-story frame shop, two-story frame dwell'g, and two-story frame stable. John J. and Bernard C. Reilly to Cornelius P., William D., Catharine M., and Mary J. Reilly (heirs C. Reilly). (2-6 part.) Nov. 26.....833
Monroe st (No. 261), n s, 150.6 w Jackson st, 25.2 x96, three-story frame (brick front) store and dwell'g, and three-story frame dwell'g in rear. (Foreclos.) William F. Scott to Harriet A. Evans, Morristown, N. J. March 14.....100
Monroe st, n s, 150.6 w Jackson st, 25.2x96. Harriet A. Evans (widow), Morristown, N. J., to Salomon Jacobs. Dec. 1.....3,500
Mulberry st (No. 110), e s, 25x100, five story stone front store and tenem't. (Foreclos.) George P. Smith to Robert L. Kennedy. Nov. 28.....10,000
Rutgers st (No. 6), s w cor East Broadway, 21x 64, four-story brick store and tenem't. William H. Palmer, Brooklyn, to Wendolin J. and Charles E. Nauss. (Mort. \$10,000.) November 29.....16,500
Rivington st (No. 225), s s, 75 w Willet st, 25x 100, three-story brick store and tenement, and four-story brick tenement in rear. Elizabeth, wife of Frederick Miller, to Bernhard and Frank Schaaf. (Taxes 1879.) Nov. 29.....6,000
Stanton st (No. 161), s s, 50 w Clinton st, 25x100, five-story brick store and tenement. Ernest Montanus to George S. Adrian. (Mort. \$10,000.) Dec. 1.....14,100
Suffolk st (No. 28), e s, 100 s Grand st, 25x100. Harriet Nichols (widow) to William H. Mills, Mamaroneck, N. Y. Oct. 2.....nom
South st (No. 197), n s, 50 e Oliver st, 25x80, four-story brick store and dwell'g. The United States Trust Co., New York, to John C. Inzelmann. (C. a. G.) Dec. 1.....13,000
West st (Nos. 207, 208, 209, 210 and 211, and Nos. 58, 60, 60 1/2 and 62 Harrison st, being West st, n e cor Harrison st, 75.4x74.4x75.8 x75.5; Nos. 207 and 208 two two-story brick stores and dwellings, and Nos. 209 and 211 two three-story brick stores and dwellings; No. 60 Harrison st, two-story brick buildings, and No. 58 Harrison st, two and three-story brick shop. Adeline, wife of Walter Underhill, Wappinger's Falls, N. Y., to Emily A. wife of William K. Thorn. (Mort. \$32,000.) Dec. 1.....56,350
3d st (No. 324), s s, 53 w Av D, 20x70.3x20x 70.2, three-story brick dwell'g.....
Av D, w s, 15.7 s 3d st, 15.7x53.....
Charles H. Miller et al. (extrs. Jacob Miller, dec'd) to Mary E. A. Wendel. Nov. 29.....9,275
4th st (Nos. 339-343), n s, 192 w Av D, 64x 96, three-story brick building. The Dry Dock Savings Inst., New York, to Edwin Einstein. Jan. 13.....17,500
9th st (Nos. 735 to 739), n s, 193 w Av D, 75x 92.3, three five-story brick tenem'ts and four-story brick building, part of planing mill, in rear.....
10th st (No. 434), s s, 218 w Av D, 25x92.3, four-story brick planing mill and one-story extension in rear.....
10th st (No. 432), s s, 243 w Av D, 22x92.3, four-story brick shop and one-story brick building, part of planing mill, in rear.....
Joshua Youngs, Summit, N. J., to William F. Youngs, Brooklyn. (Morts. \$17,000.) (All title.) Dec. 1.....23,000

- 10th st (No. 365), n s, 272.2 e Av B, 20.10x 94.9, three-story brick dwell'g. Sophia Kernan to Peter J. Kernan. (Mort. \$4,500.) Aug. 18, 1876. 11,750
- 11th st (No. 626), s s, 317.9 e Av B, 20.10x94.9, three-story brick store and tenement. Joseph Sgiwa to Conrad Poppe. (Mort. \$3,900.) Dec. 1. 5,600
- 11th st (No. 38), s s, 99.6 e University pl, 20.6x 94.9, two-story brick dwelling. George W. Tucker to Albert S. Rosenbaum. Dec. 2. 17,500
- 11th st (No. 345 W.), n e cor Washington st, 25x72.6x14x75, three-story frame (brick front) store and dwell'g. 11th st (No. 343 W.), n s, 334 w Greenwich st, 22.6x63.3x21.9x66.9. Henry Hughes to Josephine L. wife of Geo. W. Sherman. (Mort. \$5,000.) Nov. 28. 16,000
- 13th st (No. 228 E.), s s, 299.3 w 2d av, 21.5x 105.3, three-story brick dwell'g. Eugene Charve (exr. F. Mozor, dec'd) to Thiers Noble. June 9. 12,000
- 13th st (No. 208), s s, 478 w 2d av, 15.6x103.3, four-story stone front dwell'g. James N. Podcock, Readington, N. J., to William McCarthy, Jersey City. (Mort. \$9,000.) Nov. 11. 12,000
- 13th st (Nos. 305 to 315, inclusive), n s, 100 w 8th av, 125x103.3, four-story brick store and tenem't; No. 309, four-story brick tenem't and four five-story brick flats and part of two-story brick stable in rear. Interior lot, 103.3 n 13th st, and 225 w 8th av, runs east 125 x north 25.9 x southwest 127.7 to beginning, part of two-story brick stable. Emmeine, Eleanor V. and Sarah C. Wallace (undiv.) and Emmeline and Eleanor V. Wallace (trustees J. Wallace, dec'd) to Matthew Kane. Nov. 1. 66,000
- 14th st, s s, 107 w 5th av, 43x103.3, No. 4, four-story (stone front) dwelling, No. 6, three-story (stone front) dwelling. John A. Jones, England, to William J. Demorest. (Contract.) Nov. 15. 72,500
- 16th st (No. 210 E.), s s, 139.3 e 3d av, 19.1x103.3, four-story brick dwell'g. David J. Maguin (exr. Jaques Guedin) to Sarah A. wife of Patrick H. Sullivan, Rutherford Park, N. J. (Mort. \$8,000.) Nov. 6. 10,500
- 16th st (No. 425), n s, 351 e 10th av, 24x92, five-story brick store and tenem't. Emma A. wife of John Totten to Rebecca A. wife of Martin Y. Bunn, Hackensack, N. J. (Mort. \$6,300.) Oct. 30. 10,000
- 18th st, s s, 165 w 2d av. (Release mort.) The Bank for Savings, City New York, to Rutherford Stuyvesant. Dec. 1. 20,000
- 21st st, No. 342 East, Louise and Amelia Hartung to Johannah Steiert. (Conveys to grantor for life). 23d st (No. 336 W.), s s, 375 w 8th av, 24.9x98.8, three-story brick dwell'g. Lutgarda G. Angarica de la Rua, undiv. and as extrx. Joaquin G. de Angarica, dec'd, et al. to Lucrecia A. y A. wife of Manuel Angarica and Emilio del Pino. (Mort. \$4,000.) Nov. 13. 16,400
- 24th st (No. 341), n s, 125 w 1st av, 15x98.9, four-story brick store and tenem't. Henry C. L. Peetch to Thomas Burns. (Mort. \$5,000.) Nov. 14. 6,500
- 25th st (No. 45), n s, 200 e 6th av, 25x98.9, four-story brick dwell'g. Martha A. wife of Nathaniel W. Chater to James Scobie. (Morts. \$15,000.) Dec. 1. 27,000
- 27th st (No. 332), s s, 406 e 9th av, 22x98.9, three-story brick dwell'g. (Foreclos.) S. Wright Holcomb to Emma J. wife of Edmund Decker. Nov. 18. 4,000
- 28th st (No. 305 and No. 2 Lamartine pl), n s, 112.6 w 8th av, 23x98.9, four-story brick dwell'g. 28th st (No. 332), s s, 425 e 9th av, 23x98.9, four-story brick dwell'g. Lutgarda G. Angarica de la Rua (extrx. Joaquin Garcia de Angarica) to Joaquin C. de la Rua. Nov. 13. 25,400
- 32d st (No. 104 W.), s s, 116.8 w 6th av, 16.8x 39.10x17.3x26.2, three-story brick dwell'g. 27th st (No. 308 W.), s s, 100 w 8th av, 18.8x 74.9, three-story brick dwell'g. 27th st (No. 351 W.), n s, 248.9 e 9th av, 21.3x 98.9, three-story brick dwell'g. Lutgarda G. Angarica de la Rua (indiv. and as sole extrx. Joaquin Garcia de Angarica, dec'd, Lucrecia A. y A. wife of Manuel Angarica, Rose A. y Arguelles, Luz A. y Arguelles (by J. M. Mestre, guard.), Marcos del Pino, guard., Luis del Pino, Emilio del Pino, Natalia del P. wife of Jose G. de Angarica, Augusta del Pino, Luis del Pino (by E. Wetmore, guard.), and Inez M. E. de Angarica and ano. (exrs. J. G. Angarica, dec'd) and Joaquin C. de la Rua to Joaquin C. de la Rua. Nov. 13. 19,600
- 34th st, n s, 175 w 5th av, 25x197.6 to 35th st. Matilda L. wife of George W. McLean to John Knoener. Nov. 25. 80,000
- 34th st, n s, 175 w 8th av, 125x98.9, part of five-story brick piano forte factory and one-story brick boiler house. 35th st (No. 322), s s, 175 w 8th av, 125x98.9, two four-story brick build'gs and part of five-story brick build'g on rear, being used as a pianoforte factory. David Decker, Germany, to John J. Decker. (C. a. G.) (1/2 part.) (Morts. \$75,000.) October 30. 125,000
- 38th st (No. 33), n s, 203 e Madison av, 22x98.9, four-story stone front dwell'g. Frederic Waydell to Samuel W. Millbank. (Mort. \$20,000.) Nov. 29. 34,000
- 38th st (No. 3), n s, 125 e 5th av, 25x98.9, four-story stone front dwell'g. Catharine E. Cropper (admrx. T. B. Cropper, dec'd) to Edwards Spencer. (C. a. G.) Nov. 28. 30,500
- Same property. Edwards Spencer to Catharine E., Rosina M. and John Cropper. (C. a. G.) Nov. 28. 30,500
- 38th st, n s, 127 w 7th av, 20x98.9, Louis de V. Wilder to John T. Mackenzie. (5-11 part.) Oct. 15. 26,000
- Same property. John T. Mackenzie to Mary A. Wilder. (All title.) Oct. 15. 26,000
- 39th st, n s, 190 w 3d av, 17.8x98.9, Felix G. y Pinto to Luz Diaz y Sanchez. Nov. 25. 39th st (No. 102 E.), s s, 91.10 e Park or 4th av, 21x98.9, four-story stone front dwell'g. Charles Duggin to Cecilia M. wife of Auguste Vatable. Nov. 28. 28,000
- 39th st (No. 104 E.), s s, 112.10 e 4th or Park av, 17x98.9, four-story stone front dwell'g. Charles Duggin to Louise wife of Jules Sazeraac. Nov. 28. 26,000
- 39th st (No. 262), s s, 161.6 e 8th av, 20.6x98.9, three-story brick dwell'g. Ellen T. V. wife of John J. Fisher to Lizzie T. Marion. (Mort. \$6,000.) Dec. 1. 10,000
- 39th st (No. 26), s s, 465 w 11th av, 10x98.9, part of two and one-story brick buil'g. H. C. Derby & Co. and Lucy A. D. wife of James P. Robertson to Louis Wilkens. Nov. 1. 800
- 41st st (No. 250), s s, 250 e 8th av, 25x98.9, five-story brick store and tenem't. (Foreclos.) James P. Crane to Jacob Kom. (Mort. \$7,000.) Dec. 3. 2,900
- 42d st (No. 266 W.), s s, 70 e 8th av, 15x74.1, four-story stone front dwell'g. James L. Little to Harriet E. wife of Charles D. Price. (Mort. \$7,000.) Dec. 1. 10,000
- 43d st, n s, 155 e 3d av, 100x100.5, vacant. Thomas McAree to Stephen Duncan. (Contract.) Nov. 18. 16,000
- 43d st (No. 311), n s, 150 w 8th av, 25x100.4, three-story brick dwell'g. Robert Auld to Agnes J. Thomson. (Mort. \$6,500.) November 29. 11,250
- 43d st, s s, 200 w 8th av, 20x100.4. Jacob Kirchhoff to Sixtus Heindel. (Mort. \$2,000.) Nov. 1. 200
- Same property. Sixtus Heindel to Anna M. Kirchhoff. (Mort. \$2,000.) Dec. 1. 200
- 45th st (No. 23 E.), n s, 40 w Madison av, 20x 100.5, four-story stone front dwell'g. Charles P. Hemenway, et al. (trustees A. Hemenway) to Elizabeth C. wife of Thomas Stokes. Nov. 29. 27,000
- 45th st (No. 25 E.), n s, 20 w Madison av, 20x 100.5, four-story stone front dwell'g. Charles P. Hemenway, et al. (trustees Aug. Hemenway) to May C. wife of George E. Dodge. Nov. 29. 27,000
- 45th st (No. 607), n s, 125 w 11th av, 25x100.4, four-story brick store and tenem't. C. H. Miller, et al. (exrs. J. Miller, dec'd.) to Josephine E. wife of William C. Lester. November 29. 4,500
- 46th st (No. 232), s s, 225 w 2d av, 25x100.5, five-story brick tenem't. Daniel H. Hendrickson, Jamaica, L. I., to Latham M. Jaggar, Jamaica, L. I. (C. a. G.) (Morts. \$11,000.) Dec. 1. 1,000
- Same property. Latham M. Jaggar, Jamaica, L. I., to Frederick A. Potts, Pittstown, N. J. (Mort. \$11,000.) Dec. 1. 18,514
- 49th st (No. 157), n s, 125 e 7th av, 20.10x100.5, three-story stone front dwell'g. Ellen wife of Justinian Hartley to James MacFarlane. (Mort. \$8,500.) Nov. 29. 15,000
- 51st st (No. 133), n s, 425 w 6th av, 35x120, two-story frame and two-story brick dwell'g. Alexander Bonner to William Woodward, Jr. Dec. 1. 10,000
- 51st st, n s, 425 w 6th av. (Release mort.) Johanna H. Purdy to Alexander Bonner. Nov. 29. 7,000
- 52d st, n s, 200 e 10th av, 25x96. Anna wife of John P. Gantler to Charles Feltman, Brooklyn. (Mort. \$8,000, taxes 1878 and 1879.) Nov. 20. 2,000
- 53d st (No. 213), n s, 47.10 w Broadway, 25x 100.5, three-story brick dwell'g. 8th av (No. 847), s w cor 51st st, 23.5x80.4, four-story brick store and tenem't. David H. Cochran et al. (exrs. C. Davies) to James L. Butterly. Dec. 1. 20,001
- Same property. James L. Butterly to David H. Cochran et al. (trustees C. Davies, dec'd.) Dec. 1. 20,001
- 54th st, n s, 200 e 2d av, 25x100.5. 2d av, w s, 25.5 n 54th st, 25x75. Fredericka wife of John Otto to Thomas J. O'Connor. Nov. 25. 125,000
- Same property. Thomas J. O'Connor to John Otto. Nov. 28. 125,000
- 54th st (No. 122), s s, 300 w 6th av, 25x100.5, three-story brick store and tenem't, and four-story frame dwell'g in rear. Margaret wife of James Judge to Edgar W. Voris. (Mort. \$8,000.) Nov. 28. 10,000
- 55th st, n s, 95 w 3d av, 100x100.5. Max Herzog to Philip Pfeiffer and Morris Simonsfeld. (Mort. \$37,500.) Oct. 8. 20,000
- 56th st (No. 58 E., No. now 60), s s, 122 e Madison av, 22x100.5, four-story stone front dwelling. Saulesbury L. Bradley to Emma B. wife of Philip W. Harding. (Mort. \$17,000.) Dec. 3. 37,000
- 56th st (No. 19 W.), n s, abt 325 w 5th av, 25x 100.5, four-story stone front dwell'g. Rose Fox (widow), New York, Rachel wife of Philip M. Platt, Delia wife of Nathaniel Burnstine, Detroit, Mich., David Fox, Lena wife of Charles S. Cohen, and William J. Fox (heirs Charles Fox, dec'd) to Catharine Nash. (Mort. \$20,000.) Nov. 25. 45,000
- 57th st, s s, 75 w 4th av, 25x100.5, part of one-story frame shop. Henry D. Sayre, Canaan, N. Y., to Leila B. wife of Clarence H. Scrymser. Nov. 25. 20,000
- 57th st, s s, 72.6 w 4th av, 2.6x100.5. Josephine E. wife of Miles B. Carpenter to Leila B. Scrymser. Nov. 25. 2,000
- 57th st, s s. Party wall agreement. Leila B. Scrymser with Josephine E. Carpenter. 57th st, s s, 135 e 3d av, 75x100.4, vacant. Sarah wife of Adolphe Salmon, Paris, France, to Mayer Feuchtwanger. (Mort. \$14,000.) November 1. 21,000
- 57th st, s s, 90.1 w Lexington av, 16.6x100.5. Andres Dold to Justus Oesterlein. (Mort. \$8,000.) Nov. 25. 20,000
- 57th st (No. 48), s s, 195 e 6th av, 25x100.5, four-story stone front dwell'g. Robert Maclay to William D. Ellis. Nov. 20. 49,000
- 58th st (No. 32), s s, 425 w 5th av, 25x100.5, four-story stone front dwell'g. Napoleon J. Haines to Alexander C. Howe. Nov. 29. 50,000
- 58th st. (Party wall agreement.) John Livingston to John McKim. 58th st, s s, 425 w 5th av, 25x100.5, h & l. John H. Miller to Ada wife of Alexander C. Howe. Dec. 1. 200
- Same property. Alexander C. Howe to John H. Miller. Dec. 1. 200
- 58th st, s s, 204.6 w 8th av, 20.6x100.5. The Weed Sewing Machine Co., Connecticut, to George W. Sueden. Nov. 28. 200
- 60th st, n s, 45 e Lexington av, 20x100.5. Fannie wife of William Cohen to Tina wife of Alexander Henry, Brooklyn. Nov. 13. 200
- 62d st, s s, 125 e 5th av, 200x100.5, new buildings projected. Jacob Steinhardt to James R. Breen and Alfred G. Nason. (Mort. \$142,000.) Nov. 24. 200,000
- 64th st, s s, abt 80 e Lexington av, 20x100. Sarah T. McCool to Ferdinand Mayer. (Contract.) Oct. 27. 15,000
- 66th st, s s, 150 e 1st av, 25x100.5, vacant. Patrick Duncan, Brooklyn, to Walter G. I. Wheeler. Nov. 11. 1,300
- 67th st, n s, 375 w 8th av, 25x100.5, vacant. Arthur W. Austin, West Roxbury, Mass., to Alfred B. Scott and Samuel W. Bowne. (Mort. \$3,500.) Nov. 12. 5,000
- Same property. Release judgment. Michael McDermott to Arthur W. Austin, West Roxbury, Mass. 67th st, n s, 375 w 8th av, 25x100.5. Same property. Release judgment. Henry P. Wolcott to same. 68th st, s s, 95 e Madison av, 5x100.5. Richard W. Buckley to Robert McCafferty. November 24. 200
- 72d st, s s, 125 w 8th av, 100x102.2, three one-story frame dwell'gs. Patrick Fitzgerald to Angelo L. Myers. Nov. 29. 40,000
- 72d st, s s, 193.9 e 4th av, 18.9x102.2. George A. Crocker, New York, Wm. H. Crocker, Montclair, N. J., Washington E. Crocker, Philadelphia, Pa., and Frank Gantz, Germantown, Pa., to Salas S. Packard. (Q. C.) July 3. 200
- 73d st, s s, 193.9 e 4th av, 18.9x102.2. George A., William H. and W. E. Crocker and T. Gantz to Silas S. Packard. July 3. 200

74th st (No. 127 E.), n s, 136.6 w Lexington av, 17x102.2, three-story stone front dwell'g. Anthony Smyth to Fanny S. wife of Augustus Hoexter. (Mort \$8,000.) Dec. 1. 13,000
 75th st (Nos. 227, 229 and 231 E.), n s, 230 w 2d av, 75x102.2, three four-story brick tenem'ts. Francis McQuade to Henry Oberndorfer. (Mort. \$24,000.) Nov. 28. 37,000
 76th st, s s, 200 e 2d av. Release Mort. Adam Sander to Morris Keller. Nov. 29. 800
 Same property. Chas. Buddensick to same. Nov. 29. 200
 76th st, s s, 225 e 2d av. Release Mort. William M. Isaacs to Morris Keller. Dec. 1. 1,667
 78th st (No. 249 E.), n s, 180.6 w 2d av, 13.10x102.2, three-story brick dwell'g. Julius Lipman to Rachel wife of Herman Korn. (Mort. \$2,000.) Dec. 1. 4,750
 81st st (No. 334), s s, 375 e 2d av, 24.6x102.2, four-story brick tenem't. William A. Cauldwell to John and Carolina (his wife) Mohler. Dec. 1. 9,150
 81st st, n s, 305 e 3d av, 25.5x102.2. William H. Morgan to William or William M. Morgan. Nov. 20. nom
 84th st, n s, 175 e 1st av, 45x102, new buildings projected. Louis Bauer to Otto W. Loeffler. Nov. 26. 9,750
 84th st, n s, 270 w 1st av, 30x100. William H. Morgan to William M. or William Morgan. Nov. 20. nom
 85th st, s s, 200 w 1st av, 25x102. Abraham Wolf to De Witt C. Cowdrey, Passaic, N. J. (assignee, &c., P. & J. E. Bick). (All title.) (Q. C.) nom
 86th st, n s, 150 e Av A, 25x137.10x25x137.9. William H. Morgan to William M. or Wm. Morgan. Nov. 20. nom
 89th st, n s, 88 e Madison av, 12x100.8, vacant. St. Luke's Home for Indigent Christian Females to Isaac H. Tuttle, Thomas P. Cummings, Stephen P. Nash and Francis Pott. Nov. 7. 2,000
 95th st, n s, 200 w 2d av, 25x100.5x25x100.9, vacant. Wheelock N. Harvey (exrs. C. R. Harvey) to Maria T. Fox. Nov. 22. 1,050
 106th st, n s, 110 e 3d av, 100x100.11, vacant. (Foreclose.) J. Grant Sinclair to Spencer A. Fanning. Nov. 25. 9,800
 Same property. Spencer A. Fanning to John H. Deane. (Morts. \$8,000.) Nov. 29. 9,515
 Same property. John H. Deane to Julius Spaeth. (Morts. \$8,000.) Dec. 1. 14,000
 108th st (No. 52), s s, 300 w 4th av, 17x100.11. Catharine, wife of Bartholomew Denovan, to Benjamin Russell. Nov. 26. 2,000
 110th st, s s, 305 w 9th av, 50x210.10, except strip 10 feet wide for widening 110th st, vacant. (Foreclose.) Wilbur Larremore to Arthur D. Weekes. Nov. 28. 8,000
 111th st, s s, 187.6 w 3d av, 17.6x100.11. Joseph P. Murray to Joseph Murray. November 25. nom
 111th st, s s, 205 w 3d av, 90x100.10, new buildings projected. Ellen D. wife of Joseph H. Brown to Jos. Murray. (C. a. G.) Nov. 28. 10,000
 112th st (No. 213), n s, 216.8 e 2d av, 16.8x100.11, two-story frame dwell'g. Charles R. Parfitt to Mary Livingston. Nov. 14. 3,100
 113th st (Nos. 163 and 165), n s, 180 w 3d av, 40x100.10, two four-story brick dwell'gs. 113th st (No. 162), s s, 200 w 3d av, 20x100.11, four-story brick flat. Julius Spaeth to Abraham Michelbacher. (Morts. \$15,000.) Dec. 1. exch
 113th st, s s, 200 w 3d av, 20x100.11. William H. Wells to Julius Spaeth. (C. a. G.) November 13. 7,000
 114th st, s s, 52.5 e 4th av, 17.5x100.11, three-story stone front dwell'g. 114th st, s s, 34.10 e 4th av, 17.6x100.11, three-story stone front dwell'g. Richard M. Walters to Katharine M. Gill. (Q. C.) (Morts. \$9,600.) Dec. 1. 14,000
 117th st (No. 540), s s, 423 e Av A, 16.7x100.10, three-story brick dwell'g. (Foreclose.) Louis J. Grant to J. Nelson Tappan (Chamberlain. New York). Dec. 1. 3,600
 117th st, n s, 335 w 5th av, 75x100.11, vacant. Patrick Deery and ano. (exrs. Owen Healy, dec'd) to James Fitzpatrick. Oct. 6. 5,400
 123d st, n w cor 4th av, 80x100.11, vacant. Abraham Michelbacher to Julius Spaeth. Nov. 29. exch
 Same property. Julius Spaeth to John H. Deane. Dec. 1. 7,000
 127th st (No. 172), s s, 100 e 7th av, 25x99.11, two-story frame dwell'g. 7th av, e s, 75 s 127th st, 24.11x100. Eliza wife of Thomas McManus to Euphemia S. wife of Edmund Coffin. Dec. 2. 3,000
 129th st (No. 154), s s, 150 e 7th av, 30x99.11, two-story frame dwell'g. The United States Trust Co., New York, to Joseph B. Kaiser. (C. a. G.) Dec. 1. 6,000

132d st, n s, 410 e 6th av, 50x99.11, vacant. John E. Miller to William Stevens. (C. a. G.) June 7, 1855. 750
 133d st, n s, 260 w 7th av, 20x99.11, vacant. Esther wife of Gilbert P. Williams, Brooklyn, to George W. Tubbs. Nov. 26. 1,800
 133d st, s s, 175 w 8th av, 50x131.8x—x94.2, vacant. Aaron P. Wilson to Nathaniel Jarvis, Jr. May 1, 1868. 3,000
 134th st, n s, 200 e 5th av, 100x99.11, vacant. James E. Brett to John M. Pinkney. November 21. 8,000
 134th st, s s, 290 w 4th av, 25x99.11, vacant. Charlotte wife of Charles Van Etten to Patrick Buckley. Nov. 28. 2,000
 Same property. Sarah J. Brien (widow) to Charlotte wife of Charles Van Etten. November 28. nom
 145th st, s s, 330 w 10th av, 100x99.11, vacant. 144th st, n s, 300 w 10th av, 100x99.11, vacant. George W. Livermore to Emma R. wife of Charles F. Livermore. Aug. 1, 1878. 10,000
 146th st, n s, 125 w 7th av, 100x90.11, vacant. 147th st, s s, 125 w 7th av, 100x99.11, vacant. David H. Gould to William H. Scott. (Mort. \$5,040.) Nov. 29. 9,250
 Av A, n e cor 121st st, 100.11x98, vacant. William and Philip Hardenbrook, Jamaica, L. I., to George Harmon. Nov. 25. 10,000
 Same property. George Harmon to James F. Hall, Brooklyn. (Mort. \$3,500.) Nov. 26. 14,000
 Av B (No. 53), s e cor 4th st, 24x90, three-story brick store and tenem't and No. 248 4th st, three-story brick store and dwell'g. Fredericka wife of John Otto to Marcus Beckman. (Mort. \$6,000.) Nov. 29. 16,500
 Lexington av (No. 598), n w cor 52d st, 40.7x90, three-story frame dwell'g and No. 135 52d st, two and one-story frame dwell'gs. Aaron and Sanders B. Altmayer to Theodore G. Thomas. Nov. 29. 18,900
 Lexington av (No. 806), w s, 25.5 n 62d st, 20x80, three-story stone front dwell'g. Mary C. wife of Paul A. Curtis to Charles A. Acton. (Mort. \$10,000.) Nov. 28. 13,000
 Lexington av, e s, 63 n 39th st, 20x65. Fannie wife of William Cohen to Tina wife of Alexander Henry, Brooklyn. Nov. 15. nom
 Lexington av (No. 525), e s, 80.5 n 48th st, 20x95, three-story brick dwell'g. Anna N. B. wife of Isaac B. Conover to John M. Jones. Dec. 1. 8,000
 Lexington av (No. 822), s w cor 63d st, 22x80, four-story stone front institute. John Matthews (trustee for) and Murray Hill Bank to Susanna V. Cahill. (Mort. \$14,000.) November 29. 21,000
 Lexington av (No. 1033), n e cor 74th st, 17.2x82.6, three-story stone front dwell'g. 74th st (No. 151 and 153 E.), n s, 82.6 e Lexington av, 37x102.2, two three-story stone front dwell'gs. Lexington av (No. 1037), e s, 34.2 n 74th st, 17x82.6, three-story stone front dwell'g. William H. Browning to Maurice Wilkinson, Monsey, N. Y. (Morts. \$30,000.) Nov. 26. 50,000
 Lexington av, e s, 34.2 n 76th st, 17x70, three-story (stone front) dwelling. James F. Malcolm to Anna M. Dyett, Brooklyn. (Mort. \$6,500.) Nov. 29. 11,000
 Lexington av, w s, 34.2 n 81st st, 17x55, four-story (stone front) dwelling. James Donohue to Adam Reid. (Mort. \$4,500.) Nov. 29. 10,000
 Same property. Elias G. Brown to James Donohue. (Release mort.) Nov. 29. nom
 Same property. Julius Katzenberg to same. (Release mort.) Nov. 21. 750
 Madison av (No. 118), n w cor 30th st, 24.8x95, four-story stone front dwell'g; No. 21 East 30th st, two-story brick stable. Benjamin Hart (individ. and exr. F. Hart) to Nannie D. wife of William Bond. Dec. 1. 55,000
 Morningside av, n w cor 120th st, runs north 203.9 to 121st st, x west 210.2 x south 100.11 x east 100 x south 100.11 to 120th st, x east 138.5, vacant. W. Jennings Demorest to James R. Smith. Dec. 1. 40,000
 Madison av, w s, 25.5 s 65th st, 25x95, vacant. Isabella P. wife of Hamilton L. Whitlock, to Horace M. Barry. (Mort. \$8,000.) Nov. 28. 13,500
 New av, w s, extending from 105th st to 106th st, 201.10x50 on 106th st, x 201.10x52, vacant. Amietta Wilson to Peter Schreyer. November 29. 12,000
 Riverside av, s e cor 75th st, 130.7x146.4x133.5x171.11, vacant. Catharine W., Mary and Anna St. John to George De Forest Lord. Dec. 1. 45,000
 Riverside av, n e cor 79th st, runs north 207.2 to 80th st, x east 35.9 x south 204.4 to 79th st, x west 69.8, vacant. Anna M. wife of John A. Monsell, Brooklyn, to Wm. H. Scott and Simon Sterne. (Mort. \$20,000.) Oct. 29. 35,000

Riverside av, n e cor 112th st, runs north 208.8 to 113th st, x east 94.6 x south to 112th st, x west 41.7, vacant. Leonard Lewisohn and Samuel M. Schafer to W. Fleming Smith. Nov. 20. 30,000
 1st av (No. 661), w s, 25 s 38th st, runs south 25 x west 65 x northwest 10 x north 24.7 x east 75, four-story brick store and tenem't. (Foreclos.) Rufus G. Beardslee to Samuel Eddy, Morristown, N. J. (Mort. \$6,000.) November 11. 3,000
 1st av (No. 663), s w cor 38th st, 25x75, four-story brick store and tenem't. (Foreclos.) Rufus G. Beardslee to Samuel Eddy, Morristown, N. J. (Mort. \$3,400.) November 11. 1,400
 2d av (No. 567), w s, 39 n 31st st, 19x62, four-story brick store and tenem't. Charles H. Miller et al. (exrs. Jacob Miller) to George Brown. Nov. 29. 7,675
 2d av (No. 1545), w s, 26.1 n 80th st, 25x75, four-story brick store and tenem't. E. Ellery Anderson to Martha L. Barry, New York, and Anna R. King, Norfolk, Va., November 28. 9,000
 2d av, w s, 50.5 s 57th st, 25x100. James Geoghegan to Joseph, Elizabeth A. and Patrick J. Russell. (Q. C.) July 17, 1878. nom
 2d av, w s, 22 n 82d st, 29.1x57. (Mort) \$8,000
 Delancey pl and Jacob st, lots 235, 236 and 237 heirs William Powell, Fordham. Ellen wife of James Murphy to Hanora Murphy. Nov. 18. nom
 Same property. Hanora Murphy to James Murphy. (Mort. \$8,000.) Nov. 22. nom
 3d av, e s, 37.2 n 38th st, 18.6x75. Fannie wife of William Cohen to Tina wife of Alexander Henry Brooklyn. Nov. 15. nom
 3d av, n w cor 88th st, 26.5x100. Josephine wife of Peter McGinnes to James L. Bogart. (Confirms certain mortgage.) Dec. 1. nom
 3d av (No. 1343), e s, 63.9 s 77th st, 19.3x75, four-story brick store and tenem't. Philip L. Goldstein to Moses S. Herman. (Mort. \$7,500.) Nov. 29. 11,300
 3d av, n e cor 108th st, 50x100, vacant. 108th st, n s, 160 e 3d av, 350x100.11, vacant. 2d av, n w cor 108th st, 50x100, vacant. The New York Life Ins. and Trust Co. to Arnold Lustig. Nov. 26. 19,000
 4th av (No. 911), e s, 25.5 s 55th st, 25x90, four-story stone front store and flat. Mary Burchell to Catharine Newschafer. (Mort. \$9,500.) Dec. 1. 16,000
 4th av, n w cor 73d st, runs west 175 x north 102.2 x east to 4th av, x south to beginning, vacant. Henrietta A. Lenox to John M. Stearns. Dec. 1. 60,000
 4th or Park av (No. 77), e s, 32 s 39th st, 20.3x67.4, four-story stone front dwell'g. Charles Duggin to Sarah A. Townsend (widow). Dec. 1. 30,000
 4th or Park av (No. 75), e s, 52.3 s 39th st, 22x67.4, four-story stone front dwell'g. Charles Duggin to Alice T. wife of G. G. Wheelock. Nov. 28. 34,000
 4th av, e s, 25.5 s 55th st, 25x90. The Mayor, &c., New York, to Mary Burchell. Oct. 8. nom
 4th av (Nos. 105 and 107), n e cor 56th st, 50.5x90, two two-story frame dwell'gs. Augusta W. wife of Isiah Keyser, Mary Bingham, Althea Schmid (widow), Ann K. Fisher, Hester Bates, Eliz. F. Pegg, New York, Agnes M. Maynard (widow), Newark, N. J., Elmira M. wife of Edward W. Crane, Oscar H., and H. A., Jr., Maynard, Caldwell, N. J., to Edward G. Tinker. (30-33 parts.) Nov. 24. 20,909
 Same property. Catharine Keyser (as widow and extrx. E. Keyser) to same (1-11 part.) Nov. 24. 2,091
 5th av, s e cor 74th st, runs east 150 x south 102.2 x west 50 x north 0.10 x west 100 to 5th av, x north 101.4 to beginning, vacant. James Lenox to Charles L. Tiffany. December 1. 152,500
 5th av, s w cor 54th st, 100.5x100, new building projected. George M. Groves and Lemuel B. Clark to Hollis L. Powers. Nov. 28. 190,000
 5th av, s w cor 54th st. (Release mort.) Julia A. wife of Cyrus Clark to Lemuel B. Clark. Nov. 28. consid. omitted
 5th av, n e cor 65th st, 25.5x100, vacant. The New York Life Ins. Co. to William W. Hill, Jr. Oct. 29. 49,500
 9th av, e s, 229.10 s 150th st, 30x200 to New av, vacant. William H. Greene to Arnold Lustig. (Assmts, &c., \$902; mort. \$3,500.) Nov. 26. 5,000
 5th av (No. 505), w s, 38.3 n 35th st, 20.3x95, four-story stone front store and tenem't. Gustav Schiff to James Lynch. (Mort. \$15,000.) Dec. 1. 20,000

Quincy st, s w cor Marcy av. 25x80. William Langan to Maria wife of Patrick Mulledy. (Mort. \$5,000).....S,300
 Raymond st, w s, 156 s Tillary st, runs south 90 x northwest 135 x north 15 x east 100 to beginning. Samuel Tryon to Lucy E. Wheeler. (Q. C.).....nom
 Richardson st, s s, 275 w Kingsland av, 25x75. Martin Donovan to Edward Donovan.....1,000
 Rodney st, n w s, 188 s w Lee av, runs northwest 100 x southwest 21 x southeast 46 x southwest 0.4 x southeast 54 to Rodney st, x northeast 21.4. William McC. Little, New York, to Wilson G. Hunt, Randolph and Josephine L. Randolph, his wife. (Mort. \$5,000.).....8,000
 Rutledge st, n w s, 215 s w Bedford av, 15x100. Maria Dennis to Sarah L. Cooke. (Q. C.) (Mort. \$2,000.).....nom
 Ross st, n s, 95 e Lee av, 20x100. (George W. Green to Rhoda A. Todd. (C. a. G.).....5,000
 Same property. Joseph Todd to George W. Green. (C. a. G.).....5,000
 Scholes st, s s, 250 e Union av, 25x100, h & l. John Vogler to Maria Jacobs.....2,450
 Skillman st, w s, 91.10 s Myrtle av, 20x50. Arthur Boyle to Eliza Fitzsimmons. (Mort. \$500.).....1,000
 Skillman st, e s, 211.10 s Myrtle av, 25x100. Patrick Gallagher to James McCormick. (Mort. \$1,000.).....1,400
 Snipe st, Gravesend, indef. plot of D. D. Stilwell property. Daniel D. Stilwell to James W. Daley.....142
 State st, s s, 325.5 e Court st, runs east 33.1 x southwest 75.8 x north 71.6 to beginning (gore). Sarah F. wife of Samuel J. Walker to Henrietta wife of John M. Martin.....1,000
 Taylor st, n s, 135 e Wythe av, 20x100. Carrie and Ada Elliott (by Jane E. Elliott, guard.) and Jane E. Elliott (widow) to Charles W. Hayes. (All title.).....500
 Same property. Charles W. Hayes to Emily L. wife of Theodore H. Price. (Mort. \$3,500, taxes, &c.).....6,800
 Union st, n s, 330 e Hoyt st, runs north 75 x west 16.8 x north 50 x east 33.4 x south 125 to Union st, x west 16.8. James May to John May. (½ part).....1,800
 Wyckoff st, s s, 195 w Bond st, 20x100. Clara Klein to Anton C. Reul. (Mort. \$2,000).....3,500
 Wyckoff st, s s, 53.4 e Bond st, 16.8x100. John T. Strong, Setauket, L. I., to Emma J. Wells. (C. a. G.).....3,000
 Wilson st, s s, 120 e Bedford av, 20x100, h & l. Anne C. wife of John Cartledge to Francis R. Debevoise.....5,700
 Wallabout st, n s, 150 w Harrison av, 25x100. Lewis Berk to Catharine Weigelt.....1,475
 Washington st (No. 231) e s, 197 n Johnson st, 22x120. (Foreclos.) Thomas M. Riley to Gordon L. Ford.....7,100
 Willow st, w s, 50.6 n Orange st, 25x102. (Foreclos.) Thomas M. Riley to H. C. and T. C. Place (exrs. Henry Place, dec'd).....2,500
 1st pl, s s, 115 w Clinton st, 19x133.5, h & l. Julia wife of Charles H. Green to William Underhill, New York. (Mort. \$205, and taxes, &c., \$1,439).....7,720
 North 1st st, n s, 147.5 e 4th st, 125x176.3 to North 2d st, x125x144.5.....
 North 1st st, n s, 105.2 w 5th st, runs north 130.8 to angle, x north 51.9 to North 2d st, at point 153 west 5th st, x west 25 x south 47.3 x south 129 to North 1st st, x east 25. Charles M. Church to Frederick Haberman, New York.....14,000
 3d pl, s s, 104.2 w Court st, 20.10x½ block.....
 9th st, n e s, 220.9 e 4th av, 25x200 to 8th st. Maurice Wilkinson, Monsey, N. Y., to William H. Browning.....11,000
 South 4th st, s s, 76.8 e 4th st. (Release mort.) Mary S. Kneeland to William, Christie and John A. Walker.....250
 Same property. James Martin to same. (Release mort.).....nom
 5th st, w s, 76.10 s South 2d st, 19.2x78.6. Theodore H. Price to Charles W. Hayes. (Mort. \$2,200.) (Taxes, &c.).....5,000
 South 5th st, s s, 120.5 e 10th st, 34.4x100. Mary T. Moore, Orange, N. J., to Mary J. wife of Robert Ferguson.....2,000
 6th st, n w s, 25 sw North 6th st, 35x74. Graham Reid to James Donohue. (Q. C.).....nom
 Same property. Adam Reid, New York, to same. (Mort. \$3,500).....10,000
 7th st, n s, 97.10 e 4th av, 45x100. T. V. P. Talmage (exr. T. G. Talmage) to Lucy E. Wheeler. (Q. C.).....nom
 North 8th st, s s, 200 e 5th st, 25x100. Bridget wife of Charles Rogan to Frederick Fitter. (Mort. \$1,800).....2,125
 8th st, n s, 80.10 e 5th av, 16x40. Lawrence Hickey to Mary M. Hickey. (Mort. \$500.).....1,000

8th st, n s, 275 w 5th av, 21x100. Lawrence Hickey to Mary M. Hickey.....1,000
 South 8th st, n s, 220 e 4th st, 76x—. Martha Oakey to Richard Ficken. (Mort. \$10,200).....12,600
 South 9th st, s s, 96 e 4th st, runs south 205 to Old Brooklyn line x east 26.3 x north 197 to South 9th st, x west 25, h & l. (Foreclos.) Thomas M. Riley to Hanson M. Hart, Portland, Me.....5,435
 East 13th st, e s, 200 s Av Y, 100x100. Wilhelmina Kruger, Charlotte C. Lubeck, New York, and Anna Emmer to Paul Calvi. (2-3 part).....120
 Same property. H. Emmer (by E. F. Davenport, guard.) to Paul Calvi. (½ part).....60
 14th st, n s, 266.11 e 5th av, 18.9x100, h & l. Thomas H. Gregory to Henry T. Gregory.....nom
 15th st, n e s, 325 w 4th av, 25x100. James A. Alexander, Jersey City, N. J., to Wm. H. Pink, Jr. (All title.).....50
 East 16th st, e s, 225 n Av D, 100x125 1x102.4 x141.8, Gravesend. Wilhelmina Kruger, Charlotte C. Lubeck, New York, and Anna Emmer to George H. Delano, Gravesend. (2-3 parts.).....45
 Same property. Henry Emmer (by E. F. Davenport, guard.) to George H. Delano, Gravesend. (1-3d part.).....23
 Same property. George H. Delano to Michael J. Hickey.....160
 19th st, s s, 225 e 7th av, 100x100.....
 20th st, n s, 225 e 7th av, 50x100.....
 Elizabeth Morgan (extr. J. W. Morgan, dec'd) to George C. Taltman. (Correction deed.) (Q. C.).....nom
 26th st, s w s, 200 n w 3d av, runs northwest to exterior line, x southwest to n e s 28th st, if extended, x southeast to point 100 northwest 3d av, x northeast to centre 27th st, x northwest 100 x northeast to beginning. Thomas F. Hardy to John J. Hardy.....2,000
 26th st, centre line, 300 n w 3d av, runs northwest to exterior line, x southwest to centre line 28th st, if extended, x southeast to point 100 northwest 3d av, x northeast to centre 27th st, x northwest 200 x northeast to beginning, with all riparian rights. John J. Hardy to John W. Ambrose, New York, and Daniel Ambrose.....45,000
 26th st, s w s, 200 n w 3d av, runs northwest to exterior line, x southwest to northeast line 28th st, if extended, x southeast to point 100 northwest 3d av, x northeast to centre line 27th st, x northwest 100 x northeast to beginning. Emily Hardy to Thos. F. Hardy.....2,000
 43d st, n s, 275 w 3d av, 25x100.2. (Foreclos.) John Dill, Jr., to Helene M. S. C. Mueller.....300
 Av X, cor E. 13th st, Gravesend, plot 17 D. D. Stilwell property. Daniel D. Stilwell to Richard Murphy.....140
 Bushwick av, w s, 75 n Boerum st, 25x75, h & l. Anna M. Erthal and Franz Erthal to Marie Schaeffler (extr., &c.), Huntington, L. I. (Morts., &c., \$3,000, &c.).....exch
 Butler av, e s, 175 s Division av, 25x100. Marie A. Olmsted to Albert V. B. Voorhies. (Q. C.).....nom
 Bushwick av, e s, about 50 s Suydam st, about 50 front. William H. Kissam, New York, to Martin Worn. (Taxes, assessments, &c.).....1,600
 Clarkson av, s s, 531.7 w 9th st, runs east 490 x south 125 x east 113.7 x south 126.3 to Crooke av, x west 495.10 x north 250.....
 Franklin av, s e cor 9th st, 259x200 to Clarkson av, x288.7 to 9th st, x north to beginning, Flatbush.....nom
 Mary Wall (widow) to Hubert H. Wall, Flatbush.....nom
 Carlton av, w s, 310 s Lafayette av, 30x100, h & l. Benjamin Linikin to Geraldine G. wife of Albion P. Strout. (Mort. \$6,000).....10,500
 Cypress av, s w cor Palmer st, centre line, 181x321x181x314.....
 Cypress av, centre line, w s, 1,588.5, n Brooklyn & Jamaica Railroad, 134.7x320.1x134.7 x327.....
 Thomas M. Riley to Fanny Copperman, Philadelphia, Pa. (Foreclos.).....2,001
 Same property. Release dower. Anna W. wife of Wm. Wharton, Jr., to same.....nom
 Division av, n e cor 2d st, 21.5x66.9. (Foreclos.) Thos. M. Riley to Mary A. Barclay.....4,500
 Division av, n w cor Sycamore st, 46.2x100, excepting therefrom small gore 2x19 on e s Canton st, as now laid out. Charles W. Trotter to Lucy E. Wheeler. (Q. C.).....29
 East New York av, easterly cor Atlantic av, 232.7x153 to Atlantic av, x 232.9, new lots. (Foreclos.).....5,000
 Flushing av, s s, 225 w Tompkins av, 50x100. Joseph J. Scott, and Simon H. Smith to Ed. P. Simms.....300

Flushing av, s s, 97.6 e Yates pl, 19.6x73.11x 20.2x73, h & l. George Loffler to Philipp and Mary Ann (his wife) Nagel.....2,100
 Gates av, s s, 75 e Yates av, agreement extending time for building certain houses and for making certain payments. Dinah wife of Samuel Cohen with Levi Fowler.....nom
 Gates av, n s, 302 e Nostrand av, 20x100. Albert G. Stevens to Barlow Stevens.....4,000
 Greene av, s s, 338.7 e Franklin av, 19.4x100, h & l. William Simpson, Jr., to Jacob G. Dettmer. (Mort. \$5,500).....10,000
 Gravesend av, westerly cor Shell road, 1491.3x232x1537.6x265. Albert Daggett (late Sheriff) to Andrew R. Cluver. (Deed on execution).....600
 Greene av, s s, 396.7 e Franklin av, 19.4x100, h & l. Adelbert J. Howe to Orrin A. Wilcox. (Mort. \$5,500).....9,000
 Howard av, e s, 50 n Jefferson st, 50x100. Corydon L. Ford, Ann Arbor, Mich., to Robert H. Dougherty.....1,500
 Kent av, e s, 133 n Flushing av, 25x75. (Foreclos.) John L. Lefferts to Nicholas G. Cowenhoven.....2,000
 Lafayette av, s w cor Hall st, 20x100. Edward P. Mead to George W. Morrison et al. (exrs., &c., Charles Bliven). (Mort. \$6,000).....nom
 Lee av, e s, w cor Penn st, 16x81.8. Henry Ranken to Sarah E. Holcomb. (Mort. \$2,500, taxes, \$207.) 1878.....3,076
 Lewis av, s e cor Quincy st, 25x80. Charles McDermott to Maria wife of Patrick Mulledy. (Mort. \$2,000).....4,200
 Lexington av, s s, 210 e Stuyvesant av, 20x100, h & l. Charles Feltman to John P. Granter. (Mort. \$2,100).....nom
 Myrtle av, n s, 25 e Throop av, 20x100, h & l. Myrtle av, n s, 105 e Throop av, 20x100, h & l. Joseph Henderson to Daniel J. Harron.....nom
 Same property. Danl. J. Harron to Angelina A. wife of Joseph Henderson. (C. a. G.).....nom
 Nostrand av, w s, 211.10 s Myrtle st, 60x100. Frederick H. Burnham to George F. Martens, New York.....2,200
 Nostrand av, n e cor Putnam av, runs east 100 x north 100 x west 20 x south 20 x west 80 to Nostrand av, x west 80 to beginning. George Wilson to John L. Brewster, Plainfield, N. J. (Mort. \$2,500).....exch
 Park av, s s, 100 w Carlton av, 50x93.6x51x83.6. (Foreclos., Thomas M. Riley to Samuel Scott).....3,000
 Park av, s e cor Hall st, runs south 91.7 x east 87.7 x south 20 x east 12.5 x north 0.5 x east 4 x north 88.2 to Park av, x west 121.1 to beginning. Samuel M. Weeks (exrs., &c., J. Weeks, dec'd) to Abraham G. Jennings. (Confirmation deed.) (Q. C.).....nom
 Park av, s s, 104.1 e Hall st, runs south 72.3 x again south 20 x east 12.5 x north 0.5 x east 4 x north 88.1 to Park av, x west to beginning.....
 Park av, s s, 60 w Ryerson st, runs south 84 x west 20.5 x north 88. to Park av, x east 20 to beginning.....
 Mary S., wife of Brewster Wood to Abraham G. Jennings. (Confirmation deed.) (Q. C.).....nom
 Park av, s s, 225 e Tompkins av, 25x100, h & l. Henry Loeffler to John H. Lindstedt. (Mort. \$3,000, &c.).....4,500
 Reid av, w s, 60 n Lexington av, 20x100, h & l. Charles H. Harvey to Thomas C. Higgins and Paul C. Grening. (Mort. \$2,500).....3,500
 Rockaway av, w s, 200 s Sackett st, 50x100, ns & ls. George Crawford to Catharine E. Haynes.....600
 Smith av, e s, 100 s Pacific av, 25x100.....
 Schenck av, w s, 100 s Pacific av, 25x100.....
 John Hogarth, New Lots, to Franziska Seegers, Flushing. (Mort. \$1,000).....exch
 Sackman av, w s, 125 s Blake av, 25x100, New Lots. Ditmas and John V. Jewell to Christian Ludwiz.....125
 Sheppard av, e s, 400 s Union av, 45x100. Arthur M. Hamblen to Elizabeth E. Wilson.....exch
 Throop av, s e cor Ellery st, runs south 32.8 x southeast 31.10 x east 3.5 x north 55.10 to Ellery st, x west 25. Clara wife of Richard L. Leggett to Richard Marsland.....4,009
 Tompkins av, n e cor Park av, 25x80. Mark Eden to Frederick Miller. (Mort. \$3,500).....7,000
 Union av, e s, 50 s Ainslie st, 25x103x25x106, h & l. Mary F., wife of Richard H. Byrne, New York, to William H. Miller. (Mort. \$700).....1,000
 Vansiclen av, e s, 125 n Union av, 25x100, E. st New York, Thos. M. Riley to The Home of Life Ins. Co., New York.....500
 Vermont av, e s, 100 s Broadway, 25x106, East New York. Dorothea Boersch (widow) to Margaretha Boersch.....425

Table of real estate listings in Westchester County, including properties at 2d av, southernly cor 30th st, and various other locations in New Rochelle, North Tarrytown, and Ossining.

WESTCHESTER COUNTY.

Nov. 21 to Dec. 1.

BEDFORD.

Carpenter, William—Alfred A. Sutton, s s highway, leading from Mt. Kisco to New Castle corners, 50x113 1,778

CORTLAND.

Keller, Jacob (by D. W. Travis, ref.)—Henry Long, cor 8th st and Westchester av, Verplancks, 50x100 \$300

CROTON.

Schoen, George—Henry Brookhousen, e s River road, 25x100 300

DOBBS FERRY.

Couzens, M. K. et al. (by H. T. Dykman, ref.)—Sampson Lawrence (adm'r.), n w s High st, 40x120 1,540

EASTCHESTER.

Havernick, Julie—E. C. Korner, lots 264, 249 B, 249, 265, 250 West, Mt. Vernon 1,000
Morgan, Charles (by H. T. Dykman, ref.)—Henry A. Dungee, w s White Plains road, adj. J. M. Masterton, 58 98 100 acres 7,165

MAMARONECK.

Palmer, John W. (adm'r. of John Palmer)—Cyrus Carle, s e s Weaver st, adj. E. Lockwood, 10 acres 1,575
Carle, Cyrus—Harriet M. Palmer, s e s Weaver st, adj. E. Lockwood, 10 acres 1,585

MT. KISCO.

Fitzgerald, Frances—Alfred A. Sutton, cor of Van Tassel and Moger av 550

MT. VERNON.

Fletcher, James H.—John K. Matthews, cor of Archer and Woodlawn avs, Chester Hill, 250x340 8,000
Stevens, Antoinette—Mandeville R. Miller, w s 6th av, cor 4th st, 100x105 3,75

NEW CASTLE.

Collins, Elijah J.—Abbie J. Adams, on road leading past Chappaqua Meeting House, 20 acres 3,000
Adams, Abbie J.—Eliza Collins, same property 3,000

NEW ROCHELLE.

Baptiste, John H.—M. Celine Baptiste, on road laid out by J. T. Gilchrist, et al., adj. Albert Secor, 47x182 40
Baber, William, et al.—Orand Roehrs, w s Webster av, 50x125 250
Bailey, Caroline—Annie T. L. Atterbury, e s of the new Town road, 21 88-100 acres 10,000
Becker, Christian—Ernest Becker, on road to Davenport's Neck, adj. Chas. Goodyear 000
Becker, Ernst—Christian Becker, a portion of above 000
Higgins, Alvin, et al. (by C. E. Kemp, ref.)—Wm. Carpenter et al., lots A. and D., Subdivision B, Huguenot Park 500

NORTH TARRYTOWN.

Titlar, Saml. A. and ano. (exrs. of W. H. Titlar)—Dewitt C. See, n s of Beekman av, adj. A. C. Kingsland 000

OSSINING.

Nichols, John—Saml. K. Tompkins, Croton Turnpike, adj. Ambrose Sutton, 25 acres 3,500
Addams, Alonzo—Charles Hains, on Sing Sing and Somers turnpike, 103x105 200

PREEKSILL.

Miller, Phebe—William Farral, n s South st, 29x 764

PORTCHESTER.

Leonard, Virginia—John Leonard, s w cor Westchester av and Oak st, 50x100 000
The Portchester Savings Bank—Sarah Marshall, w s Washington st, adj. Mary S. Hodge, 50x125 1,000

RYE.

Sniffen, Jonathan—Thomas Sniffen et al., e s Purchase st, cor Purdy av, 60x100 2,500
Hall, Stephen—George W. Hall, adj. Garret Vermilya, 3 acres 2,500
Reynolds, Sarah M.—Richard P. Downing, undivided 1/2 part w s Old Boston Post road, 31 acres 4,000

SING SING.

Croft, Theodore, et al. (by J. Gibney, ref.)—R. S. Van Wyck, s s Glen st, 21x81 415

SOMERS.

Richards, Charles E., et al.—David Beebe, e s Croton turnpike, 2 roods 13 perches 4,000

TARRYTOWN.

Millard, Elizabeth A.—Walter S. Gurnee, s s Water st, adj. Gurnee 000
O'Grady, Catharine—Elizabeth A. Millard, s s Water st, 25x100 125
Smith, William F., et al.—F. W. Guiteau, s e cor Broadway and Benedict avs, 100x250 000

WESTCHESTER.

Crosby, Geo.—Michael Glynn, lot 169 map of Unionport 275
Marley, Catharine, et al. (by G. W. Hunt, ref.)—Robt. McTurk, lot 114, Olivville, 3d av, 200 n of 2d st 890
Purdy, Euphemia—Livingston R. Purdy, 23 lots, map of Wm. Adee 600

WHITE PLAINS.

Longhi, Adela—Catharine McCarty, s s Clinton av, lot 49, 46x162 100
Same—same, s s Clinton av, lot 47, 50x147 75
Dearman, Wm. H.—David C. Dearman, s s Lake st, adj. Dr. Bassett, 80x350 7,500
Stewart, Mary L.—Thomas F. Carhart, n e cor Broadway and Lake st, 326x388 11,360

YONKERS.

Cleveland, Cyrus—Mary J. Lutkins, s s Highland av, w of Riverdale av, 48x175 2,700
Cole, Charles A.—Albert Cole, e s Waverly st, 25x100 800
Burns, Aphia, et al. (by G. M. Stevens, ref.)—Aphia Burns, w s Woodworth av, 477 n of Wells av, 50x200 4,500
Doty, Geo. W.—Theo. H. Silkman, lots 30 and 34, s s Post av, 104x200 000
Silkman, Theo. H.—Emma L. Doty, same property 000
Smith, James B.—George W. Morrison, w s South Broadway, 110 ft s of Post st, 40x170 000
Morrison, Geo. W.—Susan Smith, same property 000
Buxton, Wm. H. (adm'r. of Samuel Conklin)—Eliza A. Blackwell and ano., w s Ravine av, 200 n Gold st, 50x 1,500
Wildy, Anna C.—David Crockett, n s Ingram st, lot 21 Richard Archer property, 26x100 400
Grant, Wm. H.—M. Laura Grant, e s Warburton av, 40 s Lamartine av, 115x125 000
Grant, M. Laura—Mary L. Grant, same property 000
Smith, James B.—Geo. W. Morrison, n e cor Broadway and Baldwin place, 50x125 000
Morrison, Geo. W.—Susan Smith, n 1/2 of above, 25x125 000
Same—James B. Smith, s 1/2 of above, 25x125 000

YORKTOWN.

Garnsey, Levi, et al. (by C. Haines, ref.)—Exrs. of David Moger, adj. R. M. Underhill, 103 acres 1,031
Same—same 3,969

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.

Table of real estate mortgages in New York City, including entries for Anderson E. Ellery, Baker, Kate S., Barry, Horace M., Breen, James R., Brown, George, Bang, Richard T., Bond, Nannie D., Brammosio, Anto F., Brush, Mary, Butterly, James L., Bliss, Caroline L., Bunn, Rebecca A., Bryan, Frances A., Campbell, James, Coffay, John, Connell, Mary O., Conroy, John R., Cornell, Charles B., Cropper, Catharine E., Clark, James B., Casper, Israel, and Corell, John.

Davis, Ann E., wife of John B., to Mary T. Constant. Lexington av, s e cor 105th st, 16 x55. Nov. 28, 3 months. 3,500
 Deegenhardt, William and Felicitas, to Isaac Weinberger. 1st av, e s, 63 n 18th st, 14.6x90. (Leasehold.) Dec. 1, 3 years. 1,500
 Davis, Ann E., wife of John B., to Mary T. Constant. Lexington av, e s, 31.10 s 105th st, 15.10x55. Nov. 28, 3 months. 3,500
 Same to same. Lexington av, e s, 16 s 105th st, 15.10x55. Nov. 28, 3 months. 3,500
 Delmonico, Charles, to THE EQUITABLE LIFE ASSURANCE SOC., United States. 14th st, n s, 350 w 7th av, 25x120. Nov. 29, due Dec. 1, 1880. 6 per cent. 15,000
 Duer, Anna V. B., wife of Edward A., to THE MUTUAL LIFE INS. CO., New York. 19th st (No. 47 E.), n s, 100 w 4th av, 25x92. Nov. 29, due March 1, 1881, 6 per cent. 1,000
 Decker, Emma J., wife of Edmund, to Frederick C. Wright. 27th st. P. M. Nov. 18, due Nov. 29, 1882, 6 per cent. 6,000
 Donohoe, Owen, New York, to William H. Johnston, Brooklyn. 30th st, s s, 97.3 e 2d av, 21.4x98.9. Nov. 26, 5 years, 6 per cent. 5,000
 Dyett, Anna M. (widow), to Amelia Robins. Lexington av. P. M. Nov. 29, due May 9, 1882, 6 per cent. 2,000
 Edwards, Josephine F., wife of Robert, to Moses Jacoby. 2d av, s e s, 98.3 n e 20th st, 20.3 x90. Dec. 1, 5 years, 6 per cent. 5,500
 Ellis, William D., to Robert Mackay. 57th st. P. M. Nov. 29, due Dec. 1, 1882. 24,500
 Fish, Marian G., wife of Stuyvesant, to Thomas P. I. Goddard et al. (trustees J. C. Brown, dec'd). 56th st, s w cor Madison av, 25x68. Dec. 1, 5 years, 5 per cent. 18,000
 Fitzpatrick, James, to Patrick Dery and ano. (exrs. O. Healy.) 11th st. P. M. Oct. 6, due Oct. 4, 1882, 6 per cent. 2,700
 Fanning, Spencer A., to James B. Wilson and ano. (exrs., &c., John Wilson). 106th st. P. M. Nov. 29, 1 year, 6 per cent. 4,000
 Same to James B. Wilson (as trustee). 106th st. P. M. Nov. 29, 1 year, 6 per cent. 4,000
 Finn, Myer, to THE BOWERY SAVINGS BANK. Broome st, n e cor Maughin st. P. M. Nov. 28, 1 year, 6 per cent. 11,000
 Fitzpatrick, Edward T., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Columbia st (No. 30), e s, 125 n Broome st, 25x100. Nov. 26, 1 year. 4,000
 Gebhard, Henry, to Gottlob Gunther. 45th st, s s, 91 e 5th av, runs east 9 x south 100 x west 50 to a point 50 east 5th av, x north 25 x west 9 x north 22 x east 9 x north 13 x east abt 41 x north 40 to beginning. (Lease.) Nov. 26, 1 year. 1,500
 Grinnell, Eliza A., wife of Thomas P., to Lucy A. Duer, New Brighton. John st (No. 76), s s, 96.6 e William st, 25.1x59.7. Nov. 24, due July 1, 1882, 6 per cent. 6,000
 Gill, Katharine M., to Harriet J. and Julia Cruger. 114th st, s s, 52.5 e 4th av, 17.5x100.11; 114th st, s s, 34.10 e 4th av, 17.6x100.11. (Agreement to improve purchased leasehold premises under penalty.) Dec. 1 5,000
 Same to same. Clinton pl, n s, 35.6 e University pl, 28.11x93.11x29x93.11. (Leasehold.) Dec. 1, 5 years, 6 per cent. 9,000
 Glasson, John J., Jr., to John J. Glasson. 35th st, s s, 209.6 e 4th av, 14x98.9. Dec. 2, 3 years, 6 per cent. 2,350
 Goebel, Lewis S., to John Bammann. 7th st, n s, abt 53.2 e Av C, 18.1x48.9. Nov. 26, due Jan., 1883, 6 per cent. 1,500
 Grant, Thomas J., to Theodore Burroughs, Brooklyn. Hudson st (No. 539), e s, 68 s Charles st, 20x109.4x21.1x102.7. Dec. 3, 3 years, 6 per cent. 1,000
 Huson, Joseph, Clason Point, Westchester Co., to THE EMIGRANT INDUSTRIAL SAV. BANK, New York. Elizabeth st (Nos. 78, 80 and 82), e s, 155 s Grand st, 75x90. Sept. 13, 1877, 1 year. 10,000
 Harmon, George, to William and Philip Hardenbrook, Jamaica, L. I. Av A, 121st st. P. M. Nov. 25, due May 1, 1881, 6 per cent. 8,500
 Hill, William W., Jr., to THE NEW YORK LIFE INS. CO. 5th av, n e cor 65th st, 25.5x100. Oct. 29, 1 year, 6 per cent. 25,000
 Holbrook, Wallace S., to Richard N. Denman. 52d st, s s, 250 e 11th av, 25x100.5. Nov. 26, note. 374
 Houghton, Mary C., to Dennis Valentine. 1st av, 24th Ward. P. M. Nov. 24, due Jan. 2, 1880. 1,050
 Hunt, Edward, to THE MUTUAL LIFE INS. CO., New York. 122d st (Nos. 220 and 222), s s, 225 e 3d av, 30x100.11. Nov. 29, due Dec. 1, 1886, 6 per cent. 4,000
 Hahn, Charles, to Peter Leckes and ano. (exrs. Geo. A. Pfeiffer). (Lease.) 6th st. P. M. Nov. 28, installs, 6 per cent. 5,000

Inzelmann, John C., to THE UNITED STATES TRUST CO., New York. South st. P. M. Dec. 1, 3 years, 6 per cent. 9,000
 Jackson, Sarah, to Israel C. Jones. Terrace pl, s s, 28.3 w Findlay st, 28.3x120.6x25x107. Nov. 19, 5 years, 6 per cent. 500
 Jacobs, Solomon, to Harriet A. Evans, Morristown, N. J. Monroe st. P. M. Dec. 1, due Jan. 15, 1880, 6 per cent. 2,600
 Johnson, Ephraim S., Jersey City, to John R. Suydam, Jr., Sayville, L. I. Maiden lane, Nassau st. P. M. Dec. 1, 5 years, 6 per cent. 11,000
 Same to Henry Suydam and ano. (trustees). Same property. P. M. Dec. 1, 5 years, 6 per cent. 5,200
 Same to same as last. Same property. P. M. Dec. 1, 5 years, 6 per cent. 4,460
 Same to same. Same property. Dec. 1, 5 years, 6 per cent. 4,400
 Jonas, Abraham H., to W. Rodman Winslow. 74th st, n s, 200 w 2d av, 25x102.2. Nov. 29, due March 15, 1880. 800
 Jonas, Abraham H., to William R. Bell. 74th st, n s, 100 w 2d av, 25x102.2. Nov. 26, due Feb. 1, 1880, 6 per cent. 980
 Same to same. 74th st, n s, 125 w 2d av, 25x102.2. Nov. 26, due Feb. 1, 1880, 6 per cent. 1,007
 Kaiser, Joseph B., to THE UNITED STATES TRUST CO., New York. 129th st. P. M. Dec. 1, 1 year, 6 per cent. 3,600
 Keller, Morris, to Phoenix Remsen et al. (trustees Cath. S. Coles). 76th st, s s, 225 e 3d av, 25x102.2. Dec. 1, 2 years, 6 per cent. 7,000
 Same to same. 76th st, s s, 209 e 2d av, 25x102.2. Dec. 1, 2 years, 6 per cent. 7,000
 Kitchel, Margaret A. S., to Smith Elv. Jr. 104th st, s s, 225 w 9th av, 50x100.11. Dec. 1, 8 months. 400
 Kane, Matthew, to Emmeline and E. V. Wallace (trustees J. Wallace, dec'd.) 13th st, No. 311 W. P. M. Nov. 1, 10 years, 6 per cent. 12,500
 Same to Eleanor V. Wallace, Brooklyn. 13th st, No. 309 W. P. M. Nov. 1, 10 years, 6 per cent. 12,500
 Same to Sarah E. Wallace. 13th st. P. M. Nov. 1, 10 years, 6 per cent. 12,500
 Same to Emmeline Wallace, Brooklyn. 13th st. P. M. Nov. 1, 10 years, 6 per cent. 12,500
 Same to Sarah C. Wallace, et al. 13th st. P. M. Nov. 1, 8 years, 6 per cent. 16,000
 Keller, Morris, to Henry Lipman. 76th st, s s, 125 e 2d av, 75x102.2. Dec. 1, due Feb. 1, 1880, 6 per cent. 2,060
 Keys, Charles G., to Edward T. Smith. 78th st, s s, 250 w 3d av, 18.9x102.2. Dec. 3, 3 years, 6 per cent. 3,000
 Kilpatrick, Edward, to Harriet Overhiser. 4th av, s s, 25.5 n n 62d st, 100x100. Dec. 2, due April 2, 1880. 10,000
 Koelber, Eva Maria, to Edward Staehlen. Broome st (No. 151), s s, 87.6 e Attorney st, 18.9x100. April 1, 1878, 5 years, 6 per cent. 1,000
 Livingston, Mary (widow), to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 112th st. P. M. Nov. 14, 1 year, 6 per cent. 1,200
 Loeffler, Otto W., to William Stone. Av A, w s, 26.6 s 86th st, 25x72.9. Nov. 20, due April 1, 1880. 4,000
 Same to same. Av A, w s, 51.6 s 86th st, 25x72.9. Nov. 20, due April 1, 1880. 4,000
 Same to same. 86th st, n s, 96 e 1st av, 85x99.8. Nov. 20, due April 1, 1880. 4,000
 Lord, George De F., to Catharine W., Mary and Anna St. John. Riverside av. P. M. Dec. 1, 3 years, 6 per cent. 25,000
 Lustig, Arnold, to THE NEW YORK LIFE INS. AND TRUST CO. 3d av, 108th st and 2d av. P. M. Nov. 26, 1 year, 6 per cent. 17,500
 Lester, Josephine E., wife of William C., to Charles H. Miller, et al. (exrs. Jacob Miller, dec'd.) 45th st. P. M. Nov. 29, 3 years, 6 per cent. 2,700
 Loeffler, Otto W., to Louis Bauer. 84th st. P. M. Nov. 26, 4 months, 6 per cent. 7,750
 Same to same. 84th st. P. M. Nov. 26, 4 months, 6 per cent. 6,000
 Same to William Stone. 84th st. (See Conveys.) Nov. 26, demand, 6 per cent. 3,000
 Lustig, Arnold, to William H. Greene. 9th av. P. M. Nov. 26, 3 years, 6 per cent. 3,500
 McKenney, Brian, to James G. K. Duer (exr. Sarah Edwards, dec'd.) 3d av (No. 1347), e s, 25.6 s 77th st, 19.9x75. Nov. 28, due Jan. 1, 1883, 6 per cent. 7,000
 Same to THE FARMERS' LOAN AND TRUST CO. (guard. Anna H. Hudson, infant.) 3d av (No. 1345), e s, 45.3 s 77th st, 18.6x75. Nov. 28, due Jan. 1, 1883, 6 per cent. 7,000
 Miller, Christine, to William Miller. Essex st. P. M. Nov. 29, due Dec. 1, 1884, 6 pr ct. 4,000
 Murray, Joseph, to Madison Laurence. 11th st, s s, 187.6 w 3d av, 17x100.10. Nov. 29, due Dec. 1, 1882, 6 per cent. 5,000

Same to Samuel S. Constant et al. (exrs. Thomas Christy). 11th st, s s, 241 w 3d av, 18x100.10. Nov. 29, 1 year. 4,000
 Same to Rebecca E. Williams (exrs. Francis B. Williams. 11th st, s s, 204.6 w 3d av, 18.6 x100.10. Nov. 29, 1 year. 4,000
 Same to William A. Cauldwell and ano. (exrs. E. Cauldwell, dec'd.) 11th st, s s, 223 w 3d av, 18x100.10. Nov. 29, 1 year. 4,000
 McCabe, Dorothea (widow), to EMIGRANT INDUSTRIAL SAV. BANK. 11th av, s e cor 43d st, 25x100. (Correction mort.) April 30, 1878, 1 year. 3,000
 Millhauser, Betti, to Jette Millhauser. 60th st, s s, 183.2 e 2d av, 25x110.10. Dec. 1, 10 years, 6 per cent. 3,400
 Moser, William, to THE WASHINGTON LIFE INS. CO., New York. Broome st (Nos. 457 and 459), s s, 50 w Mercer st, 50.7x95.9. Dec. 3, due Dec. 1, 1884, 5 per cent. 50,000
 Murray, Joseph, to Jane B. Fox. 11th st, s s, 259 w 3d av, 18x100.10. Nov. 29, 1 year. 4,000
 Same to Caroline C. Bishop. 11th st, s s, 270 w 3d av, 18x100.10. Nov. 29, 1 year. 4,000
 McCafferty, Robert, to David Dinkelspiel. 68th st, s s, 95 e Madison av, 20x100.5. Nov. 26, 1 year, 6 per cent. 9,000
 Mehrbach, Isaac, to THE NEW YORK LIFE INS. CO. 1st av, n w cor 97th st, 160.11x490; 1st av, s w cor 98th st, 100.11x275. Nov. 26, 3 years, 6 per cent. 27,000
 Mehrtens, Bernard, to Hans Gottsch. Spring st, n s, 40 w Washington st, 20x60. Dec. 1, 3 years, 6 per cent. 2,000
 Merritt, Henry A., to Robert W. Cooper. 124th st, s s, 339.8 w 3d av, 21.4x100.11. Dec. 1, 2 years, 5 per cent. 3,000
 Millhauser, Betti, to Henry Morgenthau. 69th st, s s, 183.2 e 2d av, 25x110.10. Dec. 1, 5 years, 6 per cent. 1,600
 Mohler, John, to William A. Cauldwell. 81st st. P. M. Dec. 1, 3 years, 6 per cent. 4,000
 Murray, Joseph, to Mary T. Constant. 116th st, n s, 259 w 1st av, 16.8x100.11. Nov. 28, 3 months. 3,667
 Same to same. 116th st, n s, 266.8 w 1st av, 16.8x100.11. Nov. 28, 3 months. 3,667
 Myers, Angelo L., to Angelo L. Myers et al. (trustees L. Myers). 73d st. P. M. Nov. 29, due Dec. 1, 1880, 6 per cent. 20,000
 Nash, Benjamin F., to Timothy McAuliffe. Marion av. P. M. Nov. 26, 3 yrs, 6 pr ct. 20
 Neil, Elizabeth, wife of James, to Alfred Roe (trustee for Mary S. Livingston). Central av, e s, adj land of Henry Bruner, 391x402, to road to Woodlawn Cemetery, irreg., contains 5 206-1,000 acres. Nov. 29, 5 years, 6 per cent. 2,500
 Noble, Thiers, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 13th st (No. 228 E.), s s, 299.3 w 2d av, 21.5x103.3. Nov. 26, 1 year. 5,500
 Nash, Catharine (widow), to Julia De Forest (widow). 56th st, n s, 325 w 5th av. P. M. Nov. 25, due Nov. 1, 1882, 6 per cent. 25,000
 Oswald, Oswalt, Jacob, to THE MUTUAL LIFE INS. CO., New York. Av A (No. 202), e s, 77.6 s 136a st, 25.9x96. Dec. 3, due June 1, 1881, 6 per cent. 5,000
 Palmer, Harriet M. (widow) to THE MUTUAL LIFE INS. CO., New York. 43d st (No. 234 W.), s s, 333.4 w 7th av, 16.8x100.4. Nov. 29, due Dec. 1, 1880, 6 per cent. 2,000
 Pidcock, James N., Whitehouse, N. J., mortgagor, with Maria L. Roberts, Bernardsville, N. J., and Rosa P. Atwater, Brooklyn. Agreement to extend mort. nom
 Pino, Emilio del and Lucrecia A. Y. A. de, wife of Manuel G. Angarica, to Lutgarda G. Angarica, de la Rúa (trustee). 23d st (leasehold). P. M. Nov. 13, due July 16, 1884. 4,000
 Price, Cyrus W., to Mary D. Pressinger. Washington st. P. M. Nov. 15, due Jan. 1, 1881, 5 per cent. 5,000
 Parshall, James J., to THE HARLEM SAVINGS BANK, New York. Washington av, n w s, part lot 45, map Morrisania, 30x150. Nov. 29, 1 year, 6 per cent. 2,000
 Perine, Sarah E. C. (widow), to William R. Thurston (exr. Hetty W. Thurston). 7th st, n s, 71 e Av C, runs north 48.9 x east 11.4 x north 48.9 x east 12.3 x south 46.6 x east 46.6 to 7th st, x west 15. Dec. 2, due Dec. 1, 1884, 6 per cent. 2,500
 Pinkney, John M., to James E. Brett. 134th st. P. M. Nov. 20, due Nov. 29, 1880, 6 per cent. 5,000
 Parsons, William P. and Ambrose M., to Teanis W. Quick and Benjamin H. Howell (exrs. W. P. Miller). Lexington av, w s, 79.5 s 64th st, 21x90. Dec. 3, 3 years, 6 per cent. 12,000
 Same to same. Lexington av, w s, 60.5 s 64th st, 19x90. Dec. 3, 3 years, 6 per cent. 11,000

Raeffe, Sarah B., wife of Maximilian G., to Eugene Elsworth (exr. &c., W. Elsworth). 10th st, s s, 175.4 e 3d av, 18x57.5x19.2x64.1. Nov. 28, due Nov. 1, 1882, 6 per cent. 10,000

Reilly, Cornelius P., William D., Mary J., and Catharine M., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Madison st, n s, 128 e Montgomery st, 26.6x90.7x26.6x89. Nov. 28, 1 year, 6 per cent. 3,500

Same to same. Madison st (No. 307), 26.6x92.2x26.6x90.7. Nov. 28, 1 year, 6 per cent. 4,000

Riliv, James, to James Ryan. Old Post road, part lot 50 in Liber 120 deeds, page 451, Westchester County Clerk's Office, 26.5x100x27.4x100. Aug 25, note. 200

Reilly, Cornelius P., William D., Catharine M. and Mary J. to John J. Reilly. Madison st (No. 313), n s, 26.6x95.4x26.6x95. Dec. 1, 5 years, 6 per cent. 2,000

Remeking J. W., Floyd, Indiana, to Solomon and Joseph Blum, Louisville, Ky. Broadway (No. 153), w s, between Liberty st and Courtland st, 49.5x83.3. (1-6 part.) Nov. 17, note. 850

Roster, John, Bayonne, N. J., to THE MANHATTAN LIFE INS. CO. Forsyth st (No. 145), w s, 24x100. Nov. 29, 1 year, 6 per cent. 8,000

Szezrac, Louise, wife of Jules, to Charles A. Murray, England. 4th or Park av and 39th st. P. M. Nov. 28, 5 years, 5 1/2 per cent. 13,000

Seldner, Clara, wife of Leopold, to Simon Sultan. 116th st, n s, 300 w 3d av, 17x100.3. Nov. 28, installs. 350

Selomon, Frederika, wife of Marcus, to Edward Hincken (exr. Eliza W. Moran). Broome st. P. M. May 1, 8 years, 6 per cent. 5,300

Speath, Julius, to John H. Deane. 106th st, n s, 110 e 3d av, 100x100.11. Dec. 1, 3 months. 6,000

Same to Ann P. Mott. 113th st, s s, 200 w 3d av, 20x100.11. Dec. 1, 3 years, 6 per cent. 5,000

Stearns, John N., to James Lenox. 4th av, n w cor 73d st, 102.2x100. P. M. Dec. 1, 1 year, 6 per cent. 25,000

Same to same. 73d st. P. M. Dec. 1, 1 year, 6 per cent. 18,000

Stodwig, Gustav, to Ida Stollerfoht (widow). 23d st, n s, 300 w 5th av, 25x98.9. Nov. 25, due Dec. 1, 1881, 6 per cent. 10,000

Stomme, John, to Charles C. Lee (trustee). Canal st (No. 156), n s, 75.2 w Mott st, 25.2x100.3x25x100.3. Dec. 1, 3 years, 5 per cent. 10,000

Stratton, Eliphalet, Brooklyn, to The New York State Christian Assoc., Newark, N. Y. 41st st (No. 325 E.), n s, 270 e 2d av, 20x98.9. Dec. 1, 5 years, 6 per cent. 5,500

Strymmer, Leila B., wife of Clarence H., to Society of Lying-in Hospital. 57th st. P. M. Nov. 25, 1 year, 6 per cent. 14,000

Strudt, Charles, to John Homera, Jersey City. 4th st (No. 561), n s, 168.2 w Av B, 20.2x96. June 3, 1869, 10 years. 8,000

Schwendinger, Joseph, to Patrick H. McGratty, Brooklyn. 73d st, n s, 100 e 2d av, 50x102.2. Nov. 25, due Jan. 1, 1880, 6 per cent. 335

Scott, William H. and Simon Sterne, to Anna M., wife of John A. Monsell, Brooklyn, Riverside av. 79th st. P. M. Oct 29, due May 28, 1880, 6 per cent. 7,000

Thurston, Annie E., wife of Franklin A., to James Floy, Elizabeth, N. J. 132d st, n s, 100 w 5th av, 75x90.11. Nov. 29, 1 year, 6 per cent. 1,000

Tubbs, George W., to Esther Williams, Brooklyn. 133d st. P. M. Nov. 26, 5 years, 6 per cent. 1,500

Taffany, Charles L., to James Lenox. 74th st. P. M. Dec. 1, 1 year, 6 per cent. 10,000

Same to same. 5th av. P. M. Dec. 1, 1 year, 6 per cent. 20,000

Same to same. 5th av. P. M. Dec. 1, 1 year, 6 per cent. 20,000

Same to same. 5th av. P. M. Dec. 1, 1 year, 6 per cent. 20,000

Same to same. 5th av. 74th st. P. M. Dec. 1, 1 year, 6 per cent. 30,000

Treacy, Thomas F., to Caroline C. Bishop. 111th st, s s, 163.4 w 4th av, 16.8x100.11. Dec. 1, 3 years, 6 per cent. 5,000

Uhl, Conrad, to Gennerich & Hilsmann. 2d av, e s, 75.5 s 44th st, 25x100. Dec. 2, 3 years, 6 per cent. 1,500

Van Horn, Ella J., Rye, N. Y., to William H. Brown. 15th st, n s, 33 w Av C, 125x103.3. Nov. 29, 2 months. 3,000

Wilder, Mary A., to THE WASHINGTON LIFE INS. CO. New York. 38th st (No. 213 W.), n s, 127 w 7th av, 20x98.9. Nov. 10, due Dec. 1, 1882, 6 per cent. 12,000

Wright, Isaac E., to Cornelia Graham, Newburgh, N. Y. 18th st, n s, 250 w 1st av. P. M. Aug. 12, 6 months. 4,500

Wheelock, Alice T. and George G., to George De F. Lord (trustee Susan Lord, dec'd). Park av, No. 75. P. M. (See Cons.) Nov. 28, due Dec. 1, 1881, 5 1/2 per cent. 14,000

Youngs, William F., Brooklyn, to Joshua Youngs, Summit, P. J. 9th st, n s, 218 w Av D, 25x92.3. P. M. Dec. 1, 3 years, installs, 6 per cent. 11,000

Young, Eben S., to Sumner R. Stone and ano. (trustees Jesse Stone, dec'd). 130th st, n s, 35 e Madison av, 18.9x99.11. Dec. 1, 3 years, 6 per cent. 5,000

Same to same. 130th st, n s, 53.9 e Madison av, 18.9x99.11. Dec. 1, 3 years, 6 per cent. 5,000

KINGS COUNTY, N. Y.

Nov. 26, 27, 28, 29, Dec. 1, 2, 3.

Adams, Thomas W., to Mary A. Woodcock, Bedford, N. Y. Adelphi st, w s, 274.7 s De Kalb av, 20.10x100. Nov. 25, 3 years, 6 per cent. 81,000

Ambrose, John W., New York, and Daniel, Brooklyn, to John J. Hardy. 27th st. P. M. Nov. 29, 10 years, 5 per cent. 27,000

Same to Kate W. Ambrose, New York. 26th st. P. M. Nov. 29, due Jan. 1, 1883. 10,000

Brown, Prudence M. (widow), to the Williamsburgh Savings Bank. 3d st, e s, 20 n South 1st st, 20.10x51.6x20.10x50.7. Nov. 29, 1 year, 6 per cent. 1,000

Browning, William H., New York, to Maurice Wilkinson, Monsey, New York. 3d pl, s s, 104.2 w Court st. P. M. Nov. 26, 3 years, 6 per cent. 3,200

Same to same. 9th st, n e s, 220.9 s e 4th av. P. M. Nov. 26, 3 years, 6 per cent. 2,800

Byrne, Thomas, to Michael S. Springsteen, Newtown, L. I. North 6th st, s s, 150 w 3d st, 25x100. Nov. 26, 3 years, 6 per cent. 1,000

Bachenheimer, Sussmann, to George W. Dayton. Ellery st, s s, 99.6 e Tompkins av, 25.4x109, irreg.; Ellery st, s s, 150 e Tompkins av, 25x100. Dec. 3, due Nov. 1, 1884, 6 per cent. 3,600

Bier, John, to Margaret Oechsler. Marion st, n s, 75 w Ralph av, 25x100. Dec. 1, 5 years. 850

Brown, Mary E., wife of Henry, to Margaretta Rhoads and Michael Zahn, Lancaster, Pa. Brevoort pl, s e cor Franklin av, 20x95. Dec. 1, 3 years, 5 per cent. 5,500

Birmingham, Terese, wife of Peter, to John E. Lott, New Utrecht. Bergen st. (See cons.) Nov. 29, 5 years, 6 per cent. 500

Bolger, John, to Joseph Going. Court st, n w cor Degraw st, 16x83. Nov. 29, 5 yrs, 6 p. c. 4,000

Coyle, Patrick, Gravesend, to John McMahon. Av Z, s w cor East 16th st, 50x100. Feb. 1, 3 years. 450

Chandler, John, to Abram Larcher, Perth Amboy, N. J. 36th st, n e s, 100 s e 3d av, 20x100.2. Dec. 1, 3 years. 500

Christie, William, New York, and John A. Walker to Alexander W. Mattison (trustee M. Mattison). South 4th st (No. 52), ss, 95.10 e 7th st, 19.2x109.3x19.2x111.4. Nov. 25, 3 years, 6 per cent. 3,500

Clifford, Dennis, to Maurice Fitzgerald. Butler st, s w s, 50 n w Bond st, 25x100. Nov. 28, due Jan. 1, 1883, 6 per cent. 500

Darrell, Selina G., wife of Nathaniel R., to John McDermott. Clermont av, w s, 214.2 s DeKalb av, runs west 73.4 x south 6.4 x west 26.8 x south 11.2 x east 100 to Clermont av, x north 17.6. Nov. 24, 5 years, 6 p. c. 2,500

Daly, Bartholomew (widow), and Daniel Daly and Ellen Collins to Eliza Kennard, New Utrecht, L. I. Garnett st, n s, 100 w Court st, 14.8x40x60.3x15.8x100. Aug. 27, due Sept. 1, 1883. 550

Dowley, Morris, F., to George and S. H. St. John, Walton, N. Y. Hoyt st, n e cor Pacific st, 20x75. Nov. 28, 3 years, 6 per cent. 3,700

Donohue, James, to Adam Reid. 6th st. P. M. Nov. 29, 2 years, 6 per cent. 1,250

Dougherty, Robert H., to Hannah Euston, Philadelphia, Pa. Howard av, e s, 66.8 n Jefferson st, 16.8x100. Dec. 1, 3 yrs, 6 p. c. 1,400

Same to same. Howard av, e s, 83.4 n Jefferson st, 16.8x100. Dec. 1, 3 yrs, 6 per cent. 1,400

Same to same. Howard av, e s, 50 n Jefferson st, 16.8x100. Dec. 1, 3 yrs, 6 per cent. 1,400

Eden, Mark, to Samuel Eden. Floyd st, n s, 324 w Tompkins av, 20x100. Dec. 1, 5 years, 6 per cent. 500

Emmans, Phelie H., wife of John, to William Harkness. Quincey st. P. M. Nov. 26, installs. 5,500

Ford, Gordon L., to The Mutual Life Ins. Co., New York. Washington st, No. 281. P. M. Nov. 26, due Dec. 1, 1880, 6 per cent. 6,000

Fowler, Levi, to Charlotte A. Bierds. Gates av, s s, 135 e Yates av, 20x100. Nov. 26, 1 year, 6 per cent. 1,000

Same to Frances M., wife Charles N. Peed. St. Felix st, w s, 293.3 n Fulton st, 18.6x56.4x18.6 x57.2. Nov. 14, 3 years. 4,000

Same to same. St. Felix st, w s, 274.9 n Fulton st, 18.6x57.2x18.6x57.11. Nov. 14, 3 years. 4,000

Graydon, Clendenen, New York, to Mary E. Graydon, New York. South 9th st, n s, 180.3 e 7th st, 22.11x81.8x23x78.6; 8th st, n w cor South 9th st, 56.8x133.6x72.4x117.10. Nov. 17, 1 year, 6 per cent. 6,000

Gloucester, Elizabeth A., wife of James N., to Francis H. Slade. Clinton st, w s, 100 s Remsen st, 34x84, irreg. Nov. 29, 4 years, instals, 6 per cent. 5,000

Same to same (individ.) Same property. Nov. 29, due June 1, 1880, 6 per cent. 1,000

Hesse, William, to Bernard Gallagher, William Kohlmeier and John Harris. North 6th st, n s, 150 e 6th st, 25x100; Ainslie st, n s, 118.8 w Union av, runs north 70 x west to old road, x south to Ainslie st, x southwest to beginning. Nov. 28, 4 months. 3,000

Haberman, Frederick, New York, to Charles M. Church, North 1st st. P. M. Nov. 1, due Dec. 1, 1884, 6 per cent. 14,000

Harrigan, John, to James Lamont. President st, s e cor Van Brunt st, 23x80. Dec. 1, due Jan. 1, 1881, 6 per cent. 1,200

Hopkins, Emma A., wife of Robert C., to Thomas Murphy. Willoughby av, n e cor Hall st, 20x100. Dec. 1, due Feb 4, 1881. 1,300

Hurlbut, Elizabeth W., and James G. Butler to The Long Island Ins. Co. Sands st, s e cor Adams st, 25x113, irreg. Dec. 1, 1 year, 6 per cent. 5,000

Hayunga, George A., New York, to Robert Wells, New York. -4th av, w s, 50.2 n 38th st, 25x100. Nov. 24. 360

Hennessy, Ellen L., wife of John D., to David F. Hall, Portland, Conn. Madison st, n s, 212.6 w Tompkins av, 12.6x100. Nov. 15, due Nov. 1, 1882, 6 per cent. 1,500

Same to W. H. Chapman and H. W. Eastman (exrs. S. Wanser). Madison st, n s, 200 w Tompkins av, 12.6x100. Nov. 15, due Nov. 1, 1882, 6 per cent. 1,500

Ingraham, Elvena M., wife of John S., to W. N. and W. N., Jr., DeGrauw (exrs. J. A. De Grauw). Clason av, e s, 47.6 s Quincey st, 15.9 x80. Nov. 26, 5 years, 6 per cent. 4,000

Jones, Mary, to Abraham Lott, Flatbush, L. I. 11th st, s w s, 234.3 s e 6th av, 16.8x100. Nov. 1, 3 years. 1,500

Same to same. 11th st, s w s, 217.7 s e 6th av, 16.8x100. Nov. 1, 3 years. 1,500

Same to same. 11th st, s w s, 200.11 s e 6th av, 16.8x100. Nov. 1, 3 years. 1,500

Same to John Cowenhoven, New Utrecht. 11th st, s w s, 184.3 s e 6th av, 16.8x100. Nov. 1, 3 years. 1,500

Same to Jeremiah Ryder, Flatbush. 11th st, s w s, 167.7 s e 6th av, 16.8x100. Nov. 1, 3 years. 1,500

Same to S. Adelaide Buxton (admr. G. W. Raynor, dec'd). 11th st, s w s, 150.11 s e 6th av, 16.8x100. Nov. 1, 3 years. 1,500

Marshall, Thomas, San Mateo, Fla., to Louisa Von Stade. Herkimer st, s s, 153 w Troy av, 30x185.6. Nov. 15, due Nov. 20, 1882. 500

McClenahan, William, to Reubamah Proctor (guard). Bergen st, n s, 270 w Saratoga av., 40x107.2. Dec. 1, 3 years. 500

Marks, Michael, to John Wiegand. Frost st, n s, 175 e Ewen st, 25x100. Nov. 28, due Jan. 1, 1886, 6 per cent. 150

Mayhew, Hannah M., to Oscar Pfeiffer. Penn st, n s, 172.1 e Bedford av, 21.7x100. Nov. 26, due Jan. 1, 1881. 1,500

McGowan, Lawrence, to John J. Reh. Madison st, n w s, 275 n e Evergreen av, 25x100. Oct. 1, 5 years, 6 per cent. 660

Murphy, James, to James A. Punderford (guard.). Fulton st, n e s, 99.2 n w Ormond pl, 20x87.10x21.11x96.9. Nov. 24, due Jan. 1, 1881, 6 per cent. 5,000

O'Hare, James, to Patrick White, Freeman st, n s, 125 e Union av, 25x100. Nov. 19, due Dec. 1, 1882. 500

Pollard, Eliza, to John Peterkin. Quincey st. P. M. Nov. 24, 3 years. 1,600

Robinson, Mary, wife of Henry A., to Julius Lehrenkrauss. Butler st, n s, 100.3 w Lawrence st, 25x113. Nov. 28, 1 year, 6 per cent. 120

Russell, Susannah E. C., wife of Walter C., to John and J. A. Ditis, Jamaica. Putnam av, n s, 275 w Bedford av, 18.9x100. Nov. 20, due May 1, 1883, 6 per cent. 3,500

Same to Abraham P. Leech, Jamaica. L. I. Putnam av, n s, 292.6 w Bedford av, 18.9x100. Nov. 20, due May 1, 1883, 6 per cent. 3,500

Sares, Alexander M., to Warren G. Brown and ano. (exrs. A. Lockwood). Clinton av, e s, 612.9 n Myrtle av, 20x110. Dec. 1, 1 year. 500
 Scott, Samuel, to Peter A. H. Jackson (trustee Eliz. McCarter). Park av, s s, 100 w Carlton av, 50x93 (6x51x83.6. Nov. 25, 3 years. 2,150
 Shierliff, John, to Nellie C. Van Reyepen. 21st st, s w s, 75 s e 4th av, 25x100. Nov. 24, due Nov. 1, 1884, 6 per cent. 600
 Spiricchi, Ellen, wife of Raffaello to Ebenezer Kellum, Hempstead. Hall st, e s, 344 n Myrtle av, 20x100. Dec. 1, 5 years, 6 per cent. 1,500
 Tibbits, Ada W. C., wife of John B. Bennington, Vt., to Cordelia W. Morrill (widow). Clark st. P. M. Nov. 26, 10 yrs, 6 pr ct. 5,000
 Watt, Mary E., wife of James, to John T. G. Leach. Court st, n w cor Carroll st, 29.6x99. Dec. 1, 3 years, 6 per cent. 3,000
 Wilson, Elizabeth E., wife of John, to Arthur M. Hamblen Sheppard av, e s, 400 s Union av, 45x100. Dec. 1, 2 years, 6 per cent. 600
 Worn, Martin, to William H. Kissam, New York. Bushwick av. P. M. Dec. 1, 5 years, 6 per cent. 1,200
 Zimmermann, John, Gravesend, to John Ulzheimer. Mill road, s w cor Stillwell st, 50x370. Nov. 7, due Nov. 1, 1882. 900

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

NOVEMBER 30TH TO DEC. 3D—INCLUSIVE.

Angarica, Lutgarda G. de la Rua (extrx J. G. de Angarica), to Lucrecia A. y Arguelles wife of Manuel G. Angarica et al. (admrx.) nom
 Same to Joseph M. Mestre (extr. J. G. Angarica or J. Angarica y Rua). nom
 Same to Emilio del Pino et al. nom
 Same to Lutgarda G. Angarica de la Rua (individ. and as trustee). (2 assigns.) nom
 Astor, John J., to Franklin H. Delano et al. (trustees W. B. Astor, dec'd). \$25,000
 Same to same. 15,000
 Bruorton, William (gen'l guard.), to Charlotte A. Winthrop. nom
 Buddensiek, Charles A., to Max Danziger. 707
 Baier, John, to Sarah H. Powell. 1,100
 Barnes, Samuel D., to Josephine M. B. Hammond, Dutchess County, N. Y. 1,200
 Bayard, Louis P., to Myron C. Burton. 500
 Bridge, John (exrs. &c., L. K. Bridge), to William F. Bridge (trustee L. K. Bridge). (2 assigns.) nom
 Brown, Ebor L., Minisink, N. Y., to Phebe Brown, Jersey City. 15,000
 Bulkley, Caroline J., to The Mutual Life Ins. Co., New York. 20,000
 Brodhead, Jessie W., wife of John T., Washington, D. C., to Frederick D. Tappan et al. (trustees Ann E. Cairns). 30,000
 Buddensiek, Charles A., to Max Danziger. 1,500
 Same to same. 1,500
 Carmichael, Colin, to Mayor, Lane & Co. 775
 Cunningham, John (guard.), to Thomas Clyne. nom
 Danziger, Max, to Sarah H. Powell. 1,337
 Same to same. 1,027
 Same to Amy Willits. 2,673
 Downs, Sarah A. B., wife of D. H., Jamesburg, N. J., to David J. Deane. 2,750
 Ferris, Nunez C., to John M. Pinkney. 3,000
 Foley, John, to The Irving National Bank, New York, consid. omitted.
 Franks, Helena M. (extr. Cornelia F. Franks), to Robert Benner, Long Island City. 2,000
 Geis, Francis, to Hermann Krehbiel. 3,000
 Goebel, Sophie F., to Charles A. Flummer. 1,050
 Heiderman, Julius, to Charles Herman. 100
 Jaeger, Ferdinand, to William Zinsser. 2,050
 Same to same. 2,500
 Jaffray, Robert, to Albert Smith, New Rochelle. consid. omitted
 Koenig, David, to Louis Aarons. 2,000
 Kesseler, Anthony, to John Eichhorn, Boston, Mass. 2,000
 Lawrence, Francis E. (extr. E. E. Wilmerding), to Edward M. Wilmerding. 12,000
 Leveridge, John, and ano. (exrs. G. W. Bowne), to John Leveridge and ano. (trustees). (1873). nom
 Lydon, Martin J., to Henry L. Morris. 500
 Martin, William M., to Mary, wife of T. Frederic Thomas. 7,719
 Same to Robert M. Strebeigh. 15,712
 Merritt, Douglas (extr. G. Merritt, dec'd), to Julia Merritt. 16,740

Same to same. 30,787
 Same to same. 15,306
 Same to same. 4,768
 Meyer, Catharina, wife of Gottfried, to Gustav Staiger. 1,000
 Meakin, James, to Catharine E. Cropper (admrx. T. B. Cropper, dec'd). 10,000
 McIntyre, Burnett C., to Charles B. Hedden. 500
 Same to same. 500
 Mitchell, Edward E., and G. G. Byron (trustees W. H. Burrows, dec'd) to William H. Burrows. nom
 Nathan, Harmon H. et al. (children of B. Nathan, dec'd), to H. H. and F. Nathan and A. H. Cardozo (exrs. Emily G. Nathan) 16,320
 Nathan, H. H., and F. and A. H. Cardozo (exrs., &c.) to The United States Trust Co. nom
 Odell, Abraham B. (extr. J. D. Odell), to Sarah O. Mitchell, Manhasset, L. I. 1,000
 Paine, John, to Cornelia R. Rhoades. 10,000
 Palmer, John J., A. Smith, and J. Ferguson (receivers of the American Ins. Co.) to Albert Smith (trustee, 1845). 1,762
 Rhineland, William, and others (trustees W. C. Rhineland, dec'd), to Louise M., wife of Berend Kuck. 5,000
 Rosenthal, Joseph, to Samuel Zeimer. 2,400
 Same to same. 2,400
 Same to same. 3,500
 Same to same. 2,500
 Riker, John H., to Samuel Riker, Long Island City. 7,000
 Robinson, Fanny M., et al. (trustees), to Mary M. Birchhead and Fanny and Betty Davies, Baltimore, Md. nom
 Sanger, Henry, Brooklyn, to Julia A. wife of Cyrus Clark. 10,655
 Smith, Albert (trustee), New Rochelle, to Robert Jaffray. consid. omitted
 Smith, Sarah M., Yonkers, to John E. Lockwood (extr. S. F. Lockwood). 9,500
 Schultz, Jackson S., et al. (exrs. A. Chiches-ter), to William M. Martin. 23,431
 Shea, Denis, to William McDermitt, Sr., Newark, N. J. 2,500
 Smith, Jarvis B., to Charissa E. Brown. 2,000
 Stone, William, to Francis W. Williams and Alexander G. Black. 4,000
 Swan, William L. (resigns trusteeship, under deed of trust by Caroline E. Swan), to Benjamin L. Swan, Jr.
 The Bowery Savings Bank to Earnest M. Willet et al. (exrs. H. Leger). 6,619
 The Mutual Life Ins. Co., New York, to William Fredericks, Brooklyn. 5,900
 The New York Life Ins. Co. to The Board of the Church Erection Fund of the General Assembly of the Presbyterian Church. 10,320
 Underhill, Philip R. (extr. J. Rhineland), to Philip Welsh. 15,000
 Weeks, William W., to William Noble. nom
 Wetmore, Edmund, William A. Jenner and Felipa H. de Martinez to Catharine V. R. wife of Robert J. Turnbull, Westchester Co. 20,350
 Winslow, W. Rodman, to Adam Sander. nom
 Young, Edward F. C., et al. (exrs. A. H. Wallis) to William G. Wilson. nom
 Zitz, Louis R., to Thomas L. Coles. 3,000

KINGS COUNTY, N. Y.

NOV 13TH TO DEC. 3D—INCLUSIVE.

Bedford, Sarah J., wife of Alfred to Frederick H. Bedford. \$3,500
 Brown, Juliette L., and T. Y., (exrs., S. T. Brown), to The Mechanics' and Traders' Nat. Bank, New York. nom
 Babcock, Catharine L., wife of Edward H., to Nellie E. Van Reyepen. 402
 Bradshaw, George, to John Berry. nom
 Brooks, Martha P., to William Ziegler. 2,000
 Cooper, John B. (admrx. J. W. Cooper), to Garret J. Garretson (trustee). nom
 Cornell, Peter C., to Charles E. Carter, Washington, D. C. 3,500
 Cowenhoven, Garret, New Utrecht, to Samuel D. Morris (admrx. B. T. Benton). 2,523
 Crooke, Frank, to Thomas Farrell. 414
 Clarke, John, to John Clarke (extr. J. Brady.) 3,000
 Cortelyou, Phebe D., to John H. Seaman, Hempstead. 1,000
 Crowell, Edgar W., to Elias G. Brown, New York. 750
 Carman, Benj. T. and T. F. (extr. B. Carman), to Jason H. Tuttle. 3,000
 Same to Benjamin T. Carman. 2,000

Carricarte Jose De, New York, to Manuel L. Blanco. 5,254
 Charlick Jane M. et al. (extr. O. Charlick), to Wm. G. Sterling and ano. (extr., &c., M. Delano). 2,500
 Clark, Hull, New York, to Elizabeth V. H. Nicholson, Philadelphia, Pa. 4,000
 Dodge, Wm. E., to Melissa P. Dodge (4 assigns, each \$3,000). 12,000
 Same to same. 1,250
 Same to same. 2,600
 Delclisur, Caroline H. M., to Ann K. Miller (extr., J. E. Miller.) 2,500
 Dixon, John L., New York, to Helen S. Johnson. nom
 Delclisur, Caroline H. M., to John L. Lef-ferts. 2,000
 Emerson, N. Catharine, to William J. Sayre. 1,000
 Ellis, Nathaniel, Elizabeth, N. J., to Samuel E. Mattison, New York. 1,029
 Fitzgerald, Maurice, to Adelaide E. Bush-nell. 1,200
 Frazier, Charles, and Frank E. Williams, to James Reilly (4 assigns). nom
 Frost, Samuel, New York, to Catherine A. Holmes, Jersey City. 450
 Same to same. 1,640
 Same to Henry H. Holmes, Jersey City. 500
 Same to same. 800
 Same to same. 800
 Foster, Edward W., New York, to Geo. P. Rowell. nom
 Graydon, Mary E., New York, to Fanny A. Graydon. gift
 Harris, Charles J., and ano. (exrs. A. Denike), to Margaret A. Sebring, Catha-gre, N. Y. 3,000
 Haydock, George R., New York, to Mary E., wife of Stephen R. Young, Cornwall, N. Y. 1,800
 Heinbockle, John F., and Catharina Schnei-der, to Charles C. Clausen, and Walter J. Price. 1,500
 Haynes, Catharine E., and ano. (admrx. H. Cooper, dec'd), to Catharine E. Haynes. (3 assigns.) nom
 Haynes, Catharine E., and ano. (admrx. Hannah Cooper, dec'd), to Eliza Ann Kolyer, Newtown, L. I. nom
 Jackson, Marie E., to Sallie A. Bunker (extrx. T. G. Bunker). 514
 Johnson, James M., Charlestown, S. C., to Henry W. Bates, Eastchester, N. Y. 1,000
 Jagger, Seth R. (extr. C. Jagger), to Sallie A. Bunker (extrx. T. G. Bunker). 514
 Kellogg, Edward R., to Edward Dunham and Samuel W. Putnam (exrs). nom
 Kerz, Valentine, to Barbara Durchholz. 700
 Lunney, Edward B., New York, to Mary F. Hinckman, Denville, N. J. 4,000
 Livingston, Saml I. A., New Lots, to Mary A. Edwards, Babylon, L. I. 3,000
 Lounsberry, James S., Stamford, Conn., to James M. Gilliam (extr.), Philadelphia, Pa. 5,000
 Luttringshausen, George, to Bernhard Schmidt. 1,000
 Mapes, Daniel, West Farms, to William E. Dodge, New York. nom
 Mead Watter H. (trustee), to John B. Stevens, New York. 1,750
 Moore, James A., to Heary L. Wever. 2,000
 Moore, Thomas S., to Abram S. Cassidy, New-burgh, N. Y., (assignee H. R. Stevens. nom
 Milliken, Eugene M., to Austin Stevens. 200
 Paret, Edward, to Lewis Beach. 500
 Rich, William H., to Elibabeth Baldwin. 3,500
 Rogers, Hiram C., New York, to the United States Trust Company (guard), New York. nom
 Rathbun, Robert H., South Amboy, N. J., to Benjamin F. Berry. 2,400
 Sheppard, Sarah L., Plainfield, N. J., to Wm. M. Hewlett, Mineola. 500
 Sims, William G., to Sarah L. Van Dolah. 1,000
 Schenck, Gillian (treas.), to Job: Garland. nom
 Sickles, George G., New York, to Terese E. Evans. nom
 Simpkins, Nathaniel S., Jr., New York, to Helen McD. Smith (widow). 10,123
 Smith, George W., to Catharine Farley (guard). (1876). nom
 Stone, Daniel H., New York, to Nathan Newton. 3,000
 Stout, John B., to James McCormick. 1,000
 Uzheimer, John, to William Acker. 700
 Wall, Mary, to Hubert H. Wall. 400
 White, Harriet M. R., to George P. Rowell. nom
 Walsh, John T., to Mary E. Brady, Nyack, N. J. 1,500
 Willets, Mary V. (extrx., W. Willets), to Matilda W. Seaman. 3,500
 Willets, Mary B., to Jane R. Willets. 5,000

CHATTELS.

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.

NOV. 26TH TO DEC. 31—INCLUSIVE. SALOON FIXTURES.

Table listing saloon fixtures with names, addresses, and values. Includes entries for Padenhook, Benk, Jacob, and others.

HOUSEHOLD FURNITURE.

Table listing household furniture with names, addresses, and values. Includes entries for Anderson, Sarah R., and others.

Table listing various chattels with names, addresses, and values. Includes entries for Le Grande, Eliz., Livingston, L. M., and others.

MISCELLANEOUS.

Table listing miscellaneous items with names, addresses, and values. Includes entries for Alheit, Chas., Benesch, J., and others.

Table listing various chattels with names, addresses, and values. Includes entries for Knoepke, Wm., Knowles, John, and others.

Table with 3 columns: Name, Address/Details, and Amount. Includes entries like Weed, Thurlow—John Percy, Wenberg, Louis C.—F. W. Fisher.

KINGS COUNTY, N. Y.

Main table of judgments for Kings County, N. Y. including names, amounts, and dates from November and December.

Table of judgments for Tyler, Phineas L.—1st Nat. Bank, Vanderzaw, David—R. D. Crotty, etc.

N. Y. SATISFIED JUDGMENTS.

November 28 to December 4—inclusive.

Table of satisfied judgments in New York State from November 28 to December 4, including names and amounts.

Table of judgments for Tucker, Richard—William Serven, Topping, Charles W.—People of State of New York, etc.

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

SATISFIED JUDGMENTS, KINGS CO.

Nov. 28 to Dec. 3—inclusive.

Table of satisfied judgments in Kings County from November 28 to December 3, including names and amounts.

KINGS CO. EXECUTIONS, RETURNED BY SHERIFF AS UNSATISFIED.

November 21 to 27—inclusive.

Table of executions returned by the Sheriff as unsatisfied in Kings County from November 21 to 27.

MECHANICS' LIENS.

NEW YORK CITY.

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

KINGS COUNTY, N. Y.

Table of judgments for Kings County, N. Y., including names and amounts.

Table with 2 columns: Address/Description and Amount. Includes entries like '28 Prospect pl. n. s. 254.1 e Troy av. 20.3x— Geo. W. Melvin agt Patrick and Ann McDonald...' and '29 Fifth av. n. w. cor Union st, 60x60. Geo. W. Irwin agt Charles G. Needham and Rhea and Sarah Nelson...'

cost, each, \$4,500; owner, J. E. Odell, 79 Tompkins Market, 3d av; architect, John Rogers; builders, J. & W. C. Spears. Plan 894—Boston av, w. s. 130 s estate of W. A. Giles, Kingsbridge, one two-story and basement frame dwelling, 18x25, tin roof and wooden cornice; cost, \$1,100, owner, Edward McGuire, Kingsbridge; masons, Emery & Forsyth; carpenter, S. L. Berrien. Plan 895—Forty-seventh st, s. s. 350 w 11th av, one-story brick store house and office, 35x59, gravel roof; cost, \$1,500; owner, W. H. Palmer, 301 West 55th st; carpenter, R. P. Taggart, 465 West 83d st.

Plan 970—Floyd st, s. s., about 120 e Tompkins av, one two-story frame dwelling, 25x22, gravel roof; owner, Thomas O'Connell, 184 Floyd st; architect and builder, G. Graetner. Plan 971—Hooper st, w. s., about 80 e Marey av, one two-story brick dwelling, 20x42, tin roof and iron cornice; owner, F. L. Kneeland; architect and carpenter, W. H. Gaylor; mason, W. & T. Lamb, Jr. Plan 972—Cranberry st, n. s. 78.6 e Columbia Heights, one three-story brick dwelling, 22.2x38, gravel roof and wooden cornice; owner, William G. Low; architect, G. L. Morse. Plan 973—Fayette st (No. 17), n. s. 150 w Broadway, one two-story frame stable, 21x14, tin roof; owner, H. Stiebing, 18 Montith st; architect, Th. Engelhardt; builder, L. Fuchs. Plan 974—Hewes st, s. s., 201 w Bedford av, one three-story brick dwelling, 22x38, tin roof and wooden cornice; owner and architect, P. F. O'Brien, 164 Bedford av; builders, James Ashfield & Son; carpenter, P. F. O'Brien. Plan 975—Gwinnett st, s. s. 76 w Harrison av, one three-story brick store and dwelling, 21x25, tin roof and iron cornice; owner, Barthold Jennerich, 140 Harrison av; architect, A. Herbert; builders, V. Bruechhauser and John Schneider.

SATISFIED MECHANICS' LIENS.

Table with 2 columns: Date and Description. Includes entries like 'Nov. and Dec. NEW YORK CITY. 2 Eighty-sixth st, n. s. 325 e 3d av, 100x— Green Wright agt C. Van Houton and S. M. S. Quackenbush. (Nov. 30) 130' and '1 Fifty-ninth st, n. s. 125 e 9th av, 50x— (2 houses) Sylvester Murphy agt Thomas F. Tracey. (Sept. 16) 2,039'.

BROOKLYN, N. Y.

Plan 951—Sixteenth st, n. s., 472.10 w 3d av, one one-story frame dwelling, 16x20, tin roof; lessee, T. Haden, cor 16th st and Hamilton av; builder, J. Paul. Plan 952—Bergen st, n. s., 200 w Rockaway av, four two-story frame dwellings, 18x30, gravel or tin roof; owner, &c., G. R. Waldron. Plan 953—Bond st, e. s., 20 s President st, one one-story frame blacksmith shop, 20x40, gravel roof; owner, G. W. Edwards, 338 Carroll st; architect, &c., C. Edwards; mason, J. Barnes. Plan 954—Herkimer st, s. s., 49 w William st, one two-story frame dwelling, 20x30, tin roof; owner, — Coill, Wyckoff st, near Smith st; builder, J. Piercing. Plan 955—Troutman st (No. 173), one two-story frame carpenter shop, 25x36, tin roof; owner, &c., Philipp Scheu, on premises. Plan 956—Cumberland st, n. e. cor Atlantic av, one three-story brick store and dwelling, 16x51x 35.6x40.4, tin roof and wooden cornice; owner, George Goerze, 719 Atlantic av; architect, George Lowden; builder, R. & J. Van Wynen. Plan 957—Fayette st (No. 17), n. s., 150 w Broadway, one two-story frame tenement, 37.9x42, tin roof; owner, H. Stiebing, 18 Montith st; architect, T. Engelhardt; builder, L. Fuchs. Plan 958—Nineteenth st, s. s., 100 w 5th av, five two-story frame dwellings, 15x36, tin roof; owner, W. J. Sayers, 397 Fulton st; architect and builder, S. E. C. Russell. Plan 959—First st, n. s., 111.4 w Bond st, one two-story brick carpenter shop, 63.4x28.4, tin and gravel roof; owners, Buchanan & Lyall, 101 Wall st, New York; architect, Samuel Curtiss. Plan 960—Twenty-third st, n. s., 150 w 5th av, one two-story frame stable, 18x26, tin roof; owner, Philip Zeh, 5th av and 23d st; architect, S. C. Gifford; mason, Christopher Firth; carpenters, Munce & Gifford. Plan 961—Carroll st, s. s., 89.9 w Bond st, extending through to 1st st, one four-story brick tobacco factory, 180x180; owners, Buchanan & Lyall, 101 Wall st, New York; architect, Samuel Curtiss. Plan 962—Tenth st, n. s., 200 e 6th av, sixteen two-story brick dwellings, 18.9x45, felt and gravel roof and wooden cornice; owner, Joseph Teavee, 581 Lexington av; architect, Thomas Wellow; builders, Pearce & Van Pelt. Plan 963—Prospect av, s. s., 140 w 4th av, four two-story brick dwellings, 18x36, tin roof and wooden cornice; owner, Thomas Pitblado; architect, Thomas McCormick; builder, M. E. Wood. Plan 964—Atlantic av (No. 771), one one-story brick smith's shop, 29x42, felt and gravel roof; owner, Lawrence Haven, on premises; mason, G. Hughes; carpenter, John Pawes. Plan 965—Foot of 39th st and 46th st (on water front), one two-story brick factory, 57x50, shingle roof and wooden cornice; owner, Phoenix Chemical Works, 87 Maiden lane, New York; architect, Joseph Saunders; mason, Jacob M. Brown; carpenter, Patrick McCabe. Plan 966—North 3d st, s. s., 51 w 2d st, one one-story brick shop and stable, 25x20, felt and gravel roof and brick cornice; owner and architect, John N. Ohland, 145 Ludlow st; mason, Henry Hollwedel; carpenter, L. Antonius. Plan 967—Park av, s. s., 200 w Tompkins av, two two-story frame dwellings, 20x40, tin roof; owner, &c., Conrad Guthart, 870 Park av. Plan 968—Hooper st, n. s., 95 e Marey av, two two-story brick dwellings, 20x42, tin roof and wooden cornice; owner, W. M. Hawkins; architect, W. H. Gaylor; builder not selected. Plan 969—Keap st, s. e. cor Marey av, four three-story brick dwellings, 21.3x42, tin roof and iron cornice; owner, F. L. Kneeland; architect, W. H. Gaylor; builders, W. & T. Lamb, Jr., and W. H. Gaylor.

Plan 1241—First av, w. s., 50.5 s 53d st, internal alterations, two five-story buildings to be converted into stores and tenements; cost, each, \$1,500; owner, Anastasia Murray, 412 East 57th st; architect and builder, Michael Murray. Plan 1242—Broadway, Nos. 346 and 348, raised two stories, 60x196; iron roof and galvanized iron cornice; cost, \$125,000; owners, New York Life Ins. Co.; architect, Henry Fernbach; builder, Marc Eidlitz; iron work, J. B. & J. M. Cornell. Plan 1243—Mercer st, Nos. 216 and 218, extending through to Broadway, westerly half to be raised one story, 94x115; tin roof, brick and iron cornices; cost, \$15,000; owners, W. & T. Sloane, 651 and 655 Broadway; architects, Potter & Robertson; builders, Lyons & Bunn. Plan 1244—Second av, No. 96, new front stoop and doorway; also, other repairs to front; cost, \$2,000; owner, Mrs. E. Frank; architect, Wm. Kuhles; mason, P. Schaeffler; carpenter, H. Weiler. Plan 1245—Broadway, Nos. 489 and 491, openings to be cut in first-story partition of centre party wall; also, front on Broome st altered; cost, \$300; owner, George Black, 493 Broadway; architect and builder, John Gegan. Plan 1246—Twenty-fourth st, No. 503 West, raised one-story, tin or gravel roof; cost, \$6,000; owners, Mitchell, Vance & Co., on premises; mason, Robert L. Darragh. Plan 1247—Ann st, No. 90, japanners' oven to be built on sixth floor; cost, \$200; owner, S. Cockeroff, 184 1/2 Rodney st, Brooklyn, E. D.; mason, L. Feeney. Plan 1248—One Hundred and Forty-fifth st, 150 w Mott av, two story frame extension, 12x16; cost, \$1,000; owner, J. L. Haigh, on the premises; architect and builder, Edward Gustavson. Plan 1249—Monroe st, No. 241, new show window in first story, front; cost, \$125; owners, A. O'Donnell; mason, P. Refferty; carpenter, R. Dixon. Plan 1250—Fifty-seventh st, s. s., 150 w 1st av, galleries of synagogue to be rebuilt; cost, \$1,000; owner, Congregation Adath Israel; architect, J. F. Potter; carpenter, John Casey. Plan 1251—Abattoir pl, No. 13 (West 39th st), building to be reduced to 25 feet in width, new side and rear walls built, new tin roof and galvanized iron cornice; cost, \$2,500; owner, Patrick McGee, 446 West 19th st; architect and carpenter, Peter Hart; mason, James J. Spearing. Plan 1,252—Grand st (No. 324), one-story brick, extension on rear 12x15, tin roof; cost \$350; owner, George Frankard, on the premises; builder, John H. Slocum, 117 Bowery.

ALTERATIONS, N. Y.

Plan 1241—First av, w. s., 50.5 s 53d st, internal alterations, two five-story buildings to be converted into stores and tenements; cost, each, \$1,500; owner, Anastasia Murray, 412 East 57th st; architect and builder, Michael Murray. Plan 1242—Broadway, Nos. 346 and 348, raised two stories, 60x196; iron roof and galvanized iron cornice; cost, \$125,000; owners, New York Life Ins. Co.; architect, Henry Fernbach; builder, Marc Eidlitz; iron work, J. B. & J. M. Cornell. Plan 1243—Mercer st, Nos. 216 and 218, extending through to Broadway, westerly half to be raised one story, 94x115; tin roof, brick and iron cornices; cost, \$15,000; owners, W. & T. Sloane, 651 and 655 Broadway; architects, Potter & Robertson; builders, Lyons & Bunn. Plan 1244—Second av, No. 96, new front stoop and doorway; also, other repairs to front; cost, \$2,000; owner, Mrs. E. Frank; architect, Wm. Kuhles; mason, P. Schaeffler; carpenter, H. Weiler. Plan 1245—Broadway, Nos. 489 and 491, openings to be cut in first-story partition of centre party wall; also, front on Broome st altered; cost, \$300; owner, George Black, 493 Broadway; architect and builder, John Gegan. Plan 1246—Twenty-fourth st, No. 503 West, raised one-story, tin or gravel roof; cost, \$6,000; owners, Mitchell, Vance & Co., on premises; mason, Robert L. Darragh. Plan 1247—Ann st, No. 90, japanners' oven to be built on sixth floor; cost, \$200; owner, S. Cockeroff, 184 1/2 Rodney st, Brooklyn, E. D.; mason, L. Feeney. Plan 1248—One Hundred and Forty-fifth st, 150 w Mott av, two story frame extension, 12x16; cost, \$1,000; owner, J. L. Haigh, on the premises; architect and builder, Edward Gustavson. Plan 1249—Monroe st, No. 241, new show window in first story, front; cost, \$125; owners, A. O'Donnell; mason, P. Refferty; carpenter, R. Dixon. Plan 1250—Fifty-seventh st, s. s., 150 w 1st av, galleries of synagogue to be rebuilt; cost, \$1,000; owner, Congregation Adath Israel; architect, J. F. Potter; carpenter, John Casey. Plan 1251—Abattoir pl, No. 13 (West 39th st), building to be reduced to 25 feet in width, new side and rear walls built, new tin roof and galvanized iron cornice; cost, \$2,500; owner, Patrick McGee, 446 West 19th st; architect and carpenter, Peter Hart; mason, James J. Spearing. Plan 1,252—Grand st (No. 324), one-story brick, extension on rear 12x15, tin roof; cost \$350; owner, George Frankard, on the premises; builder, John H. Slocum, 117 Bowery.

BROOKLYN, N. Y.

Plan 977—De Kalb av, No. 1191, foundations front and rear rebuilt; cost, \$200; owner, C. B. Hart; builder, W. Thiel. Plan 978—Meserole st, No. 127, one-story frame extension, 22x18, gravel roof; cost, 250; owner, Mich. Magarus, on premises; builder, John Rueger. Plan 979—Wall st near Bushwick av, one-story frame extension, 12x25, gravel roof; cost \$250; owner, Wm. Hille, 67 Beaver st; builder, John Rueger.

KINGS COUNTY, N. Y.

November 28 to December 4—inclusive.

Table with 2 columns: Address/Description and Amount. Includes entries like 'Myrtle av, s. s. 88.7 w Stanhope st, 25x— Robert Given agt James Walters. (Oct. 6, 1879) —' and '5th av, n. w. cor 5th st, 18x95— George W. Melvin agt Stephen F. Hill and W. H. Hall. (Sept. 23, 1879) —'.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 887—Seventy-eighth st, s. s., 100 e 4th av three two-story and basement brick (brown stone front) dwellings, 18x35, tin roofs and galvanized iron cornices; cost, each, \$12,000; owner, Thomas Bennett, 345 E. 85th st; architect, R. W. Buckley. Plan 888—Fifty-fourth st, s. s., 297 e 9th av, one-story brick stables, 227x57, gravel roof and brick cornices; cost, \$3,000; owners and builders, Eighth Avenue Railroad Company; architect, John Corraja. Plan 889—One Hundred and Thirty-seventh st, s. s., 75 e College av, Mott Haven, one three-story frame store house for cast iron, gravel roof and wooden cornice; cost, \$1,200; owners, J. L. Mott, Iron Works, Mott Haven; architect and builder, Thomas Overington. Plan 890—One Hundred and Twenty-first st, s. s., 160 w 2d av, one four-story brick tenement, 25x66, tin roof and galvanized iron cornice; cost, \$10,000; owner, William Besmis, Broadway and 35th st (Aquarium); architect, A. B. Ogden; mason, Wm. Browning. Plan 891—Forty-seventh st, n. s., 250 w 11th av (rear), one two-story brick brewery and stable, 22x 28x70, gravel roof and brick cornice; cost, \$8,000; owner, G. Esselborn, Broadway and 50th st; architect, William H. Cauvet; mason, Andrew Ewald. Plan 892—One Hundred and Seventeenth st, s. s., 175 e 1st av, three three-story and basement brick dwellings, 16.5x45, with rear extensions 11.8x15, tin roofs and galvanized iron cornices; cost, each, \$3,000; owner and builder, Isaac E. Wright, 155 East 128th st; architect, J. H. Valentine. Plan 893—One Hundred and Fortieth st, n. s., 64 e Alexander av, two three-story and basement brick dwellings, 18x38, tin roofs and metal cornices;

Plan 980—Seigel st, No. 123, new wall; cost, \$148; owner, Leopold Michel, 150 Ewen st; builder, J. M. Mercekle.
Plan 981—Fulton st, No. 524, one-story frame extension, 22x58, gravel roof; cost, \$1,200; owners, Wm. Berris' Sons; architect, Geo. W. Anderson; builder, J. D. Anderson.
Plan 982—Van Brunt st, w s, 75 n Sullivan st, three-story frame extension, 18x15, gravel roof; cost, 150; owner, John Welsh, on premises; builder, J. Raymond.
Plan 983—Warren st, No. 429, cor Bond st, front altered; cost, \$800; owner, Michael McCarren, on premises; builders, M. & J. Shelly.
Plan 984—Flushing av, No. 590, one-story frame extension, 25x34, tin roof; owner, Mrs. Kipp, 316 Evergreen av; builder, John Happel.
Plan 985—Fifth av, n w cor 11th st, two-story brick extension, 20x25, gravel roof; cost, \$800; owner, A. Luty, on premises; architect, E. C. Squance; builder, John Beauchanon.
Plan 986—Columbia Heights, Nos. 50, 52 and 54, e s Furman st, new floor beams, girders, columns, &c.; cost, \$3,000; owners, architects and builders, E. W. Fowler & Co., 50 Columbia Heights.
Plan 987—Washington av, at foot of, two-story brick extension, 4x36x30, gravel roof, cost, \$2,000; owner, J. A. Byer; architect, G. A. Kingsland; builders, T. Gibbins and G. A. Kingsland.
Plan 988—Union av, w r, 35 s North 9th st, two-story frame extension, 25x21, cement roof; cost, \$300; owner, E. M. Garnar.

CROSSWALKS.
West 13th st, easterly and westerly corners of West 4th st.†
76th st, from 3d to 4th av.†
Willis av, cor of 138th and 139th sts.†
FLAGGING.
Madison av, e s, bet 52d and 53d sts.†
74th st, s s, bet 4th and Madison avs.†
138th st, bet Willis and Alexander avs.†
114th st, bet 10th and Morningside avs.†
Av D, e s, bet 13th and 14th sts.†
63d st, s s, bet 3d and 3d avs.†
76th st, from 3d to 5th av.†
Av B, from 8th to 88th st.†
PAVING.
42d st, from e s of 2d av to the w s of 3d av }
12th st, from 5th to 6th av }
Gold st, from Frankfort to Liberty st }
76th st, from 3d to 4th av.†

BOARD OF ALDERMEN.
BROOKLYN, Dec. 1, 1879
CROSSWALKS.
Kingston av, s s of Herkimer st.
De Kalb av, e s of Steuben st.
Newell st, n s of Meserole av.
Dupont st, bet Manhattan av and Franklin st.
Verona st, n s of Richards st.
FLAGGING.
Dupont st, n s, bet Franklin st and Manhattan av.
Herbert st, bet Humboldt st and Kingsland av.
North Henry st, bet Meeker av and Richardson st.

NOTICE TO TAXPAYERS.
DEPARTMENT OF FINANCE.
BUREAU FOR COLLECTION OF TAXES,
No. 32 CHAMBERS STREET,
NEW YORK, December 1, 1879.
All persons who have omitted to pay their taxes for the year 1879, are hereby notified, as required by law, to pay the same to the Receiver of Taxes, at his office, on or before the 1st day of January, 1880.
One per cent. will be collected on all taxes paid before the 15th day of December, instant; two per cent. on all taxes paid on and after that date, and interest at the rate of twelve per cent. per annum, computed from the 27th of October last (the day on which the assessment rolls and warrants were delivered to the Receiver), on all taxes remaining unpaid on and after the said 1st day of January, 1880.
No money will be received after 2 o'clock p. m.
Office hours from 8 a. m. to 2 p. m.
MARTIN T. McMAHON,
Receiver of Taxes.

BUSINESS CHANGES.
Schedule of assets and liabilities filed by assignees for the week ending December 5:
Table with columns: Name, Liabilities, Assets, Real Assets, Nominal Assets.

ASSIGNMENTS—BENEFIT CREDITORS.
Dec.
Hirsh, Jacob }
1 Eckstein, Henry } to Leopold Jaroslowski.
(Hirsh & Co)
2 Fngler, David, to Abraham Rebarfald
2 Mehrbach, Dora (No. 811 3d av), to Sam. Markewitz.
2 Weldon, John (No. 228 3d av), to James Beck.
2 Trumbull, Anna, to Wm. P. Walton.
3 Ulmann, Leon, to Bernard Metzger.
Williams, Charles S. }
4 Sheldon, Titus W. } to George W. Venable.
(C. S. Williams & Co.)
Kern, John }
4 Hess, Isaac } to Joseph Kohn.
(Kern & Hess)

KINGS COUNTY.
GENERAL ASSIGNMENTS.
Dec.
1 Winters, John C., to D. P. Herrick.

ADVERTISED LEGAL SALES.
REFERRES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, No. 111 BROADWAY.
Dec.
Amity st, now West 3d st (No. 74), s s, 25x106, two-story brick dwell'g, by H. N. Camp. (Amount due, abt \$7,800.) 8
127th st, s s, 290 w 4th av, 50x 1/2 block, vacant, by Van Tassell & Kearney 8
Church st (No. 154), w s, bet Worth and Leonard sts, 25x75, five-story brick warehouse, by Sheriff, at City Hall. (Sale under execution.) 9
Delancey st, n s, 25 w Pitt st, 25x75, five-story brick store and tenem't, by E. H. Ludlow & Co. (Amount due, about \$11,200.) 9
7th st (No. 82), s s, 100 w 1st av, 25x68.4, five-story brick store and tenem't, by Scott & Myers. (Amount due, about \$12,150.) 9

23d st, n s, 130 e 3d av, 25x100.11, frame dwell'g (all of this)
118th st, s e cor Lexington av, 67.9x100.11 (1-7 part)
Lexington av, e s, 100.11 s 118th st, 44.7x57.7 (1-7 part)
Manhattan st, s s, 153.11 s e 11th av, runs southeast 113 x south 33 to n s of 127th st, x southwest 103.2 x northwest 27.10 x east 73.10 to beginning, two two-story frame buildings (1-7 part)
by E. H. Ludlow & Co. (Surrogate's sale) 9
130th st (Nos 73 and 75), n s, 90 w 4th av, 50x99.11, two three-story frame dwell'gs, by L. J. & I. Phillips. (Two mortg.; amount due abt \$13,300) 9
Lexington av (No. 73), n e cor 58th st, 32x75.8, four-story brick dwell'g.
58th st (No. 135), n s, 75.8 e Lexington av, 19.4x 50, four-story stone front dwell'g.
by B Smyth. (Amount due, about \$37,350.) 9
Mott st, e s, 175 s Hester st, 35x94, by Scott & Myers. (Amount due, abt \$13,600.) 9
62d st (No. 114), s s, 117.6 e 4th av, 18.9x100.5, three-story brick (stone front) dwell'g, by H. N. Camp. (Amount due, abt \$17,700.) 9
7th av, s e cor 137th st, 99.11x100, vacant.
7th av, n e cor 136th st, 99.11x100, vacant.
by H. Henriques. (Amount due, abt \$33,000.) 10
10th st (Nos. 261 and 263), n s, 319 w Av A, 50x94.8; No. 261, three-story brick store and tenem't; No. 263, four-story brick shop, &c.
11th st, s s, 319 w Av A, 50x94.8, two four-story brick stores and tenem'ts and one-story brick stable in rear.
by R. V. Harnett. (Partition sale) 10
14th st (No. 431), s s, 444 e 1st av, 25x55.1x29.10x 38.8, four-story brick store and tenem't and two-story brick stable in rear, by E. F. Raymond. (Amount due, abt \$2,750.) 10
23d st (No. 335), n s, 363.8 w 8th av, 19.10x142.4, with right of way over lot on s of 21st st, 349.6 w 8th av, 9x67x irreg., four-story stone front dwell'g, by Scott & Myers. (Amount due, abt \$16,350.) 10
26th st (No. 312), s s, 155 w 8th av, 18.6x98.9, three-story brick dwell'g, by E. H. Ludlow & Co. (Amount due, abt \$6,000; taxes, &c., \$162.) 8
34th st (No. 332), s s, 217 w 1st av, 23x98.9, five-story brick store and tenem't, by R. V. Harnett. (Amount due, abt \$11,500.) 10
138th st, s s, 350 w Home av, 100x200, to 137th st, by P. F. Meyer 10
145th st, s s, 500 e Willis av, 25x100. (Amount due, abt \$900.)
Robbins av, s e s, 150 n e Uncas st, 25x105. (Amt due, abt \$3,125)
Ryer st, lots 417, 418, 419 and 420 on map of building lots at Fordham, 103x176.2x109x168.10. (Amount due, abt \$785.)
Benson st, s s, 275.8 w Courtlandt av, 25x106.6. (Amount due, abt \$2,160.)
Berrian av, e s, 125 n Elizabeth st, 25x100. (Amt due, abt \$500.)
1st st, s s, 350 e Washington av, 50x113. (Amount due, abt \$3,250.)
Mott st, s s, 341.10 e Terrace pl, 50x100. (Amount due, abt \$1,050.)
by J. M. Smith (ref.), at Morrisania Exchange, 167th st and Washington av
2d av (No. 1052), e s, 80.5 n 55th st, 20x63, three-story stone front dwell'g, by Van Tassell & Kearney. (Amount due, abt \$4,800.) 11
153d st, s s, 100 w 10th av, 50x99.11, vacant.
152d st, n s, 140 w 10th av, 50x99.11, vacant.
58th st (No. 235), n s, 439.3 w 8th av, 21.5x100.5, four-story brick (stone front) dwell'g.
23th st (No. 312), s s, 175 w 8th av, 25x98.9, four-story brick dwell'g.
by Sheriff at City Hall. (Sale under execution.) 12
27th st (No. 107), n s, 120 w 6th av, 20x98.9, three-story stone front dwell'g, by B. Smyth. (2d mort., abt \$1,750; all liens, abt \$8,250.) 13
69th st (No. 419), n s, 238 e 1st av, 25x100.4, two-story frame dwell'g, by J. T. Boyd. (Amt due, abt \$1,900.) 13
151st st, n s, bet 3d and Courtlandt avs, 25x114.2
151st st, s s, bet 3d and Courtlandt avs, 50x118.5.
150th st, n s, bet 3d and Courtlandt avs, 50x118.5.
150th st, s s, bet 3d and Courtlandt avs, 50x100, two-story brick stable.
3d av, s w cor 150th st, 60.5x132.9x50x99.1, two four-story brick stores and dwell'gs.
by Aug. Storrs, on the premises (Surrogate's sale) 13
3 and 4-100 acres on w s of road leading from West Farms to Hunt's point and adj. lands of Whitehouse and Peffers, by R. V. Harnett. (Amount due, abt \$8,000.) 13

KINGS COUNTY, N. Y.
Dec.
Nostrand av, e s, 65 n Lafayette av, 19x70.
Atlantic av, n s, extdg, from Franklin av to Bedford pl, 251.9x97x230x193, irreg.
Atlantic av, n s, extdg, from Bedford av to Bedford pl, 251.9x255.11x230x153.7.
by J. Cole, at 389 Fulton st. 8
Atlantic av, n e cor Adelphi st, 20x91x55.3x75.
Atlantic av, n s, 20 e Adelphi st, 20x99.13x21.11x91.
Humboldt st, w s, 75 s Var-t st, 25x110.
by T. A. Kerrigan, at 35 Willoughby st. 8
7th av, w s, 97.8 s Douglass st, 22.8x110, by T. B. Clarkson (ref.), at Court House.
Gold st, w s, 50 n High st, 50x100.
Bond st, n e cor 2d st, 90.5x130.1x93.3x130.
North 1st st, s s, 60 e 6th st, 20x50.
Brooklyn av, e s, 60 n East New York av, 100x 94.7.
by T. A. Kerrigan, at 35 Willoughby st. 10
Flushing av, s s, 236.4 e Throop av, 24.1x100.
Floyd st, n s, 250 e Throop av, 25x100.
by Cole & Murphy, at 379 Fulton st. 10

MISCELLANEOUS.

SPECIAL NOTICES.
The seven wise men of Greece were Solon, Thales, Chilon, Pittacus, Bias, Cleobulus and Periander, and the wise men of America use Esterbrook's Steel Pens, which can be obtained at all the stationers.

We call the attention of our readers to the advertisement of O. G. Bennet, 150 Broadway. He has trust funds to loan on terms as favorable as any in the market.

In our notice of the new clock factory in Brooklyn, published in our issue of November 22d, it was erroneously stated that Mr. Hogencamp was the sole contractor and builder. We are informed that this gentleman only had the contract for the mason work, and that Mr. Elbert Snedeker had a separate contract for the carpenter work in the factory.

PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced, and referred to the appropriate committee. † Indicates that the resolution has passed, and been sent to the Mayor for approval.
New York, Dec 2, 1879.

REGULATING, GRADING, ETC.
88th st, from Av B to the East River.†
144th st, bet 10th and Morningside avs.†
134th st, from St. Nicholas av to 8th av.†
Av B, from 86th to 88th sts.†

MAINS
67th st, from 5th to Madison av.†
73d st, from 9th to 10th av; gas.†
76th st, from 1st av to Eastern boulevard; gas.†
87th st, from the boulevard to the Riverside drive; gas.†
103d st, bet 2d and 3d avs; Croton.†
135th st, from 5th to St. Nicholas av; gas.†
5th av, from 90th to 110th st; gas.†
Southern Boulevard, from present termination of street lamps on said boulevard to Westchester av; gas.†

Franklin av, bet 169th and 170th sts } Croton.†
170th st, bet Franklin and Fulton avs }
Walton av, from 150th st to point 200 feet north of 150th st; Croton.†
Thomas av, from the Kingsbridge road southerly to Public School House, No. 64; Croton.†

STREET OPENING.
134th st, } from 8th to St. Nicholas av.†
135th st, }

LAMP POSTS.
91st st, bet Madison and 5th avs *
137th st, from St. Ann's av to the Southern boulevard.†

FENCING VACANT LOTS.
72d and 73d sts, boulevard and 10th av (block).*
72d st, both sides, bet 9th and 10th avs } *
10th av, bet 72d and 73d sts }
110th st, n s, from New av (bet 8th and 9th avs) to 7th av } *
110th st, s s, from 8th to 9th av.*
Av A, n e cor 86th st, 102x150.†
8th av, w s, from 107th to 115th st.*
th av, e s, from 110th to 115th st.*

Bergen st, n s 19.8 e 4th av, 38.10x80 ...
Bergen st, n s, 116.9 e 4th av, 38.10x100 ...
by Frederick Cobb (ref.), at Court House ...

Fort Greene pl, w s, 106.8 s Lafayette av, 21.8x85.
Geo. W. Anderson agt Mary E. Baldwin; att'y,
Wm. Arnold ...

7th av, s w cor 26th st, store, front cellar and
stable; Elizabeth Coleman to Peter Hynes;
5 1/2 years ...

FORECLOSURE SUITS, N. Y.

Nov. and Dec.

Cottage st, e s, 350 n Morris av, 18x168. George
G. Coffin agt Noah B. Hoyt; att'y, William H.
Pemberton ...

John st, s s, 72 w Gold st, 162.1x50x18.6x50x180.7
x100.2.
Mary T. Warren agt John J. Marvin; att'y,
Barrett & Paterson ...

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 Judg-
ment debtor

DUTCHESS COUNTY.

REAL ESTATE MORTGAGES.

Arnold, Henry—G. V. Lamoree, Hyde Park and
Pleasant Valley ... \$4,500
Burner, M. A.—W. B. Kip, Rhinebeck ... 100

JUDGMENTS.

Baldwin, J. H., Rhinebeck—S. Ballard et al ... 152
Bennett, John, New York Co.—H. R. Kerr and
ano ... 361

CHATTEL MORTGAGES FOR POUGHKEEPSIE CITY.
Coller, I. H.—W. C. Arnold & Co., lathes ... 389
Jones, J. J.—W. R. Weyant, 1 melodean ... 15

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Allertson, Emeline—J. L. Aderton, Newburgh ... \$500
Atwood, Charles S.—D. E. Sutherland, Cornwall ... 650
Cleary, Ellen—Joshua Harrison et al. (exrs.)
Newburgh ... 2,000

JUDGMENTS.

Atkinson, John H.—George W. Fowler ... 33
Berdell, Robert H.—Harriet B. Berdell (int.
from Oct. 9, 1879) ... 416

RECORDED LEASES.

Hester st, No. 189, saloon floor, saloon cellar
and three rooms first floor, all front;
Salome Vix to Carl Bang; 5 years, per
month ... \$58

LIS PENDENS.

KINGS COUNTY. Nov. and Dec.

Bergen st, s s, 394 e 5th av, 20x100. Jas. D. Fish
(recv.) agt Edward Conlon; att'y, Wingate &
Cullen ... 1

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Schenectady, N.Y., including names like Clute, C. S., Hastings, Charles, and Van Voast, with associated values.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Schenectady, N.Y., including names like Houghton, Daniel, Koch, J. M., and Swits, J. L.

ASSIGNMENTS OF MORTGAGES.

Table listing assignments of mortgages in Schenectady, N.Y., including names like Daggett, David, and O'Neill, Emmett.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Schenectady, N.Y., including names like Vrooman, Lewis, and Same, E. J. Vrooman.

JUDGMENTS.

Table listing judgments in Schenectady, N.Y., including names like Babcock, N. and J., and Campbell, Daniel.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Ulster County, N.Y., including names like Crouk, Mary F., and Moore, Wm. H.

JUDGMENTS.

Table listing judgments in Ulster County, N.Y., including names like Bussmer, Louis et al., and Churchwell, Milton.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Large table listing real estate conveyances in Essex County, N.J., including names like Alling, C. W., Baier, J., and Young, Samuel.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Essex County, N.J., including names like Anderson, J. G., Appell, Theodore, and Gahr, T.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, N.J., including names like Baxter, S. H., Brothert, Joseph, and Meara, James.

JUDGMENTS.

Table listing judgments in Essex County, N.J., including names like Dodd, W. C. and Parsons, Abram.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, N.J., including names like Byrn, M. L., Close, J. B., and Hoffman, George.

Table listing real estate mortgages in Hudson County, N.J., including names like The Pequannock Land and Building Co., The Hoboken Fire Insurance Co., and Taylor, H. L.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Hudson County, N.J., including names like Ackerson, Garret, Jr., Birmingham, Patrick, and Birdsell, Marcella.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, N.J., including names like Banks, Mary A., Bell, J. A., and Case, Stephen.

BILLS OF SALE.

Table listing bills of sale in Hudson County, N.J., including names like Hauptmann, T. W. and Heintal, J. S.

JUDGMENTS. Brennan, Thomas—Edward Drassmann. 88 Kennely, Thomas—Howard McSherry. 92 Mackie, A. E.—J. Stead. 289 Stahl, Joseph—Mary A. Van Doren. 127

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Brogan, Thomas—Patrick Fagan, Taylor st. 370 Ekkamp, C.—M. Warren, McCurdy st. 550 Halbach, Carl—Joseph Knobel, Madison st. 300

PATERSON CHATTEL MORTGAGES.

Birdsall, Zephinah, Passaic—M. M. Smylie, furniture 109 Cruise & Hekerman, Paterson—J. J. Hopper, horses, wagons, &c. 200

DIRECTORY OF

RELIABLE REAL ESTATE AGENTS.

We have carefully investigated the responsibility of all Real Estate Agents named in this Directory, and find them to be in every way competent and responsible.

COLORADO.

County, Name, P. O. Address. E. Paso CHAS. HALLOWELL, Colorado Springs

CONNECTICUT.

Fairfield JAS. STAPLES, Bridgeport Hartford SEYMOUR & GLAZIER, Hartford

ILLINOIS.

McHenry FURER & GLENNON, Woodstock Montgomery JOHN M. CRESS, Hillsboro

MASSACHUSETTS.

Bristol GREEN & SON, Fall River Essex JAS. M. SOUTHWICK, Newburyport

IOWA.

Fayette ZEIGLER & WEEP, West Union Hamilton MORGAN EVERTS, Webster City

MICHIGAN.

Hillsdale WITTER J. BAXTER, Jonesville Ingham J. H. MOORES, Lansing

MINNESOTA.

Stearns L. A. EVANS, St. Cloud

NEW JERSEY.

Essex S. D. CONDIT, Orange Hudson EMMONS & CO., Jersey City

NEW YORK.

Westchester WM. B. TIBBITS, White Plains

PENNSYLVANIA.

Philadelphia EDWARD WORTH, Philadelphia

RHODE ISLAND.

Newport FRANK B. PORTER, Newport

TEXAS.

Dallas JONES & MURPHY, Dallas Lee C. S. MELLETT, Giddings

ALBANY LUMBER QUOTATIONS.

River freights are quoted as follows:

To New York, # M. feet. 90@1 00 To Bridgeport. \$1 25@1 50 To New Haven. 1 25@1 50

To Middletown. 1 75 To New London. 1 75 To Philadelphia. 2 00

The current quotations of the yarus, Dec. 2, were as follows:

Pine, clear, # M. \$40 00@50 00 Pine, fourths, # M. 35 00@45 00 Pine, select, # M. 30 00@40 00

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 jarring and retail parcels.

BRICK. Pale # M. \$4 75 @ 5 00 "Up-rivers" 6 75 @ 7 00

FRONTS. Croton and Croton Points—Brown # M. 7 50 @ 8 50 Croton " "—Dark 8 50 @ 9 50

FIRE BRICK. Scotch. 25 00 @ 30 00 American. 20 00 @ 30 00

CEMENT. Rosendale # bbl. \$9 90 @ 1 00 Portland, Saylor's American. 2 50 @ 2 75

DOORS, WINDOWS AND BLINDS

DOORS, RAISED PANELS, TWO SIDES. 2.0 x 6.0. 1 1/2 in. \$ 67 2.6 x 6.6. 1 1/2 95

GLAZED WINDOWS. Dimensions of windows. 12 Lights. 8 Lights. 4 Lights. 2.1 x 3.6. \$0.87 0.92

cc. means counted checked—plowed and bored for weights.

Per lineal foot, up to 2.10 wide. \$ @ \$ Per lineal foot, up to 3.1 wide. @ @

INSIDE BLINDS. Per lineal foot, 4 folds, Pine @ 0 4 Per lineal foot, 4 folds, Ash or Chestnut @ 0 75

WINDOW FRAMES.

Up to 3.4 x 7.2, put together. @ 2

FOREIGN WOODS—Duty free.

CEDAR. Cuba # superficial foot 0 8 @ 0 12 1/2 Mexican, small. 0 8 @ 0 9 1/2

MAHOGANY. St. Domingo, crotches, ordinary to good # superficial foot 0 15 @ 0 20

ROSEWOOD. Rio Janeiro, ordinary to good # D 0 2 @ 0 3 1/2 Rio Janeiro, good to fine. 0 4 @ 0 8

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

WINDOW GLASS, Prices Current per box of 50 feet. SINGLE. Sizes. 1st. 2d. 3d. 4th

DOUBLE. 6 x 8—10 x 15. 12 00 11 00 10 00 9 25

GREENHOUSE, SKYLIGHT AND FLOOR GLASS. 1/4 Fluted plate. 18 @ 20 1/4 Rough plate. 30 @ 33

HAIR—Duty free. Cattle # bushel of 7 D. \$0 9 @ 0 12 1/2 Goat. 15 @

IRON.

Duty.—Bar, 1 to 1 1/2 c. # D; Railroad, 70 c. # 100 lb Boiler and Plate, 1 1/2 c. # D; Sheet, Band, Hoop and

**THE MANHATTAN
LIFE INSURANCE COMPANY**

OF NEW YORK,

Established August, 1850, with \$100,000 Cash Capital, had

Asset: in 1878 amounting to \$10,096,524
Liabilities - - - - - 8,643,207
Total Amount paid to Policy-Holders to date - - - - - 14,418,510

This Company has always paid its dividends in cash, and never has been so unsuccessful as to pass or not declare a dividend at the promised or allotted time.

Surplus nearly - - - - - \$2,000,000

Agents wanted in all parts of the Northern and Eastern States.

HENRY STOKES, President.
C. Y. WEMPLE, Vice-President.

J. L. HALSEY, Secretary.

S. N. STEBBINS, Actuary.

H. Y. WEMPLE and N. B. STOKES,
Assistant Secretaries.

UNITED STATES TRUST COMPANY

OF NEW YORK,
No. 49 WALL STREET.

CAPITAL & SURPLUS, FOUR MILLION DOLLARS
This company is a legal depository for moneys paid into Court, and is authorized to act as guardian or receiver of estates.

INTEREST ALLOWED ON DEPOSITS,
which may be made at any time, and withdrawn after five days' notice, and will be entitled to interest for the whole time they remain with the Company.

Executors, Administrators or Trustees of Estates, and females unaccustomed to the transaction of business, as well as religious and benevolent institutions, will find this Company a convenient depository for money.

TRUSTEES:

JOHN A. STEWART, President.
WILLIAM H. MACY, } Vice Presidents.
JOHN J. CISCO. }

Peter Cooper,	Samuel Sloan,
D. H. Arnold,	James Low,
Daniel S. Miller,	Cyrus Curtis,
Thomas Slocumb,	Wm. Walter Phelps,
Charles F. Bill,	Samuel T. Skidmore,
Wilson G. Hunt,	D. Willis James,
William E. Dodge,	S. M. Buckingham, Pk'se,
Edwin D. Morgan,	Robert L. Stuart,
Clinton Gilbert,	Henry E. Lawrence,
John Jacob Astor,	Isaac N. Phelps,
Daniel D. Lord,	S. B. Chittenden, Bk'lyn.
George T. Adee,	Erastus Corning, Al'by.

John Harsen Rhoades,
WILLIAM DARROW, Secretary

JAMES S. CLARK, Assistant Secretary.

**MURTAUGH'S
STANDARD DUMB WAITERS** And General
HAND HOISTING ESTABLISHMENT.
147 EAST 42d STREET.—65,000 now in use.
Double acting Dumb Waiters for French Flats;
works from two opposite directions. Patented Sept.
25th 1877.

Established in 1855.—J. MURTAUGH.

J. W. & H. C. MORAN
Dealers in North River Blue Stone,
Flagging, Sills, Lintels, Coping, Steps, &c., &c.
Vaults, Roofs and Doors cut to order, and all kinds
of Cemetery Work. Rubbed Mantels, Sills and Lintels,
Hearths, Tile, &c., &c.
Hamilton Av., cor. Hick* St., Brooklyn.
Residence, 31 Third Place—Box, 107, Mechanics' &
Traders' Exchange, Pulton Street.

JAMES ARMSTRONG,
Plumber and Gas Fitter,
Court St., cor. Union St.,
BRANCH STORE: 409 Myrtle Av., near Clinton Av
BROOKLYN.

REMOVAL.
ISAAC WALKER,
Tailor and Importer,
From 166 Fifth Avenue to
275 FIFTH AVENUE.

LEGAL NOTICES.

New York, November 29, 1879.
A LIMITED PARTNERSHIP HAS BEEN MADE
between N. Dessau, of the City of New York,
who is general partner, and T. C. Buck, of same
city, who is special partner. Said T. C. Buck has
contributed as capital actually paid in cash, three
thousand dollars. The business to be carried on is a
general Railway and Steamship Supply business, at
No. 112 Chambers street, in this city. The partner-
ship begins on the 1st of December, 1879, and ends on
May 1st, 1881.

LIMITED PARTNERSHIP.—NOTICE IS HEREBY
given that a limited partnership has been this
day formed, pursuant to the provisions of the Statutes
of the State of New York, between John W. Amer-
man, Charles D. Burwell and Edward R. Smith,
under the firm name and style of AMERMAN &
BURWELL, for the purpose of carrying on the
business of buying and selling, strictly on commis-
sion, Stocks, Bonds and other Securities, and the
said business will be carried on at their office, No. 16
Broad street, New York city. That the general
partners in said partnership are the said John W.
Amerman and Charles D. Burwell, and the special
partner therein is the said Edward R. Smith, who
has contributed to the common stock of the said
partnership the sum of Fifty Thousand Dollars, pur-
suant to said Statutes, and the said partnership com-
mences on the 31st day of October, 1879, and ter-
minates on the 31st day of October, 1880.

New York, October 31, 1879.

THOMSON & FOOTE.—NOTICE IS HEREBY
given that the undersigned have formed a lim-
ited partnership pursuant to the provisions of the
revised statutes of the State of New York. The
name or firm under which such partnership is to be
conducted is THOMSON & FOOTE.

The general nature of the business intended
to be transacted is the buying and selling on
commission of Cotton, and contracts for the
future receipt and delivery of cotton under the
rules and regulations of the New York
Cotton Exchange. The place in which the business
is to be carried on is the City of New York. The
names of all the partners are as follows: Arthur
Thomson and Thomas M. Foote, who reside in the
City of New York, are the general partners, and
William Woodward, Jr., and James Stillman, who
also reside in the City of New York, are the special
partners. The said William Woodward, Jr., and the
said James Stillman have each contributed the sum
of twenty-five thousand dollars (\$25,000) in cash
as capital to the common stock. The said partnership
is to commence on the first day of December, 1879,
and is to terminate on the thirty-first day of Decem-
ber, 1881.

ARTHUR THOMSON } General
THOMAS M. FOOTE. } Partners.
WM. WOODWARD, Jr. } Special
JAS. STILLMAN. } Partners.

JANES & KIRTLAND,

15 Murray Street,

FOX JANES & WALKER

FURNACES,

AND THE

BEEBERANGES

(TRADE MARK.)

AT WHOLESALE AND RETAIL,

Architectural Iron Work, Stable
Fittings, &c.

JANES & KIRTLAND 15 Murray St.

The Clark's Island Granite Works,
MARK & ST. JOHN, Proprietors.
New York Office, 83 and 84 Astor House. Quarries,
near Rockland, Me.
SUPERIOR MONUMENTAL & BUILDING GRANITE
a specialty.
Estimates and designs furnished on application

J. H. SERENE'S VERMONT SOAP-STONE WORKS,

4 and 6 Peck Slip, and 310 Pearl Street New York.



BUILDERS' DIRECTORY.

WILLIAM GIBSON'S SONS,
Glass Stainers and Artists in Household Art,
SHOW ROOMS AND FACTORY,
142 E. 33d St., bet. Lexington & 3d Avs.
NEW YORK. Established in 1833.

GIBSON'S PATENT CRYSTALLINE and 13th CENTURY
ANTIQUE GLASS
A SPECIALTY.
DECORATIONS IN PAPIER-MACHE, CEMENTS, &c

JAMES HUGHES,
SCAFFOLD BUILDER for Churches and
Public Buildings. 25 years' experience in this city
All materials furnished, if required. 163 E. 54th street

McGUIRE & SLOANE,
Carpenters and Builders,
151 WEST 28th STREET, NEW YORK.

MORTON & CHESLEY,
Building Contractors,
40 and 42 BROADWAY. Rooms 46 and 47.

ARTMANN & FECHTELER,
FRESCO PAINTERS.
966 SIXTH AVENUE, cor. 54th street, N. Y.

J. H. DREW & BRO.,
House Movers,
OFFICE and YARD, 428 & 430 WEST 14TH ST.,
BET. 9TH AND 10TH AVS. NEW YORK.
JOHN H. DREW. ORRIN H. DREW

VICTOR BUHR,
Manufacturer of Fancy Stair Newels,
346 WEST 27th STREET, NEW YORK.

**ABBOTT'S RANGES AND REFRIGE-
RATOR** for FRENCH FLATS can be seen
at the WELLINGTON and MANCHESTER. Established
1857. M. ABBOTT, 137 Eighth Avenue.

GARRETT WARD,
STAIR BUILDER,
123 and 125 West 28th St., N. Y.
SAFETY HOD ELEVATOR
FOR BUILDERS.
SUPERIOR IMPROVED PATENT.
E. BALDWIN DEMAREST. Office, 343 & 345 West 53d St.

**PEERLESS
BRICKS,**
200 KINDS.
UNEQUALED IN QUALITY.

ARCHITECTURAL SHAPES & COLORS.
Voussoirs for all kinds of
Arches.

Peerless Brick Company,
208 South 7th St.,
Philadelphia.

A. W. BUDLONG,
DEALER IN
L U M B E R
COR. 11TH AV. & 22D ST., NEW YORK.

Pine, Whitewood, Hickory, Chestnut, Maple, Bass
wood, Cherry, Beech, Oak, Ash, Birch, Butternut,
Black Walnut, &c. Terms Cash upon delivery.

BRAMHALL, DEANE & CO.,
Manufacturers of DEANE'S PATENT FRENCH
RANGES, STEAM HEATING APPARATUS, &c.
274 Front st., N. Y.

J. H. SERENE'S VERMONT SOAP-STONE WORKS,
Soap-Stone Stationary Wash-Tubs and Sinks
Soap Stone Urinal Floors, Wainscoting and all
kinds of Plumbers' work done to order. All work
warranted. Price Lists furnished on application.
SOAP-STONE BASE BURNING STOVES
a specialty.