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THE REAL DANGER TO THE COUNTRY.

It is not the habit of THE RECORD to discuss politics, but, representing as we do conservative property holders, there is one aspect of national affairs which should be seriously pondered. We allude to the growing willingness of politicians of both parties, while in power, to cheat one another out of the results of an election. It must be apparent to all who have closely watched the tendencies of the times that there is less and less sacredness attached to the verdict of the ballot box. The "ins" are quite willing to set aside the verdict of the people, if they can thereby retain power, and the "outs" are willing to resort to anything short of actual violence to get into the places of power. There is an attempt now in Maine, on the part of the Democrats and Greenbackers, to reverse the verdict made at the polls at the last election, on what seems to be good technical grounds. The present Democratic Congress have in several cases, deprived Republicans of their seats, who were fairly elected, on purely fraudulent issues, but for this they had the example set them by the Republicans who, during their possession of the power, never scrupled to unseat a Democrat, if there was the slightest color of pretense for doing so, wholly without regard to the actual vote cast at the polls. The returning board wickedness was invented by the Republicans, and now the Democrats are using it, and the real peril to this country is not the founding of an aristocracy or a kingdom, but the inauguration of a reign of force following a reign of fraud, and what may be called moral violence. We are cursed in this country with rulers trained in but one profession, that of the law. The very business of a lawyer makes him oblivious to nice moral distinctions. A technicality, if he can win his case, is as good for him as a fact or an equity. Now the infusion of a few lawyers into our legislatures would do no harm had they not such a monopoly of the whole governing business of the country. They are our legislators executive officers judges; they swarm in every department of the public service, and it will be found that even the officers of our great corporations have been trained in the legal profession. Take the case of the president of the Reading Road and the present receiver or president of the Erie Road. Much of the prevailing corporate immorality is due to the large infusion of lawyers into the control of the affairs of the great transportation lines. We do not mean this as an attack upon the whole legal profession. Some of our most eminent and patriotic citizens belong to the lawyer class, but it is never safe to give a monopoly of power to any one guild. Probably still greater evils would be in store for us, were our rulers all soldiers or all merchants. Ours should be a representative government and every large class in the community should have its representatives in our national councils. Notwith-

standing the imminent peril of civil war which we escaped at the last presidential election, it has so far been an impossibility for our lawyer statesmen to seriously consider the question of properly conducting and counting the result of a Presidential election. The late Senator Morton foresaw the difficulties likely to arise, and exercised all his powerful executive abilities to try and induce Congress to adopt some scheme for electing a president that would be practicable and avoid the danger of a civil war. But neither the press, the public, or Congress seems to be aware of the volcano upon which we rest. It is incredible that we can continue much longer without a collision, without a civil war, far more dangerous than that which was waged between the North and South. Indeed, there is some reason for the extraordinary canvass, made in behalf of ex-President Grant. Some of our people believe that what is needed at the head of the government is a soldier to preserve order. No such apprehension would have been felt if the lawyers who have the monopoly of governing us would give us such legislation as would prevent the scandals connected with the counting of votes and the determining of the results of an election. The people of Maine are human, and if there is no way of redressing an outrageous wrong but by violence, that will be resorted to at last. As we said, both parties are to blame in this matter, one no more than the other. We do not believe that another presidential election like the last would have any such happy result. In case there is suspicion that the returns have been tampered with, that fraud involving the politics of the country for four years has been attempted, we will soon see the partisans on each side flying at each others throats. An era of swindling and corruption is always followed by violence, and that is the real peril of the republic to-day. People are not looking for any such result but then it is the unexpected which always happens.

SUBURBAN MAP.

We call the attention of our readers to the map in this number of THE RECORD, and the article on rapid transit accompanying it. We are satisfied from investigation that the stockholders of the Suburban Rapid Transit Company intend in good faith to build the routes comprised in their franchise, unless the Commissioners lay out competing lines, such as the Railroad avenue route, which may destroy the system of routes embraced in the Suburban Company's line and give the district but one rapid transit road instead of three. We hope the Commissioners will not inflict this injury upon the Twenty-third and Twenty-fourth wards, but stand firm for the Suburban routes and the greatest good to the people of the whole district.

THE NEW YORK OF 1900.

The future is wisely hidden from us, but there are some indications which enable the sagacious to see what may occur upon certain portions of the earth we inhabit. It is very evident that the New York of 1900 will differ very greatly from the New York of 1879. By that time our system of rapid travel to all parts of the surrounding country

will be fully under way. It is not unlikely that our population instead of being dense will be much more scattered. There will be no need of houses built so closely together. This is an age of travel. People move very often and very rapidly from one part of the country to another. It is probable that a thousand persons take journeys to-day where one did a hundred years back. But will not much of this journeying be rendered unnecessary when our telegraph and telephone systems have reached perfection? Slowly but certainly telephones are getting into all places of business. They will finally reach our private residences and a system will be devised whereby a gentleman or lady sitting in their parlors can converse with their friends or business representatives through a telephonic tube. We now converse with more or less readiness by telegraph with people in all parts of the earth and this system will have reached great perfection within the next fifty years. It will in a measure do away with the necessity of personal conference except by this means. Then, undoubtedly by that time our houses, will be warmed by steam or heat from the outside as gas and water are now supplied. This will do away with frequent fires; it will diminish the cost of fuel; help to prolong our supply of coal and will work many important economical changes. Insurance companies will not be so much needed, as there will be less danger of conflagrations. There will also be a saving to the community not only from the actual loss by fire but from the tax which the whole community now pay for protection against conflagrations. It seems to be settled that Edison's electric light is now a success and a very few years will do away with gas as the latter has practically dispensed with the tallow candle and the whale oil lamp. Our cities then will be lighted by artificial suns, moons and stars which will make night as available as day is for active business. Glorious as is the sun at noon-day, in a cloudless sky, the night effects produced by artificial light and perhaps other agencies that electricity may employ will be very picturesque and pleasing and the dark places of the earth; at least in our larger cities, will be dark places no longer. All this will be in the direction of economy. also. Coal will be no longer needed for illuminating purposes. By 1900 there will be several bridges across the East River while there will be tunnels and bridges also across the North River. Our population will be scattered all over the surrounding country for scores of miles. The compact built cities of the present day rendered necessary by the impossibilities of living far from places of business due to lack of rapid transit will give place to houses and villas surrounded by shrubbery. This will improve the health of our cities for our system of sewerage and drainage by that time will have been perfected. Business will be centred in certain localities easy of access to large stretches of country inhabited by families. There will, doubtless, be a specialization of industries. Here the great warehouses, there the financial institutions, in another place the importing business. In other words our whole commercial interests will be so localized and organized as to give the greatest facilities at the cheapest price. But it may appear too extravagant to follow out this line of thought, yet it is within reason to suppose that marvellous as have been the changes which have taken place

since railway, telegraphic and telephone inventions were introduced yet it may be well to bear in mind that we are only in the beginning of an era of very great discoveries. The science of chemistry is barely a hundred years old and so far it has been mainly analytic. The philosophers and scientists have taken the materials of the world apart but chemistry has now become synthetic. The atoms are being readjusted with the most surprising results. Inert substances are found to contain forces when combined in new relations which produce new explosives and motors and we shall soon have other inventions quite as marvellous as the telephone and electric light, which will add to the comfort of mankind and make very great changes and improvements in the condition of our people. Science is being applied to the wants of daily life and these efforts of corporate agencies to supply heat to our houses; to give us new and improved travelling facilities; to abolish distances by telegraph and the telephone will continue to go on and bring about results that would seem as wonderful and incredible if put in words as do the fairy stories of our youth.

FACTS ABOUT RAPID TRANSIT.

RAPID TRANSIT ROUTES IN THE TWENTY-THIRD AND TWENTY-FOURTH WARDS, — FIRST COMMISSIONER'S ROUTES, . . . SECOND COMMISSIONER'S ROUTES.

The map herewith published gives a clear idea of the routes laid out by both commissions. The first commission organized the West Side and Yonkers Railway Company to construct and operate the route commencing at One Hundred and Fifty-fifth street, on Eighth avenue, where the Metropolitan Elevated road now terminates, thence crossing Harlem River and turning northerly under Highbridge, and along Tibbit's Brook Valley to the Yonkers line. The stock of this company was all subscribed and the required amount paid in cash on the day the book was opened (August 1th), and the company is now at work constructing the road, and expect to have it running next summer. On the 5th day of August the book was opened for subscription to the capital stock of the Suburban Rapid Transit Company, which embraces the following routes: The Central route and the Jerome avenue branch, the East Side route and Fordham avenue branch, and the Westchester branch. (Please note these routes on the map.) Subscriptions commenced, but the question as to the power of the Commissioners to organize more than one company began to be agitated, capital became timid, and subscriptions ceased. The law, in its literal construction, might give rise to a doubt; hence, to insure rapid transit, the Mayor appointed another commission in August. This last commission found that the first Commissioners' routes were so well located that they could not avoid readopting a portion of them, and thus a conflict of authority arose which has gone to the Supreme Court on a submitted statement of facts, a *quo warranto* having been obtained to bring the case up at once. A decision is expected before the first of February. If the first commission is sustained, their franchise will be good and valid, and the Suburban Company can take the amended and additional routes of the second commission if they choose. But if one company only can be organized, the second commission can give a good franchise for the routes they readopt with their variations and additions. Thus, the Suburban Rapid Transit Company will have a good franchise in either event. When this course was decided upon, and capitalists could see a certainty of a good franchise, they came forward and subscribed for the whole stock, and as soon as the case is decided they will elect officers, and the work will commence at once. The Fordham avenue branch, which for several miles runs less than a quarter of a mile from the Harlem Railroad, will be constructed at once, and at the same time, work will be pushed forward

without delay on the Central and East Side routes. The Jerome avenue branch will probably be abandoned, and the route laid out by the second commission, starting from the same point at the Eighth avenue bridge, and, running easterly direct to the central route, will be taken in its place. The branch to Woodlawn cemetery laid out by the second commission will be built, and some other additions will yet be made. All these routes cross streets above or below grade.

These suburban routes accommodate the present population and also open a large section to immediate settlement, giving rapid transit to the whole district. The building of the suburban routes will give this result. The expenditure of four or five millions of dollars for the right of way—and for the construction of the roads and bridges—will give employment to many thousand laborers; will open up a magnificent section for residences along the ridge on the line of Fleetwood Park and above, also the beautiful lands on the East Side from the Harlem River to West Farms and above; will make great activity in real estate—will create buildings and houses for one hundred thousand new settlers within ten years, and will add immeasurably to the general prosperity of the whole district. There are a few persons who are trying to kill these Suburban routes and prevent their being built. Their project is a rapid transit railroad on the surface of Railroad avenue up to a point branching off to Jerome Park and beyond to the city limits.

This one route would not accommodate the present population as well as the Suburban routes and would be no benefit to the sections along by Fleetwood and above, nor to the section on the East Side and up to West Farms.

It would bring but a few hundred thousand dollars into the district for cost of construction—nothing for the right of way—few new settlers and very little building, and would create no demand for real estate below Jerome Park, and, in fact, would not relieve the district from its old stagnation.

The projectors of this route want to prevent the development of the district below Jerome Park and only desire to benefit the race course and the property they own in its vicinity, by bringing it into market before the more desirable sections are opened up below it.

A careful study of the map will make this apparent.

HEATING THE CITY BY STEAM.

INTERVIEW WITH MR. PRALL, THE ORIGINATOR OF THE SCHEME AND WITH THE ENGINEER OF THE COMPANY.

In a previous issue allusion was made to the scheme that has been the talk of the town during the past two weeks and which has been variously commented upon by the public journals. We, of course, have reference to "The Prall Heating and Power Company," which intends to supply heat to the citizens of New York in the same manner as water and gas are now furnished to them. There appears to be an erroneous impression that Mayor Cooper has vetoed the measure, which gives this company the right and franchise to lay heat conducting pipes through the city of New York. This is not the case, as the Mayor has the matter still under advisement. At the meeting of the Board of Aldermen, held last Tuesday, a resolution was passed giving the Commissioner of Public Works sole control of the laying of the pipes and it is generally believed that the amendment was required before the Mayor would consent to sign the bill.

The readers of THE REAL ESTATE RECORD, who as property owners, are naturally interested in the introduction of this steam heating system should understand that there were two different methods submitted to our city government. The well-known Holly system proposed to conduct steam through the streets of New York, and the Prall Company intend

to conduct hot water through the streets, heated to such a temperature that steam can be evolved from it whenever so desired.

The Holly system, now under consideration by the Sinking Fund Commissioners, offers to pay the city three cents per lineal foot of pipe laid, until the amount reaches \$150,000, also to pay one-half of their net profits after thirteen per cent. has been paid to the shareholders.

The company having in charge the Prall system propose to give the city three cents per lineal foot of pipe laid *per annum*, which amounts actually to \$50,000 per year for the square mile and if the major part of the city be heated it would amount to about \$500,000 per annum. In addition to this, they offer to give the city one-half of all the net profits after having paid ten per cent. to shareholders.

Mr. W. E. Prall, in defining the conditions under which his company has obligated itself to remunerate the city for the privilege of introducing his system, said: "It is true that with this enterprise we hope to receive a fair compensation for the outlay of capital required for such an undertaking, but, so far as recompensing the city is concerned, nothing approaching the amount offered has ever been paid by any other of the many recipients of like grants. In addition to the amounts to be paid into the city treasury, the company further agrees to heat all public buildings at forty per centum less than it now costs, which would amount to a large sum of itself. We also agree to deposit with the Comptroller a sum in cash sufficient to repave all streets disturbed by the Company and keep them in good order for one year; also to pay the expenses of an engineer appointed by the city to inspect the work and keep a record of the amount done. We also offer to supply water from the mains under pressure, sufficient to raise it through stand-pipes to the roofs of the highest buildings, without the use of fire engines, for the purpose of extinguishing fires. On this ground alone, many of the most prominent fire insurance companies have petitioned the city government to adopt our system. We do not ask for any permission to obstruct the streetways in any manner whatever, as is now done by the street cars and the telegraph lines. Property owners, on the contrary, will find out ere long that our system will be a benefit to all property situated on the line of the mains, as it will be a source of perpetual heat and power, without incurring the expense of separate generators or fires, and the attendance and repairs necessary for such apparatus. In conclusion, I desire to impress upon your mind that the Prall Heating Company does not seek to obtain a monopoly. We depend, exclusively, upon the superiority of our system for successful competition. At the same time, I do not think it wise that we should be taxed to such an extent as to compel us to impose a heavy extra charge upon the consumers, thus limiting the benefits which the public ought to derive from these extraordinary conveniences."

Mr. Prall, who is the inventor of the pneumatic signals now used upon our railroads, is confident that, ere long, his scheme will be universally accepted as the one great thing needful, and people then will wonder why the system was not resorted to years ago. Mr. Harry Olrick, of 111 Broadway, an English engineer, who is associated with Mr. Prall in this enterprise, and is equally enthusiastic, when called upon by a representative of THE RECORD for his views, said:

THE ENGINEER'S STATEMENT.

"The question of supplying heat, wholesale as it were, has occupied the attention of engineers for some time past, and many attempts have been made to supply steam for that purpose, with considerable success, when confined to comparatively small areas; but, owing to the fact that steam is so light and condensable a medium, it has been found very unsatisfactory when used at long distance

from the generators or boilers. Another very objectionable feature in a steam system consists in the fact that it is impossible to meter it accurately, which causes great dissatisfaction to consumers who are inclined to be economical, and who expect to benefit financially from so doing. The Prall system, in its practical adaptation, consists in carrying the heat and power directly from the heat-generator or boiler through underground pipes by the medium of highly-heated water under pressure, and delivering it through mains and branch pipes to meters in each house where it is accurately measured, and then converted into steam, when it is used either for power or heating purposes, just the same as could be done were each house supplied with separate boilers in the basement. The value of highly-heated water as a medium for conveying heat is beyond dispute. For example, a cubic foot of water heated to a temperature of 376 degrees Fahrenheit will give off about 14,200 available units of heat in reducing it down to 150 degrees Fahrenheit, which is about the lowest temperature available for heating purposes. A cubic foot of steam, on the contrary, heated to the same temperature, will give off about 360 available units of heat only, showing that nearly forty times as much heat can be conveyed through the same-sized pipe with water as a medium instead of steam. Very careful experiments have been made by eminent engineers with this system, with substantially this result—that on account of the smallness of the pipes required, and the consequent diminution of the radiating surface, besides the ability to accurately measure the quantity used, it is the only practical means whereby heat can be satisfactorily and economically distributed throughout a large area of a densely-built-up city."

MOVING UP TOWN.

The determination of the managers of the Mercantile Library to erect a new building further up town has caused considerable discussion in the daily press respecting the tendency of libraries, clubs and places of amusement to follow population to the upper part of the city. It is quite true that the upward movement of population will create a demand for retail stores adjacent to residences—those which are needed to supply the immediate wants of the community in the way of food, groceries and small wares. Club houses will naturally gravitate to that part of the city which is most convenient to our wealthier population. Places of amusement and libraries will be more convenient, in the course of time, in the neighborhood of the Central Park than down town. Many of our readers will remember that Barnum's Museum, on the site of the present *Herald* Building, was a very popular place of resort long after the up-town movement of population took place. This was because all the horse car railroads of the city centred at the lower end of the Park. It was very accessible on that account. Whatever squares or conjunctions of streets there are up-town, where the tides of travel will meet in confluent streams, there will be found a natural centre for theatres, libraries, clubs and places of recreation. Already the neighborhood of Thirty-fourth street, where Broadway and Sixth avenue come together, is beginning to be appreciated as one of such centres. It is evident that any forecast of the future will see that wherever the city elevated roads come together, in the upper part of the city, they will create places of resort for our amusement seekers. Hence we look for our future opera houses, theatres, gardens and winter and summer resorts to be located at the lower end of Central Park, or at any point above the Central Park, where the elevated steam roads will converge. The neighborhood of High Bridge will soon become famous as a pleasure resort during the summer season. The scenery is picturesque and there are several possible Richmond

Hills on or near the Harlem River in the neighborhood of High Bridge. The Dyckeman estate abounds in locations suitable for summer gardens. They are not now easy of access, but, when our elevated railway system is perfected, they can be made available for the amusement seeking public. But we still adhere to the opinion, so often expressed in these columns, that the centres of business proper will not budge from their present location for many decades. Wall street will be the financial centre fifty years from now; the great dry goods business of the city will naturally retain its present location—in the Fifth and Eighth wards—that is, just below and just above Canal street, west of Broadway. Our importing centres will not change their *locade*: the great wholesale houses in the lower part of the city will find that the elevated roads will insure them permanence in the businesses they transact.

There is one probability which is worth a consideration, viz: that some day the neighborhood of Hell Gate will be used for commercial purposes, and that Port Morris and neighborhood, on the Sound, may become the centre of great warehouses, where ships, coming from Europe, will land their cargoes, after passing through Long Island Sound. The time may not be distant when the northeast portion of this city, and the south-east portion of Westchester County, will be given over to great warehouses, where trains from the West will deposit their cotton, grain and provisions, and receive return freight at points on the Sound above the Harlem River. This would make a very decided change, but it need not interfere with the financial business on the lower end of the island, for our system of telegraphs and telephones has now become so perfected that distance is of no account in the transaction of business. What may almost be termed a new departure in the prosperity of this city will probably date from the establishment of manufactures in the Twenty-third and Twenty-fourth wards, and in certain places this side of the Harlem River. The one drawback to New York, as a manufacturing centre, was the difficulty of getting cheaper accommodations for its working classes. This, our inter and extra mural rapid transit will remedy, for, hereafter, land will be as cheap in New York as in any other competing city. That is to say, its large areas of land, above the Harlem River, will be made so available for residence purposes that our poorer classes will not be forced to live in noisome and high-priced tenement houses.

To sum up, therefore, we think that the price of improved real estate will necessarily advance in value; that the old centres of business will not be changed for many decades to come; that while clubs, churches, libraries, theatres and opera houses may move up-town, there is no danger of any of the established business centres being interfered with. The elevated roads, while extending, indefinitely, the area of ground suitable for cheap as well as costly residences, will not interfere with the value or growth of the old marts of trade and commerce.

THE NEW RATE OF INTEREST.

It is very generally known that the act passed June 20, 1879, declaring six per cent. to be the legal rate of interest, goes into effect upon the first day of January next. Questions will, no doubt, arise whether contracts or mortgages made after the passage of this act, and prior to January 1st, 1880, to continue thereafter at seven per cent., are illegal, because the parties presumed to have notice that for a part of the time during which the contract is to run the legal rate will be less than at the time of making the contract. Some lawyers hold that the contract, when valid by the law under which it is made, cannot be affected by any notice that the law will be different in the future. A contract, if

usurious, it strikes us also, must be tainted with usury at its inception. It certainly cannot be good for part of the time and invalid as to the remainder. And yet it may be an open question whether a person is bound to make a contract with reference to a law *not then in existence*, or whether he is bound to take notice of a law *until it actually takes effect*.

NEW YORK VERSUS THE STATE.

HONORABLE JAMES A. BRIGGS ON THE EQUALIZATION OF TAXES—HOW COUNTRY DISTRICTS ESCAPE THEIR BURDENS—THE PROTECTION OF FARMS AND FOREIGN BANKING AGENCIES—WHY OUR BANKS WERE COMPELLED TO REDUCE THEIR CAPITAL—SOME SPECIMEN FEARS OF COUNTRY TAXATION.

The very well informed State Assessor, Mr. James A. Briggs, whose knowledge of the intricacies of State taxation is not surpassed by any official in the State of New York, paid a second visit to THE RECORD office during the past week, and unbosomed himself more at length in regard to the burdens which New York city real estate has to bear. He said: "New York city pays forty-eight per cent. of the State tax, as I have already informed you. The question is, shall it continue to pay this unjust portion because it has paid it in the past. Of the \$7,941,297 of State taxes for 1878, fourteen counties paid \$6,134,768, and New York and Kings paid of this sum \$4,504,313. There is no reason whatever why counties that have escaped just taxation in the past should continue to escape in the future. The farmers of the State are not particularly over-taxed for State purposes. Take, for instance, Onondaga County, one of the best in the State. The State tax for 1878 in this county was \$126,521 on a valuation of \$43,628,189. Of this \$34,561,904 is real estate. Of this again, \$14,343,748 is real estate in Syracuse. Deducting, say two millions, for real estate of villages, and it leaves about \$13,000,000 for the farms of the county. This is a fraction less than \$30 per acre for 440,000 acres. The State tax on these 440,000 acres of land in Onondaga County is less than the tax paid by four banks in the city of New York. The country people cannot complain of State taxes, the people of the city of New York can. Remember that this county of Onondaga contains a city of 50,000 inhabitants. Now, it has been said, that farming in the State of New York is played out. The truth is, that the amount of gross sales from farms, as shown by the last State census, proves that farming is as profitable as any other employment."

EXEMPTIONS FROM TAX.

"What I consider, however, the most important flaw in our tax laws, is the matter of exemptions, and that should at once receive a careful and thorough investigation by the Legislature. Aside of church property, of which you have spoken, last week, the amount of capital of foreign banks doing business in this city is \$56,000,000. Why should it be protected by our laws, and why should they enjoy the same privileges and not pay five per cent. on their capital, the same as do our own banks? Why shall this injustice continue? The taxes paid by our banks are virtually profits for the foreign banks.

"There is one subject on which I agree with my associates of the State Board, and that is that the Legislature should at once pass a bill levying a tax of two per cent. on all salaries and fees of all persons who hold office under any law of the State, or under city or village charters. Such a law would put into the treasury of the city of New York about \$1,600,000 a year. If some of the city officials were assessed thirty per cent. on their salaries, they would then be better paid than any officials of the State, or of the United States. A Judge of the Marine Court of this city is paid \$2,500 more salary per year than the

State pays the Chief-Justice of the Court of Appeals."

"There is another subject to which I desire to call your attention, and that is the injustice inflicted upon our banks. Nothing conduces more to the prosperity of a country than a sound banking system and our tax laws actually drive that capital away from us. The national banks in this city of New York paid in 1877 more taxes than the amount of the State taxes paid by all the counties in the State, except New York, Kings, Albany and Westchester, and \$34,712 over. No capital can bear such enormous taxes, and hence the decrease in capital and surplus of the New York city banks from 1873 to 1879 is \$34,652,500.

PERSONAL TAXES A FRAUD.

The writer asked Mr. Briggs his opinion in regard to the taxation laws of the State, so far as they affect personal property, and he said:

As the laws now are, and as they are executed by local assessors, they are a mere farce, a sham; and in too many cases used merely to assess the personal property of unmarried women and widows, who have no voice in saying what amount of tax shall be raised and levied upon the personal property for which they are assessed, for any purpose. If any of the advocates of woman suffrage want facts to sustain their arguments let them go and examine the tax rolls of almost any town, village or city in the State and they will find them only in too great abundance. It is not at all creditable to the law, or to the law-makers, or to the officers of the law, that in the city of Rochester, in 1872, with a population of some 70,000, with its millions of dollars in trade and manufactures, and incorporated companies liable to assessment for personal property, together with the wealth that has accumulated in the hands of individuals for more than half a century in this most prosperous and well-to-do inland city, that its inhabitants should not have been assessed, after deducting the assessment of stock to incorporated companies, as large an assessment for personal property as the assessment against a widow lady in the town of Batavia, Genesee county. The assessment of personal property to individuals in Rochester and in Utica in the year 1872 was not equal to the assessment of two widows in Batavia for that year. The assessments of those two cities, with a population of 100,000, was \$521,100 less than the bank capital, and yet this capital was assessed out of all proportion to any other personal property, unless it might be the property of women; for in Utica in 1877, although the increase in the assessed value of real estate, from 1872 to 1877, was \$15,409,955, the personal property had increased only \$1,473,550, only \$867,850 more than the bank capital in that city, and \$237,150 more than the assessment of stock to companies. In 1877, in the city of Utica, with more than 32,000 inhabitants, there were only sixty-seven persons assessed for personal property. In one of the wards, with over 3,500 inhabitants, there were five assessments for personal property, amounting in all to \$29,000, one assessment against an executor for \$5,000, and four assessments against widows for \$24,000. These assessments show that this ward has some very remarkable privileges for women.

Look at these facts in the assessment of personal property in three towns in Oneida county:

In the town of New Hartford in 1872, the assessment of personal property was \$32,800. In 1876 it was \$700,100, and in 1877 \$598,655, with a population of 4,397.

In the town of Verona, in 1877, the assessment of personal property was \$12,850, and its population 5,487.

In the town of Deerfield, in 1872, the value of personal property assessed was \$2,225, and in 1877, \$5,875; population, 2,104. The assessment was within a fraction of \$2.80 per capita; and in New Hartford the assessment per capita was \$1.36.

At the meeting of the State Board of Equalization in this city, in September, a gentleman from Fulton county stated that the people of that county could not pay the State taxes. They were so oppressive that they would drive people from the county, and cause them to seek homes where taxes were not so onerous. I thought I would examine the facts as to Fulton county, and see how much they had to complain of in the matter of State taxation; and I found the State taxes for 1878 were equal to five drinks of poor whiskey

per capita of the population, at ten cents a drink. Then I looked at the eggs sold, and found that the value of eggs sold in 1874 was \$18,988, and the State taxes in 1878 only \$15,880.40. Credit to the hens for eggs sold over State taxes, \$3,108. In 1877 Fulton county paid \$5,900 of State school tax, and received \$19,600. Excess of receipts over amount paid, \$13,206. Now, it does seem to me that the people of Fulton county can stagger along under the enormous pressure of State taxes, with the aid of the hens, a few years longer! These are facts worthy of attention, and they show the importance of *little things* in the matter of production and values of our farms. "But," says one, "you have not allowed anything for the keeping of the hens." I have made a very liberal allowance for this, as I do not believe there is a farmer in this State, where the raising of poultry is not a specialty, where the value of the eggs consumed in the family is not more than the value of the "eggs sold." Now, can a people talk of poverty, or want, or even of "hard times," in "the rural districts," when their hens, seldom taken into the account in the "farm receipts," yield nearly two millions of dollars more than the people in fifty-three of the counties of this State pay for State taxes in a year? Certainly the hens "are masters of the situation." It is not in the rural districts, where men cultivate the earth, that very much complaint can be made of high taxes; but in large villages, and in close and crowded cities, where there are too many unskilled workmen—where the supply is largely in excess of the demand for all kinds of work—where there is nothing wasted but human life—where all who engage in business, trade, commerce, or the professions have to contend with the best ability, the sharpest minds, with always wide awake and restless energy and with untiring industry.

NEED OF IMPROVEMENTS.

It is to be hoped that by the time the Legislature meets, that some measures will be taken to economize in our city expenditures, and to spend the money now wasted in giving our city some needed improvements. There is much work to be done in the lower part of the city in improving our streets. The rebuilding of our docks should progress as fast as possible and in the upper part of the Island there are many cross streets which should be opened, paved and guttered, so as to make them available for immediate improvement by builders. It is inevitable that next year will see a great many buildings under way, on the west and north side of the Central Park, but while the principal avenues are all ready for occupancy the side streets are not. As every one is aware, the building will mainly be upon the side streets, and not upon the avenues, until there is a population to create a demand for stores or to prompt the larger building enterprises which will be needed upon the Boulevard, Riverside Park, St. Nicholas avenue and like thoroughfares. In other words, the improvements we have had have been in the localities that will last be built upon. The city has been economizing for many years, but in the wrong direction. What is needed is a commission to see what can be done with our city officers. We pay too high salaries, and there are too many sinecures. An officer in one of the courts told the writer that he was forced by law to pay three and four thousand dollars for assistance when he could easily fill the positions with competent men for one thousand to fifteen hundred dollars per annum. It will be remembered that Governor Robinson vetoed a bill which would have saved us two million dollars in salaries. He did this on technical grounds but really because the carrying out of the provision of the law would be in the hands of his political opponent, John Kelly, the comptroller.

It is too much to expect that any civil service reform will be effected by our political Legislatures, though it is certainly sorely needed in New York. Under a wise city government all the minor offices of the corporation would be thrown open for competition to the graduates of the New York College. It would raise the standard of education in that institution, and take our

local offices out of the whirlpool of politics. But neither party will support any such proposition, because it means a loss of the spoils with which to carry on the elections. But certainly something should be done to reduce unnecessary expenditure, but the money thus saved should be spent in markets, in improving the side streets, in building the docks, and in paving the streets of the lower part of the city. Twenty million dollars could be wisely spent, and this should be done before prices get too high.

It is very unfortunate that our State Legislature and local government never think of improving except in the high priced times. It would be far better to spend the public money in periods of disaster, when wages are low and products are cheap, than to wait until there is a "boom" in business and an inflation in the prices of land and labor. We add largely to the cost of our improvements because it leads to competition for labor with private owners. Since the breaking up of the Tweed ring, New York has done as little as possible in expending money. The office holders have kept their fat salaries and sinecures, but this has not in any way benefited the community. Had our docks been built and improvements made during the hard times it would not cost nearly as much as it will several years from now. Indeed, work could be done to-day, cheaper than it can be done next year, and hence we urge upon the authorities the wisdom of providing for improvements which can be better done now, because more cheaply than at a more distant season.

OUR PUBLIC MARKETS.

One of the evidences of a great and well-governed city is the condition of its public markets. In olden times, the market place was where the people assembled to deliberate, and some of the finest buildings and most interesting sights in other parts of the world are associated with the sale of the daily food of the community. New York so far, cannot be complimented upon its management of markets. While the city has been growing in population, market facilities have not kept pace with it. Washington Market is overcrowded, a mere city of shanties; Fulton Market is inadequate, meats and vegetables are retailed in the upper part of the city, through numerous small stores, over which there can be no oversight and in which the prices of goods for the poor are necessarily high. We cannot apply the principles of free trade to the sale of meats and vegetables. The health of the community has to be considered, and hence a proper inspection, which is impossible with the small stores, is quite feasible in a large market. Then every well-governed municipality does exercise some control over the buildings in which is interchanged the food of the community. Were we threatened with war or any great national calamity, such as a pestilence, it will be found that our inadequate market accommodations would tell sorely against the city. In the era of prosperity, we are now entering upon, it should be the business of those who have the interests of the city at heart in a large way, to see to it that New York is supplied with a great public building, in which food is to be retailed. They ought to be ornaments to the metropolis, as well as a source of revenue. At any rate, some place should be provided that would rid us of the small meat and vegetable stores along our avenues. The history of all retail trade shows that the more numerous the small dealers, the higher the price. The one advantage of large stores and co-operative unions is, that it gets rid of the swarms of retail dealers who had better be producing than exchanging products. It would pay for some architect and builder to project a scheme for our city markets that would be practicable and to urge it upon the attention of the public, the Common Council and

the Legislature. We believe that New York can afford to spend more money to make the city more habitable and more pleasant to live in, and four or five million dollars would be none too little to begin with, to spend upon giving us markets that would vie with those of Europe and which would furnish our citizens places where meats, game, fish and vegetables could be purchased at reasonable rates. The completion of the Brooklyn bridge, and the extension of rapid transit will make it possible to have certain large markets so that the householder, with his or her basket, can come many miles and return with wholesome and not high priced food. This is a matter which should interest all who deal in real estate. Proper market accommodations are one of the needs of a great city, and until it is supplied we cannot expect the highest prices in realty to be established.

OUR WEST SIDE.

The formal opening of the Riverside drive will at once attract attention to the possibilities of our West Side property. Those who originally formulated the splendid improvements on the east bank of the Hudson planned better than they knew. It was at their own cost, by the way, for the panic coming right in the middle of these costly improvements it ruined most of the persons who owned property on narrow margins on the west side of the Central Park.

But it must be confessed that the Tweed ring regime left some permanent marks upon the city of New York, which will redound to their credit when the history of the city is written. They improved all our public parks, and in their own personal interests projected great, costly and wasteful public works. They expected to eat their cake and have it, too—to make a great deal of money out of the contracts, and to have property left which would be exceedingly valuable because of the improvements paid for by the city. But nearly all the ring followers who went into real estate lost their money, and it is the generation of real estate owners who have recently bought or who will soon buy realty thus improved, who will reap the profits of the heavy expenditures made between 1866 and 1875.

The Riverside drive is really a magnificent improvement. It is one which will add greatly to the fame and beauty of the metropolis in which we live. When it is built upon, when the Morningside Park is improved as it is expected it will be, when costly houses are erected on Eighth avenue, the Boulevard, St. Nicholas avenue and Riverside drive, then we will have a city with improvements unequalled in any part of the world. We have an abiding faith that the finest private houses, the most beautifully planned grounds, the most elaborate and costly homes for the rich will yet be found in New York, to a greater extent than in any other city on the globe. Then, rapid transit, as we have repeatedly pointed out, permits of a greater extension of space and we will not only have private houses with grounds adjoining, but apartment houses, family and hygienic hotels which will enjoy the advantages which come from many families living under one roof and yet with gardens and outlying grounds as well as drives and parks, giving unequalled attractions over any other city residences.

STREET OPENINGS.

There is no department of our city government which appears to less advantage than that which provides for the opening of streets. The proceeding is cumbersome and wasteful; there are unnecessary fees exacted; needless offices rented, and the cost of the clerk hire is out of all proportion to the service rendered.

The meekness with which property holders have submitted to this legalized robbery is one standing argument against giving them the exclusive

government of the municipality. The whole matter of street openings, of contracts to improve real estate, has been associated with fraud from the beginning to the end, and so far there has been no sensible or efficient movement to protect the rights of property holders. If the whole business was to be in the hands of a Commission, or better still of one Commissioner and he to have an office with the Department of Public Works, it would be a great saving to the city and to the property holders. The people appointed upon these commissions embrace some of the most unsavory names in the history of our local politics. It is with amazement that we read the name of a commissioner lately appointed by the Supreme Court, at the instance of the Corporation Counsel, who is utterly without character or standing among honest men. How judges come to appoint such people is one of the marvels of the times. These men of course secure offices for the express purpose of swindling the property holders in every possible way.

We hope the West Side Association will impress upon the Legislature the necessity of simplifying the proceedings connected with the opening of streets, and in addition try and reform the whole method of giving out contracts for curbing, guttering, sewerage and the like. Let Mr. Church continue throwing his hot shot.

EDWARD CLARK.

In this edition will be found, in the proceedings of the West Side Improvement Association, the very suggestive address of Edward Clark, Esq., a member of the Bar of this city, a gentleman of very little public notoriety, of much experience in his profession, a shrewd observer of men and places, and one who has achieved success in the introduction of a well known branch of American industry.

In a history of Otsego County, this State, with illustrations and biographical sketches of some of its prominent men and pioneers, appears among some hundred names, those of Ambrose L. Jordan and Edward Clark, and from which work we learn the following facts:

Mr. Clark was born at Athens, Greene Co., N. Y., Dec. 19, 1811. His father, Nathan Clark, a successful manufacturer, still resides there, at the advanced age of ninety-one years. His mother was the daughter of John Nichols, of Waterbury, Conn., of the same family as Richard Nichols, commander of the expeditionary force, by which the city of New York was taken from the Dutch. Passing over his early years and academical training, we find he graduated from Williams' College in 1830, and the same year entered the law office of Ambrose L. Jordan, Esq., at Hudson, N. Y., a city then distinguished as a school for intended lawyers. In 1833, he began the practice of law in Poughkeepsie, and, in 1837, formed a law partnership with Mr. Jordan, and commenced a successful practice in this city. In the year 1848, Isaac M. Singer, one of their clients, an erratic genius, having followed various occupations without much success, and invented valuable mechanical devices which brought no profit, was a client of Messrs. Jordan & Clark, and, shortly after this time, made his great invention of the Sewing Machine. Under the management of the invenor, the title to the invention became involved and was likely to be lost.

In that emergency, Singer applied to his legal advisor, Clark, to advance the means to prosecute the business successfully, and thereupon was formed the co-partnership of I. M. Singer & Co, with eminent success from 1851 to 1863. It was during these years of costly and vexatious law suits, menaced by hostile injunctions, that, under the management and direction of Mr. Clark, the contest was perseveringly maintained, the business continued to prosper, and defensive litigation terminated. It is known that the early management of the business, and the direction given to it in the beginning by Mr. Clark, have contributed to its present permanent success and celebrity.

In 1863, wishing to be relieved from active duty, and desiring to secure its continued good management, he conceived the scheme of organizing "The Singer Manufacturing Company," and, upon its

formation that year, though a director, retired from active management, and, during several years, spent considerable time abroad.

In his travels over Europe, he examined what ever was worthy of notice in nature and art, and had full and lengthened experience of the various methods of living in hotels and rented apartments in the principal cities of those countries.

In the autumn of 1854, he fixed his residence in the village of Cooperstown, Otsego County, N. Y., and has continued to reside there ever since. He purchased, at that time, the dwelling known as "Apple Hill," formerly owned by Geo. A. Starkweather, and by Richard Cooper, and occupied at various times by Hon. John A. Dix, Hon. Samuel Nelson, Judge L. C. Turner and others. This building was torn down, and a new stone one occupies its place. It and the grounds are now called "Fernleigh." In the guide books this house is extravagantly praised, and few rangers visit Cooperstown without seeking to see it.

We have passed over his professional career in this city, in great part occupied by the care necessary over the interests of the firms above mentioned. Constantly on the alert for new moves, and called on incessantly for professional advice, he was quick to perceive and prompt in action. The partner of the late Ambrose L. Jordan, he was obliged to share and assist in the labors of that distinguished gentleman and lawyer. From 1838 to 1869 the firm of Jordan & Clark was retained and prominently engaged in a large proportion of the severely litigated cases which occupied the Courts of New York, and were opposed by some of the foremost advocates of the New York Bar.

Having done, and still continuing to do his part for the improvement of Cooperstown, his home and residence, Mr. Clark has now turned his attention to this city, the scene of his early labors and successes.

Making the people of the world, that is the active civilized world, tributary to America and his Company, he gathers their spare cash, brings it to this city, adding to its many beauties, houses of taste and elegance. The development of the United States will give to New York that commercial supremacy as the centre of the trade between the Eastern and Western hemispheres now held by London like that once held by Venice, between Asia and Europe.

Americans are not aware, and do not yet recognize the fact, that innumerable hands, agencies, and industries, directed by master minds at New York are constantly at work, silently, steadily and constantly diving down deep into the commerce of the world and bringing forth with much labor and anxiety the pounds sterling, the francs, the thalers, the reals the pesos and all the various coins of Europe, Asia, Africa, Australia, Oceania, North and Central America, and then converting them from one medium into another and finally into good American gold dollars. These finally are turned from the beautiful shining golden metal into bricks and mortar and pieces of varied woods and common metals, but with them and by their aid and use rise upon Manhattan Island the embodiment of the taste and judgment of the real estate owners of New York.

We could greatly prolong this article, but have written thus much only to enable the reader to perceive that the ideas set forth in the essay of Mr. Clark are not the result of romantic visions of the future but are founded upon the facts of the past, experience and observation.

THE WEST SIDE ASSOCIATION.

The West Side Association held its usual weekly meeting on Saturday evening, December 20th, at its rooms, No. 64 West Thirty-fourth street, Mr. Dwight H. Olmstead, the President, in the chair. A large number of members were in attendance and much interest was manifested in the proceedings.

The President opened the meeting by stating that it became necessary now for the property owners along the line of the Eleventh avenue, from Seventy-second street to One Hundred and Sixth street, to determine whether that avenue should be improved in the ordinary manner or by special treatment, plans for which were exhibited to the meeting. These plans provide for court yards, sidewalks and roadways of various widths, ornamented with grassplots and trees. After considerable discussion, in which a special treatment of the avenue was favored, the whole matter was referred to a committee, who were directed to consider and report upon it at a future meeting.

The subject of buildings then coming up, Mr. Edward Clark, one of the largest and most enterprising owners on the West Side, read the following paper which was listened to with great attention:

THE CITY OF THE FUTURE.

(Paper read before the West Side Association by Mr. Edward Clark.)

If the original founders of the city of New York could have grasped the idea that in the course of years, and within a period not great when compared with the usual duration of great cities, the whole island would be surrounded by wharves and warehouses to accommodate the world's commerce, and its entire available area densely covered with buildings to meet the varied wants of a vast population, it is quite certain that the plans for public and private improvement would have been very different from those which have actually prevailed. To suit the convenience of the future city, the most important business of a public nature ought to be concentrated somewhere near the geographical centre of the island. Draw a line from the North to the East River, through Forty-second street and the intersection of that with the line of Broadway, would indicate, not precisely, but somewhat nearly, the place where the Courts, the Exchange, the Custom House, the General Post Office, the large financial institutions, and all other business intimately connected with these, ought to be permanently located. The present existing arrangements are about as inconvenient as could have been devised. There is a daily congestion of the currents of humanity for several hours on the southerly point of the island which is painful to experience or contemplate, and a corresponding depletion towards evening. The elevated railways, to a certain degree alleviate this evil, but never can cure it. The struggle of opposing interests is always going on, and cannot be expected to cease until the city is finally completed. Persons who are not yet old can remember when the little triangle called Hanover square, south of the present Custom House was considered the choice seat of the greatest trade in the city, and many can recall the time when it would have been thought absurd to try to establish a wholesale business anywhere west of Broadway. Things look differently now, and there is no reason to suppose great changes will cease to be made. Wall street still gallantly holds its own, but who can tell when or how soon the money changers and their satellites will be compelled to seek other temples.

In our city of the future it seems to me, no single lot on the surface of the island can properly or profitably be spared for a small or inferior building. It is the duty, and ought to be considered a great privilege of the property owners, of the present time, to exercise a judicious foresight as to the manner in which their lots shall be improved, and to see to it that buildings erected hereafter shall be permanent in their character.

Looking out from my office window across Union Square I see two very prominent edifices for business purposes—these are the third series of buildings erected on the same sites within a few years—and the most conspicuous and costly private residence in the city stands on the spot where a large and handsome brown stone house was demolished to give it room. The tearing-down process has been already carried on to an enormous extent, and there are yet very large districts compactly built over, where the buildings must be razed to the ground to give place to better. Probably this mushroom-style of building was inevitable during the former period of ignorance and uncertainty. But hereafter there will be no excuse for such improvident and wasteful building. Considering what has been done, it is not difficult to forecast the future, and the building which is done now can be and ought to be such as will be appropriate to the city a hundred years hence.

It is fortunate for those interested in this Association that building west of Central Park and above Fifty-ninth street has been so much retarded. There is but little except the shanties that requires to be torn down.

I believe some diverse opinions have been expressed in regard to the character of the buildings which ought to be erected on the space between the westerly side of the Central Park and the Hudson River. Some have thought the most profitable course would be to erect small and cheap houses for persons of moderate means. These gentlemen entertain a sincere belief that

the wealth and magnificence of New York has exhausted, or will exhaust itself upon Fifth and Madison avenues. But I presume most of the members of this association have a firm belief that the attractive combination of the Central, Riverside and Morningside parks, and the admirable conformation of the land between them, will give this district a sure and distinguished pre-eminence. Our newspaper paragraphists are very fond of speaking of the merchant princes of New York, and perhaps our wealthy citizens are not averse to being thus designated. No doubt it is true that there are many persons in New York whose incomes are princely in amount, but princes ought to live in palaces, and where are they? To use the idea and language of Gen. Viele, "few persons have thought of constructing anything more than three-quarters of a house." Gentlemen who have visited Genoa and Venice will remember the palaces which princes who were merchants in former times built in those cities: and from that may form some idea of what merchants who wish to be like princes may hereafter do in the way of construction in New York, particularly if they select the West Side plateau as the scene of their munificence.

The practical question presents itself—how ought the West Side to be improved? We will agree, I think, that it should be built so as to accommodate a great number of families, some splendidly, many elegantly, and all comfortably, that the architecture should be ornate, solid and permanent, and that the principle of economic combination should be employed to the greatest possible extent.

Thus far in the better parts of the city the general plan has been to build single houses, each owner of a lot exercising his own taste, or displaying the want of it, without reference to the wishes of his neighbors, and without any particular regard to the effect of his work upon the appearance of the city.

It is to be hoped that a new era in building is about to commence, in which intelligent combined effort will produce novel and splendid results. I will say that for myself, I am in favor of apartment houses for the improvement of the West Side plateau. The general plan of apartment houses, or French flats, has been considerably employed in New York, and from the first has met with distinguished favor. Most of them, thus far, have been cheaply built to accommodate people of very limited means. Some few have been very thoroughly and elegantly constructed, with a view to being occupied by small families who can afford to expend from five to ten thousand dollars a year. The advantages and economies of these superior dwellings have been so evident that they have always been eagerly taken by excellent tenants as soon as ready for occupancy. The economy will be understood when I state, as probably others can, that I have paid at a leading hotel in New York, for seven or eight consecutive months, at the rate of seven thousand dollars a year for the rent of two small rooms, and that I am able now to rent to others suites of nine rooms, finished in the best possible way, and adapted to all the requirements of elegant housekeeping for fifteen hundred dollars a year. There are but few persons who are princely enough to wish to occupy an entire palace, and possibly most of those who are best able to do it, would be most unwilling to take upon themselves the inevitable worry and trouble; but I believe there are many who would like to occupy a portion of a great building, which would be more perfect in its arrangements than any palace in Europe, unless it would be one of very recent construction. For the principal streets and avenues of the West Side plateau, I should be disposed to advocate the construction of apartment houses, with suites of rooms varying in size and number so as to be suited to the uses of families having the ability to expend from five thousand to fifty thousand dollars or over a year. There is hardly any limit to the rate of expenditure and style of social splendor, to which the apartment house might not easily be adapted, but, whatever the scale might be, it is quite certain that for a given amount of money a vastly greater amount of convenience, comfort and display might be secured. There is a considerable class, and such as would be especially desirable on the West Side, who have houses out of the city in which they wish to reside the greater part of the year. To all these the advantages of an apartment in town, into which they could come, and out of which they could go, at any time, are very obvious. But the comparative advantages of apartment houses over single dwellings, though many, I have no time to discuss now.

The question arises—how are these buildings to be erected, and who are to pay for them? In other cities such houses are built, and certainly the ability exists to construct them here. The

first and main point is to establish the necessity for them. The very best and most economical way to prosecute a grand scheme of improvement would perhaps be something like this:

Suppose a whole block on the West Side to have no buildings on it, and the lots to be owned by twenty different persons, in different proportions. Suppose the time to have arrived when most of these owners are of the opinion that the block should be built upon. Evidently, it is for the interest of all to have their property improved in the best way, and so as to secure the greatest profit. By combining together, employing a single architect and building upon the entire block as one enterprise, the work could be done with much greater economy than by any individual effort, and a splendid result could be attained. As the owners of some of these lots would be much more wealthy than others, those least able to bear the expense of building ought to be able to borrow from the richer as much money as would be required, and at a low rate of interest, as the security would be perfect. When such a building should be completed, it might be divided by commissioners, expert in the business, in accordance with the ownership of the land, and the cost of building might be equitably apportioned in the same way. Thus all parties would be benefited, the wealthier owners by preventing injury to their property by the erection of inferior buildings and the poorer ones by sharing in the advantages of a great capital at moderate interest. The city would gain in the splendid character of the improvements. This is only a suggestion of a plan, but I feel confident it might be elaborated and put into successful execution.

It may be objected, perhaps, that in this outlined scheme no provision has been made for the laboring population. There is the highest authority for believing that the poor will always be with us, but it does not follow that the poor will necessarily occupy any part of the West Side plateau. Indeed, I think we should agree that the very poor would be sufficiently with us if they should fix their habitations in New Jersey or on Long Island. But to accommodate the industrious and meritorious working people, the same plans should be pursued substantially as in providing dwellings for the rich.

The model dwelling for the poor man should occupy a space, not 25 by 100 feet, but an entire block. It should be quite plain, but solid and substantial in every part. The rooms for each family should be of moderate size and few in number, but every room should have good air and light. Water should be supplied to each apartment or suite of rooms, and they should be heated by steam. The building should be made quite safe as to fire, and a passenger elevator should convey the tenants up and down. All this and more could be furnished to the laboring population, as cheaply as the miserable rooms in tenement houses which they are obliged to occupy now. I suppose the owners of such a model tenement house ought to be, and would be, satisfied with 5 per cent. upon the investment, over and above all expenses. In such a case cheapness and very superior accommodations would naturally and easily follow from the vast extent of the enterprise, and the greatly increased number of families who would thus be furnished with homes. The advantages, in a sanitary point of view, of the plans for building, which have been faintly suggested, would be greater than can well be estimated, and it would be easy, as to such dwellings, to exercise a most rigid supervision and effective police.

Probably some judicious legislation might be advisable to aid the formation of combined building associations; but even under the present general laws I believe, with a reasonable and proper feeling among the owners of adjacent lots, whatever is needful might be done to the great mutual advantage of all concerned.

Mr. Church moved a vote of thanks to Mr. Clark for his very interesting paper, with a request that it be given to the Association for publication, which motion was unanimously carried:

It was announced that the rooms of the Association were open daily, except Sundays, from 8 A. M. to 10½ P. M., and the special meetings of the Association will continue to be held every Saturday evening at 8 o'clock. Also, that special meetings of the sub-committees of the Board of Directors of the Association would be held at the rooms of the Association on the two Tuesday evenings of this month at 8 o'clock, and afterwards, until further notice, on every Thursday evening, at the same hour, when will be considered all complaints, suggestions and matters connected with, and directions will be given to carry out

the wish of the Association. All persons whether members of the Association or not are invited to communicate matters of interest to the Assistant Secretary, Mr. Walter G. Elliott.

After the election of about twenty-five new members and the proposal of others, the meeting was adjourned to next Saturday evening when will be considered the question of "Taxation and Local Assessments."

MARKET REVIEW.

REAL ESTATE MARKET.

For list of lots for sale see first column page 11 of advertisements.

Mutual congratulations were exchanged in the Sales-room, yesterday, by brokers and others that the year 1879 is closing with the market in a better state than it has been since the panic of 1873. True, there were those who, during the era of depression, managed to do some "tremendous" work, owing to outside influences, but they feel once more, now that business is reviving, the imperative necessity of placing themselves among the list of those, who benefit solely by the healthy state of the market. Our readers will understand readily that there are some people even in the Real Estate market who hate to see a general revival, as their business depends entirely upon outside influences; nevertheless, the majority of brokers appreciate the change that has legitimately come over their business. But very few of them, however, paid attention during the past week to the sales made from the auctioneers' stands, as, with the exception of some business property in the lower part of the city but little was disposed of at public sale requiring this attention. On the contrary, however, though the week was virtually a broken one, any number of private negotiations for the sale of uptown improved and unimproved were either brought to a successful issue or were still pending at the time this issue went to press. Of one thing investors may be sure, that at no time within the past six years has the market looked more cheerful than at the time that we write this report for the last issue of THE RECORD of 1879. True, there are those who fear that at the re-assembling of Congress, on the 6th of January, there may be made an attempt to curtail the volume of currency but no sane man in or outside of the market believes that this attempted tinkering on the part of the Federal Congress will cause a halt—if at all—lasting more than thirty days. Laws of Congress are studiously and loyally obeyed, but somehow or other the laws of trade are far more effectual. It only needs the intelligence of investors to draw the sharp line between the two and ascertain which of them is the most inexorable.

GOSSIP OF THE WEEK.

An up-town broker, known as one of the most active men in the real estate business, yesterday called the writer's attention to the fact that three lots on Madison avenue, near Sixty-fifth street, which were purchased on November 1 by a certain speculator for \$33,500, had since that time been resold by him at an advance of \$2,000, and yesterday he was just closing the contract for another resale of these same lots at a still further advance of \$6,000. This, he claimed, ought to satisfy people that there is liveliness in the market, if an advance of \$8,000 can be had on an investment of \$43,000 made less than sixty days ago.

We understand that four lots on the southeast corner of Riverside avenue and Eighty-first street have been disposed of at a price surpassing anything ever before obtained for this class of property. Particulars are refused, owing to the fact that the brokers having the matter in charge desire to dispose of more lots in that vicinity at the same figures.

The three lots on the northwest corner of Eighty-second street and Eighth avenue, recently purchased by Mr. William H. Scott, for \$25,000, have been resold by Scott & Myers, for \$27,000.

Lespinasse & Friedman have sold at private contract during the past week, an irregular plot containing about three lots, at One Hundred and Forty-seventh street and St. Nicholas avenue, for \$8,500. They have also sold an irregular plot containing about five lots, on One Hundred and Sixtieth street and Tenth avenue, for \$10,000.

Mr. Zittel, of Third avenue, has sold one of Doying's houses on Sixty-seventh street, near Park avenue, only eighty feet deep, at \$28,000.

The sale of the block bounded by Sixty-ninth, Seventieth street, Second and Third avenues, to Mr.

Danziger, for \$250,000, has been reported, but it is as yet unknown, whether Mr. Danziger himself will take title.

Jefferson M. Levy reports the sale of four lots on the south side of One Hundred and Forty-eighth street, 224 feet east of Eighth avenue, for \$1,550 each.

As we stated in last week's RECORD, the One Hundred and Twenty-fifth street lots which were not sold at the Messell auction, have since been resold. We are now enabled to state that the price obtained at the resale was a little more than a thousand dollars advance on the figure at which they were knocked down at the time.

Two lots on Sixty-eighth street, 125 east of Fifth avenue, have been sold during the week for \$50,000.

John McClave has sold a gore on the south side of One Hundred and Thirty-third street, 450 feet west of Seventh avenue, 33 5x162, 10x99.11, for \$7,000.

We understand that there is considerable activity in Harlem lots. Between Sixth and Seventh avenues, all the way from One Hundred and Twenty-fifth to One Hundred and Thirty-fifth street, nothing worth having can be had, except at \$3,000 to \$3,500.

James M. Boyd, Esq., of the firm of Boyd & Chase, has purchased the five fine five-story brown stone buildings at the corner of One Hundred and First street and Third avenue. The price paid was \$100,000.

Mr. Louis A. Da Cunha sold at private contract, the day before Christmas, the four story brown stone house at the southwest corner of Thirty-ninth street and Seventh avenue, 23x75.6, for \$17,400.

We call the attention of our readers to the important sale of the estate of John H. Graham, deceased, advertised in our columns to day by A. H. Muller & Son, auctioneers. The sale, which is to take place Jan. 20, includes valuable Broadway property, in the very heart of the now flourishing district south of Bleecker street, also lots on Second avenue and One Hundred and Twenty-first street, and also a fine plot with mansion and stable, at Newburgh, on the Hudson.

Mr. William Jennings Demorest has just closed a contract for the purchase of No. 30 East Fourteenth street, so that he now controls 150 feet front on Fourteenth street, which includes the Arlington property, and about 100 feet on Thirteenth street, thus making about ten lots in one parcel. Many offers have been made to him to resell that property, but Mr. Demorest does not entertain any proposition that does not include the immediate erection of first-class stores.

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

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

East Broadway (No. 65), s s, 90 w Market st, four story brick tenem't, 25x75, to J. J. Clancy	9,350
* Lewis st, w s, 50 s Stanton st, 51.3x100, to New York Life Ins. Co. (Amount due, about \$16,150)	17,100
Market st, s w cor East Broadway, 25x90, two three-story brick stores and dwell'gs, and three-story brick dwell'g, to Thomas Sheils	20,200
Mott st (No. 273), w s, abt 270 n Prince st, five-story brick store and tenem't, 20x abt 90, to Patrick Plunkett & Bro. (Amount due, abt \$6,800)	7,510
Pearl st (No. 336), e s, 10 n New Bowery, five-story brick store and tenem't, 25x30.3 to New Bowery, x 32 11x38.8, to J. J. Clancy ..	6,700
28th st (No. 143), n s, 150 e Lexington av, three and two-story brick stable 35x98 9, to D. C. Ely. (Amount due, abt \$10,350)	10,000
53d st (No. 67), n s, 215 e Madison av, four-story stone front dwell'g, 20x160.5, to C. B. Curtis	24,200
* 60th st, n s, 225 e 2d av, 25x98, to New York Life Ins. Co. (Amount due, about \$10,450) ..	10,760
* 60th st, n s, 250 e 2d av, 25x98, to New York Life Ins. Co. (Amount due, about \$10,450) ..	10,800
* 70th st, s s, 220 8 w 3d av, 75x100.5, to Addison Brown. (Amount due, about \$16,400)	63,700
* 110th st, n s, 275 e 7th av, 50x101.1, to John H. Screven. (Amount due, abt \$18,600)	12,200
* 111th st, n s, 150 w 7th av, 50x100.1, to John H. Screven. (Amount due, abt \$5,500)	6,100
* 116th st, s s, 369 w Av A, 13 7x100.11, to Julia H. Billings (extr.)	4,500
* 1st av, s w cor 1st st, 26x37 11x33 2x38 10, to Albert Schulte. (Amount due, abt \$4,350) ..	11,000
* 9th av, n w cor 124th st, 50 5x100, to John H. Screven (extr.) Amount due, abt \$6,300 ..	6,300
* Plot in 12th Ward on map of property belonging to Sam. Thompson and extending from 214th to 215th st, 230x45x280.8x16, to Jos. de Rivera. (Amount due, about \$1,500)	1,550
Total	\$221,850

BROOKLYN, N. Y.

In the city of Brooklyn, Mr. T. A. Kerrigan has made the following sales for the week ending December 21:

* Degraw st, s s, 130.2 e Washington av, 75x 121.3, to Susan Mill	\$3,000
* Fulton st, s w s, 123 1 s e Cumberland st, 20x 51.1, irreg., to Peter Lang & al	500
Remsen st, s w cor Henry st, 21x100, to William Gilfillen (Mortg. \$1,200)	3,200
Wyckoff st, s s, 130 e Hoyt st, 20.2x100, to Mr. Spear	2,500
Day av, n e s, indef., Flatlands, to Maria E. Childs	25
Total	\$9,225

BUILDING MATERIAL MARKET.

"BRICKS.—Taking the miserable condition of the weather, and the holiday together, the business for the week has been seriously interfered with, and the market ruled quite dull throughout. Aside from this, however, there is no change to note, the firm tone remaining dominant, and sellers the most indifferent operators, while the principal base of supplies is not yet entirely shut off, the partial closing of the river is not without considerable influence of a strengthening character, and the outlook is claimed to be more than ever promising for holders of stock. There has within a week or two been quite a fair addition made to the supplies in dealers hands, and the accumulation is now a trifle larger than was anticipated, but the amount is in no way troublesome, nor likely to give much trouble in carrying, should the demand revive so early and with as great force as expected. About former rates are quoted on all grades, and allowing for the natural seasonal dull tone, the situation appears to be quite as cheerful as might be expected.

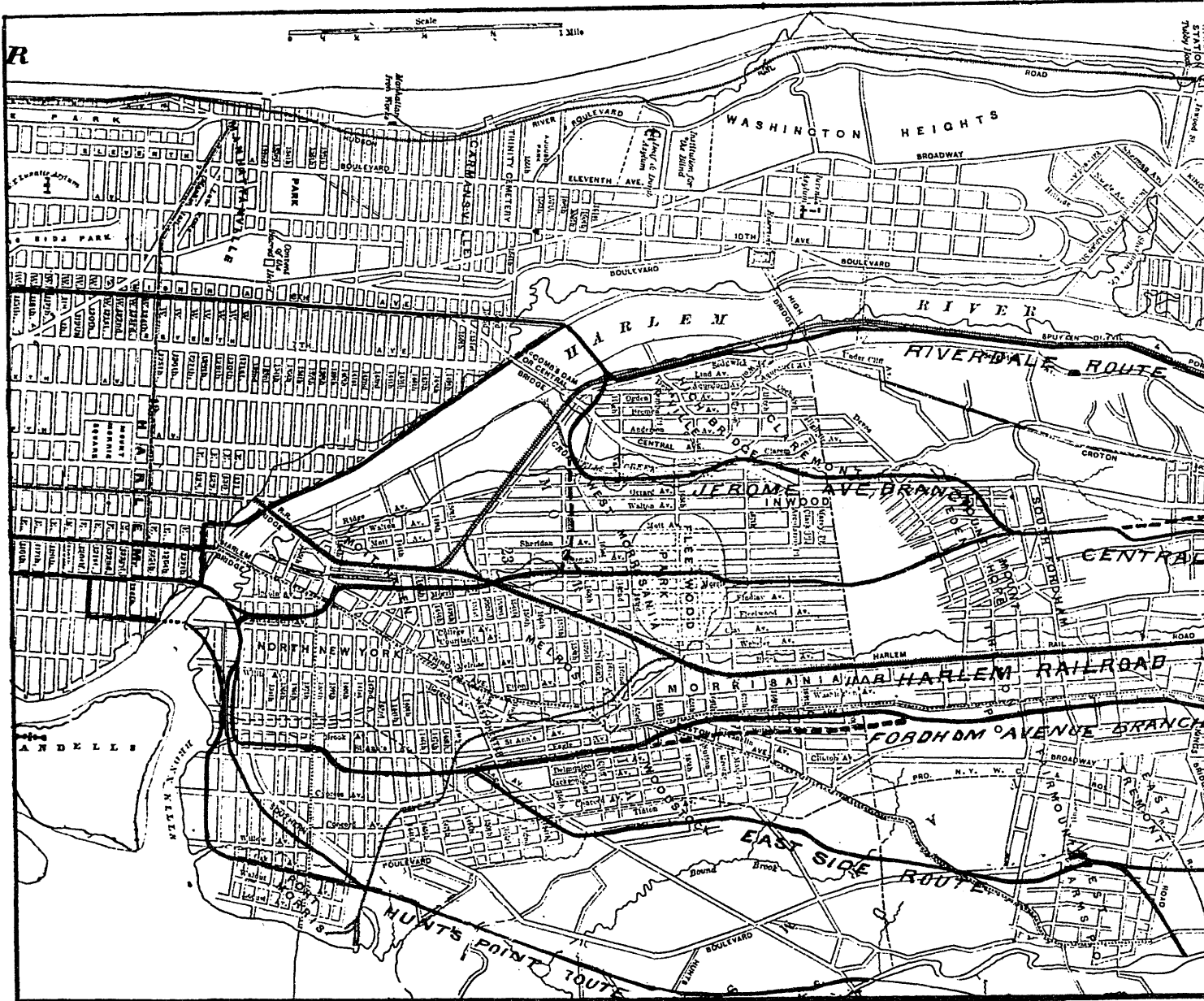
We quote Pale per M, \$5.00@5.50; Up-Rivers, \$7.75@8.00; Haverstraw bay, \$8.00@8.50; favorite brands, \$8.75@9.00; Fronts, Croton—Brown, \$—@—; dark, \$—@—; red, \$—@—; Philadelphia, \$26@28; Trenton, \$24@29; Baltimore, \$31@32. Yard prices, delivery included, \$2.00@3.00 higher on ordinary and \$5@6 on frnts.

HARDWARE.—The bulk of the movement is now confined to the city trade except in the way of an occasional mail order and the market shows quite a dull tone in wholesale operations. This, however, is quite reasonable and excites no comment, the dull period being employed by manufacturers to straighten out supplies and assortments for the spring trade. Values in most cases are very well supported, with a general tendency upward; the increasing cost of metals again acting as a stimulant. On the price of "Eagle" Anvils there is an advance to 94c per lb. Most of the principal manufacturers announce that in future there will be an advance of 40c per doz. charged on all Picks and Mattocks, if painted red. For Japanned Screws the new discount has been fixed at 35 and 10 per cent.

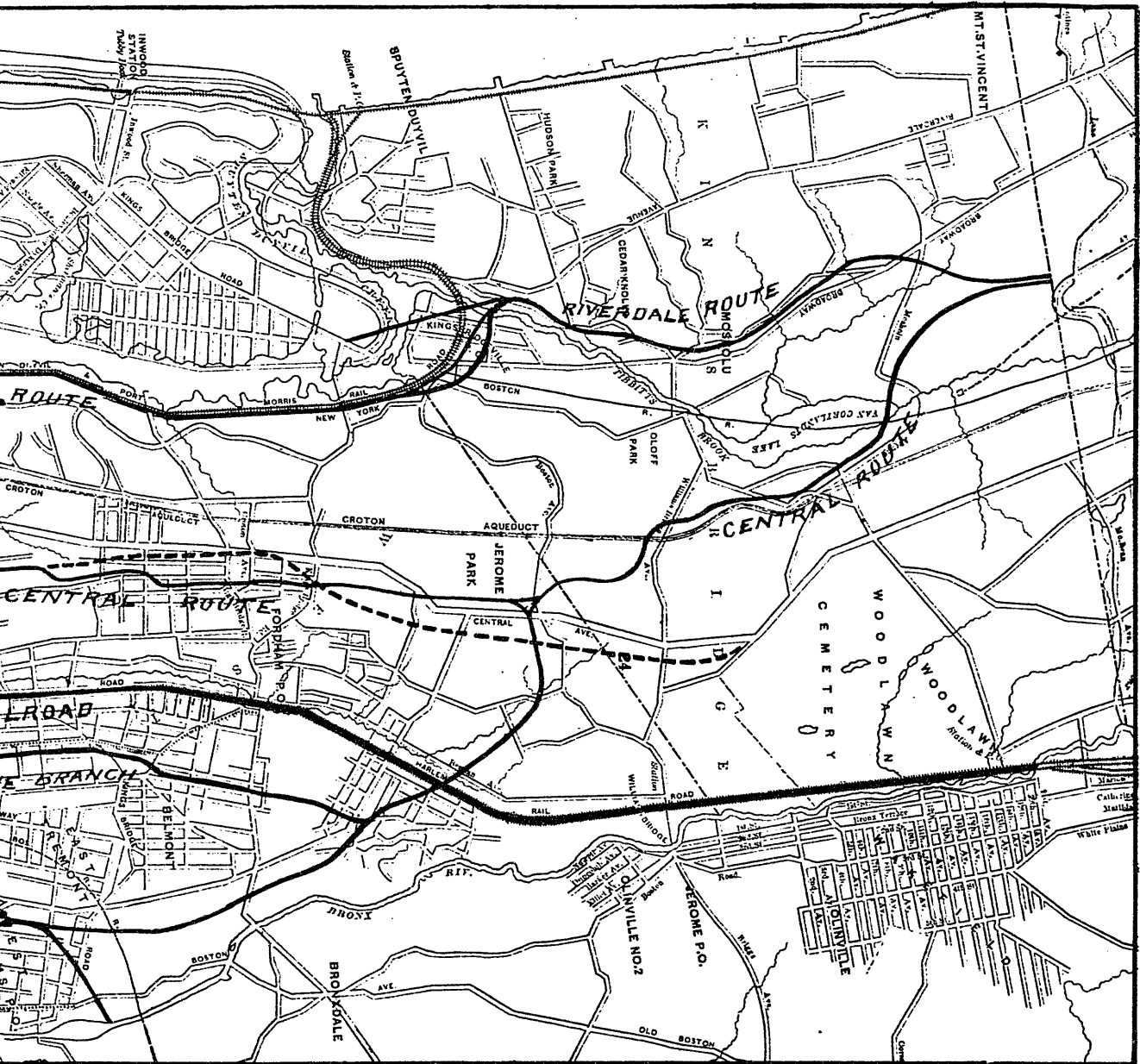
LIME.—The market remains much the same. The supply of State stock is now about all shut off, and little Eastern is, or can be, expected, so that the offering from first hands are almost too small to form the basis of a wholesale line of value. Whatever may come forward, however, will find a quick sale at full rates, as there is a place for plenty of stock. Dealers are momentarily doing only a light business, but generally appear confident of the future.

LATH.—Stock coming to hand since our last has all found a place, but the demand was not quite so brisk or general, and the former outside price was not positively insisted upon. This, buyers claim as a gain, and the few who have shown any interest were making an effort to crowd for still better terms. Receivers, however, were not very tractable, and those who had supplies at hand or en route were quite generally looking for \$2.25 per M. The state of the weather, the holiday week and the momentarily diminished consumption were all infererces tending to lessen demand, and it is possible that a small shading might in some cases prove more profitable than to carry stock afloat, but continuous concession in search of a market is deemed useless and unwarranted, and no present tendency in that direction is shown.

LUMBER.—The control of the market remains almost entirely in the hands of the selling interest, and naturally the tone is quiet firm. Supplies have been a little larger than expected from some quarters but not enough to cause any uncomfortable accumulation and indeed there is very few dealers who would gladly welcome an increased offering and assortment as a means of filling up the stocks they should have attended to earlier in the season. Distribution to consumers is light, just at the moment, and shippers continue to move slowly and with caution, but after the turn of the year a better trade appears to be quite confidently predicted. The probabilities of the season's crop of lots commence to come under discussion to some extent, but nothing of a positive character can as yet be reached beyond the fact that preparations have been liberal and so far as human agencies may contribute to the result the cut will be a large one. Of course our local trade has naturally been somewhat curtailed this week by the holiday period.



SUPPLEMENT TO THE REAL ESTATE RECORD. DECEMBER 27, 1879.



Spruce continues in a more or less nominal condition so far as business in the way of "random" offerings is concerned about everything now coming to hand being under engagement. Matters are not much better in specials, as operators incline to keep their transactions secret, but it seems to be generally understood that \$17.00 is an inside rate for any delivery at which contracts will at present be made either nearly or spring arrival. We quote at \$15.50@16.50 for random, possibly \$16.75@17.00 for choice lengths, if small cargoes, and \$17.00@18.50 for specials, the extreme for extra difficult.

White Pine offered to a fair extent but without sign of pressure as the accumulation is under control of strong and confident holders who have no special desire to realize. The home demand fair and in about the usual form. Receipts now amount to nothing, but the accumulation is a little fuller than a short time ago, owing to late period at which navigation closed. We quote at \$16.75 per M. for West India shipping boards; \$18.75 for South American do.; \$15.00@16.00 for box boards; \$19.00@17.50 for do. wide and sound, do.

Yellow Pine remains firm in tone and finds some sale, but the demand is not active or general, and the market lacks a decided stimulus at the moment. Some offering of poor and undesirable stock have lately been spoken of, but there does not appear to be much of it and no serious effect shown upon the general market. The view from the primary points is sustaining and foreign markets are in better shape. We quote random cargoes at about \$18.00 per M.; ordered cargoes, dry do. do. \$20.00; green floorings boards, \$20.00; and dry do. do. \$20.00. Cargoes at the South \$18.00 per M. boxed lumber, \$25.00@24.

Hardwoods in rather tight request at the moment and the market a little dull. Offerings, however, are small and the tone on values firm. We quote at wood sale rates by car-load, about as follows: Walnut, \$75.00 per M.; ash, \$35.00 do.; oak, \$35.00 do.; maple, \$35.00; chestnut, 1st and 2d, \$30.00; do. 3d, \$18.00; cherry, \$15.00; white wood, 12 and 14 inch, \$25.00; 16 and 18 inch, \$25.00; do. hickory, \$25.00; for Western, and \$25.00 for good nearby stock.

Shingles are dull beyond a few export orders with rates nominally as before. Cypress are selling at about \$3 for saps and \$8.50@9.00 for hearts; pine shipping stocks, \$4 for 16 inch, and Eastern saw grades at \$2.50@3.00 for 16 inch as to quality and quantity. Machine dressed cedar shingles quoted as follows: For 3 inch, \$16.00@21 for A and \$18.00@23.25 for No. 1; for 2 1/2 inch, \$6.00@16 for A and \$16.75@21 for No. 1; for 2 inch, \$5.00@10 for A and \$11.25@15.75 for No. 1.

The retail distribution has been seasonably fair but as usual on a holiday week did not extend beyond local calls. About firmer rates named.

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

A Br. barque, 550 tons, from Brunswick to Rio Janeiro, lumber, \$19 net; a Br. schr, 140 tons, from Backsville to Martique, lumber, \$9; a Br. brig, 145 tons, from Savannah to Barbados, hhd. staves, \$12; a schr, 23 tons, hence to St. Augustine, private rms. and from Jacksonville to Porto Cabello, lumber \$10.75 and port charges; a schr, 25 tons, from Mobile to Kingston, Jam., lumber, \$9; three Br. schrs, from St. John, N. B., to New York, lumber, \$3.50; two schrs, 300 M spruce lumber each, from Portland to New York, \$1.75; two schrs, 200 and 199 tons, from Portland to New York, lumber, \$1.75; a schr, 125 tons, hence to Jacksonville and back with lumber, \$10.50 for the round, sublet back at \$8.50; a schr, 19 tons tons, hence to Brunswick, and back with lumber, \$8 for the round; a schr, 180 M lumber, from Savannah to New York, \$7.25; a schr, 225 M lumber, same voyage, \$6.25; a schr, 28 lumber and timber, from Savannah to Baltimore, \$5.50 and \$6.50; two schrs, 91 and 96 tons each, hence to Norfolk, general cargo, current rates, and back from James River, oak ties, 2lc.; a schr, 129 tons, from Richmond to New York, oak ties, 2lc.; a schr, 225 tons, from Norfolk to New York, lumber, \$4.50.

Exports of lumber from the port of New York:

	This Week.	Since Jan. 1.
West Indies	325,188	23,022,613
South America	99,411	18,510,056
East Indies		6,068,791
Europe, Continent	24,000	5,251,387
Europe, United Kingdom	130,000	8,141,180
Total	581,599	60,997,057

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.
Lumberman's Gazette Office.
BAY CITY, December 20, 1879.

The market is in about the same condition as reported last week without sufficient transactions to give it tone. This arises not from a lack of inquiry but from the indisposition of holders to part with stocks until something more definite is known as to the supply for next year. The close of 1878 saw 228,000,000 feet of lumber on the docks unsold; the close of this season leaves not more than one half that amount on the market, and that under such circumstances dealers should conceive an advance possible and be slow to part with their stock at prevailing quotations is not remarkable. The holidays are upon us, too, and naturally suggest a cessation of heavy transactions. With the opening of the new year the trade will no doubt develop greater activity.

At the present writing snug winter weather prevails, with the ground well covered with snow. This

condition undoubtedly extends well over the lumbering regions, and operations have been greatly facilitated. How long it will continue no fellow can find out, but while it does the utmost advantage will be taken of it.

The few sales being made are made at good prices, because only high figures will bring the stock. The prevailing prices are \$8, \$12, \$28, with \$5.50, \$11 and \$20, and \$7, \$14 and \$30 as inside and outside figures.

The shingle trade is depressed, and very little is doing. Quotations are nominally lower.

We quote cargo rates:

Three upper qualities	\$25 00@28 00
Common	11 00@14 00
Shipping culls	5 00@ 7 00
Lath	1 00@ 1 50
Shingles	1 10@ 2 40

The following from the *Lumberman and Manufacturer*:

MINNEAPOLIS, Minn., Dec. 19, 1879.

The lumber business has been seriously interfered with by the extensive cold weather of the last week as well as a lack of cars, but as plenty of snow has fallen over all the northwest it is expected that it will be active again soon. Many are far behind their orders; one Minneapolis firm having nearly 2,000,000 feet to ship but cannot get cars. The business of the past month at all the points is nearly double the amount done at a corresponding period last year, and at about 33 per cent. better prices. Operations in the woods are progressing finely, and making it almost certain that there will be a large crop of logs secured in the northwest. Michigan is languishing in mud rather than snow, and are much behind with their winter's work. Prices are uniform and well sustained, but no material changes in figures have been made during the week; a slight advance in medium grades at Minneapolis.

Receipts at St. Louis have been fair, reaching 500,000 feet per day, while shipments have fallen off to 300 M. Dubuque still doubles the trade of 1877 and 1878, and is corresponding happy. Chicago received 3,000,000 and shipped 1,410,000 feet during the week ending the 15th. The lumber paper of that town prints three lists, one as regular and two as advertisements, while the dailies print a different one each, giving strong indications that each firm in that place has a price of its own. This comes out of the general easiness of their lumbermen rather than anything connected with the demand. Settled and uniform values seem to have no charms to keep them from sharp practices on their fellow merchants. The volume of business of the year will soon be figured up and will greatly exceed that of 1878.

From the exhaustive review of the Chicago market by the *Northwestern Lumberman*, we condense the following:

The season of 1879 opened with a stock of 385,589,024 feet of lumber piled upon the yards of the dealers in Chicago, with 125,610,000 shingles, 43,691,000 lath, 2,365,000 pickets and 380,341 cedar posts. The first of April found the season of navigation at hand with a stock still on the yards of 245,508,986 feet of lumber, 92,218,750 shingles, 33,131,160 lath, 1,134,460 pickets and 301,722 posts, a reduction from the first of January of 140,080,038 feet of lumber, 33,422,000'singles, 10,565,000 lath, 1,171,580 pickets and 178,619 posts, and with dealers heartily sorry that the winter had not continued six months longer. Trade was depressed to the lowest notch of despondency, and while little or no lumber was selling, and that at starvation prices, the result of the winter's operations gave promise of a flood of stock which it was thought must surely swamp the market at the outset. Almost a panic ensued; the country was overrun with traveling agents, each vying with the other in the endeavor to give away lumber, or, at the best, to get orders at prices which left no margin of profit. Every manufacturer seemed suddenly to awaken to the fact that the operations of the previous winter were vastly in excess of the legitimate demands of trade, and each seemed to curse both his neighbor and himself for their mutual folly in over-loading the already heavily burdened business, to its swamping. But the logs had been got, and they must be sawed if they did not pay a cent of profit; and when sawed the lumber must be sold if it netted a loss; and so, bustling about to keep up appearances, and whistling to keep up courage, the season wore on, until with July the dealers began to wake up to the idea that the log crop of the Mississippi would not realize the earlier anticipations, and would fall short nearly 500,000,000 feet of the figures which had been placed upon it, and that while the trade of the Mississippi dealers was growing firmer that of Chicago was assuming a better phase, and orders were coming in, in place of waiting to be sent for and, with the advent of August, they began to fully realize that trade was not actually dead, but had been in a trance, from which it gave most active signs of arousing. It was a study, now, to read in the faces of the Chicago lumbermen the satisfaction with which they regarded the situation. Each one had enough business on hand to keep him good natured, and each did his utmost to keep his neighbor from realizing the fact of his prosperous trade, lest his neighbor should strive to take it away from him. But the secret was too good to keep, and in August the trade was called together in solemn convocation to consider the situation. When, then, it was found that a tidal wave had struck all, as well as one or two, with a good hearty laugh to drive away the last traces of dyspeptic languor which had afflicted them for so long a period, it was resolved that if the lumber was wanted so badly as was indicated by the volume of orders, it was worth paying for, and a revision of prices was agreed upon. Not too high, lest buyers become frightened, and so a simple feeler was thrown

out to see if it was a real boom, or only a spurt. Now, again the trade at the Mississippi points responded heartily to the advance in Chicago, and it was found that the one section was but strengthening the other. But the buyers did not slacken their demands for lumber but rather clamored for more; in fact, they seemed best to understand the situation, having been the most attentive observers, probably, of the indications as set forth from week to week in the *Northwestern Lumberman*, and the advance in price seemed only to cause the demand to become so great that further advances followed the first, until the Chicago trade hardly dared to issue a price list lest it should need to be revised before it left the printer's hands. For a few weeks it seemed almost as much as a lumber dealer wanted for a week's work to keep his price list up to the advances. This state of things lasted to the end of the season.

It will be seen that the quotations for June, July and August marked the darkest hour just before day, June showing the greatest depression in the sale of uppers at \$30, common as low as \$9.50, fencing at \$8, piece stuff at \$8.50@11, and extra A shingles at \$2. Comparing these figures with December we find an advance on uppers of \$11@12, common \$3@4, fencing \$4@5.50, piece stuff \$3.50@4, shingles 70 to 85 cents.

The following table will show the receipts and shipments of Chicago for the past eleven years, including in the current year the receipts to December 18, later than which it is unlikely that any vessel will arrive to add to the figures:

Year.	Receipts, Lumber.	Shipments, Lumber.
1868	1,028,491,789	551,989,806
1869	997,736,942	581,533,484
1870	1,018,998,685	583,490,634
1871	1,030,328,375	541,222,143
1872	1,183,659,280	417,827,375
1873	1,123,368,671	561,544,374
1874	1,060,088,700	570,673,619
1875	1,157,194,432	628,815,014
1876	1,089,788,265	576,124,287
1877	1,065,405,362	586,780,825
1878	1,179,981,710	636,380,899
1879	1,478,574,732	735,053,377

The shipments of lumber were figured on a basis of 8,000 feet to the car load, which is unquestionably below the average per car.

Computations upon the basis of 11,000 feet to the car would probably represent the actual result more nearly, and upon this basis the shipments of lumber for each of the four last years above mentioned would be to the end of each season as follows:

1876	792,370,892
1877	806,823,644
1878	861,273,735
1879	996,948,394

The stocks on hand in the yards of Chicago on the 15th of December, each year, may be seen from the following table:

	Lumber.	Shingles.
1876	401,849,235	123,075,750
1877	405,433,700	102,596,000
1878	427,576,800	187,712,000
1879	499,579,997	164,028,600

The quality of stock received and sold during the season has not been as high as in previous years, while the demand for uppers and finishing grades has been vastly greater than for several years past. Fencing, also, and dimension stuff have been in good request—the sales of the former far exceeding any expectations.

The season closes with stocks, as a rule, much broken in the yards, with a demand never equalled in the month of December, and with every prospect of a healthy trade through the winter on advancing prices. The gloom of the opening spring has been dispersed, and merchants are feeling that the future is filled with cheer and encouragement.

The *Lumberman's Gazette* gives the following exhibit of the cut of the Saginaw Valley:

The favorable winter of 1878-9 had induced the cutting of an extra quantity of logs, but it was for some time after the opening of spring a problem whether they would come down where they could be cut into lumber or not. But they came, and the result has been a grand total of 731,317,511 feet as the product of the year, against 574,162,757 feet last year, a difference in favor of 1879 of 160,155,754 feet. To extend the comparison backward a little farther, we will take all the years in which the product has reached 500,000,000, which takes us back 11 years. The figures compare as follows:

1869	523,500,830
1870	576,626,006
1871	529,682,778
1872	602,118,950
1873	619,597,021
1874	574,632,771
1875	581,558,273
1876	573,850,771
1877	610,414,310
1878	574,162,757
1879	731,317,511

It will be seen that the lumber cut off this year exceeds by more than 115,000,000 the product of 1873, which was the most prosperous season ever known on the river, so prosperous that no season has equalled it until the present.

A very favorable feature of the showing is the amount of lumber on hand unsold. It is less than since 1872, as the table below shows:

	Amount on hand unsold.
1872	111,894,353
1873	131,178,665

1874.....	190,017,663
1875.....	196,606,530
1876.....	194,546,657
1877.....	222,323,856
1878.....	228,922,103
1879.....	112,917,399

The amount of logs in the boom is in excess of last year, being 22,550,000 against 21,900,439. The amount of logs rafted during the season we have not yet at hand.

It must be remarked that the amount reported on hand unsold does not represent the real amount on the market, several of the manufacturers handling their own product. The amount they own would probably reduce the amount of the market to 100,000,000 feet.

We can only add further that the outlook is most encouraging, giving promise of a continuation of the better times which have come. The ground is now covered with a good coating of snow under which the earth is full of water, the swamps well filled and frozen over. A large amount of logs are now on the skids and will no doubt be banked before a thaw occurs. Everything gives promise of a succession of prosperous years.

METALS.—COPPER.—Ingot has continued to meet with only a limited and uncertain demand, buyers not caring to handle much stock until after the turn of the year. Supplies both present and prospective, however, are under good control and the market firm. We quote at 31½¢@32¢, for Lake. Manufactured copper meets with a very good sale on all regular outlets, and is well sustained at full combination rates. We quote as follows: Brazier's Copper, ordinary size over 16 oz per sq foot, 30¢ per lb; do do do, 16 oz and over 12 oz per sq foot, 28¢ per lb; do do, 10 and 12 oz per sq foot, 26¢ per lb; do do, lighter than 10 oz per sq foot, 26¢ per lb; circles less than 81 inches in diameter, 30¢ per lb; do 81 inches in diameter and over, 28¢ per lb; segment and pattern sheets, 33¢ per lb.; locomotive tire box sheets, 30¢ per lb.; Sheathing Copper, over 12 oz per sq foot, 28¢ per lb, and Bolt Copper 30¢ per lb. IRON.—Scotch Pig has arrived with freedom, but found a good countering demand and values ruled strong, with a tendency to still further advance. We quote at \$25@28 per ton, according to brand and quantity. American Pig again commences to show something of a tendency to "boom," the demand proving quite free for early and future delivery, and values buoyant, with most of the companies refusing to name any prices except "such as may be current at the time of delivery." We quote at \$34@35 for No. 1 per ton, \$31@33 for No. 2, and \$30@32 for Forge. Rails have sold with some little freedom and at higher rates, with the tone of the market firm, and offerings reduced. We quote at \$28@29 for new iron, and \$25@27 for steel, according to delivery. Old Rails \$23 50@25 50 per ton; scrap, \$3@3 1/4. Manufactured iron has for the season of the year shown considerable animation, stimulated by the increasing cost of material, and while the list rates remain as before, they are firmly supported. Common Merchant Bar, ordinary sizes, at 3¢ from store and refined at 3 1/2¢, wrought beams at 4@4 1/2¢. Fish plates quoted at 3 1/2¢; track bolt and nuts, 4¢; railway spikes, 3 1/2¢; tank, 4¢; horseshoe, 3 1/2¢; angle, 3 1/2¢; best flange, 4 1/2¢; and domestic sheet the basis of 1 1/2¢@1 3/4¢. For common, 10 to 20. Other descriptions at corresponding prices with 1-10¢ less on large lots from cars.

LEAD.—Domestic Pig has not been unusually active, but found occasional fair sale and the tone of the market ruled strong up to the close. Offerings light. We quote \$3 1/2¢@3 3/4¢. The manufacturers of lead are firm and quoted: Bar 7¢, Pipe 1 1/2¢, and sheet 8¢, less the usual discount to the trader; and Tin lined pipe, 10¢. Block Tin Pipe 40¢, on same terms. TIN.—Pig has found rather tight demand, the supply present and prospective is some what fuller than anticipated, and the market has rather a weak tone all around. We quote at 2 1/2¢@2 3/4¢ for Banca, 2 @ 2 1/2¢ for do Common. Tin Plates have found a very good general demand, and the position of value was well strengthened all around. Stocks, however, a little firm, and this prevented any positive buoyancy. Spelter has been offered with a slight leaning on cost, but this tended to increase demand, and business was good. Quoted at 1 1/2¢@1 3/4¢ as to b and. Sheet Zinc in about the average demand, and the market steady at 6@6 1/2¢, according to quality.

NAILS.—On home account there is not much movement out of the ordinary course of orders from the regular trade and business has rather a dull tone. Holders, however, retain confidence enough to refrain from buying matters and also former rates are quite generally asked. Stocks are pretty full. We quote on a basis of \$4.70@4.75 per keg for 10d. to 60d., according to size of invoice.

OILS.—The general volume of trade does not improve to any extent though there is probably as much doing as could be expected at this season of the year. Supplies are carefully offered and about former rates asked. We quote insect oil at 80@85 per gallon from crushers' hands.

PAINTS.—The movement of supplies continues of a jobbing character in the main and there is not much of a market for the time being. On wholesale parcels some irregularity of tone may be noted but nearly or quite all the jobbers are firm in their views and offer nothing at a concession from former valuations.

PITCH.—Demand has been moderately active and

confined in the main to small orders suited to the most imperative necessities of the hour. Supplies under fair control, however, and held steadily. We quote at \$2.00@2.12½ per bbl. for city delivered.

SPIRITS TURPENTINE.—Operations have been moderate and uncertain but, considering the season of the year, there is a fair amount of interest shown. Stocks remain under control, present and prospective, and this seems to assure a pretty full line of cost. Offerings from first hands are quite indifferently made. As this report is closed, the quotations stand about 41@42¢ per gallon, according to the quality of the stock handled.

TAR.—Operations are somewhat limited and the market shows very little animation on any outlet. Supplies, however, appear to be under fair command and owners looking for full rates. Arrivals moderate. We quote at \$2.25@2.50 per bbl. for Newberne and Washington, and \$2.50@2.62½ 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

DECEMBER 18, 19, 20, 22, 23, 24.

Bank st (No. 116), s s, 166.11 w Greenwich st, 25x95, three-story brick dwell'g, Richard Van Buskirk to Magdalene Durie, New Barbadoes, N. J. Dec. 18.....\$9,000
 Bleeker st, s s, 50 w Laurens st, 25x125, John Schroder to Henry J. W. Meyer. November 29.....nom
 Same property. Henry J. W. Meyer to Ernestine wife of John Schroder. Nov. 29.....nom
 Broadway, s e cor 37th st, 26.4x102.6x24.9x 111.6, the e s of Broadway is 1.6 w present line Broadway.....72,500
 Broadway, e s, 26.4 s 37th st, 26.3x91.1x24.8x 100.6, Nos. 1368 and 1370, four-story brick carriage factory.....72,500
 The Mutual Life Ins. Co., New York, to James D. Fish. (C. a. G.) Dec. 15.....72,500
 Broadway (No. 1364), e s, 79.3 s 37th st, 26.5x 72.2x24.7x21.7, two-story brick shop. The United States Trust Co., New York, to James D. Fish. (C. a. G.) Dec. 18.....23,000
 Broadway to 10th av, lying between land of New York Juvenile Asylum and lands formerly of Snowden & Green, being plots No. 1 to 35, inclusive, of the Chesebrough farm, the property of Daniel Butterfield, containing 38 844-1,000 acres, excepting land in 11th av and the King-bridge road, now Broadway. (For clos.) John D. Lew s, referee, to Charles A. Chesebrough. December 20.....225,000
 Broome st, n s, 25 e Essex st, 19.2x75 (front course omitted). John J. Sigrist et al, children and legatees Nicholas Sigrist, dec'd, to Jacob Rosner. (Q. C.) Dec. 4.....nom
 Same property (front course omitted). Barbara Sigrist, ad'rx, T. Sigrist, dec'd, to same. (Q. C.) Dec. 4.....nom
 Bway (No. 170 and 170½), w s, 22 s Spring st, 25x100.....17,500
 Bowers (Nos. 180 and 180½), w s, 100 s Spring st, 25x100.....17,500
 Grand st (No. 184), n s, 25.2 w Mulberry st, 25x100.....17,500
 Grand st (No. 195), s s, 50 e Mulberry st, 25 x 100.....17,500
 Walker st (Nos. 124 and 126), being now Canal st, n w cor Baxter st, 50x40x52.5x 23.5. Van Rensselaer Cruger, trustee, to Euphemia W. Cruger. (Confirmation deed.) Dec. 24.....nom
 Centre st (No. 235), w s, near Grand st, 25x64, two-story frame (brick front) store and dwell'g. John A. Brown, Brooklyn, to Josephine J. S. Wendel. (Mort. \$2,000.) Dec. 15.....6,700
 Delancey st, n s, 25 w Pitt st, 25x75, five-story brick store and tenem't. (For clos.) Joseph S. Auerbach to William P. Low. December 10.....13,000
 Elizabeth st, e s, 135.4 s Bleeker st, 23.1x75.3x 23.3x73.6, three-story frame store and dwell'g. (For clos.) Bradbury C. Chetwood to Catharine L. Spencer. Dec. 17.....6,500

Eldridge st, e s, 225 s Grand st, 25x87.6. (Foreclos.) Walter L. Livingston to John Randall. Dec. 15.....10,000
 Frankfort st (Nos. 32 and 34), all that part of said lots lying 70 feet s w of centre line of New York and Brooklyn Bridge. James L. Morgan, Jr., Brooklyn, to The Trustees New York and Brooklyn Bridge.....5,000
 Frankfort st (Nos. 22 and 24), all that portion of said lots lying 70 feet s w of centre of New York and Brooklyn Bridge. William Astor to The Trustees of New York and Brooklyn Bridge. May 22.....16,300
 Grand st (Nos. 215 and 217), s s, 40 w Elizabeth st, 34x55, four-story brick factory building.....16,300
 Elizabeth st (No. 91), w s, 55 s Grand st, 20x 74, four-story brick factory building and three-story brick extension to Nos. 215 and 217 Grand st, in rear.....16,300
 Louis N. Schmitt to Margaret Radley. November 23.....30,000
 Goerck st (No. 72), e s, 275 n Delancey st, 25x 99.4, five-story brick tenem't. (Foreclos.) E. Benedict Cobb to The New York Life Ins. Co. Dec. 19.....7,500
 Goerck st (No. 70), e s, 250 n Delancey st, 25x 99.4, five-story brick tenem't. (Foreclos.) J. Van Vechten Olcott to The New York Life Ins. Co. Dec. 20.....7,500
 Greenwich st. Party wall agreement. Edward Burke with John Hays. Dec. 20.....nom
 Henry st, s s, 191.3 e Scammel st, 24 x 1/2 block. John Brummer to Herman F. Hoops. (Mort. \$11,000.) May 1, 1877.....nom
 Lewis st (No. 97), w s, 50 s Lewis st, 18.1x100, three-story brick dwell'g. (Foreclos.) James R. Steers, Jr., to New York Life Ins. Co. Dec. 23.....5,700
 Lewis st (No. 95), w s, 68.1 s Stanton st, 18.1 x100, three-story brick dwell'g. (Foreclos.) James R. Steers, Jr., to The New York Life Ins. Co. Dec. 23.....5,700
 Lewis st (No. 93), w s, 56.2 s Stanton st, 18.1x 100, three-story brick dwell'g. (Foreclos.) James R. Steers, Jr., to The New York Life Ins. Co. Dec. 23.....5,700
 Leroy st, n s, extdg from West st to Washington st, 31.1x75. Phebe T. Lewis to William C. Casey. (Contract.) (Mort. \$90,000.) December, 1879.....170,000
 Macdougall st (No. 114), e s, 25x100. John Crouch to The American Bible Soc. (Fee in Society to become absolute on death of grantor.) Sept. 22, 1874.....nom
 Old slip (No. 35), 29.6x20, five-story brick factory building. (Foreclos.) Edward D. Gale to Alexander McCue, Brooklyn. Dec 11.....6,000
 Same property. Mayor. &c., New York, to Isaac C. Ogden. (Corporation sale for taxes.) 603
 Same property. Isaac C. Ogden to Alexander McCue. (Assign. tax sale.).....1,000
 Renwick st (No. 4), e s, 24.7 n Canal st, 16.7x70, two-story brick store and dwell'g. (Foreclos.) William A. Boyd to Jeremiah W. Dimick. Dec. 20.....4,600
 Roo-evelt st (No. 48), s e cor New Bowers, runs south along street 22.9 x east 109.6 x north 24.11 x west 18.2 to Bowers, x s-north-west 3.4, vacant. Elias G. Brown to Mary McGarry, Brooklyn. (Mort. \$6,000.) August 1.....13,000
 Rivington st (No. 43), s s, 75.3 w Eldridge st, 25x100, three-story brick tenem't, and three-story brick tenem't in rear. Matilda Sutton, widow, Portchester, N. Y., to Susan M. Haight. (Q. C.) Dec. 20.....gift
 Washington st (No. 375 and 377), s e cor Beach st, 50x70, two two-story frame (brick front) dwell'gs and two-story brick stable in rear of No. 377. Thorn Walling to David H. Wilson, Ridgefield, N. J. Dec. 20.....17,500
 Same property. Thorn Walling to David H. Wilson. (Contract.) Nov. 26.....17,500
 3d st, s s, 223 9 w Av C, 24.9x15.11. Louis Muller to Louis, Jr., and Mary R. (his wife) Muller. (Mort. 14,400.) Dec. 15.....15,300
 5th st, n s, 301 e Av B, 20.8x109.10, four-story brick store and dwell'g. (Partition.) T. Beekman Westbrock to John Baier. (Mort. \$2,600.) Dec. 19.....4,150
 8th st (No. 315), n s, 250.1 e Av B, 20.8x109.10, four-story brick store and dwell'g. (Partition.) T. Beekman Westbrock to Gottfried Kr. Her. (Mort. \$2,600.) Dec. 19.....4,000
 9th st, n s, 168 e Av B, 25x92.3. Henriette Scharringhausen, formerly called Henriette Lehman, to Sophia Hauer. (Mort. \$10,000, taxes, &c.) Dec. 23.....11,800
 12th st (No. 172), s s, 68.10 e 7th av, runs south 99.8 x westerly 8 x east 25.3 x north 106.6 to 12th st, x west 20 to beginning of three-story brick dwell'g. Daniel B. Pierson to Margaret A. Evans. Dec. 13.....12,000

12th st (No. 19), n s, 225 w 5th av, 25x100.6, three-story brick dwell'g. Francis A. Livingston, exr. J. S. Huggins, Philipstown, N. J., and James Lenox Huggins to Jane de Peyster Huggins. Nov. 1. 15,000
 15th st, n s, 195 w Av B, 25x100.5, John L. and A. T. H. Brower, exrs. John L. Brower, dec'd, to Arthur J. McQuade. (Q. C.) Oct. 15. 30
 15th st, s s, 267.6 w 2d av, 25x100.3, vacant. Hamilton Fish to Jacob Schmitt. (Contract.) December 18. 11,350
 15th st (No. 63), n s, 70 e 6th av, 24.7x100.3, three-story brick dwell'g. Soledad Castellanos to Rita Castellanos, Paris, France. (2 part.) Dec. 20. 8,000
 17th st, n s, 116 w 2d av, 28x104. John N. Hayward to Wm. T. Hayward. Dec. 20. nom
 Same property. William T. Hayward to Sarah J. wife of John N. Hayward. Dec. 20. nom
 19th st, s s, 329 w 2d av, 20.6x92. Elias P. Needham to George G. Needham. Dec. 18. nom
 Same property. George G. Needham to Lorana wife of Elias P. Needham. Dec. 19. nom
 23d st, s, 450 w 9th av, 25x88.9. Milly A. Sherrard to John Sherrard. Dec. 11. nom
 25th st (No. 54), s s, 245 e 6th av, 20x98.9, three-story brick (stone front) dwell'g. Cecil C. Higgins to William Nelson, Jr., Wassaie, N. Y. (Mort. \$6,000, June 1, 1879.) Dec. 20. 7,300
 27th st (No. 240), s s, 80 w 2d av, 20x72.6, three-story brick dwell'g. (Foreclos.) Thomas P. Wickes to John Bisco. Dec. 5. 5,250
 33d st (No. 315), n s, 225 e 2d av, 25x98.9, five-story brick store and tenement. Frederick Miller, Jr., to Lena Solsky. (All title.) Mort. \$10,000. (C. a. G.) Dec. 17. 675
 45th st (No. 19), n s, 250 w 5th av, 25x102.5, four-story brick (stone front) dwell'g. (Foreclos.) Elliot Sandford to Rebecca D. S. Grant. (Mort. \$3,000.) Dec. 22. 5,000
 49th st (No. 154), s s, 100 e 7th av, 25x95.6x25.3 x92.3, two-story frame dwell'g. Martha Harkness, widow, to Saulesbury L. Bradley. (Morts. \$2,222) Dec. 22. 9,500
 49th st (No. 152), s s, 125 e 7th av, 25x98.9x25.3 x95.6, two-story frame dwell'g. Augusta Gillender, extrx. George Lovett, dec'd, to Saulesbury L. Bradley. (Mort. \$5,000.) December 10. 9,000
 50th st (No. 325), n s, 329.2 w 8th av, 19.2x100.5, three-story stone front dwell'g. The Union Dime Saving Institution N. Y., to Margaret wife of John H. Trenor, Williamsburgh, N. Y. (C. a. G.) Dec. 22. 8,000
 51st st, s s, 100 e 11th av, 100x120.4x101.3x105.5, two three-story and two two-story dwell'gs, and two-story dwell'g in rear. (Foreclos.) Gilbert M. Speir, Jr., to John C. Connor, Jr. Nov. 3. 16,700
 53d st, s s, 150 w 5th av, 25x100.5, vacant. Albert Kelley to Pierre Humbert. (Subject to an encroachment two inches.) Dec. 19. 37,967
 54th st, n s, 325 e 7th av, 50x100.5, vacant. Frederick R., Charles, Jr., and Louis L. Couder, trustees and individ., to William C. Lester. (C. a. G.) Dec. 15. 9,200
 56th st (No. 60), s s, 144 e Madison av, 22x100.5, four-story stone front dwell'g. Saulesbury L. Bradley to Nora A. wife of Edward F. Rook. (Mort. \$17,000.) Dec. 18. 36,000
 56th st, n s, 672.8 w 5th av, 19.4x100.5. Louis Strauss, San Francisco, Cal., to Nathan Strauss. Dec. 10. nom
 57th st, s s, 19 w 4th av, 20x80.5, one-story frame building. Annie Fetzretch to Myer Dittenhoefer. (Mort. \$19,000.) Nov. 11. 42,000
 57th st, n s, 550 w 5th av, 50x100.5, vacant. Theron R. Butler to Edward D. Conolly. Dec. 23. 65,000
 57th st (No. 126), s s, 90.1 w Lexington av, 16.6x100.5, four-story stone front dwell'g. Justus Oesterlein to Edward Frowenfeld. (Mort. \$8,000.) Dec. 17. 16,000
 57th st, n s, 207 e Madison av, 18x100.5. William W. Ladd, Jr., Brooklyn, to Cornelia J. wife of Griffith Rowe. (Alliens.) Dec. 20. nom
 57th st (No. 130), s s, 410 e 7th av, 20x100.5, four-story stone front dwell'g. James Meagher to Richard Walter. (Mort. \$19,000.) Dec. 18. 30,000
 59th st, s s, 370 e 6th av, 25x100.5, vacant. Robert H. Arkenburgh to Francis M. Jencks. Dec. 20. 25,000
 59th st, s s, 100 w 7th av, 50x100.5, one-story frame shed, part of riding academy. John Corell, Brooklyn, to Charles E. Appleby, Glen Cove, N. Y. (Mort. \$24,000.) November 21. 30,000
 Same property. Robert H. Arkenburgh to John Corell. Nov. 21. 30,000
 67th st, s s, 252 e 5th av, 23x100.5, four-story stone front dwell'g. Anthony Mowbray to Henry W. Bookstaver. (Contract.) December 17. 40,000

68th st (No. 54), s s, 60 w 4th av, 20x100.5, four-story stone front dwell'g. Anderson Fowler to Cornelia S. Handy. Dec. 16. 32,000
 69th st, s s, 75 e 2d av. Release Mort. Aug. N. Morris, trustee, to John D. Crimmins. December 18. nom
 69th st, n s, 350 w 9th av, 25x100.5, vacant. 1
 71st st, s s, 600 w 8th av, 25x100.5, vacant. (Partition.) George H. Brewster to Euphemia S. wife of Edmund Coffin, Jr. November 19. 8,310
 69th st (Nos. 322 to 332), s s, 175 e 2d av, 100x77.4, six three-story brick (stone front) dwellings. John D. Crimmins to James Brady. Dec. 24. 9,245
 69th st, n s, 350 w 9th av, 25x100.5. 1
 71st st, s s, 600 w 8th av, 15x100.5. 1
 James D. Bird to Euphemia S. wife of Edmund Coffin, Jr. (Q. C.) Dec. 20. nom
 74th st, n s, 100 e 10th av. (Release mortgage). The Mutual Life Ins. Co., New York, to Amelie R. Wilbeaux et al., exrs., &c., N. Niles. Dec. 23. 7,000
 72d st, s s, 250 w 2d av, 125x102.2, vacant. Woodbury G. Langdon and ano., exrs. Rebecca Jones, to Max Danziger. Oct. 30. 17,500
 75th st, s s, 150 e 5th av, 50x102.2, vacant. Matthias B. Smith, Newark, N. J., to Robert G. Hoyt. Oct. 15. 30,000
 75th st, s s, 150 e 5th av, 50x102.2. Robert G. Beach to Edward P. Beach. (Mort. \$25,000.) Dec. 23. 30,000
 76th st, n s. (Party wall agreement.) James V. S. Woolley with James W. Smith. nom
 76th st, s s, 20 w Madison av, 200x102.2, vacant 1
 75th st, n s, 145 w Madison av, 50x102.2, vacant 1
 Abraham Downey to John Taylor, Bay Side, L. I. (Morts. \$90,000.) Dec. 23. 156,600
 77th st, s s, 300 w 8th av, 50x102.2. William B. Lynch to William Bond. (Morts. \$3,575.) (C. a. G.) July 24. nom
 79th st, s s, 200 e 10th av, 25x100, one-story frame dwell'g. Oscar R. Meyer to Bernard Fellman. May 31, 1879. 3,500
 80th st (No. 169), n s, 216.8 w 3d av, 16.8x102.2, three-story stone front dwell'g. (Foreclos.) John Whalen to Ira E. Doying, Huntington, L. I. Nov. 20. 5,500
 86th st, s s, 225 e 5th av, 25x102.2. J. Nelson Tappan, chamberlain, New York, to Alfred N. Gotendorf, Hamburg, Germany. December 20. nom
 86th st, n s, 281.1 e 5th av, 25.7x100.8. William H. Matteson, Wyoming, N. J., to Elizabeth wife of Hobart R. Griffen. (Mort. \$9,000.) (C. a. G.) Oct. 10, 1878. nom
 87th st (No. 526), s s, 311.6 e Av. A, 18.3x62.8x18.3x62.9, three-story stone front dwell'g. Peter Eisemann, Brooklyn, to Charles B. Eisemann. (C. a. G.) (Mort. \$5,000.) May 31. 4,500
 Same property. Charles B. Eisemann to Josephine wife of Peter Eisemann. (Mort. \$5,000.) Dec. 17. 5,000
 89th st, n s, 425 w 8th av, 100x100.8, one-story frame dwelling. Margaret Ward, widow, to Frank Tilford. (Mort. \$10,000.) Dec. 22. 14,000
 99th st, s s, 250 w 8th av, 25x100.11, vacant. John J. Claney to Hermann H. Cammann. (Assessment \$106.) Dec. 22. 3,200
 104th st (Nos. 178, 180 and 182), s s, 116.8 w 3d av, 50x100.11, three three-story brick (stone front) dwell'gs. The Hebrew Benevolent and Orphan Asylum Society to Myer Dittenhoefer. Dec. 1. 12,500
 Same property. Myer Dittenhoefer to Annie Fetzretch. (Morts. \$15,950.) Dec. 23. 23,500
 105th st (No. 249), n s, 120 w 2d av, 16.3x100.9, three-story frame dwell'g. (Foreclos.) Frank E. Smith to Edward J. Chaffee and ano., exrs. James M. Billings, dec'd. Dec. 19. 4,000
 105th st, s s, bet 9th and 10th avs. Felix Govin y Pinto agrees to convey to Charles W. Wilkins before Jan. 1, 1879, above premises for. 4,127
 105th st, n w cor Av A, 250x100.11, vacant. 1
 106th st, s w cor Av A, 150x100.11, deed description applies to Av A before it discontinuance from original plan, one-story frame building and two-story brick building, two one-story brick buildings. Also plot bounded w by Av A, s by 105th st and n e by Harlem River. Also land under water in front of above premises.
 105th st, centre line at intersection original line high water, runs east 26 to Harbor Commissioners bulkhead line, x north along said bulkhead line 286.4 x west 140 x south 332 to beginning, one-story frame building. 1
 Sigismund B. Wortmann to Abraham Heller. (2 part.) (Q. C.) Dec. 18. 10 782

105th st, n s, 155 w 4th av, 25x100.11, vacant. Alfred F. Britton to Sarah J. Pirsson. (Mort. \$1,200.) Nov. 3. 2,000
 109th st, n e cor 4th av. (Release mort.) Samuel S. Constant to Julius Spaeth. Dec. 16. nom
 109th st, n s, 192.6 e 4th av. (Release mort.) Samuel S. Constant to Julius Spaeth. December 16. nom
 109th st, n s, 173.9 e 4th av. (Release mortgage). Caroline C. Bishop to Julius Spaeth. Dec. 16. nom
 110th st, s s, 205 e 4th av, 33.4x100.11. Patrick Whelan and Edward Curry to William Christie and John A. Walker. (Morts. \$9,500.) July 17. nom
 111th st (No. 152), s s, 100 w 3d av, 17.6x100.11, three-story brick dwelling. Joseph P. Murray to Bertha Volkening. (Mort. \$4,000.) Dec. 5. 6,350
 Same property. Bertha Volkening wife of Henry to Charles K. Maguire. (Mort. \$4,000.) Dec. 17. 6,350
 112th st, n s, 200 e 3d av, 16.8x100.11. Hannah wife of Charles K. Parfitt to William Casey. (Q. C.) Dec. 17. nom
 112th st, n s, 230.4 e 3d av, 19.8x100.11. Hannah wife of Charles K. Parfitt to Ellen Guilfoyle. (Q. C.) Dec. 17. nom
 112th st, n s, 295 w 5th av, 50x100, vacant. Mary Cain, widow, and Margt. A. and Mary C. Cain, heirs J. Cain, to Alfred F. Britton, Brooklyn. (Taxes 1879, assessments, &c.) Dec. 20. 4,500
 114th st, s s, 55.1 w 2d av, 150x126x— to beginning. Edgar F. Peck and William H. Jackson, exrs. Margaretta Peck, to Charles R. Parfitt. Dec. 9, 1878. 6,000
 114th st, s s, bet 2d and 3d avs, lots 30 to 36, block 317, 12th Ward, being premises leased and sold by corporation, New York, to Joseph C. Pinckney for unpaid taxes. Joseph C. Pinckney to Margaretta wife of Edgar F. Peck, Brooklyn. (Q. C.) Sept. 29, 1870. nom
 114th st, s s, 55.1 w 2d av, runs west 45 x south 38.4 x northeast 65.8 to beginning—gore. Charles R. Parfitt to Esther Lowenstein. (C. a. G.) Dec. 22. nom
 115th st, n s, 225 e 8th av, 50x100.11, vacant. 1
 115th st, n s, 325 e 8th av, 50x100.11, vacant. 1
 Charles Jackson to Thomas J. Reilley, Brooklyn. Dec. 20. 10,000
 Same property. Thomas J. Reilley to Anna M. wife of John A. Monsell. (Mort. \$6,606.) Dec. 20. 10,000
 118th st, s s, 100 e 9th av, runs south 104.5 x east 25.10 x north 99 to 117th st, x east 75 x north 120 x east 25.10 x north 71.1 to 118th st, x west 125, vacant. Michael H. Cashman to Samuel H. Hurd. (Mort. \$8,000.) Dec. 19. 16,000
 120th st, No. 132 East. (Receipt and release of dower.) Ann Brennan to James Naughton and ano., exrs. Martin Brennan, dec'd. January 15. 35
 122d st, n s, 274.2 w 2d av, runs west 5.10 x north 100.11 x east 50 x south 65.6 to centre old church lane, x southwest 56.7 to beginning. Elizabeth M. wife of John M. Bramman to Eleanor J. Mead. Dec. 23. 2,500
 124th st, n s, 250 w 3d av, 50x100.11, two-story frame stable. Sarah R. Jenkins to Frederick Aldous and Anthony Smyth. Covenance against nuisance in bond of \$2,000. December 22. 6,000
 124th st, s s, 75 w 7th av, 150 x100.11, three-story brick stable and three two-story frame stables and one-story frame stable. James D. Lynch to William H. Browning. December 19. 22,500
 125th st (No. 131), n s, 361.3 w 6th av, 38.9x99.11, three-story brick dwell'g. Rhoda Ramsey, widow, and Martha S. Ramsey to William Moores. (Morts. \$4,500.) Dec. 22. 9,250
 127th st, n s, 200 e 8th av, 50x99.11, vacant. Charles M. Earle, trustee Margt. G. Earle, and Margaret G. Earle to Adaline T. Townsend. Dec. 18. 5,500
 127th st, n s, 150 e 8th av, 50x99.11, vacant. Same to Richard H. L. Townsund. December 18. 5,500
 127th st, s s, 85 e 6th av, 50x99.11, buildings projected. Harriet wife of John B. Overhiser to Cowen Kays. Nov. 25. 9,000
 128th st (No. 2), s s, 110 w 5th av, 12.6x99.11, three-story stone front dwell'g. Charles Batchelor to Isabella G. wife of Roger A. Francis. (Mort. \$4,000.) Dec. 10. 7,500
 129th st, s s, 135 e 6th av, original line, 25x99.11, vacant. William H. Shaw to Josie B. Devoe. (Mort. \$2,800.) Dec. 23. 3,500
 130th st, n s, 100 w 7th av, 25x99.11, vacant. 1
 131st st, s s, 100 w 7th av, 25x99.11, vacant. 1
 Anna M. Ryan, extrx. T. Ryan to Marian wife of Christian F. Schramme. (Mort. \$1,750.) Dec. 30. 5,000

Same property. Anne M. Ryan, widow, to Marian Schramme. Release dower. Dec. 16 nom
 130th st, n s, 475 w 6th av, 50x99.11, vacant.
 Roger A. Francis to Charles Batchelor. (Mort. \$3,000.) Dec. 10.....7,000
 143d st, s s, 175 e 8th av, 25x99.11, vacant.
 Constance M. Smith to Emma Herbert. December 20.....1,750
 145th st, n s, 200 e 10th av. (Release mort.)
 Emily M. Marsh, exr., &c., L. A. Heely, dec'd, to Harriet E. wife of Aaron Ogden. Dec. 20, 1878.....1,000
 146th st, s s, 125 w Av St. Nicholas, 50x99.11, vacant. John Ward to George Leask. December 23.....3,500
 146th st, s s, 100 w Av St. Nicholas, 25x99.11, vacant. John Ward and Abby M. Ward, widow, to George Leask. Dec. 22.....2,000
 147th st, n s, 150 e 8th av, 50x99.11, vacant. (Foreclos.) William P. Dixon to Hannah Enston. Dec. 18.....3,000
 149th st, s s, 250 w 7th av, 50x99.11. William Jarvis to Smith Ely, Jr. (Correction deed.) (Q. C.) Nov. 13, 1855.....nom
 150th st, s s, 400 w 8th av, runs west along s s 150th st, now closed, 125 to e s New av, x south 99.11 x east 125 x north 99.11. Isaac Lockwood to Annie E. Brown. (1/2 part.) July 10, 1877. (C. a. G.).....1,000
 Av C (No. 215), w s, 23 n 13th st, 22.10x65, five-story brick store and tenement. Edward B. Ecker, Brooklyn, to Philip L. Meyer. (Mort. \$5,500.) Dec. 19.....10,000
 Av C (No. 215), w s, 23 n 13th st, 22.10x65, five-story brick store and tenement. Frederick A. Kursheedt to Anna Ottendorfer. May 6, nom
 Same property. Anna wife of Oswald Ottendorfer to Edward B. Ecker, Brooklyn. December 15.....6,000
 Lexington av, n w cor 121st st, 100.11x80.
 Marion L. wife of William L. Van Dyck, Brooklyn, to Orville B. Ackerly, Riverhead, L. I. (Mort. \$8,200.) Aug. 21.....100
 New av, immediately e of av St. Nicholas, e s, 99.11 n 145th st, runs north 57 x east 25 to w s of New av, second east of av St. Nicholas, x south 57 x west 25.....
 New av, immediately e av St. Nicholas, w s, 147.5 n 145th st, 82.5x80.....
 New av, immediately e av St. Nicholas, e s, 199.10 n 145th st, 30x100.....
 George H. Peck to J. Romaine Brown. (C. a. G.) April 18.....nom
 1st av, s w cor 1st st, 26x53.10x33.2x57.11. (Foreclos.) Edward H. Schell to Albert Schulte. Dec. 22.....11,000
 1st av, n w cor 83d st, 77x70, four-story stone front tenement's projected. John G. Figuira to Otto W. Loedler. (Mort. \$10,000.) October 28.....14,000
 1st av, s w cor 87th st, 100.5x100, vacant. Ed. Mulvany to Chas. O. Johnston. Dec. 10, 20,000
 2d av (No. 839), e s, 109.5 n 44th st, 18x70, four-story brick store and tenement. Frank and Magdalena Ritter to Emelie Grabau. December 1.....15,000
 2d av, w s, 60 n 58th st, 20x65. Charcola C. wife of Charles N. Morse, New Jersey, to Benjamin C. Wetmore. (Mort. \$8,500, taxes 1873, 1876, 1878 and 1879.) Nov. 25.....nom
 2d av (No. 1111), w s, 50 n 58th st, 20x65, three-story stone front dwelling. Margaret O'Rourke to Therese wife of Albert Steindler. (Mort. \$4,000.) Dec. 22.....7,494
 2d av (No. 1509), w s, 82.2 n 78th st, 20x83.8, four-story brick store and tenement. Charles R. Parfitt to Esther Lowenstein. (Mort. \$8,000.) Dec. 22.....12,000
 3d av (No. 998), w s, 80.5 n 59th st, 20x60, four-story brick store and tenement. Charles Wehle to Louis Schoollherr. (Q. C.) Dec. 20.....nom
 Same property. Louis Wendell to same. (Q. C.) Dec. 20.....nom
 Same property. Charlotte C. Beck to same. (Mort. \$6,500.) Dec. 20.....14,000
 4th av, n w cor 53d st, 100.5x100, Nos. 77 to 87 53d st, six four-story brick (stone front) dwellings. (Foreclos.) Edward D. Gale to David Dinkelspiel and Edward Oppenheimer. Dec. 22.....consid. omitted
 4th av, e s, 50.4 n 53d st, 25x70, vacant. William B. Baldwin to Bartholomew Haberstroh. Dec. 15.....8,625
 4th av, n w cor 63d st, 25.5x60, five-story stone front flats projected. Jansen H. Anderson, Kingston, to Edward Kilpatrick. Dec. 9, 11,000
 5th av, s e cor 112th st, 50.5x83x66.11x127, vacant. Isaac T. Smith to Maria T. wife of George P. Smith. (Mort. 9,000.) Dec. 24.....100
 5th av, n w cor 130th st, 99.11x160, three-story brick dwell'g and two and three-story brick stable. Simon Wormser, William Meyer, Louis Loewenstein, Isaius Meyer and Abram J. Dittenhoefner to Jordan L. Mott. December 15.....90,000

8th av (No. 411), w s, 74.1 s 31st st, 24.8x100, four-story brick store and dwell'g. James A. Breakell to Thomas Wall. (Mort. \$20,000.) Dec. 22.....30,000
 8th av, w s, at centre line bet 102d and 103d sts, runs west 100 x south 130.11 to centre 102d st, x west 100 x north 261.10 to centre 103d st, x east 20.8 x south 88.4 x east 183.6 to 8th av, x south 39.11.....
 8th av, w s, 59.4 s 103d st, runs west 200.2 x north 1,130.2 x east 135.1 to w s, 8th av at point 181.10 north 106th st, x south to begin Henry T. Morgan to Alexander C. Morgan. (Q. C.) June 24.....nom
 8th av, w s, s, extd'g. from 103d to 104th st, 201.10x150.....
 8th av, w s, s, extd'g. from 104th to 105th st, 201.10x150.....
 8th av, n w cor 105th st, runs north 201.10 to 106th st, x west 152.11 x southwest 202.2 to 105th st, x east 163.6 to beginning.....
 8th av, n w cor 106th st, runs north 181.10 x west 135.7 x south 182.7 to 106th st, x east 146.4.....
 (All the above vacant).
 Alexander C. Morgan to Edwin D. Morgan. Dec. 20.....225,000
 8th av, w s, 181.10 n 106th st, 3x135.6. Alexander C. Morgan to Edwin D. Morgan. December 20.....nom
 8th av, n w cor 140th st, 174.11x100, vacant.....
 140th st, n s, 100 w 8th av, 50x99.11, vacant.....
 Mary G. Pinkney, Harlem, to Edmund Coffin, Jr. Dec. 20.....22,000
 MISCELLANEOUS.
 All title grantor to estate of Harriet White, dec'd. Peter Jay Munroe, Irvington, N. J., to Katharine Munro.....nom
 Interior lot at centre line, bet 113th and 114th sts, and 109 w 2d av, runs west 50 x north 19.11 x northeast 65.8 x south to beginning. George W. Ridgley to Charles R. Parfitt. Dec. 22.....855
 Interior lot at centre line block, bet 113th and 114th sts, and 175 w 2d av, runs west 30 x south 25.1 x northeast — x north to beginning. Charles R. Parfitt to Esther Lowenstein. (C. a. G.) Dec. 22.....nom
 Interior lot, 75 e 2d av and 25.1 s 69th st. (Release mortgage). James H. Jones to John D. Crimmins. Dec. 18.....nom
 Release &c. Elizabeth Stoothoff, widow, et al., heirs John D. Keating, dec'd, to Albert W. Keating.....nom
 Release from individual responsibility for judgment. The Tenth Nat Bank to Charles B. Wood. Dec. 22.....nom
 Receipt for \$5,000 on account mortgage \$10,000. From Fanny Loewenthal to Henry W. Ford and J. W. G. Clements, trustees. Dec. 18.....
 Resignation of trust, &c., by Benjamin H. Hutton and acceptance by Anna B. Hunt.
 Resignation of trust, &c., by Henry R. Benkart and acceptance by Anna B. Hunt.
 Appointment of Alonzo C. Monson and William Jay to be trustees to fill vacancies.
 Resignation of trust, &c., by Charles G. Landon and acceptance by Anna B. Hunt.
 Direction as to disposal of trust, estate and appointment of new trustees by Anna B. Hunt, old trustees paying to her.....50,000
 TWENTY-THIRD AND TWENTY-FOURTH WARDS.
 Bayard st, s e cor Delancey pl, 925 to Hoffman st, x 313 to Jacob st, x 746x156.6x175 to Delancey pl, x 156.6. August Meyer and Bridgetta Behrle to Mary M. Rauk, Lebanon Co., Pa., and Henry Allen, New York. December 20.....10,000
 Boston road, westerly cor Milton st, 25x100.
 Diedrich Knabe and Otto Hoffeld to Max Berger. (Mort. \$5,000.) Dec. 22.....30,000
 Clark pl, n w cor Walton av, runs west 125.3 x north 100 x west 25 x north 100 to Findley pl, x east 129.1 to Walton av, x south 201.4.
 I. Adelbert Lockwood to Annie E. wife of J. Romaine Brown. Oct. 1, 1875.....nom
 Fairmount av, northerly cor Prospect st, 200x200. Mary C. wife of John Garrett to Pietro Mina. Dec. 20.....9,000
 Virginia st, w s, lot 41 map John B. Haskin and Abraham B. Tappen, Fordham, 50x125 x50x122.....
 Tiebout av, s e s, 500 n e Clark st, 50x157.5x50.7 x149.8.....
 William Sharp to Eliza wife of John Ortgies. Dec. 23.....3,000
 150th st, s e cor Mott av, 100.6x100. Henry L. Morris to Ellen Sharkey. Nov. 28.....6,000
 155th st, s s, 100 e Courtland av, 25x100. Martin Singer to Johan Bachmann. (Taxes.) Dec. 15.....684
 Concord av, e s, lot 132 map East Morrisania, 25x100. Thomas Dolan, Greenpoint, L. I., to John Lyons. Dec. 1.....600

Courtlandt av, s e cor Gouverneur st, 39.6x80 x Gouverneur st, s s, 80 e Courtlandt av, 20x59.2 x William Sinclair to Johannes Bagger. (Foreclos.) Dec. 18.....3,000
 Robbins av, s e s, 150 n e Uncas st, 25x105. J. Malcolm Smith to Samuel M. Purdy. (Foreclos.) Dec. 8.....2,000
 Union av, e s, 360 s 165th st, 120x175. Bethesda Bussell to Serena B. wife of O. Reed Clark. Aug. 4.....3,000
 3d av, s w cor 135th st, 16.2x88.4x17x88.4. James Bowen to Jordan L. Mott et al. exrs. J. L. Mott, dec'd. (M. \$3,000.) Dec. 15.....6,250
 Lots 44, 45, 46 and 47 map Morris Stebbin's property, Morrisania and West Farms. Catharine wife of Bernard O'Rourke to Gilbert S. Van Pelt, recvr. (Q. C.) Oct. 6.....nom
 Same property. Gilbert S. Van Pelt, recvr., to Bernard O'Rourke. Dec. 17.....675
 Same property. Arnold J. D. Wedemeyer to Margaret Heartt. (C. a. G.) Dec. 23.....1,000
 Road from West Farms to Hunt's Point, w s, adj. land John O. Whitehouse, contains 3 4-100 acres. (Foreclos.) Thomas P. Wickes to Andrew L. Bush. Dec. 13.....2,500
 LEASEHOLD CONVEYANCES.
 Spring st, No. 42. (Surrender lease.) Joshua Youngs to Thomas McGuire. Dec. 18.....nom
 9th st, s s, 261.6 e 1st av, 13.6x93.11. (Assign. lease.) Ernest Ohl to Charles Neurath.....6,000
 14th st, s s, 350 e 5th av, 25x103.3. Eliza M. Fonerden to Courtlandt Palmer. 21 years, from April 30, 1865, per year.....750
 14th st, s s, 300 e 5th av, 50x103.3. Eliza M. Fonerden (widow) to Courtlandt Palmer. 21 years from April 30, 1865, per year.....1,500
 14th st, interior lots on rear of above, beginning 103.3 s 14th st, and 300 e 5th av, 50x53.2x 51.10x67.6, with right of way to 13th st. Eliza M. Fonerden (widow) to Courtlandt Palmer, 21 years, from April 30, 1865, per year.....400
 40th st, s s, 75 e 8th av, 25x98.9. (Assign. lease.) Frederick Grasmuck to Catharine Fink.....nom
 57th st, n s, bet 1st and 2d av. The Mayor, &c., City New York, to Isaac C. Ogden. (Tax lease 1,000 years).....798
 Same property. Isaac C. Ogden to Peter J. Uihlein. (Assign. lease).....nom
 1st av, w s, bet 87th and 88th sts. The Mayor, &c., City New York, to Josiah Lockwood. (Tax lease, 19 years).....107
 Same property. Mary M. Townshend to Peter J. Uihlein. (Assign. lease).....nom
 1st and 2d avs, bet 87th and 88th sts, being lot 23 block 203 12th Ward map 1869. The Mayor, &c., City New York, to Josiah Lockwood. (Tax lease, 1,000 years).....88
 Same property. Mary N. Townshend to Peter J. Uihlein. (Assign. lease).....nom
 3d av, n e cor 79th st, 124.4x100. (Assign. lease.) Robert Murray to George W. Collins.....nom
 Same property. Collins, George W., to Henry G. Sillech. (Assign. lease).....500

 KINGS COUNTY, N. Y.
 DECEMBER 18, 19, 20, 22, 23.
 Amity st, n s, 200 e Henry st, 25x100. Lucy J. Sinclair to Lydia M. Hough, Fulton, N. Y. (Mort. \$7,500.).....\$500
 Boliver st, s s, 125 w Canton st, 25x119.11x25.1 x125. Leonard J. Burtis, Jr., to Ella Cuthbert. (Mort. \$1,300).....nom
 Same property. Ella Cuthbert to Samuel Black. (Mort. \$1,300, &c.).....nom
 Butler st, n s, 225 e Howard av, 125x255.7 to Baltic st. Margt. Morrison, widow, and Jas. John and Chas. Morrison, heirs D. Morrison, to Daniel Morrison.....nom
 Court st, No. 206, without machinery. Richard Whipple to John Roehlsler. (Contract.) 8,000
 Columbia st, n e cor Summit st, 16x70. (Foreclos.) Thos. M. Riley to Bridget Hughes. 5,000
 Elliott pl, w s, 441.8 s Hanson pl, 20.10x100. (Foreclos.) Stephen Condit to Benjamin Linkin.....4,250
 Dikeman st, s w s, 100 n Richards st, 25x100 x Clason av, e s, 146.6 s Pacific st, 24.4x88. Thomas McLaughlin, heir James McLaughlin, dec'd, to Rosannah McLaughlin. (Mort. \$700).....1,300
 Degraw st, n s, 155.8 w Hoyt st, 19.4x100, h & l. (Foreclos.) John P. Morris to Maria Spader.....3,500
 Downing st, w s, 253.3 n Putnam av, 18.9x100. Maughan Carter to John Jennings, Jr. (Mort. \$6,500).....8,500
 Fulton st, s s, 160 e Stone av, 40x100. Edgar M. Cullen to Williams Leavens, Peekskill, N. Y. (Mort. \$3,500).....8,000

Floyd st, n s, 250 e Thoop av, 25x100. (Foreclos.) George G. Barnard to Edward Olmstead and Henrietta C. Booth, trustees E. Chauncey, dec'd. 2,800
 Humboldt st, s w cor Ten Eyck st, 3x50.4x21.5 x56.5. Joseph Noll to Margaretha Heimann. (Mort. \$500) 2,000
 Humboldt st, w s, 3 s Ten Eyck st, runs south-west 75 x east 75 to Humboldt st, x north 22 to beginning, h & l. Joseph Noll to Margaretha Heimann. (Mort. \$900) 2,000
 Halsey st, n s, 125 e Reid av, 125x100. (Foreclos.) Thos. M. Riley to John A. Weeks. 2,500
 Hickory st, s s, 142.10 w Marcy av, 17.10x100. (Foreclos.) Thomas M. Reilly to Challey Worden. 1,500
 Keap st, s s, 281.4 w Marcy av, 20x100, h & l. William Hoage to Harriet M. Gerst. (Mort. \$2,000) nom
 Keap st, s s, 281.4 w Marcy av, 20x100, h & l. Harriet M. wife of Henry P. Gerst to Eliza A. Hoage. (Mort. \$2,000) nom
 Lawton st, s e s, 192.4 n e Broadway, 50x90, h & l. James Haveneyer to John D. Cornwall. 2,200
 Macomb st, s s, 212.10 w 7th av, 20x100. (Foreclos.) M. Howell Topping to The Sag Harbor Savings Bank, L. I. 5,800
 Middletown st, s e s, 125 n e Marcy av, 40x200 to Gwinnett st. David O. Bradley, recvr. Mutual Benefit Savings Bank to Robert E. Topping. 1,600
 Meserole st, n s, 195 w Lorimer st, 25x-x-x-100. (Foreclos.) Thomas M. Riley to Juliet Gramis. 1,820
 Madison st, n s, 230 e Marcy av, 16.8x100. Mary A. wife of Alexander Lathan, Matteawan, N. J., to Alanson Craft. (Mort. \$2,000, taxes &c.) nom
 Manor st, n s, 200 e Union av, 25x100. William F. William F., Jr., Julius C. and Otto C. Rappold to Charles Rappold. (Q. C.) nom
 Monroe st, s s, 542.8 e Lewis av, 18.8x100, h & l. Louisa E. Pine, widow, to George Phillips. (Mort. \$2,250) 3,500
 Neison st, s s, 161 e Columbia st, 12.6x100x73.6x117.2. Elizabeth C. H., Lawrence W., Elizabeth, Mary S. and Charles A. Clark to Wm. Brady. 425
 Prospect pl, s s, 200 w Nostrand av, runs west 179.6 to centre line Clove road, x south to n s Park pl, x east 143.7 x north 255.7 to beginning. John P. D. Angus to Richard M. De Mill. 11,200
 Pulaski st, s s, 300 e Stuyvesant av, 25x100. (Foreclos.) Thomas M. Riley to John W. Searing, Saugerties, N. Y. 1,700
 Same property. John W. Searing to Charles E. Mayer. 1,450
 Ryerson st (No. 41), e s, 382.9 s Flushing av, 20 x100, h & l. Ella L. wife of Cornelius E. Donohue to Elizabeth Allison. (M. \$2,350) 4,750
 Ross st, s s, 188 e Bedford av, 22x100. Richard H. Huntley to J. Alonzo Palmer. 3,500
 State st, n s, 15 e Columbia st, 30x60.6. (Foreclos.) Albert Daggett to The Sag Harbor Savings Bank. 3,200
 St Felix st, e s, 226.3 n Fulton av, 19x70. Maria A. Baxter to Jane T. wife of William M. Baxter. (C. a. G.) 5,000
 Union st, s s, 295 w Bond st, 20x100. (Foreclos.) Gerard M. Stevens to The Sag Harbor Savings Bank. 4,600
 North 2d st, s s, 94 w 6th st, 27.6x100x26x100, h & l. Harriet M. wife of Henry P. Gerst to Elizabeth A. Hoage. (Mort. \$5,000) nom
 2d st, n s, 203.6 w Hoyt st, 20x96.6. (Foreclos.) Thomas M. Riley to Martin A. Knapp, Syracuse, N. Y. 5,000
 North 2d st, s s, 94 w 6th st, 27.6x100x26x100, h & l. William Hoage to Harriet M. Gerst. (Mort. \$5,000) nom
 South 5th st, s s, 194 w 2d st, 24x132. A. Ward Brigham to John K. Brigham. (1-6 part.) (C. a. G.) 1,200
 North 9th st, n e s, 100 s e 3d st, 25x100. (Foreclos.) Thomas M. Riley to Samuel I. Hunt. 1,000
 North 9th st, n e s, 125 s e 3d st, 25x100. (Foreclos.) Thos. M. Riley to Samuel I. Hunt. 1,000
 North 10th st (No. 63), n s, 150 w 2d st, 25x100. Williams Hays to Cornelius Crowe, New York. (Morts, interest and taxes, 1879) nom
 12th st, n s, 365.9 e 3d av, 18.9x100. (Foreclos.) Albert Daggett to The Sag Harbor Savings Bank. 2,500
 Atlantic av, n s, 40 w Albany av, 20x80.1. William W. Goodrich to Mary P. Cornell, Vineland, N. J. (C. a. G.) nom
 Same property. Mary P. Cornell, Vineland, N. J., to Philip F. Fisher. (Taxes 1879) 2,000
 Same property. Philip F. Fisher to Edwin H. Close. 2,650
 Bushwick av, n e s, 75 n w Greene av, 25x95x25x44.4. Thomas Spriggins to Augusta wife of H. C. Bauer. 825

Bay av, n e s, 100 n w Franklin st, 100x100, Ocean av, as now laid out, cuts off westerly cor of the plot. Philip Week. Germantown, N. Y., to John Lahey, Flatlands. 300
 Blake av, s s, 46 w Monroe st, 22x100, New Lots. Stratford Corbett to Frederick Cobb. (Mort. \$800) 1,000
 Clermont av, s w cor Willoughby av, 17.10x75.4x33.2x77.7 h & l. John Flynn to Daniel W. Reeve. (Mort. \$2,000) 4,900
 Cypress av, n w cor Grove st, 25x100. Franklin W. Taber to George F. Stults. (Mort. \$1,000) (C. a. G.) 400
 De Kalb av, n s. (Party wall agreement.) Richard H. Rebenklan to Catharine J. Williams. 175
 De Kalb av, s e cor Vanderbilt av, 27.7x85.11x9.11x89.8. Mary L. Brundage to Louie E. wife of Monroe B. Washburn. (Mort. \$5,500) 9,500
 Division av, n e cor 2d st, 21.5x66.9, h & l. Mary A. wife of George C. Barclay to Wilhelmine B. V. Jurgens. (Taxes, 1879) 5,000
 Flushing av, s s, 236.4 e Thoop av, 24.1x100. (Foreclos.) George G. Barnard to Henry Harr, Saybrook, Conn. 1,000
 Grand av, w s, 267 n Gates av, 14x100. (Foreclos.) John H. Clayton to Ruth Van Sise. 2,500
 Grand av, e s, 258 n De Kalb av, 160x100. Margaret wife of Patrick Williams to Hugh King. (Mort. \$3,500) 6,500
 Greene av, n s, 175 w Bedford av, 250 x abt 105.3. 1,000
 Greene av, n e cor Franklin av, 105x80. 1,000
 Greene av, n w cor Franklin av, 160x104.3x100x105. 46,000
 David B. Moses, Ossining, N. Y., to Levi Fowler. 46,000
 Hudson av, s w cor High st, runs south 66.3x west 65.5 x southwest 41.11 x west 18.6 x northeast 109 to High st, x east 74.6. 3d st, n s, 350 w Bond st, 60x90. 5,000
 Myrtle av, s s, 63.9 e Graham st, 19.4x100. 3d st, n s, 226.10 w Hoyt st, 20x80. John Leonard to Annie M. Sadler, widow. (C. a. G.) 3,000
 Howard av, w s, 50 n Putnam av, 20x80, h & l. Edmund Titus to Charles A. Schilling. 3,000
 Kingsland av, w s, 317.3 n Nassau av, 38x100. Robert Peele, Jr., Bloomfield, N. J., to Robert Peele, same place. nom
 Liberty av, n s, 50 e Van Sieten av, 50x100, East New York. Gilliam Schenck to Frederick Fieseler. 500
 Lafayette av, n s, 160 w Marcy av, 20x100, h & l. (Foreclos.) Herbert T. Ketcham to John and Charles Arbutck. 100
 Lafayette av, s s, 316.8 e Lewis av, 41.5x100. Robert R. Willets to Samuel Willets. (Q. C.) nom
 Miller av, e s, 100 n Liberty av, 50x100, East New York. Herbert C. Smith to Frederick Cobb. (Mort. \$800) nom
 Myrtle av, s s, 25 e Spencer st, runs south 111.10 x east 40 x north 21.10 x west 20 x north 91 to Myrtle av, x west 20 to beginning. (Foreclos.) Albert Daggett to John Clarke. Nov. 15, 1878. 4,100
 Myrtle av, n e cor Sandford st, 50x107.9. The Mutual Life Ins. Co., New York to Joseph Wurzier. (C. a. G.) 9,000
 Nostrand av, e s, 77.6 s Herkimer st, 19.4x100, h & l. Mary A. Cahoon to Agnes H. Folwell. (Mort. \$3,000) nom
 Nostrand av, w s, 200 n Willoughby av, 20x100. George F. Martens, guard., to Catharine M. Burnham. (Q. C.) nom
 Ocean av, e s, indef., 50x92.8x39.3x95.7, Gravesend. Ann Delano to George Delano. 250
 Pennsylvania av, w s, 20 s Fulton av, 50x100, East New York. D. Wilnot Smith, Breckenridge, Minn., to Francis H. Miller. 1,000
 Prospect av, s w s, 300 s e 3d av, 21x80.2, h & l. Mary A. wife of Bernard Kelly to Minnie E. Jerome. (Morts. \$4,000, taxes, &c.) 150
 Reid av, w s, 80 n Lexington av, 20x100, h & l. Elenor wife of John Doherty to Sarah J. Semonite. (Mort. \$2,500) 4,500
 Ralph av, n w cor Cuancey st, 71x50x71.2x50. Waldo E. Fuller to Benjamin F. Stearns, Everett, Mass. (All liens.) 37
 Ralph av, n w cor Chauncey st, 37.9x50x39x50. Max Hallheimer to Waldo E. Fuller. (Lies \$2,000) nom
 Ralph av, w s, 37.9 n Chauncey st, 32.2x50. Max Hallheimer to Waldo E. Fuller. nom
 Skillman av, s s, 35.5 e Graham av, runs south 25.2 x southeast -- x east 51.6 x north 50 to Skillman st, x west 61.7 to beginning. James F. Cheevers, New York, to William Cheeber. (Q. C.) nom
 Smith av, e s, 118.9 n Baltic av, 18.9x100. (Foreclos.) William E. Goodge to Sarah G. Crabb, Great Neck. 500

Washington av, n s, 300 w 2d st, 50x100, Flatbush. Catharine wife of Herman Lindasman, New York, to Edward Riley, Gravesend. 500
 Willoughby av, n s, 100 e Adhpi st. (Release mort.) C. L. Slocum to James Carey. nom
 5th av, n e cor 40th st, 25x100. Robert E. Topping to Bridget wife of Richard Whalen. 250
 5th av, s w cor 6th st, 23.6x86.8. Ira Perego and ano., exrs. Ira Perego, dec'd, to Edwin R. Dillingham. 3,000
 All that part homestead farm Charles B. Vanderveer lying west Brooklyn, Canarsie & Rockaway Beach Railroad. Charles H., John W. and Jeromus Vanderveer to Dominicus Vanderveer. nom
 All that part homestead farm Charles B. Vanderveer lying east Brooklyn, Canarsie & Rockaway Beach Railroad. Dominicus, Charles H. and Jeromus Vanderveer to John W. Vanderveer. nom
 1 acre 1 rood and 33.9-10 perches of meadow land, Gravesend. Benjamin Freeman, Saratoga Springs, N. Y., to Benjamin F. Corson. (Q. C.) 200
 2 acres of meadow land at Sheepshead Bay, Gravesend. Benjamin Freeman, Saratoga Springs, N. Y., to Benjamin F. Corson. 200

WESTCHESTER COUNTY.

December 19 to 23.

CORTLAND.

Travis, Daniel J., Leah A. Weber, w s highway, leading past Benj. Chase's house, 6 acres. \$500
 Wolf, Raphael H., Wolf, Kahn & Co., w s Highway Turnpike, at Annsville, 2 parcels and pond. nom

GREENBURGH.

Meyer, H. Meyer, et al. (by E. G. Bachman, ref.) Elizabeth G. Cunningham, s s road from Dobb's Ferry to White Plains, adj. S. Lawrence, 40 acres. 5,000
 Watson, Evelyn J., et al. (by W. H. Pemberton, ref.) S. M. Sherwood, e s Central Park av, Village of White Plains. 35

NEW CASTLE.

Merritt, Caroline S., Phebe Carpenter, 3 parcels on highway running east from Sing Sing, 140 acres. nom

OSSINING.

McFarlan, Harriet - All Saints Church, on highway from Sing Sing to Pleasantville, at Briar Cliff. nom

FORTCHESTER.

Brundage, Robt. F., - Dora Austin e s Grace Church st, 150x117. 2,100
 Warren, Hannah A., - Jane E. Shanly, n w s Smith av, cor Grove st, 50x130. 1,725

SING SING.

Same - Stephen M. Sherwood, s s Everett av, 320 from Albany Post road, 50x125. 10
 Same - same, n s Croton av, adj Mrs. Outhouse, 24 3/4, 1,000 acres. 6,000
 Same - same, on Orchard and Hunter sts, 2 houses and lots. 1,000

WHITE PLAINS.

Watson, Evelyn J., et al. (by W. H. Pemberton, ref.) - Murry Gilligan, 20x126 map of the Vineyard, s s Westchester av, 100x126. 500

YONKERS.

Cahill, Ellen, et al. (by E. R. Keyes, ref.) - Hyatt L. Garrison, lot No. 5, Dale place, 25x100. 200
 Garrison, Hyatt L., - Ellen L. Hayes, same. 250
 Conroy, Michael - Fred'k W. Rau, w s Jefferson st, lot 81, 25x25. 100
 St. John, Louisiana - Sophia Clark, e s Ravine av, 61 s of Union pl, 6 x 10. nom

MORTGAGES.

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

REAL ESTATE.

NEW YORK CITY.

DECEMBER 18, 19, 20, 22, 23, 24.
 Arent, Charles and Anthony, to Jacob K. Lockman, and ano., exrs. Frances I. Sage. Duane st (No. 24), s s, 119.7 w Chatham st, 27.8x29.5x25x41.6. Dec. 17, 2 yrs. 6 p. c. \$8,000
 Atwood, Virginia D., wife of Thomas, to Moses C. Belknap, Newburgh, N. Y., 40th st, s s, 283.6 w 5th av, 18x93.9. Dec. 11, 5 years, 6 per cent. 11,000

Bank, John, to John H. and C. Stegmann, exrs. C. Stegmann, 10th av, n e cor 98th st, 25.2x100. Dec. 5, 3 years. 1,500

Barclay, Samuel, to Henry Biffar, Brooklyn. 19th st (No. 241), n s, bet 7th and 8th avs, 15x60. Dec. 17, 1 year, 6 per cent. 500

Bermann, Hermann, or Harmer, to Abram Cook, Brooklyn. 153d st, s w cor Elton av, 145x100; also property in Queens County, L. I. Dec. 18, 1 year. 2,000

Bowen, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 136th st, n s, 231.6 e Alexander av, 50x100. Dec. 16, 1 yr, 6 per cent. 3,500

Bradley, Saulesbury L., to Augusta Gillender, exr. Geo. Lovett. 49th st. P. M. Dec. 10, due Dec. 18, 1880, 6 per cent. 5,000

Brennemann, Christian, to Thomas P. L. Goddard, et al., trustees J. C. Brown, d c'd. Houston st, s w cor Mott st, 50.1x81x50x76. Dec. 16, 5 years, 5 per cent. 22,500

Britton, Alfred F., Brooklyn, to Margaret A. and Mary C. Cain. 112th st. P. M. Dec. 20, 3 years, 6 p r cent. 3,000

Browning, William H., to James D. Lynch. 124th st. P. M. Dec. 19, due Jan. 1, 1881, 6 per cent. 22,500

Same to same. 124th st. P. M. Dec. 19, due Jan. 1, 1881, 6 per cent. 27,000

Bradley, Saulesbury L., to Martha Harkness, widow. 49th st. P. M. Dec. 22, 1 year, 6 per cent. 6,000

Bronson, Willett, Huntington, L. I., to Henry S. Fearing, et al., trustees D. B. Fearing, dec'd. 76th st, n s, 350 w 9th av, 175x102.2. Dec. 20, due Dec. 22, 1882, 6 per cent. 14,000

Same to same. 76th st, n s, 200 w 9th av, 150 x102.2. Dec. 20, due Dec. 22, 1882, 6 p. c. 12,000

Barrett, Peter, to James M. Briggs, Fatchester. 14th st, n e s, 233.4 n w 3d av, 16.8x75. Dec. 1, 3 years, 6 per cent. 1,000

Bisco, John, to Mary P. Webb, Brooklyn. 38th st. P. M. Dec. 23, 2 years, 6 per cent. 2,025

Black, Alexander G., and Francis W. Williams to THE MUTUAL LIFE INS. CO., New York. 82d st, n s, 203.4 w 2d av, 70.3x102.2. Dec. 12, due June 1, 1881, 6 per cent. 28,500

Brady, James, to THE NORTH RIVER SAVINGS BANK. 69th st, s s, 175 e 2d av, 16.8x77.4. Dec. 24, 1 year, 6 per cent. 5,000

Same to same. 69th st, s s, 191.8 e 2d av, 16.8x77.4. Dec. 24, 1 year, 6 per cent. 5,000

Same to same. 69th st, s s, 208.4 e 2d av, 16.8x77.4. Dec. 24, 1 year, 6 per cent. 5,000

Same to same. 69th st, s s, 225 e 2d av, 16.8x77.4. (Error.) Dec. 24, 1 year, 6 p. c. 5,000

Same to same. 69th st, s s, 241.8 e 2d av, 16.8x77.4. Dec. 24, 1 year, 6 per cent. 5,000

Same to same. 69th st, s s, 258.4 e 2d av, 16.8x77.4. Dec. 24, 1 year, 6 per cent. 5,000

Same to John D. Crimmins. 69th st, s s, 175 e 2d av, 160x77.4. P. M. Dec. 24, 60 days. 9,000

Christie, William, and John A. Walker to Thomas C. Ennever. 105th st, n s, 200 e 4th av, 100x100.11. Nov. 18, 3 mos. 2,500

Same to Ward B. Chamberlin. 4th av, s e cor 105th st, 100.11x100. Dec. 22, 30 days. 1,000

Cruger, Euphemia W., widow, to The Roosevelt Hospital. Bowery (Nos. 170 and 171 1/2), w s, 235.5 n Broome st, 25x99.1x25x98.7. Dec. 24, 5 years, 5 1/2 per cent. 13,400

Same to same. Bowery (Nos. 180 and 180 1/2), w s, 100.4 s Spring st, 25x100x25x99.11. Dec. 24, 5 years, 5 1/2 per cent. 13,400

Connolly, Edward D., to Theron R. Butler. 57th st. P. M. Dec. 23, 1 year, 6 per cent. 30,000

Same to same. 57th st. P. M. Dec. 23, 1 year, 6 per cent. 31,000

Cammann, Herman H., to John J. Clancy. 99th st. P. M. Dec. 22, 3 years, 6 p. c. 1,500

Christie, William, and John A. Walker, to THE NEW YORK SAVINGS BANK. 105th st, s s, 20 e 4th av, 80x100.11. (4 morts, each \$0,000.) Dec. 22, due June 1, 1881, 6 p. c. 24,000

Same to same. 105th st, s e cor 4th av, 20x100.11. Dec. 22, due June 1, 1882, 6 p. c. 7,000

Same to Richard H. Bull. 105th st, s s, 20 e 4th av, 81x100.11. Dec. 22, due Dec. 1, 1880, 6 per cent. 1,000

Clark, Bernard, to Edward Tracy and James Russell. Varick st (No. 179), w s, 75 n Charlton st, 24 10x75; also Varick st, w s, 100 n Charlton st (on map), 25x100. Dec. 20, 4 yrs, 6 per cent. 7,600

Coffin, Edmund, Jr., to Mary G. Pinkney, Harlem. 8th av, 140th st. P. M. Dec. 20, 3 years, 6 per cent. 13,000

Coulter, Fannie, Thurlow W. and Harriet W., by J. E. Coulter, guard, to THE MUTUAL LIFE INS. CO., New York. 10th av (No. 751 and Nos. 500 and 502 West 51st st), being 10th av, s w cor 51st st, 25.6x100. Dec. 19, due June 1, 1881, 6 per cent. 8,500

Colt, William C., Mt. Vernon, N. Y., to Mary A. Rhines. Interior lot 25 e Church st and 100 n Lispenard st, runs east 50 x south 25 x west 50 x north 25. Dec. 1, 5 years, 6 p. c. 2,000

Danziger, Max, to Woodbury G. Langdon and ano., exrs. R. Jones. 72d st. P. M. Oct. 30, due Nov. 29, 1880, 6 per cent. 12,000

Dittenhoefer, Myer, to THE NEW YORK LIFE INS. CO. 104th st. P. M. Dec. 1, 3 years, 6 per cent. 3,400

Same to same. 104th st. P. M. Dec. 1, 3 years, 6 per cent. 3,390

Same to same. 104th st. P. M. Dec. 1, 3 years, 6 per cent. 3,300

Same to Abram J. Dittenhoefer. 104th st, s s, 133.4 w 3d av, 16.8x100.11. Dec. 23, 5 years, 6 per cent. 650

Same to same. 104th st, s s, 150 w 3d av, 16.8x100.11. Dec. 23, 5 years, 6 per cent. 700

Same to same. 104th st, s s, 115.8 w 3d av, 16.8x100.11. Dec. 23, 5 years, 6 per cent. 650

Doying, Ira E., Huntington, L. I., to Sarah M. Smith, Yonkers. 80th st. P. M. Nov. 20, installments 6,500

Duryea, Henrietta V., wife of Andrew, Brooklyn, to Mary A. Reese, Hughsonville, N. Y. Willis av, w s, 25 n 144th st, 100x100. Dec. 24, 1 year, 6 per cent. 1,500

Eberspacher, Christian, to John Murphy and John Nesbit. 2d av, s w cor 12th st, 23x80. (Lease.) Dec. 19, due Jan. 1, 1881, 6 p. c. 2,000

Ecker, Edward B., Brooklyn, to Paulina A. Morgan. Av C. P. M. Dec. 19, 3 years, 6 per cent. 5,500

Fish, James D., to THE UNITED STATES TRUST CO., New York. Broadway. P. M. Dec. 18, due Dec. 18, 1882, 5 per cent. 17,000

Same to THE MUTUAL LIFE INS. CO., New York. Broadway. 37th st. P. M. Dec. 15, due June 1, 1881, 6 per cent. 60,000

Fuller, Waldo E., Brooklyn, to Arthusa V. Gearon, Brooklyn. Goerck st (Nos. 60 and 62), e s, 125 n Delancey st, 50x99.1. Dec. 13, 60 days. 275

Fritz, Albert, with Robert J. Livingston. Agreement extdg. mort. nom

Grothusen, J. Henry, and C. C. Koss, mortgagors, Hoboken, N. J., with Joseph Lehner. Extension mortgage. nom

Genin, Thomas H., to George M. Miller, and ano., exrs. L. R. Marshall. 67th st, s s, 150 e 10th av, 30x102.2. Dec. 20, due Dec. 22, 1882, 6 per cent. 4,000

Haight, Susan M., Portchester, to THE BROADWAY SAVINGS INST. Rivington st (No. 43), s s, 75.3 w Eldridge st, 25x100. Dec. 24, 1 yr. 6 per cent. 2,500

Hausko, William, to THE NORTH RIVER INS. CO. Greenwich st, e s, 38.10 n West 11th st. 21 4x71.6x18.7x72.3. Dec. 20, 1 year. 300

Huggins, Jane de P., to Francis A. Livingston, trustee, Phillipstown, N. Y. 12th st. P. M. Nov. 1, 6 months, 6 per cent. 15,000

Handy, Cornelia S., wife of Parker, to THE MUTUAL LIFE INS. CO., New York. 68th st (No. 54 E.), s s, 60 w 4th av, 20x100.5. Dec. 18, due June 1, 1881, 6 per cent. 18,000

Herbert, Emma, to James R. Smith. 143d st. P. M. Dec. 20, due Jan. 1, 1882, 6 per cent. 1,000

Hoe, Richard M., Robert and Peter S., to Irvin McDowell, trustee. Grand st, Nos. 512 and 514, n s, 88 e Sheriff st, 36.9x75. Dec. 18, due Nov. 1, 1882, 6 per cent. 14,000

Same to same. Grand st, n e cor Sh 1st st, 8x50. December 18, due Nov. 1, 1882, 6 per cent. 51,000

Hoyt, Robert G., to Matthias B. Smith, Newark, N. J. 75th st. P. M. Oct. 15, 3 years, 6 per cent. 12,500

Same to same. 75th st. P. M. Oct. 15, 3 years, 6 per cent. 12,500

Hurd, Samuel H., to Charles Cashman. 118th st. P. M. Dec. 19, 2 years 6 per cent. 8,000

Hyland, Thomas J., to Martha E. Avery, Brooklyn. 155th st, n s, 275 e Lincoln av, 25x100. Dec. 18, due Dec. 1, 1882, 6 per cent. 1,200

Hughes, William S., to James M. Briggs, Eastchester. 140th st, n e s, 2.6.8 n w 3d av, 16.8x75. Dec. 1, 3 years, 6 per cent. 1,000

Hauer, Sophia, to John Flecken. 9th st, n s, 168 e Av B., 25x92.3. Dec. 23, 1 year, 6 per cent. 700

Hoffman, Martin and Charles, mortgagors with Charles Elstner. Agreement extdg., mort. nom

Jencks, Francis M., to Robert H. Arkenburgh. 59th st. P. M. Dec. 20, 3 years, 6 per cent. 15,000

Johnston, Charles O., to Edward Mulvaney. 1st av, 87th st. P. M. Dec. 10, 6 months, 6 per cent. 19,700

Johnston, Emeline, wife of William H., and Elizabeth wife of Richard E. Johnston to John T. Willets, et al. exrs. R. R. Willets. 1st av, n w cor 84th st, 25x77.10. Dec. 18, 3 years, 6 per cent. 10,000

Same to The Union Theological Seminary, New York. 1st av, w s, 50, n 84th st, 26x77.10. Dec. 18, 5 years, 6 per cent. 8,500

Same to same. 1st av, w s, 76 x n 84th st, 26.2x77.10. Dec. 18, 5 years, 6 per cent. 8,500

Same to John T. Willett, et al. exr., R. A. Willett. 1st av, w s, 25 n 84th st, 25x77.10. Dec. 18, 3 years, 6 per cent. 9,000

Joanston, Emma J., wife of John S., Astoria, L. I., to Lewis V. Combs, Astoria, L. I. 81th st, n s, 77 w Av A, 23x100. Dec. 1, due July 1, 1880, 6 per cent. 1,000

Same to same. 87th st, n s, 99 w Av A, 21.6x100. Dec. 1, due July 1, 1880, 6 per cent. 1,000

Jonas, Abraham H., to Benjamin Cohen. Mott st, e s, 42.2 s Hester st, runs east 45.6 x south 8.7 x east 23.1 x north 50 to Hester st, x east 66 x south 10.0 x west 133.11 to Mott st, x north 56. Dec. 19, 3 months, 6 per cent. 500

Johnson, Abram, to Willett Bronson, Huntington, L. I. Franklin av, s w cor 170th st, 133x213. July 3, 1878, 10 days. 1,500

Kays, Cowen, to Harriet Overhiser. 127th st. P. M. Nov. 25, due Sept. 1, 1880, 6 p. c. 9,000

Same to same. Same property. Nov. 25, due Sept. 1, 1880, 6 per cent. 10,000

Keller, Morris, to Sutherland G. Taylor. 75th st, n s, 205 w 3d av, 25x102.2. Dec. 15, due March 11, 1880, 6 per cent. 1,000

Kennedy, Thomas, to Lloyd Aspinwall, et al., exrs. W. H. Aspinwall. Lexington av, w s, 62.11 s 62d st, 18.9x75. Dec. 20, due Dec. 22, 1884, 6 per cent. 12,000

Same to same. Lexington av, w s, 81.8 s 62d st, 18.9x75. Dec. 20, due Dec. 22, 1884, 6 per cent. 12,000

Same to Meredith Howland, trustee G. G. Howland, dec'd. Lexington av, w s, 25.5 s 62d st, 18.9x75. Dec. 20, due Dec. 22, 1884, 6 per cent. 12,000

Same to same. Lexington av, w s, 44.2 s 62d st, 18.9x75. Dec. 20, due Dec. 22, 1884, 6 per cent. 12,000

Kernan, Peter J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 10th st, n s, 272.2 e Av B, 20.10x94.9. Dec. 15, 1 yr. 6 per ct. 5,000

Kilpatrick, Edward, to Jansen H. Anderson, Kingston, N. Y. 4th av. 62d st. P. M. Dec. 9, 6 months, 6 per cent. 21,000

King, Theresa, widow, to THE MUTUAL LIFE INS. CO., New York. 7th av (Nos. 475, 477 and 479), s e cor 36th st, 54.5x90. Dec. 23, due June 1, 1881, 6 per cent. 20,000

Korn, Henry, to Sarah Kugelmann. 56th st, s s, 168.9 w 2d av, 18.9x100.5. Dec. 23, 5 years, 5 per cent. 5,000

Krolier, Gottfried to THE CITIZEN'S SAVINGS BANK, New York. 8th st. P. M. Dec. 19, 1 year, 6 per cent. 4,500

Korn, Herman, mortgagor with Robert J. Livingston. Agreement extdg. mort. nom

Lauterbach, Moses, mortgagor with Robert J. Livingston. Agreement extdg. mort. nom

Lewis, John D., to Benjamin Wright. 163d st, n s, 100 e Washington av, runs north 217.9 x east 100 x south 100 x west 75 x south 117.8 to 163d st, x west 25. Dec. 22, 2 years, 6 per cent. 1,300

Lowenstein, Esther, to Charles R. Parfitt. 2d av; also 114th st, &c. (See Conveys.) Dec. 22, 3 months, 6 per cent. 1,600

Lehmann, John L., to Frederick Dillenuth. 161st st, n s, lot 73 map North Melrose, 50x100.5. Dec. 20, due Jan. 1, 1882, 6 p. c. 2,000

Loellier, Jacob, to Ro blisberger & Gerber. Courtland av, w s, 81.6 n Mott st, 25x100. Dec. 19, 3 years. 3,500

Loellier, Otto W., to John G. Figura. 1st av, 83d st. P. M. Oct. 28, due May 1, 1879, 6 per cent. 1,000

Same to Wm. Stone. 1st av, 83d st. (See Cons.) Dec. 15, due April 1, 1880, 6 per cent. 4,000

Same to Mary T. Stone. 1st av, w s, 51.6 n 83d st, 25.6x70. Dec. 15, due April 1, 1880, 6 per cent. 4,000

Same to same. 1st av, w s, 36.6 n 83d st, 25x70. Dec. 15, due April 1, 1880, 6 per cent. 4,000

Same to same. 1st av, n w cor 83d st, 26.6x70. Dec. 15, due April 1, 1880, 6 per cent. 5,000

Laufer, Herman B., to Albert Venino, Orange, N. J. Cannon st (Nos. 27 and 29), w s, 75 n Broome st, 50x100. Dec. 24, due Jan. 2, 1883, 6 per cent. 7,000

Mina, Pietro, to John Garrett. Fairmount av. P. M. Dec. 20, 3 years, 6 per cent. 4,500

McCue, Alexander, Brooklyn, to William Rose, trustee. Old slip, No. 25. P. M. Dec. 11, 3 years, 6 per cent. 6,000

McMahon, James, to Charles F. Southmayd et al., trustees W. B. Astor, dec'd. 58th st, s s, 100 w 7th av, 75x100.5. Dec. 19, 5 years, 6 per cent. 15,000

Meehan, Elizabeth, wife of Hugh, to Samuel S. Constant, 110th st, n s, 95 e Lexington av, 25x100.11. Dec. 10, 3 months. 5,000
 Same to same. 110th st, n s, 70 e Lexington av, 25x100.11. Dec. 16, 3 months. 5,000
 Martin, Thomas, to THE NEW YORK FIRE INS. Co. Interior lot, 100.5 n 54th st, and 250 e 10th av, runs north 58.3 x east 25.2 x south 55.2 x west 24.54th st, n s, 250 e 10th av, 25x100.5. Dec. 22, 1 year, 6 per cent. 1,000
 Mott, Jordan L., to Simon Wormser, 5th av, 129th st. P. M. Dec. 15, 5 years, 6 p. c. 20,000
 Same to William Meyer, 5th av, 130th st. P. M. Dec. 15, 5 years, 6 per cent. 30,000
 Mott, Jordan L., to Isaias Meyer, 5th av, 130th st. P. M. Dec. 15, 5 years, 6 per cent. 10,000
 Moore, William, to Thomas Vernon, Brooklyn, 125th st. P. M. Dec. 22, 3 yrs, 6 p. c. 7,500
 McGarry, Mary, Brooklyn, to Elias G. Brown, Bowery, Roosevelt st. P. M. Aug. 1, 3 yrs, installs. 12,000
 Neahs, Patrick H., West Hoboken, to Robert J. Houghton, Greenwich st, w s, 97 n Charlton st, 24.8x96.8x25x86. Dec. 22, 3 years, 6 per cent. 2,500
 Norath, Charles, to Ernest Ohl, 9th st. (Lease.) P. M. Dec. 22, installs, 6 p. c. 1,800
 Reilly, Anne, Mary A., and William J. Cahill, children J. Cahill, dec'd, to James F. Swanton, Ridge st, e s, 128 s Stanton st, 22x100. Dec. 18, 3 years. 1,500
 Riley, James, to George D. Baremore, 115th st s s, 95 e 1st av, 37.6x100.11. Dec. 11, due July 1, 1880, 6 per cent. 500
 Rehill, Annie, to Lawrence Emnis, Jacob st, n s, 20 w Washington av, 50x112.6 to Bossford alley. Dec. 1, 2 years, 6 per cent. 800
 Reilly, Thomas J., Brooklyn, to Charles Jackson, 115th st. P. M. Dec. 20, 3 years, 6 per cent. 3,333
 Same to same, 115th st. P. M. Dec. 20, 3 years, 6 per cent. 3,333
 Reilly, Andrew, mortgagor, with The Association for the Benefit of Colored Orphans. Extension mort. nom
 Reilly, Anne and Mary A., and William J. Cahill to John and Gertrude Schierloh, his wife, Springville, S. I. Ridge st, e s, 128 s Stanton st, 22x100. Dec. 18, 3 years, 6 per cent. 1,000
 Ritchie, Charles, to Joshua S. Peck, Greenwich, Conn. 76th st, n s, 77 e 3d av, 25x102.2. Dec. 10, due Aug. 1, 1882, 6 per cent. 3,500
 Rosenfeld, Simon, to Paulina A. Morgan, 41st st, s s, 300 e 3d av, 22.6x98.9. Dec. 16, 5 yrs, 6 per cent. 6,000
 Raddell, John and George, to Sarah Burr, 53d st, s s, 62.4 w 5th av, 17.6x100.5, irreg. Dec. 17, due Jan. 1, 1883, 5 per cent. 17,500
 Same to same, 53d st, s s, 64.9 w 5th av, 17.6x100.5, irreg. Dec. 17, due Jan. 1, 1883, 5 per cent. 17,500
 Same to same, 53d st, s s, 667.4 w 5th av, 15x100, irreg. Dec. 17, due Jan. 1, 1883, 5 per cent. 15,000
 Sambeth, Emille, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York, 7th st, n s, 150 e 2d av, 25x97.6. Dec. 18, 1 year, 6 per cent. 23,000
 Sharkey, Ellen, to Fanny E. wife of Henry W. Clarke, New Rochelle, N. Y. Mott av, s e cor 50th st, 50x101. Dec. 19, 1 year, 6 per cent. 2,000
 Same to Philip A. Davenport, New Rochelle, Mott av, e s, 59 s 150th st, 50x101. Dec. 19, 1 year, 6 per cent. 2,000
 Same to Henry L. Morris, Mott av, s e cor 50th st. P. M. Dec. 1, 3 years, 6 p. c. 6,000
 Simon, Melinda, wife of Kaufman, to THE MUTUAL LIFE INS. CO., N. Y. McDougal st (No. 77), w s, 59 s 8th st or Clinton pl, 25x100.9x25x100.11. Dec. 20, due June 1, 1881, 6 per cent. 11,000
 Stern, Abraham and Solomon, to Maximilian Fleischmann, Brooklyn, 5th st, n s, 64 e 2d av, 36x120. Aug. 11. secures credits.
 Speeth, Julius, to John R. Ludlow, 109th st, n s, 211.3 e 4th av, 15.9x100.11. Dec. 17, 3 years. 5,500
 Same to same, 109th st, n s, 192.6 e 4th av, 18.9 x10.11. Dec. 17, 3 years. 5,500
 Stanford, Margaret, widow, to George S. Carter, guard, 2d av, s e cor 18th st, 50.5x75. Dec. 13, 1 year, 6 per cent. 2,000
 Stuart, William, to Aaron Adams, 3d av, w s, 118.5 n 10th st, 23.1x78. (Lease.) Dec. 19, 2 years, 6 per cent. 2,000
 Schaefer, Louisa G., wife of Adolphus, Brooklyn, to Thomas B. Hewitt, and ano., trustees J. L. Slight, dec'd, 23d st (No. 357 W.), n s, 225 e 9th av, 25x98.9. Dec. 20, due Dec. 22, 1884, 5 per cent. 9,000
 Schuering, William, to Lambert Suydam, 114th st, n s, 172.9 w 3d av, 22.3x100.11. Dec. 22, 3 years, 6 per cent. 3,500

Schneider, Mary, widow, to John Schneider, Courtlandt av, cor of street which runs to depot lot, runs northwest along Depot st 50 x northeast 100x50x100. Dec. 18, 3 years, 6 per cent. 600
 Schwendinger, Joseph, to Thos. H. and Wm. H. Simonsen, 1st av, s w cor 77th st, 102.2x75. Dec. 19. (Building Loan.) 2,000
 Taylor, John, Bay Shore, L. I., to Abraham Dowdney, 76th st, s s, and 75th st. P. M. Dec. 23, due April 23, 1881, 6 per cent. 41,600
 Trenor, Margaret, wife of John H., Williamsburgh, L. I., to THE UNION DIME SAVINGS INST., New York, 50th st. P. M. Dec. 22, due May 1, 1881, 6 per cent. 6,000
 Thurston, Annie E., wife of Franklin A., to THE GERMANIA LIFE INS. CO., New York, 122d st, n s, 160 w 5th av, 68x99.11. (4 mortg., each \$5,000.) Dec. 20, due Nov. 30, 1882, 6 per cent. 24,000
 Treacy, Thomas F., to John H. Deane, 111th st, s s, 130 w 4th av, 33.4x100.11; 110th st, n s, 271.8 e 4th av, 16.8x100.11; 114th st, n e cor 4th av, 18x100.11. Dec. 19, demand. 4,278
 Same to same, 116th st, s s, 105 e 3d av, 40x100.11. Dec. 19, 3 months. 2,477
 Same to same, 111th st, s s, 120 e Madison av, 66.8x100.11. Dec. 18, demand. 5,764
 Van Horn, Ella J., wife of George G., to James E. Miller and G. L. and W. G. Schuyler, 16th st, s s, 388 w Av C, 50x103.3. Dec. 17, 30 days. 300
 Wilson, David H., Ridgefield, N. J., to Thorn Walling, Washington st, s e cor Beach st, 50 x70. P. M. Dec. 20, 5 years, 6 p. c. 12,000

KINGS COUNTY, N. Y.

DEC. 18, 19, 20, 22, 23.
 Allison, Elizabeth, to Ella L. wife of Cornelius E. Donnellon, Ryerson st, e s, 382.9 s Flushing av, 20x100. Dec. 8, 5 years, 6 p. c. \$2,350
 Brower, James C., to Adriance M. Suydam, Myrtle av, n w cor Cumberland st, 32x32.3. Dec. 17. indemnity
 Brown, Theodore R., to Susan M. Timpson, Grand av, w s, 415 n Putnam av, 20x100. Sept. 23, 3 years, 6 per cent. 2,000
 Brundage, Mary L., widow, to Joseph C. Hongland, Clinton av, s w cor DeKalb av, runs south along Clinton av 80.2 x west 115 x north abt 31 x west abt 7.6 x north 72.6 to DeKalb av, x east to beginning. Nov. 1, 6 mos. 5,500
 Brummel, Josephine, wife of Jochin, to John Lockitt, Myrtle av, s s, 25 e Skillman st, 25 x111.10. Dec. 10, 5 years, 6 per cent. 6,000
 Bull, Theodore F., to F. Rapelje Boerum, Willoughby av, s s, 270 w Tompkins av, 20x100. Dec. 18, 1 year, 6 per cent. 325
 Callan, John, to Georgiana Bigelow, Partition st, n e s, 80 n w Richards st, 20x100. Dec. 19, due Dec. 20, 1882. 180
 Clarke, John, to The Long Island Ins. Co. Myrtle av, s s, 25 e Spencer st, runs south 111.10 x east 40 x north 21.10 x west 20 x north 90 to Myrtle av, x west 20. Dec. 10, 1 year, 6 per cent. 3,500
 Carey, James, to Emily wife of William B. Eaton, Huntington, L. I. Willoughby av, n s, 80 e Adelphi st, runs east 20 x north 50.6 x north 36.7 x west 17.7 x south 22.6 x south 60.9. Dec. 20, 5 years, 6 per cent. 5,000
 Same to same, Willoughby av, n s, 100 e Adelphi st, runs north 50.6 x north 36.7 x east 15.9 x south 26.2 x east 4 x south 14.5 x south 50.6 to Willoughby av, x west 20.1. Dec. 20, 5 years, 6 per cent. 5,000
 Duryea, Henry C., Flatlands, to David R. Briggs, Canarsie landing road, s w s, h & ls, Canarsie, 147.4x100. Dec. 15, 3 years. 1,000
 Fowler, Levi, to David B. Moses, Ossining, N. Y. Greene av. P. M. Dec. 10, due May 1, 1881, 6 per cent. 46,000
 Same to same, Gates av, s s, 135 e Yates av, 20x100. Dec. 18, due June 10, 1880. 2,000
 Fiesler, Frederick, to Christ Meyer, Liberty av, n s, 50 e Van Sicken av, 25x100. Dec. 20, due Jan. 1, 1885, 6 per cent. 1,000
 Fowler, Levi, to Alexander McCue, St. Felix st, w s, 255.9 n Fulton st, runs west 63.11 x north 19 x east — x north 55.6 x west — x north 19 x east 58 to St. Felix st, x south 93.6. Dec. 18, due June 1, 1880, 6 per cent. 2,000
 Grady, Mary, to Thomas E. Pearsall and Elizabeth, committee of J. Apel, 20th st, s w s, 275 s e 4th av, 25x100. Dec. 1, 3 yrs, 6 p. c. 322
 Holcomb, Lucilla A., wife of Tunis Q., to Charles Emmons, Taylor st, n w s, 297 n e Wythe av, 21.9x100. Dec. 5, 6 months. 1,000
 Huestis, Sarah A., wife of Jesse W., to The Williamsburgh Savings Bank, Leonard st, w s, 137.11 n Van Cott av, 25x100. Dec. 23, 1 year, 6 per cent. 1,200

Jurgens, Wilhelmine B. V., to Mary A. wife of George C. Barclay, Division av. P. M. Dec. 11, 5 years, 6 per cent. 3,000
 Kernan, Patrick, to Walter T. Klots & Bros. Sandford st, e s, 261.10 s Myrtle av, 25x100. Dec. 10, note. 353
 Kroos, Henry, to The Williamsburgh Savings Bank, Broadway, n e s, 50 s e Vanderveer st, 100x102.7x160x101.8. Dec. 20, 1 year, 6 per cent. 3,000
 Kramer, Wilhelmina, to William Dick, South 5th st, n s, 60 w 7th st, 20x80. Dec. 23, due Jan. 1, 1881, 6 per cent. 1,000
 Leavins, William, Peekskill, N. Y., to Edgar M. Cullen, Fulton av. P. M. Nov. 1, 3 years, 6 per cent. 750
 Same to same, Fulton av. P. M. Nov. 1, 3 years, 6 per cent. 750
 Limkin, Benjamin, to Louis J. Simonin, Elliott pl. P. M. Dec. 1, 1 year. 3,000
 Morrison, Daniel, heir D. Morrison, to Reuhmay Proctor, guard, Butler st, n s, 225 e Howard av, 125x255.7 to Baltic st. Dec. 20, due Jan. 2, 1882. 250
 Mayer, Charles B., to John Ordranax Roslyn, Pulaski st. P. M. Dec. 3, due Jan. 1, 1885, 6 per cent. 800
 McLaughlin, Rosannah, widow, to Thomas McLaughlin, Dikeman st, also Clason av. P. M. Dec. 20, due Dec. 9, 1880, 6 per cent. 250
 Same to Georgiana Bigelow, Same property. P. M. Dec. 20, 3 years. 1,050
 Moore, Mary T., Orange, N. J., to The Williamsburgh Savings Bank, South 5th st, s s, 68.10 e 10th st, 17.2x80, irreg. Dec. 20, 1 year, 6 per cent. 1,500
 Same to same, South 5th st, s s, 51.7 e 10th st, 17.2x60. Dec. 20, 1 year, 6 per cent. 1,500
 Nickenig, Charles, to Hervey Muller, 11th st, s s, 157.11 e 7th av, 40 x about 100. Nov. 6, 2 years. 1,200
 Norton, Letitia L. D., Jersey City, wife of Nehemiah B., to William J. Wallace, exr. Mary Murphy, Broadway, n e s, 17 s e Margaretta st, 17x80. Dec. 19, due in Dec., 1882. 750
 Oechsner, Dorothea, to Jaques Cortelyou, East Fishkill, N. Y. 8th st, centre line, 420.9 s e 3d av, 50x260 to centre 7th st. Dec. 17, 3 years, 6 per cent. 1,000
 Peirce, Christopher H., to Daniel S. Arnold, Myrtle av, n e cor Grand av, 25x100. Dec. 20, due Dec. 1, 1880. 1,500
 Same to same, Myrtle av, s e cor Schenck st, 32x100, 1x35x100, Dec. 20, installs. 6,000
 Peelle, Robert, Bloomfield, N. J., to McConnell & Co., Hornellsville, N. Y. Kingsland av, w s, 317.3 n Nassau av, 38x100. Dec. 17, 1 year, 6 per cent. 590
 Phillips, Patrick, to George Driver, 17th st, s w s, 38 s e 7th av, 17x80. Dec. 17, 5 years. 3,000
 Reeve, Daniel W., to John Flynn, Clermont av, Willoughby av. P. M. Nov. 23, 3 years, 6 per cent. 2,000
 Ryan, John F., to Juliet wife of James H. Percival, New York, Hooper st, n s, 119.5 e Lee av, 19.5x100. Nov. 1, 3 years, 6 per cent. 4,000
 Schilling, Charles A., to Edmund Titus, exr. W. Titus, Howard av. P. M. Dec. 18, 5 years, 6 per cent. 1,500
 Scott, George, to George W. Dayton, Tallman st, n w cor Charles st, 25x47. Dec. 19, due Jan. 1, 1884, 6 per cent. 900
 Stults, George F., to Thomas A. Petty, Orient, L. I. Cypress av, Grovest. P. M. Sept. 25, 3 years, 6 per cent. 1,000
 Van Name, Susan M., to Sarah wife of Henry Drew, Jamaica, L. I. Dean st, s s, 355 e 4th av, 20x100. Dec. 22, 3 years, 6 per cent. 2,500
 Whalen, Bridget, wife of Richard, to Robert E. Topping, 5th av, n e cor 40th st, 25.2x100. Dec. 23, note. 250
 Wilkinson, Sarah H., Brookhaven, L. I., to Arthissa V. Gearon, Pacific st (No. 103), n s, 192.3 n Clason av, 20x100. Dec. 20, 1 month, legal int. 500
 Wood, Susie E., wife of William H., to A. Stewart Walsh, New York, Kosciuskost. P. M. Dec. 15, due April 1, 1880. 680
 Wurzler, Joseph, to The Mutual Life Ins. Co., New York, Myrtle av, Sandford st. P. M. Dec. 1, due June 1, 1881, 6 per cent. 8,000
 Washburn, Louie E., wife of Monroe B., to Gilliam Schenck, Treasurer, Kings Co. De Kalb av, s e cor Vanderbilt av, 25.7x59.9, irreg. Dec. 12, 1 year, 6 per cent. 5,500
 Weinbauer, Francis, to John Preston, Newtown, L. I. South 4th st, n s, 125 w 9th st, 25x100. Dec. 10, 5 years, 6 per cent. 2,000
 Weir, Annie E., wife of George, to William W. Browning, trustee W. Browning, dec'd. Tompkins av, w s, 38.4 n Park av, 18.4x85. Dec. 20, due Dec. 1, 1884, 6 per cent. 1,000

Release of Hannah Lee Garcia from \$1,000 bond by J. Wright and Maria B. Garcia.

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

DECEMBER 18TH TO 24TH—INCLUSIVE.

Blanche, Ferdinand, Linden, N. J., to Charles Blanche, Erie Co., Ohio.	\$21,000
Combs, Lewis V., Astoria, L. I., to Lucy Morris, Brooklyn.	2,000
Coudert, Charles, Jr., to John T. Lord.	2,500
Coudert, Charles, Jr., to Edward C. French.	2,254
Cruger, Eugene G., to Amelia Knox.	1,000
Camp, Hugh N., to Hon. Sir Charles A. Murray, England.	10,086
Deane, Bertha A., to Caroline C. Bishop.	3,027
Eadie, Elizabeth B., West New Brighton, to Jane A. Banks, West New Brighton.	5,000
Franklin, Helena L., Brooklyn, to Anna M. Reed.	3,000
Field, Hickson W., Rome, Italy, to Hugh N. Cumy.	nom
Furniss, Sophia R. C., et al., trustees H. K. Furniss, to Sophia R. C. Furniss.	nom
Gates, Phraim C. Calais, Me., to Giles M. Wentworth, Calais, Me.	1,600
Hall, John R., to Isaac T. Meyer.	nom
Havanagh, Rosanna, to Sarah H. Emerson.	5,000
Hurlbut, William W., exrs., Mary C. Hurlbut, Brooklyn, to Matilda D. Hurlbut, New London.	nom
Hutton, Benjamin H., et al. trustees, to Alonzo C. Monson and William Jay, trustees.	nom
Lockwood, Joseph S., San Antonio, Texas, to Annie E. Brown.	nom
Lockwood, Isaac, to same.	3,500
Lotz, Conrad, to Marcus Sackett, trustee.	1,520
Malcolm, James F., and E. B. Belden, exrs. Harriet Reynolds, to Ebenezer B. Belden, trustee.	nom
Matthews, William, Mount Vernon, N. Y., individ and exrs., W. Matthews, to Abraham S. Underhill, Plainfield, N. J.	3,000
Morris, John H., to James B. Kissam.	4,000
Sprague, Arthur W., trustee, E. D. Sprague, dec'd, to Anna L. Sprague.	nom
Stengel, Friedrich, to August C. Hassey.	100
Sterling, William G., and ano., exrs. J. H. Harbeck, to Eliza D. Harbeck.	13,165
Stone, William, to Samuel Brown.	4,500
Stuyvesant, Robert, and ano. exrs. N. W. Stuyvesant, to Robert Stuyvesant.	nom
Smith, Thomas, to James E. Miller.	nom
Smith, William D., Youkers, to Mary G. Waters.	2,050
The New York Life Ins. Co. to Eliza Morrison.	4,134
The Ridgewood Ins. Co., Brooklyn, to Abiel A. Low, Brooklyn.	7,500
The New York Life Ins. and Trust Co., as trustees, to George J. Burt, March 1877.	nom
The New York Life Ins. Co., New York, to James Wood.	6,169
Tweedy, Maria L. Danbury, Conn., to John E. Allison, Brooklyn.	2,500
Underhill, Henry H., exr. J. L. Underhill, to Alfred Dickson, et al. trustees, S. B. H. Judah, dec'd.	6,021
Van Blankensteyn, C. F., and ano. exrs. J. DeRuyter, to Therese Caylus.	nom
Same to Louise, wife of Adrian Iselin, Jr.	nom

KINGS COUNTY, N. Y.

DEC. 18TH TO 23D—INCLUSIVE.

Ashcroft, Mary K., to Frederick C. Lindo.	\$2,000
Beekman, Gerard, exr. Maria L. Searle, to The Church Charity Foundation, L. I.	nom
Bowne, Edgar, Flushing, to Ditmars Stoothoff.	5,000
Butterworth, William H., New York, to Theodore R. Spear and ano., exrs. J. H. Spear.	1,000
De Forest, Charles H., to S. J. W. Truman.	nom
De Forest, Charles H., exr., &c., Margaret A. Lloyd, dec'd, to S. J. W. Truman.	nom
Same to same.	nom
Dietrick, Anna, to Conrad Muller, New York.	1,500
Donop, Bernhard, to John R. Kuhn.	nom
Faron, Samuel E., to Poroseagean J. Ledoux.	4,500
Finnegan, Michael E., to Eibe H. Steers.	300
Fowler, Bernard, to Daniel C. Chapman.	1,000
Flynn, John, to George S. Downing, guard.	\$2,000
Gerst, Harriet M., to Eliza A. Hoage.	nom
Grim, Mary A., widow, to Sarah G. wife of James G. Minard, Mount Vernon, N. Y.	500

Gerety, Joseph L., to The Equitable Life Assurance Soc. of the United States.	1,000
Henderson, Alvin C., to John G. Jenkins.	1,000
Hopper, Charity, to Dwight B. Baker.	425
Heyward, Henry, exr. Sarah Heyward, to Clifford A. Hand, 1869.	2,100
Hoage, William, to Harriet M. Gerst.	nom
Hollister, Thompson N., and D. B. Sackett, trustees Julia C. Miner, to A. Hamilton and William F. Cary, Jr., and ano., trustees.	10,442
Same to same.	10,442
Same to same.	10,442
Jacobson, Marie E., to Caroline A. Pratt.	1,000
Jordan, Richard R., to William T. Murphy.	600
Kenyon, John N., to William B. Davenport.	3,825
La Chappelle, Ernest de, to Henry L. Hogret.	300
Loesing, Leo, New Utrecht, to Henry W. Z. Gernerich.	nom
Levi, Joseph C., to Leo Goldmark (exr. P. Gilman, dec'd).	nom
Lott, Mary H., to John W. De Mott, Hempstead, L. I.	4,500
Lehrenkrauss, Julius, to William Siegler.	1,000
Loeffler, Sophia, wife of George, to Abraham Underhill.	1,650
Mead, Henry V., trustee Eliza Hill, dec'd., to Albert L. Willis, guard.	nom
Same to same.	nom
Mitchell, Edward E., and ano., trustees Wm. H. Burrows, dec'd, to William H. Burrows, Pau, France.	nom
Moir, William, to Edward G. Swinney.	4,000
Mott, Silas (exr. L. Mott, dec'd), to Agnes L. Kimberly.	1,250
Maicolm, James F., and E. B. Belden, exrs. Harriet E. Reynolds to Harriet M. Gerst (as trustees).	nom
Mason, Sarah O., exr. J. M. Mason, to John M. Knox, exr. Eliz. McLeod, New York.	nom
Nichols, Charles B., Albany, to Douglas L. Whiteagent, trustee.	250
Paddock, John A., exr. S. B. Paddock, to Maria T. King.	2,000
Pigot, Edward N., to Maria T. King.	4,000
Pohlmann, William A., to Catharine wife of Bernard Pohlmann.	4,000
Pohlmann, Bernard A., to William A. Pohlmann.	4,000
Rappold, William F., to William F. Rappold, Jr.	2,000
Russell, William F., Receiver Sixpenny Savings Bank, to John Moran, New York.	300
Schenck, Gilliam, Treasurer County Kings, to Catharine Penelope, Augustine L. and Edward P. McCrea.	nom
Sire, Henry B., New York, to Benjamin Sire, Morris Co., N. J., other consid. and	500
Sproule, Mary J., and ano., exrs. J. Sproule, to Charles Samuel.	1,000
Schenck, Gilliam, treasurer, to William E. Eldert and Eliza T. Carpenter.	nom
Smyth, John F., Supt. Ins. Dept., to Katharine W. Noyes, Norwich, Conn.	5,000
Suydam, Andrew, to Charles Gibney.	2,600
Scofield, Charles W., to Jacob F. Wyckoff, New York.	nom
Scribner, Mary G., wife of James H., to James W. Voorhies.	1,000
Strybing, Henry, to William Harkness.	4,750
The Brooklyn Trust Co. to Charlotte H. Sherwell and ano. (exrs. R. Sherwell).	2,591
Truman, S. J. W., to Charles H. De Forest (guard).	nom
Same to same.	nom
Truman, S. J. W., to Charles H. De Forest.	nom
The Long Island Savings Bank, Brooklyn, to James W. Voorhies.	3,000
The United States Trust Co., New York, to Gerard M. Lyon.	nom
Taylor, Sarah, admrx. J. B. Taylor, to Edmund A. Stedman, Hartford, Conn.	8,070
The Brooklyn Bank to The National Exchange Bank, Lockport, N. Y.	52,987
Van Wyck, Benjamin S., New York, to William H. Bean.	nom
Wiedermann, Philip H. F., to John A. Wyman, 1875.	3,000
Willets, Daniel T., to Edward S. Titus.	400
Willets, Edward B., exr. A. Willets, to Lydia Willets.	2,000
Ziegler, William, to William Lockitt.	2,000

CHATTELS.

NEW YORK CITY

DEC. 18TH TO 23D—INCLUSIVE.

SALOON FIXTURES.

Burns, Caroline M. 26 Canal st. J. M. Sweeney.	\$1,000
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Buttel, Julia. 107 Delancey st. J. Stier.	109
Baepler, L. 109th st and 9th av. J. M. Brunswick & Balke Co. Billiard Table.	150
Bailey, Mary E. 257 West 34th st. De Lavergne & Burr (Eliz. A. Bailey, by assignment).	231
Deubosky, J. 52 East Broadway. B. Cohen.	225
Dieterich, Katherina. 416 East 6th st. H. Wallum.	400
Gruser, E. 292 Pearl st. D. Jones. Abs.	19
Gross, Carl. 129 East 13th st. J. M. Brunswick & Balke Co. Billiard Table.	175
Huebner, Adolph. 339 and 341 9th av. Herman Schalk. Bar and Beer Bottling Fixtures. (R)	1,151
Hertling, W. 263 Stanton st. C. Schmitt.	150
Hoelzle, L. 496 3d av. Geo. Ringler & Co.	500
Irving, Robert C. 21 6th av. Peter McGuire.	235
Johnson, William. 31 Bowery. M. Seitz. (R)	290
Jaeger, V. 33 East 3d st. P. & W. Ebbing.	125
Kehrwald, J. 119 East 3d st. G. Ringler & Co.	200
Knote, Chas. 28 Rivington st. A. Stauff. (R)	170
Keckeisen, F., Jr. 30 West 13th st. H. Gunther.	642
Keller, F. 11 Goerck st. Liebmann's Sons.	400
Klein, Karl. 21 Park row and 197 Bowery. A. & H. Schalk. (R)	7,500
Lissner & Wirth. 623 Broadway. H. W. Collender. Billiard Tables, &c. (R)	351
Lievre, Anton J. 129 1st av. Moritz Weinfield.	100
Lyon, Mary E. 267 West 34th st. De Lavergne & Burr (Eliz. A. Bailey, by assignment).	231
Laenger, A. 319 East 14th st. P. & W. Ebbing. (R)	197
McCue & Murphy. 49 7th av. D. Jones. Abs.	19
Meyer, W. and D. Jaehens. 225 Washington st. Regina Bowe (extr.).	500
Miller, E. H. 3 Worth st. Geo. Winter.	125
Moore, L. D. 263 West 30th st. Williamsburg Brewing Co.	400
Oakley, M. 518 East 14th st. M. D. Grace (P. N. Oakley, by assignment). (R)	334
O'Brien, Catherine. 30 Prince st. P. McQuade.	600
Ohlthorst, Hy. 24 Av A. J. Eichler.	1,600
Pinkernelly, J. 129 Hester st. J. Stenser.	250
Randel, C. 228 West 11th st. J. Ruppert.	150
Ranges, Herman. 114 West 33d st. Henry Ranges. Billiard Table.	110
Reid, James. 96 Duane st. H. W. Collender. Billiard Tables, &c. (R)	300
Rimmer, R. 548 Greenwich st. J. Truswell.	500
Royce & Herron. 655 3d av. Letitia Herron. Royce.	541
Royce & Herron. 655 3d av. Letitia Herron. Schmidt, T. 324 Av A. F. Ostendorf.	150
Speh, D. 92 Attorney st. C. Monr. (R)	200
Stratton & Gerken. 424 4th av. D. Jones. Abs.	19
Schuler, L. 144 East 14th st. D. G. Yuengling, Jr.	1,300
Stewart, A. 132 3d av. A. O'Donnell.	987
Tonner, Lena. 323 Av A. H. Schutt.	1,000
Vieterhold, A. 161 Norfolk st. W. Maupai.	100
Walsh, M., and T. Hagan. 73 Christie st. Williamsburg Brewing Co.	75
Wyky A. 257 East 10th st. P. Doelger.	150
Wolf, J. C. 416 8th av. J. Eichler. (R)	800

HOUSEHOLD FURNITURE.

Abrahams, Samuel. 166 Willoughby st. Brooklyn. Baumann Bros. (R)	69
Banvard, J. & E. S. 245 West 25th st. E. K. Goodnow.	750
Brockelbank, J. C. Orchard and Cherry sts. Elizabeth N. J. C. Scofield. (R)	156
Bush, L. 16 and 18 Dominick st. R. Walter's Sons.	138
Cohen, Frederick. 208 Sullivan st. Ludwig Baumann.	184
Cover, Mrs. R. L. 423 3d av. B. M. Cowperthwait.	232
Cox, Maggie. 65 Columbia st. Jordan & Moriarty.	146
DeBots, A. Emile. 209 West 14th st. R. Weiss. Piano.	150
Denning, Mrs. M. E. 214 West 24th st. H. P. DeGraaf & Co.	1,673
Grey, R. T. 135 East 14th st. E. F. Smith. Furniture, Horse, &c.	500
Green, Eleanor. 517 West 59th st. Elizabeth Caruth.	150
Hart, Mary L. 52 East 53d st. F. Mierson. (R)	2,734
Henriques, Mrs. A. D. 846 9th av. Ludwig Baumann.	237
Holbrook, Clara M. 117 West 29th st. Carrie M. Holbrook.	700
Hynes, Hannah. 39 East 21st st. P. O'Farrell.	110
Johnson, Sadie W. 437 West 24th st. Albert Baumann.	104
Kelly, Helen. 429 West 19th st. Albert Baumann.	182
Kelly, Helen. 429 West 19th st. A. P. Sherman.	110
Lamb, Jenny. 742 6th av. D. Krakauer. Piano.	175
Ludwig, Rosina. 184 Forsyth st. Henry Vogel.	111
McDowell, J. 760 Broadway. B. M. Cowperthwait.	1,871
McIntire, W. B. 22 Lincoln Heights, Jersey City. L. Baumann.	160
Meyer, H. & J. 353 West 11th st. Hannah Salomon. Piano.	225

Meyers, Maria. 129 East 27th st... B. M. Cowperthwait.
Meyers, A. M. 239 East 14th st... B. M. Cowperthwait.
Meyer, Barbara. 48 6th av... Braunsdorf & Meyer.
Meyer, M. 148 East 30th st... R. N. Blackhall.
Meyer, A. 269 West 23d st... H. C. Pike.
Meyer, Julia. 24 Cherry st... Jordan & Moriarty.
Meyer, J. P. 14th st, near College av... B. M. Cowperthwait.
Meyer, Emma L. 105 West 22d st... H. J. Wiken.
Meyer, Josephine A. 15 1st st... P. O'Farrell.
Meyer, Jane A. 212 East 33d st... R. Montague.
Meyer, I. J. 202 Madison av... N. H. Shook.

MISCELLANEOUS.

Alexander, Leopold. 122 Liberty st... Henry Meyer. Printing Fixtures.
Alexander, Leopold. 122 Liberty st... Farmer, Machinery Co. Printing Fixtures.
Alexander, M. 321 and 22 West 53d st... E. M. Schaefer. Horses, Express Wagons, Fixt.
Alexander, Joseph. 246 East 37th st... J. Cunningham, Son & Co. Coach, &c.
Alexander, J. 122 East 14th st... J. T. Preston. Printing Fixtures. (R)
Alexander & Swartz. 10 Elm st... E. Brose. Machine.
Alexander, Diebold. 15 Elm st... J. D. Albert. Sausage, Horses, Wagon, &c.
Alexander, D. K. 889 Broadway... S. C. Smith. A Stairs, by assignment. Photograph Fixtures, &c. (R)
Alexander, Charlotte. 151 Christopher st... Louis Schneider. Wagon.
Alexander, J. E. 150 3d av... J. R. Wigger and R. F. Swayze. Dry Goods Fixtures, &c.
Alexander, F. W. G. Gold st... H. Iserloh. Machinery.
Alexander, Thomas. 290 West 4th st... Chris. Mosney. Horse Wagon, &c. (R)
Alexander, G. B. 129 East 63d st... J. Cunningham, Son & Co. Coaches.
Alexander, Gustav and Louise. 77 Nassau st and 42 East 48th st... E. Staehlen. Office and Household Furniture.
Alexander, E. B. and Wm. Murphy. City... Margaret Mahoney. Hoisting Machines. (R)
Alexander, Ferdinand, Jr. 248 1st av... Ferd. Dress. Sausage Factory Fixtures, &c.
Alexander, T. S. Central Park and Greenpoint... Mrs. N. A. Neale. Boats.
Alexander, W. M. 266 9th av and 49 Chambers st... E. Teelby. Office Fixtures, Piano, &c.
Alexander, F. H. 81 Broadway... E. T. Bradford. Barber Fixtures.
Alexander, A. C. 60 West 132d st... L. H. Fletcher. Bust.
Alexander, S. W. 18 Jacob st... R. Hoe & Co. Presses. (R)
Alexander, Siegmund. 132 East 6th st... W. H. Woodcock. Printing Fixtures.
Alexander, E. F. University pl and 13th st... Martin Hart. Horse, Coach, &c.
Alexander, H. J. 27 Rose st... R. Hoe & Co. Press, &c.
Alexander, Elz. 241 Broome st... F. F. Lucke. Cigar Fixtures.
Alexander, H. H. City... Dr. Joe Winters. Horse, Milk Wagon, &c.
Alexander, Jas. E. and H. Wagner. 237 3d av... Philipp Franke. Billiard Tables, &c.
Alexander, E. 19 Rivington st... Emma Breves. Sewing Machines.
Alexander, R. C. 18 New st... C. Potter, Jr. & Co. Printing Presses, &c. (R)
Alexander, T. H. 72 Monroe st and 7 Henry st... M. L. Taylor. Carpenter's Fixtures, Furniture.
Alexander, H. & C. City... J. W. Theisz. Horse, Wagon, &c. (R)
Alexander, J. 157 Orchard st... F. Koch. Milk Wagon, Horse, &c.
Alexander, M. 32 West 51th st... E. Canton. Stove, Letters, &c.
Alexander, James H. 44 East 12th st... John N. Leary. Showcases, Furniture, &c.
Alexander, I. 187 Bester st... I. Bachrach. Butcher Fixtures.
Alexander, Gertrude C. 164th st and Morris pl... Van Giechten & Stark. Coach.
Alexander, D. F. 114 East 14th st... S. Raynor. Press, &c. (R)
Alexander, Wm. 85 Nassau st... Globe Mfg. Co. Paper Cutter, &c.
Alexander, P. 2 Park pl... W. Langdon. Barber Fixtures.
Alexander, Sarah M. 155 to 159 Sullivan st... H. Harrison. Brewery Fixtures, Horse, &c. (R)
Alexander, T. C. 33d st, near 1st av... J. Schreyer (text). Horses, Tools, &c. (R)
Alexander, C. A. 834 Broadway... T. J. Rayner. Emily C. Rayner, by assignment. Hotel Furniture Fixtures, &c. (R)
Alexander, Eva. 119 Av D... J. Fischer. Store Fixtures, Horse, &c. (R)
Alexander, D. W. and G. Moen, Jr. 244 3d av... Jackson & Co. Butcher Fixtures.
Alexander, M. 124 East 63d st... Hecks & Johnson. Carriages.
Alexander, E. F. City... R. G. Green. Wagon.
Alexander, New York Athletic Club. Foot 138th st... J. G. Radwin (str. tee). Boats. (R)
Alexander, Ellen. 50 10th av... Sonn Bros. Grocery Fixtures.
O'Connor, Sarah. 307 East Broadway... G. F. Walters. Brass Figure, &c. 24

Ryan, R. J. 114 East 14th st... Maria H. Metcalf. Printing Fixtures. (R) 450
Reilly, P. 118 and 150 Worth st... H. S. Archer. Machinery. (R) 3,000
Rural Life Co. 34 Park row... G. W. Millar & Co. Printing Fixtures, &c. 600
Rushton, L. V. & J. C. 430 6th av... Mary P. Rushton. Drug Fixtures, &c. (R) 8,000
Schnaars, H. 632 9th av... J. D. Wiekling. Grocery Fixtures, Horse, &c. 1,000
Scott, N. 836 2d av... G. Dessecker. Carriage. 225
Simm Bros. & Co. 307 East 51th st... M. Fleischmann. Distiller's Fixtures security 300
Stokes, H. 139 Pearl st... Nancy Stokes. Printing Fixtures, &c. 2,000
Strube, F. H. 23 Rivington st... B. Budde. Horse, Wagon, &c. (R) 400
Schwenke, Augusta. 124 4th av... Catherine Zelgner. Costumes. 2,000
Shorten, Jas. City... Nuffer & Lippe. Carriage. 50
Steinmetz, Caroline. 160 Worth st... P. Van Alstyne (A. W. Harris, by assignment). Machinery, Horses, &c. (R) 493
Schoules, J. Av D... B. F. Hahn. Horse, Wagon, &c. 300
Sherlock, P. H. 207 West 35th st... J. F. Cleary. Horse, Wagon, &c. 220
Stendicke, A. 329 East 23d st... Marie Reuter. Lathes, Furniture, &c. (R) 325
Twyome, J. F. 21 East 85th st... Catherine C. Twyome. Office Fixt. and Household Furn. 860
Thayer Mfg. Jewelry Co. Astoria, L. I... H. F. Anderson (J. F. Andrews, by assignment). Machinery, &c. (R) 3,602
Winter, L. F. 118 West 27th st... E. P. Hampson. Machinery. 400
Woolworth, Ainsworth & Co. City... S. A. Potter. Publishing Fixtures. (R) security 50
Walker, John. 21 West 19th st... Nuffer & Lippe. Carriage. (R) 477
Willis, H. V. 4 East 39th st... J. Clear. Horses. 300
Wendel, L. 331 to 344 West 44th st... C. L. Wendel. Stage, Sleigh, &c. 1,000
Wittschen, Frederick. 635 3d av... Geo. H. Wittschen. Grocers' Fixtures. 1,500
Wood, A. 150th st, near Morris av... J. E. McKown. Cows, Horse, &c. 250

BILLS OF SALE.

Black, Rose J. 88 Essex Market... C. Trueman. Butter Fixtures, &c. 150
Campbell, R. J. 562 3d av... E. Wilson. Fancy Goods Fixtures. 300
Ducrow, W. City... H. Johnson. Horse. 100
Fitzgerald, Edward. 14 Pearl st... Edward Mace. Blacksmith's Fixtures. (Error). 40
Fra: kel, Otto. 915 3d av... Jacob Hess. Butcher Fixtures. 2,000
Hantke, Philip. 237 3d av... Jenkins & Wagner. Billiard Tables, Fixtures, &c. 900
Hofmann, J. 532 9th av... Paulua Ammon. Saloon Fixtures. 150
Hogan, C. S. (recvr. of H. Schaub & Co.) City... E. B. Bingham. Presses, &c. 29
Johnes, C. A. 67 West 11th st... Mary G. Burrott. Furniture. 1
Johnson, W. City... H. Johnson. Horse. 45
Kaiser, G. P. Sr. 17 Bayard st... G. P. Kaiser, Jr. Bar Fixtures. 250
Leisersohn, L. 644 5th av... E. Croese. Cigar Fixtures, &c. 900
McGinn, P. City... J. W. Theisz. Horses, Wagons, &c. 1
McGinn, P. City... J. W. Theisz. Horses, Wagons, &c. 1
Mooney, Bernard and David. 1415 Broadway... John Mooney. Saloon Fixtures. 650
Schlueter, Charlotte. 123 Forsyth st... C. Schroder. Furniture, &c. 1
Schmitt, C. 1391 3d av... F. Lorenz. Saloon Fixtures. 500
Sherlock, P. H. 238 West 35th st... I. C. Cornell. Grocery Fixtures. 150
Smith, I. P. Boulevard, near 74th st, 9th av and 100th st... R. Smith. Fixtures, Horse. 600

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Black, Rose J. 88 Essex Market... C. Trueman. Butter Fixtures, &c. 150
Campbell, R. J. 562 3d av... E. Wilson. Fancy Goods Fixtures. 300
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Hogan, C. S. (recvr. of H. Schaub & Co.) City... E. B. Bingham. Presses, &c. 29
Johnes, C. A. 67 West 11th st... Mary G. Burrott. Furniture. 1
Johnson, W. City... H. Johnson. Horse. 45
Kaiser, G. P. Sr. 17 Bayard st... G. P. Kaiser, Jr. Bar Fixtures. 250
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Schlueter, Charlotte. 123 Forsyth st... C. Schroder. Furniture, &c. 1
Schmitt, C. 1391 3d av... F. Lorenz. Saloon Fixtures. 500
Sherlock, P. H. 238 West 35th st... I. C. Cornell. Grocery Fixtures. 150
Smith, I. P. Boulevard, near 74th st, 9th av and 100th st... R. Smith. Fixtures, Horse. 600

AGREEMENT AND BOND.

Carroll, James T. with R. Morgan & Co. "Construction of presses, &c." 2,000

BROOKLYN, N. Y.

Beardslee, George W... Henry W. Le Roy. Furniture. \$715
Braun, Emily. 59 Sackett st... John Mullins. Furniture. 166
Braun Emily 59 Sackett st... John E. Murray & Co. Furniture. 114
Brewster, Albert D. 50 Atlantic st... Henry L. Buet. Horse and Wagon. 17
Brownell Susan C. 130 Summit st... Timothy Browne. Furniture. 225
Bellmer, Louis. 352 Grand st... John Frazer. Fixtures, &c. 158
Cumb-riand, John H. 353 Hoyt st... Ludwig Baumann. Furniture. 159
Davidson, Marshall T. 41, 43, 45 and 47 Keap st... Samuel H. Hurd. Machinery, &c. 12,000
Fountain, Mrs. James E. 28 1/2 1st av... John E. Murray & Co. Furniture, &c. 892
Green, Samuel W. 18 Jacob st New York... R. Hoe & Co. Printing Presses, &c. 7,303
Hinrichs, Christopher E. N. cor Fulton av and Alabama av... Joseph Masson. Drawing Instruments, &c. 350
Herold, Augustus. 169 Carroll st... James J. Fielan and George Duval. Oil Paintings. 200
Johnson, Robert. 144 Baltic st... John Mullins. Furniture. 119

Jones, Evan B. 37 Sands st... Barbara Michaelis. Furniture. 1,160
Ker, Alphonso C. 1427 Fulton st... William A. Ker. Furniture. 109
Linnekin, Thomas T. 181 Broadway... Ovington Linnekin. Fixtures, &c. 500
McGuiggan, Terrence... J. W. Dreyer. Horses, Carts, &c. 450
Meyer, Henry W. 196 Conover st... Carsten Plate. Horses, Wagon, &c. 154
Myers, John F. 193, 195 and 197 Fulton st... Fanny L. States. Furniture, &c. 3,500
Quackenbush, James H. 13 Hoyt st... Thomas Newcomb. Furniture. 163
Rockel, Philipp. 76 Throop av... Ludwig Walther. Fixtures, &c. 500
Reilly, Patrick. 148 and 150 Worth st, New York... H. Ezekiah S. Archer. Machinery, &c. (3/4 part). 3,000
Richardson, Joseph S. 261 Hoyt st... Thomas Loughran. Butcher Shop, &c. 94
Rooney, James A. 163 Hudson av... The J. M. Brunswick & Balke Co. Billiard Table. 215
Savage, Catharine. Ralph av... Bridget Healy. Horse, Cows, &c. 1,000
Schaller, Ernst A. 1029 Gates av... Charles Schaller. Butcher Shop. 550
Schubel, Jacob. 234 Bond st... N. Langler. Tools, &c. 60
Simonson, Henry J. 65 Adelphi st... David B. Dunham. Horse, Buggy, &c. notes
Simonson, Thomas H. 65 Adelphi st... Emeline Simonson. Horses, Wagons, &c. 2,000
Skehan, Michael. 72 Columbia st... The J. M. Brunswick & Balke Co. Billiard Table. 175
*The Chrome Steel Co. Keap st and Kent av... James N. Paulding. Machinery, &c. 35,000
Travis, Geo. E. 520 Grand st... Albert C. Hallam. Furniture. 200
Whittaker, George. 55 Atlantic av, and 93 to 97 Pearl st... Wm. Spence. Machinery, &c. 2,500
Woolworth, Ainsworth & Co... Stephen A. Potter. Plates, Engravings, &c. security

BILLS OF SALE.

Graf, Carl B., to Julia Bechtold. Tools and Furniture, 241 Franklin av. nom
Bakefeld, Henry and John, to Peter Jordan. Horse, Wagon and Fixtures, 268 York st. 250
Schandel, Nicholas, to John Schandel. Marble Wash Stands, &c., 85 Bartlett st. 150
Scherl, Peter, to Henry and John Scherl. Saloon Fixtures, &c., 97 Court st. nom
Scherl, Henry and John, to Charles Nicol. Saloon Fixtures, &c., 97 Court st. 475
Schlegel, Zacharias, to Henry Meiter. Lager Beer Saloon, 51 Grand st. 225

* Given to take up a prior mortgage for a like amount.

JUDGMENTS.

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

NEW YORK CITY.

Dec.
20 Alden, Stephen H.—Thomas Smith. \$70 35
22 Arden, Henry—Wm. Cole. 940 35
22 the same—A. N. Cole. 515 00
19 Beardsley, Edward—J. F. Cullman. 109 39
20 Brown, James (impld., &c.)—Charles Sussensheidt. 724 08
20 Boch, Henry—Gustav Pilger. 168 48
20 Brevoort, Elizabeth D.—Margaret Switzer. 2,095 76
20 Burke, Walter—Nicolas Henry. 39 38
22 Barkley, Aaron S.—Ferd. Reed. 113 44
22 Barnett, George A. C.—Rudolph Marklin. 117 17
22 Brawe, G. R.—E. C. Hazard. 112 75
24 Burch, Alexander H. and David A.—Josiah Lombard. 695 06
22 Barres, Reon—Alfred Goodell. 75 38
22 Burns, E. la.—A. B. Mott. 858 00
23 Barries, Josephine (as presdt. of the Beethoven Deutschen Frauen Krawken Unterstuetzungsverein)—Margaretha Daubm. 41 65
23 Blake, Tillie E.—H. K. Thurber. 476 54
23 Bruns, Lewis C.—Isaac Levy. 121 40
23 Bristow, Isaac—Louis Schold. 318 82
23 Becar, Noel J.—Archibald Turner. 814 71
23 Bruns, Thomas (Department of Barus, Fredrick S.) Buildings. 42 41
24 Brown, Thomas—J. P. Mullins. 95 69
24 Bigelow, Prescott J.—James Chambers. 909 21
24 Berdell, Robert H.—Harriet B. Berdell. 416 66
24 the same—the same. 416 16
24 Bevans, Sidney P.—James Talcott. 1,257 43
26 Babcock, Benjamin W.—H. K. Thurber. 126 09
26 Beebe, Welcme R.—Thomas Young (extr., &c.). 1,481 53

26 Bastian, Louis—E. L. Winthrop (extr. &c.).....	325 90	19 Hiffelsheimer, Jacob T.—C. L. Weeks.....	200 61	24 McCool, Margaret and Nicholas—G. W. Tucker (trustee).....(D)	3,878 57
26 Brush, Theodore—Daniel Sanford..	171 11	20 Horton, Jacob C.—T. A. Byram (surv.).....	250 26	24 McCallum, Neil—James Chambers..	909 21
26 Brown, Philip—Allen & Stevens.....	34 90	20 Houston, Patrick—Mayor, Aldermen, &c.....	761 02	26 McLoughlin, Thomas C.—Jacob Sebastian.....	138 54
26 Bullenkamp, Frederick, Henry and Wm.—S. A. Wheeler.....	555 71	20 Huwerth, Frederick C.—G. A. Banta.....	164 26	20 Nostrand, Elbert and Mary A.—Benj. Wright (recvr. &c.).....costs	165 02
19 Colsey, Charles E.—W. H. Butler.....	46 79	20 Harnett, John H.—Hannah Enston (D).....	1,020 27	23 Newhall, Gilbert H.—Duncan Smith (adm'r. &c.).....costs	11 47
19 Cassidy, John E.—Wm. Coneyn.....	807 18	20 Hornbeck, Daniel E.—President, &c. of the Delaware and Hudson Canal Co.....	179 03	20 Ohm, Christian (extr. &c.)—Emma Kallensee.....	239 97
20 Coffin, Edmund—L. B. Wright.....	1,319 51	22 Howe, George A.—New York Smelting and Refining Co.....	104 54	20 Overton, Charles C.—F. E. Southard.....	87 51
20 the same—Chas. Tracy (extr. of J. B. Wright).....	2,209 49	22 Harris, Martha—H. G. Mohlman.....costs	83 56	20 O'Connell, Daniel—Mayor, Aldermen, &c.....	761 02
20 Cassidy, John E.—Pat. Cassidy.....	606 55	22 Herzog, Julia—J. R. Knox.....	130 85	22 Odell, William G.—N. Y. Smelting & Refining Co.....	164 54
20 Cleveland, Treadwell—S. A. Noyes.....	267 50	23 Hovt, Charles H.—H. K. Thurber.....	476 54	26 O'Neill, Edward—Isaac Sommers.....	110 77
20 Cosgrove, Thomas—Katharine Becker.....	134 60	23 Hunt, John P.—Department of Buildings.....	40 27	20 Pine, Samuel—Thos. Nelson.....costs	38 19
20 Covert, William A.—Herman Henneberger.....	9,656 80	23 Huebener, Susanna—John Klinker.....	115 99	20 Powers, Stephen H.—W. H. Everson.....costs	71 56
20 Cranston, Hiram (the estate of)—Ed. Lambert.....	404 80	23 Hirsch, Frederick—Leopold Stadelcker.....	550 97	22 Parker, William B.—C. P. Anderson.....	627 44
20 Cassidy, John E.—Ed. Leonard.....	379 72	24 Holz, Charles—Hannah Grunewald.....	95 12	22 Poole, Samuel—Nat. Bank of the State of N. Y.....	2,840 36
20 Cypert, John R. and Mary E.—Benj. Wright (recvr. &c.).....costs	165 02	24 Horgan, Patrick K. and John A.—Arnet Seaman.....	1,167 22	22 Patchell, William—Michael Fagan, Jr.....	969 93
22 Coleman, James A.—Julius Lobenstein.....	398 21	24 Hays, Michael—Henry Clausen, Jr.....	26 50	22 the same—T. H. Geraty.....	1,624 56
22 Coleman, Eugene—J. T. Foley.....	117 82	24 Hawley, Frederick B.—James Talcott.....	1,257 43	23 Pardee, Edward A. (extr.)—Emily A. Vandergaw.....	263 99
22 Collier, Eli—O. F. Chase.....	926 63	26 Hallowell, John K.—Daniel Slote.....	210 14	23 the same—Eliz. Jackson.....	521 43
23 Cary, Philip F.—Leo Mook.....	1,023 08	26 Higgins, Alvin—Florence M. Burrows.....(D)	1,233 27	23 Phyfe, Edward D. (otherwise Edward D. Fife)—Silas Mason.....	4,800 65
23 the same—Dan. Wunder.....	641 98	19 Josephart, Philip—W. B. Barrows.....costs	20 00	24 Post, Mrs. Anita (otherwise Anita Fernando)—Fred. Esper.....	149 27
23 Cooper, M.—Department of Buildings.....	107 79	20 Jacobs, Charles—C. F. Linde.....	155 18	24 Pierce, Walter S.—James Talcott.....	1,257 43
24 Clark, Jacob Edmund—S. M. Pettengill & Co.....	108 62	23 Jackson, Theodore F. (extr.)—Emily A. Vandergaw.....	263 99	26 Pratt, Royal P.—Third Nat. Bank.....	222 56
24 Cantrell, Samuel—Clausen & Price. Cuff, Patrick.....	21 30	23 the same—Elizabeth Jackson.....	521 43	22 Robertson, Frank—L. J. Appgar.....	575 81
24 Crow, Ellis N.—Pat. Campbell.....	109 48	23 Jackson, Eugene J.—Wm. Florence.....	196 52	23 Reilly, Bernard (as sheriff)—Henry Grossweyer.....	611 71
24 Carson, Robert H.—Catharine M. Brown.....	296 77	24 Josephs, Adolph—Susanna (extrx., &c. of John) Kress.....	113 50	23 Roberts, Addison F.—Henry White (extr. of Wm. Bostwick).....	6,684 31
24 Covert, Wm. A.—Valentine Frost.....	5,079 90	20 Kubely, John Emil—Henry Clausen, Jr.....	575 00	23 Reid, James and James J.—G. H. Barlow.....costs	105 79
26 Cuff, Patrick—Clausen & Price.....	126 10	20 Keogh, Walter—Louis Levenson.....	1,237 86	23 Reilly, Bernard—G. W. Weld.....	2,477 76
20 De Bride, Coe W.—C. E. Pearsall.....	298 59	23 Knapp, Samuel P.—Ulrich Simon.....costs	462 18	23 Rhinow, Charles—Julius Solmson.....	124 72
20 Dowling, John C.—J. F. Bauer.....	70 85	22 Keller, Maria I.—H. C. Hoerle.....	1,052 23	24 Renaud, George H.—G. P. Lawrence.....	390 70
20 Dix, Robert—W. H. Everson.....costs	71 56	22 Kingsland, Helen S.—Wm. Clarke.....	482 90	24 Robbins, Silas T.—Alex. Reid.....	224 92
22 Denninger, Frank—Francis Keller.....	336 84	22 Kieff, Mary Alice—Louisa M. Ogden.....	215 07	26 Riggs, James Oliver—D. D. Starin (extr. &c. of J. W. Riggs).....	1,052 77
22 Devoe, Edward—Rudolph Marklin.....	117 17	24 Keller, Ignatz—George Solomon.....	374 88	26 Reeves, John T., Jr.—Duparquet & Huot.....	214 37
22 Delle, Otto—J. G. Gillig.....	193 41	24 Knox, John L.—James Chambers.....	909 21	26 Remmert, George H. and Wm. H.—Isaac Sommers.....	189 50
23 Deleree, George A.—J. B. McGukin.....	2,008 88	20 Kline, Isaac (adm'r. &c. of Sam.)—Third Avenue R. R. Co.....	193 02	19 Shenfield, Mary—Sam. Firnski.....	360 90
23 Dusenbury, Charles—W. S. Keiley (recvr.).....	61 73	20 Leddy, Mary—Forty-second St. and Grand St. Ferry R. R. Co.....costs	103 26	19 Simon, Marcus—Isaac Adler.....	32 85
23 Doyle, Andrew T.—John McGuire.....	240 00	20 Lehenheim, Joachim—F. W. Baldwin.....	901 14	20 Stocker, George L.—Sam. Grocock.....	132 71
23 Dully, William—Department of Buildings.....	57 50	22 Lissner, Arnold—Ed. Lindenthal.....	72 12	20 Sire, Henry B.—E. F. Sturtevant.....	806 97
23 Doying, Ira E.—Tate & Osborn.....	7 06	22 Leggett, Abraham W. and Frederick W.—Nat. Bank of the State of N. Y.....	2,840 36	20 Salomon, Henry—Mahrt & Pupke.....	788 20
24 Delaney, William A.—S. J. Harris.....	102 22	23 Lippman, Martin (assignee, &c. of Marx Bros.)—J. W. Burnham.....	102 46	20 Silberberg, Louis—David Garcewich.....	259 50
26 Devlin, James—F. S. Howard.....	1,011 97	23 Laughran, Charles—J. E. Ellis.....	140 43	20 Stokes, Horace—D. A. Clapp.....	240 79
26 Davis, Salem W.—J. M. McIntosh.....	149 25	23 Lavender, George A.—S. V. Tripp.....	886 16	20 Steinmetz, John M. and Caroline—Ed. Green.....	97 51
20 Emery, James F.—Knickerbocker Life Ins. Co.....	433 19	23 Lavender, George A.—Sarah Halliday.....	416 60	20 the same—the same.....	230 81
22 Ennis, James and Maria—Metropolitan Sav. Bank.....(D)	2,484 69	24 Lilienthal, Christian H.—Benj. Parr.....	10,175 10	20 Schreyer, John—P. J. Vanderbilt.....costs	74 47
23 Everett, William—Hugo Sohmer, et al.....	178 35	24 Liersch, Otto—Joseph Doelger.....	155 50	22 Starin, Myndert—Baur & Betz.....	159 48
24 Everett, Elijah—G. P. Lawrence.....	304 30	24 Lehman, Julius C.—C. A. Schieren.....	61 26	22 Shipherd, Jacob R.—S. E. Church.....	85 51
24 Evans, James J.—J. W. C. Seavey.....	187 73	26 Lord, Thomas, Jr.—James Morgan.....	1,114 50	22 Schoenberg, Caroline A.—Joseph Levy.....	149 81
24 the same—the same.....	374 98	26 Liss, Anna and Charles H. (adm'r. &c. of Fred.)—Marie A. La Farge.....(D)	1,883 60	22 Sivioli, Katherine L.—Henry Brummer.....	113 64
26 Esselborn, Herman—Allon & Stevens.....	34 90	26 Lamb, George—S. H. Thayer (extr. &c. of Eliza Lamb).....	18,373 95	22 Sharkey, Thomas F.—James Dunn (extr. &c. of Mary A. Hutchinson).....(D)	1,018 92
26 Esseborn, George—S. V. R. Cooper.....	45 97	26 Lent, Leander—Pat. Mallon.....	660 19	23 Stevens, Marietta R. and Charles G. (extrx., &c. of Paran)—Margaret M. (extrx. M. T.) Brennan.....costs	232 74
20 Fielding, Robert W.—Fahnestock White Lead Co.....	235 24	26 Lehenheim, Joachim—W. E. Gilman.....	207 27	23 Spring, Elias—David Leventritt.....	73 87
20 Feld, Samuel—David Garcewich.....	259 50	20 Moseley, Nathaniel R.—Fifth Nat. Bank.....	493 39	24 Stratton, Theodore A.—W. M. Gawry.....	4,418 71
22 Farber, Herrman—Lung & Robinson.....	380 82	20 the same—the same.....	376 95	24 Steinmetz, Frederick—Andrew Baldauf.....	245 75
22 Frasse, Peter A. and Charles F.—J. M. Montgomery.....	93 98	20 Masten, Hiram—Presdt., &c. of the Delaware & Hudson Canal Co.....	179 03	24 Sager, Abraham—J. S. Wenderly.....	372 29
22 Fagan, John J.—Michael Fagan, Jr. the same—T. H. Geraty.....	1,024 56	22 Muller, Daniel—J. & M. Haffen.....	80 40	24 Strieker, Samuel—James Talcott.....	1,642 29
22 Farrell, Edward J.—R. E. Farrell.....	269 50	22 Manning, Joseph, Joseph, Jr., and Richard W.—Equitable Life Assur. Soc.....(D)	4,267 80	26 Stevenson, James T.—Third Ave. R. R. Co.....	148 42
23 Fife, Edward D. (otherwise Ed. D. Phyfe)—Silas Mason.....	4,890 65	23 Matthey, Ulrich—Department of Buildings.....	82 29	26 Schoenberg Israel—Theo. Neander.....	125 15
23 Fitzgerald, Edward and Michael—Ed. Fitzgerald.....	267 50	23 Meagher, James—James Haviland.....	619 33	22 Smith, Albert E. (doing business under name of A. E. Smith & Co.) O. F. Chase.....	851 70
23 Fernschild, William—Department of Buildings.....	82 29	23 Melcher, John D. (extr.)—Margaret M. (extrx., &c. of M. T.) Brennan.....costs	232 74	22 Smith, Albert E.—the same.....	926 63
24 Fernando, Anita (otherwise known as Mrs. Anita Post)—Fred. Esper.....	149 27	23 Morris, George—David Leventritt.....	73 87	26 Smith, Isaac P.—W. H. Hussey.....	1,181 22
26 French, Hamline Q. and Mansfield J.—James Morgan.....	1,114 50	23 Merwig, Carl—John Mast.....	199 69	20 Totten, Caroline M.—Sarah H. St. John.....	137 27
26 Fuentes, Felix—J. E. Stow.....	6,193 93	23 Mearby, William H.—Miquel Aleo.....	368 85	22 Tracy, Henry Partridge—Mary I. Tracy.....costs	109 18
20 Gschwend, John—George Stoettner.....	77 08	24 Mills, Albert D.—G. P. Lawrence.....	394 30	22 Thieling, John H.—Charles Wehle.....	517 55
20 Gleason, Michael W.—Chas. Schlesinger.....	117 41	26 Mojarrieta, Augustus H.—J. E. Stow.....	6,193 93	22 the same—the same.....	114 80
22 Grodzinsky, Moses—Chas. Lewis.....	593 51	20 McFarland, Henry H.—Hewlett Van Wyck (assignee, &c.).....	158 70	23 Tengvall, Peter and Eva—Isaac Hochster.....	45 90
23 Gleason, Robert W.—H. B. Wheatcroft.....	218 00			23 Thayer, David G.—Benedict & Burnham Mfg. Co.....	15,145 33

Table listing real estate transactions in Kings County, N. Y., including details like 'The Brooklyn and Cross Town R. Co.', 'The New York Floating Elevator Co.', and various individuals and companies with associated monetary values.

Table listing real estate transactions in Kings County, N. Y., including details like 'Peppard, James-B. Clover', 'Pelletreau & Raynor, appts.-J. A. Russ, Jr.', and various individuals and companies with associated monetary values.

Table listing real estate transactions in Kings County, N. Y., including details like 'Same - Metropolitan National Bank', 'Weed, Edwin A.-E. Duncan Sniffen', and various individuals and companies with associated monetary values.

SATISFIED JUDGMENTS, KINGS CO.

December 18 to 24-Inclusive.

Table listing satisfied judgments in Kings County, N. Y., including details like 'Bartlett, W. O.-Henry Pethers', 'Burbank, William H.-Israel Griffith', and various individuals and companies with associated monetary values.

KINGS CO. EXECUTIONS, RETURNED BY SHERIFF AS UNSATISFIED.

December 18 to 24-Inclusive.

Table listing executions returned by sheriff as unsatisfied in Kings County, N. Y., including details like 'Rothschild, David', 'Duffy, Thomas and Anne', and various individuals and companies with associated monetary values.

N. Y. SATISFIED JUDGMENTS.

Dec. 18 to Dec. 24-Inclusive.

Table listing satisfied judgments in New York State, including details like 'Ames, Angelina D.-John B. Coles', 'Ans dell, George I. and Theodore M.-William Simon', and various individuals and companies with associated monetary values.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including details like 'Clinton pl, No. 87. n s. James McHugh agt Alexander B. Duncan, John M. Daly and E. P. Briggs', and various property owners and mechanics with associated monetary values.

KINGS COUNTY, N. Y.

Table listing mechanics' liens in Kings County, N. Y., including details like 'Ocean parkway, see lien, Gravesend. Alfred Merritt agt George H. Pryor and John J. White', and various property owners and mechanics with associated monetary values.

SATISFIED MECHANICS' LIENS.

Table listing satisfied mechanics' liens in New York City, including details like 'Fourth av. s e cor 105th st (5 houses). A. Kenny & Son agt Christie & Walker and Fitzgerald & Straight', and various property owners and mechanics with associated monetary values.

- 24 Nineteenth st, No. 343, n s, bet 8th and 9th avs. James Ross agt Charles H. Wade, Robert Wilson and Cowan Keys. (Nov. 23)..... 22
- 24 Nineteenth st, No. 341, n s, bet 8th and 9th avs. Same agt John A. Riley, Robert Wilson and Cowan Keys. (Nov. 23)..... 28
- 25 Ninety-third st, s s, 100 w 3d av. 50x— (2 houses). Win. Connolly agt Jacob Bookman and Eugene McCarty. (Dec. 13)..... 43
- 25 Same property. James Cavanagh agt same. (Dec. 13)..... 41
- 25 Same property. Pat. Herlihy agt same. (Dec. 13)..... 15
- 25 Same property. Denis Reardon agt same. (Dec. 13)..... 80
- 26 Same property. John Draddy agt same. (Dec. 13)..... 45
- 26 Same property. James Colbert agt same. (Dec. 13)..... 47

KINGS COUNTY, N. Y.

December 18 to 24—inclusive.

- South Fifth st, s s, 51.7 e 10th st, runs southeast 70. John Schultze agt T. Moore and R. Ferguson. (Nov. 17, 1878)..... —
- Grand st, s s, 100 e Lorimer st. C. C. Green agt H. H. Hall and G. Ditmars. (Aug. 22, 1878)..... 110
- Same property. J. H. Ditmars agt same. (Aug. 22, 1878)..... 37
- Same property. Louis Bossert agt same. (Aug. 31, 1878)..... —
- Same property. Same agt same. (Sept. 2, 1878)..... —
- Same property. S. A. Ditmars agt same. (Aug. 22, 1878)..... —
- Same property. Beers & Resseguie agt same. (Aug. 21, 1878)..... —
- Same property. A. Dugan agt same and James Rodwell. (Aug. 21, 1878)..... —
- Same property. C. W. Hoffman agt same. (Oct. 25, 1878)..... —
- Same property. C. L. Heath agt same. (Aug. 25, 1878)..... —
- Same property. C. H. Berry agt same. (Aug. 24, 1878)..... —
- Same property. David Jones agt same. (Oct. 31, 1878)..... —
- Same property. T. Kylie, of H. C. Richardson, agt same. (Aug. 23, 1878)..... —
- Grand st, Nos. 458 and 460. G. H. Garrison agt same as last. (Aug. 30, 1878)..... —

BUILDINGS PROJECTED.

NEW YORK CITY.

- Plan 943—Sixty-eighth st, s s, 200 e 5th av, one four-story and basement brick (brown stone front) dwelling, 25x57.1, tin roof and galvanized iron cornice; cost, \$25,000; owner, H. G. Lapham, 28 Ferry st; architects, W. H. Hazzard & Son.
 - Plan 944—One Hundred and Thirty-fourth st, e s of canal, at foot of street, Mott Haven, one one-story frame coal-house; cost, \$1,150; owners, J. L. Mott Iron Works; architect and builder, Thomas Overington.
 - Plan 945—Fifty-third st (Nos. 2 and 4 E.), two four-story and basement brick dwellings, No. 2, 25x63, with two-story extension on rear, 17x32.5; No. 4, 25x70, tin roof and galvanized iron cornices; cost, for No. 2, \$28,000; No. 4, \$24,000; owner, architect and mason, Charles Buek, 63 E 41st st; carpenters, Cooper & Weed.
 - Plan 946—Second av, No. 775, one five-story brick tenement, with store on first floor, 24.8x60, with extension on rear, 10x14, tin roof and galvanized iron cornice; cost, \$9,500; owner, Michael Lennon, Orchard st, Highbridge; architect, Andrew Spence.
 - Plan 947—Gerard av between 149th and 150th sts, one one-story frame structure for wire factory, 274x50, gravel roof; cost, \$10,000; owner, J. L. Haight, 81 John st; builder, Edward Gustavson.
 - Plan 948—Gerard av, between 149th and 150th sts., one one-story brick building for boiler and engine house, 14x33, gravel roof and galvanized iron cornices; cost, \$8,000; owner, J. L. Haight; builder, Edward Gustavson.
 - Plan 949—One Hundred and Twenty-third st, n s, 133 w Av A, twelve three-story and basement brick (brown stone front) dwellings, 16.8x50, tin roofs and galvanized iron cornices; cost, each, \$5,000; owner, M. E. Haws, 368 Greenwich st; architect and builder, William H. Hoover.
 - Plan 950—One Hundred and Tenth st, s s, 175 e 3d av, rear, one one-story brick building for wagon-house and storage shed, 25x12, tin roof and brick cornice; cost, \$300, owner and builder, Joseph Murray, 315 E. 116th st; architect, J. H. Valentine.
- KINGS COUNTY, N. Y.
- Plan 1008—Evergreen av, e s, 75 n Stockholm st, one two-story frame dwelling, 22x30, tin roof; owner, A. Bauer 20 Stanhope st; architect and carpenter, H. C. Bauer; mason, M. Lambert.
 - Plan 1009—Melrose av, s o cor Central av, two two-story frame dwellings, 25x40 tin roof; owner and carpenter, George Loffler.
 - Plan 1010—Huntington st, on the Gowanus canal,

- one one-story frame storage shed, 62x50, felt and gravel roof; owner and builder, H. J. Baker & Bro.; architect, Robert Dixon.
- Plan 1011—Lincoln pl, s s, 260 w 7th av, two three-story brown stone dwellings, 20x45, tin roof and wooden cornice; owner, Isabella Gordon, 2 Willow st; architect, Robert Dixon; builder, John Gordon.
- Plan 1012—Fourth av, e s, 40 s 19th st, one one-story frame stable and factory, 14 and 25x40, board roof; lessee and builder, Hesse & Palmer, 188 10th st.
- Plan 1013—Grove st, w s, 125 s Central av, one two-story frame dwelling, 22x36, gravel roof; owner, Thomas Maher; architect, W. B. Ditmars.
- Plan 1014—Flatbush av, n s, between St. Mark's pl and Bergen st, one brick boiler-house, 13x42, gravel roof; owner, J. W. Yates, 115 Wall st, New York; architect, E. L. Roberts; builders, C. Cameron and C. L. Johnson.

ALTERATIONS, N. Y.

- Plan 1286—Fifty-fourth st, s s, 297 e 9th av, one-story brick car stables, 22x57, to have a second story added, gravel roof and brick cornice; cost, \$3,000; owners and builders, Eighth Avenue Railroad Co.; architect, John Correja.
- Plan 1287—Second st, Nos. 185 and 197, rear, easterly half of building to have a fifth story put on, 22x49, tin roof, brick and galvanized iron cornice; cost, \$300; owner, David Hein, on the premises; architect, Ernest W. Greis; mason, John Schmitt.
- Plan 1288—Canal st, No. 205, one-story brick extension to be built on rear, 25x20, tin roof; cost, \$900; agent, Isaac J. Geery, 162 Kent av, Brooklyn; builder, James Haughian.
- Plan 1289—Warren st, No. 77, five-story brick warehouse, damage by fire to be repaired; cost, \$1,750; owner, T. L. Mathey, 348 Henry st, Brooklyn; mason, John Derr; carpenter, John D. Miner.
- Plan 1291—Seventeenth st, Nos. 632 to 636 E., five-story brick workshop, part of rear wall to be taken out and iron girder and columns set in place of same; cost, \$300; owners, Grissler & Fausel, 632 E. 17th st; masons, Scheffler & Son.
- Plan 1292—Thomas st, No. 63, six story brick warehouse, damage by fire to be repaired; cost, \$1,470; owner, J. E. Martin, 95 Liberty st; builder, Henry Wallace.
- Plan 1293—Fourth av, e s, from 7th to 8th st, Cooper Union, an additional story to be built upon northerly and easterly sides, tin roofs and metal cornices; cost, \$25,000; owner, Dr. Peter Cooper; architect, F. A. Peterson; masons, Amos Woodruff's Sons; carpenter, John Downey.
- Plan 1294—East Houston st, No. 15, peak roof to be taken off, attic made into full story, tin roof and galvanized iron cornice, also new store front in first story; cost, \$3,500; owner, Peter J. M. Van Cortlandt, 33 Pine st; builder, P. B. McEntyre.

BROOKLYN, N. Y.

- Plan 1005—Henry st, e s, 40 s Verandah pl, raised one-story and three-story brick extension, 30x55, tin roof and wooden cornice, rebuild all 8-inch walls; cost, \$1,500; owner, C. Rehfeldt, on the premises; architect, N. M. Whipple; builders, R. Whipple & Son.
- Plan 1006—Eighth st, Nos. 87 and 89, two-story brick extension, 7.3x10, tin roof and wooden cornice; owner, Margaret Corlett.
- Plan 1007—Ellery st, s s, 150 w Marcy av, one-story frame extension, 50x30, plaster roof; cost, \$325; owner, J. H. Prentice; builder, J. H. Hough.

MISCELLANEOUS.

PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

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

NEW YORK, DEC. 23, 1879.

REGULATING, GRADING, ETC.

- 100th st, from 2d av to the Harlem river.†
- 112th st, bet 5th and 6th avs †
- PAVING.
- Madison av, from 86th to 90th st.†
- 83d st, from 8th av to the boulevard.†
- 7th av, from Greenwich av to 14th st.†
- LAMP POSTS.
- 127th st, bet 7th and 8th avs.†
- FLAGGING.
- 100th st, from 2d av to the Harlem river.†
- 112th st, bet 5th and 6th avs †
- 120th st, bet 1st av and Av A.†
- West 13th st, from West 4th st to 9th av.†
- MAINS
- Southern boulevard, from the present termination of street lamps on said boulevard to Westchester av; gas.†

- 135th st, from 5th to 8th avs: gas †
- Madison av, from 110th to 115th st; gas.†
- 10th av, from 81st st to connect with present main at 83d st; Croton.†
- 83d st; Croton.†
- 149th st, { from the Boulevard to 10th av.†
- 110th st, }
- FENCING AND FILLING VACANT LOTS.
- 120th st, bet 1st av and Av A.†
- FENCING VACANT LOTS.
- 73d st, boulevard, 73d st, 10th av (block).†
- CROSSWALKS.
- Madison av, from 66th to 90th st.†
- 83d st, from 8th av to the boulevard.†
- 7th av, from Greenwich av to 14th st.†

BUSINESS CHANGES.

Schedule of assets and liabilities filed by assignees or the week ending December 26:

	Liabilities.	Nominal Assets.	Real Assets.
Haldenwang & Starke..	\$9,635	\$5,710	\$5,066
Hill, Cunningham & Co.	95,067	76,443	1,746
Ulmann, Leon	6,756		2,421
Weldon, John	4,250	1,631	1,617
Wiley, H. & M.	2,169	1,189	353

ASSIGNMENTS—BENEFIT CREDITORS.

- Dec.
- 22 Cassidy, Patrick, to J. R. Wigger and R. F. Swayze.
- 23 Kean, Rankin J., to Jeremiah O'Farrell.
- 21 Hoyt, William P., to John P. Dallimore.
- 26 Tischler, David, to Henry Hamel.
- 26 Brus, Emile, to Louis Mathot.
- 26 Bemak, William } to Herrman Moses.
- 26 Bemak, Julius }

KINGS COUNTY.

- Dec. GENERAL ASSIGNMENTS.
- 20 Hartung, William, to Henry E. Heppé.
- 20 Schutt, James G., to H. E. Heppé.
- 18 Wilson, Charles, to E. F. Witte.

ADVERTISED LEGAL SALES.

REFERREES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, NO. 111 BROADWAY.

- 63d st, n s, 100 e 10th av, 33.2x100.5, two three-story stone front dwell'gs, by R. V. Harnett. (Amount due, abt \$16,400)..... 29
- 110th st, n s, 325 e 7th av, 25x100.11, part of one-story frame dwell'g, by R. V. Harnett. (Am't due, abt \$8,900)..... 29
- 114th st, s s, 155 w 4th av, 25x100, vacant, by D. M. Seaman. (Amount due, abt \$2,000)..... 29
- 121st st (No. 109), n s, 124 e 4th av, 17x110.11, three-story brick dwell'g, by R. V. Harnett. (3d mort., abt \$2,200; all liens, abt \$6,240)..... 29
- 126th st (No. 235), n s, 165 w 2d av, 20x99.11, three-story brick dwell'g, by H. N. Camp. (Amount due, abt \$6,300; taxes, &c., \$619)..... 29
- Av A, e s, 25 6 n 75th st, 25.6x98, vacant, by A. J. Bleecker & Son. (Amount due, abt \$575)..... 29
- Road leading from West Farms to Hunt's Point at n w cor of Wm. Curser's land, and extdg to Bronx River, 3 roads and 11 rods.....
- Road leading from West Farms to Hunt's Point at n w cor of land belonging to Bronx Bleaching & M'fg Co., extdg to Bronx River, 3 roads and 12 rods.....
- Public road at end of stone fence near abutment of the bridge over the Bronx River, 7 1/2 10ths of an acre.....
- by J. M. Smith (ref.), at 167th st and Washington av, at 5 o'clock..... 29
- Broome st, s o cor Allen st, 62.9x87.6; No. 269, four-story brick tenem't, with three-story brick extension; No. 271, four-story brick store and tenem't; No. 273, five-story brick store and tenem't; Nos. 84 and 86 Allen st, two five-story brick stores and tenem'ts, by J. T. Boyd. (Amount due, abt \$14,200)..... 30
- Broome st, s s, 62 1/2 e Allen st, 37.6x87.6; No. 263, five-story brick store and tenem't; No. 265, four-story brick store and tenem't.....
- Broome st (No. 267), s s, 50 w Orchard st, 35x87.6; four-story brick store and tenem't, with brick extension in rear.....
- by J. T. Boyd. (Amount due, abt \$41,000)..... 30
- Madougal st (No. 231), w s, 58.10 n Amity st (now West 3d st), 19.6x67.9, two-story brick dwell'g, by R. V. Harnett. (Amount due, abt \$3,100)..... 30
- 18th st (No. 31), n s, 301 1/2 e 6th av, 10.8x92, five-story stone front dwell'g, by A. J. Bleecker & Son. (Amount due, abt \$14,000)..... 30
- 31st st (Nos. 325 and 340), s s, 125 w 1st av, 46x95.9, two five-story brick stores and tenem'ts, by J. T. Boyd. (Amount due, abt \$20,100)..... 30
- 74th st (No. 16), s s, 301 1/2 e 5th av, 25x102.2, four-story stone front dwell'g, by Louis Mesier. (Amount due, abt \$21,000)..... 30
- 70th st (No. 317), n s, 225 e 2d av, 25x102.2, four-story stone front dwell'g, by B. Smyth. (Am't due, abt \$11,150)..... 30
- 93d st (No. 212), s s, 160 e 3d av, 21x100.8, three-story frame dwell'g, by Scott & Myers. (Am't due, abt \$17,000)..... 30
- 2d av (No. 330), e s, 46.8 n 19th st, 15.1x100, four-story stone front dwell'g, by A. J. Bleecker. (Amount due, abt \$9,050)..... 30
- 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 \$23,000)..... 30

...av. No. 110, e. s. 23.3 s 17th st, 20.3x100, three-story frame store and dwelling, by H. N. Camp. Amount due, about \$3,100.

Plot lying between Locust av and the Woodruff Farm, contains 3 acres, by J. T. Boyd. (Amount due, about \$2,100.)

Myrtle av, w. s. 25 n e Morris st, 51x150, by E. S. Westcott, mortgagor, at New Court House. Amount due, about \$800.

14th st, n. s. 25 w 10th av, 50x100, two-story frame dwelling, and part of frame hot house. (S. s. s. s. 25 w 10th av, 100x100.)

... R. N. Camp. 1st mortg. amount due, about \$1,100.

...st, Nos. 188 and 190, (together being Washington st, Nos. 189 and 191, 193 on Greenwich st, and 12.6 on Washington st, on n. s. 154 and on n. s. 155, by Louis Messier. (Amount due, about \$1,100.)

...st, No. 125, s. s. 108 e Christie st, 25.9x74.3, two-story brick store and tenement, by J. T. Boyd. Amount due, about \$14,950.

...st, No. 570, s. s. 7 w Lewis st, 21x97, four-story store and tenement, by H. Henriques. (Amount due, about \$5,800, taxes, &c., \$300.)

...st, No. 518, s. s. 69 w Lewis st, 22x97, four-story brick store and tenement, by H. Henriques. Amount due, about \$7,100, taxes, &c., \$280.

...st, s. s. 250 e Av A, 50x100, No. 516, five-story brick store and tenement and three-story brick tenement in rear, No. 514, five-story brick store and tenement and two-story brick tenement in rear, by sheriff, at City Hall. (Sale under execution.)

Spring st, n. s. extdg. from Worth av to Prospect av, 24.1x75.7x198x89.8, by R. V. Harnett. (Amt due, about \$1,350.)

Winds av, e. s. 9 n 14th st, 100x100.

Winds av, w. s. 25 n 14th st, 100x100.

... R. V. Harnett. (Amount due, about \$1,350.)

Spring st, w. s. } see Liber. 582 of Morts., p. 174, Juliet st, s. s. } Westchester County, 640x711

30 Walton av, cor. } 2317, James D. Fish agt William F. Shirley; att'ys, Wingate & Cullen

30 Washington st, w. s. 85.4 n Morris st, 21.10x80.6, Anna C. Willey agt Stephen V. A. Hunter; att'y, Pierre W. Wilde.

30 71th st, s. s. 125 w Av A, 25x102.2, Bank for Savings, New York, agt Samuel Zeimer; att'ys, Strong & Cadwalader.

30 74th st, s. s. 200 w Av A, 25x102.2, Mutual Life Ins. Co. agt Samuel Zeimer; att'ys, Turner, Lee & McClure.

30 85th st, s. s. 290 w 1st av, 25x102, Charles C. Norton agt Philip Beck; att'ys, Spooner & Spooner.

123d st, s. s. 132.3 w 1st av, 14.3x100.11, New York Life Ins. Co. agt William J. Hargraves; att'y, H. A. Bogert.

123d st, s. s. 118 w 1st av, 14.3x100.11, Same agt same.

126th st, n. s. 108.9 e 3d av, 112x99.11, John C. Fry agt Annie Fretzsch (5 suits); att'y, Joseph R. Huntington.

19 Madison av, s w cor 11th st, 20.5x50.5, John H. Henshaw agt Mary T. Kelley; att'y, John H. Henshaw.

21 Madison av, w. s. 61.5 e 11th st, 20x50, John E. Allen agt Mary T. Kelley; same attorney.

31 3d av, s w cor 24th st, 24.84x81, Christian Schwarzwaelder agt Isaac Menzbach; att'ys, Arthur Phelps, Knevals & Ransom.

20 3d av, n e cor 126th st, 99.11x76, John C. Fry agt Annie Fretzsch (5 suits); att'y, Joseph R. Huntington.

Park row, No. 17, basement; John G. Mitchell to John Guinard; 5 years from May 1, 1879. 800

Rivington st, No. 29; Ernest Ohi to August Smith; 2 years. 800

13th st, Nos. 21 and 23, rear; stables; A. Johnston to James McCreery & Co.; 2 months, per month. 42

14th st, s. s. 53.1 e University pl, runs south 130.4 x west 62.3 to University pl, x north 26 x east 33.6 x north 102.3 to 14th st, x east 26.10, being No. 40 East 14th st and No. 79 University pl; Chas. H. Marshall et al. (exrs. C. H. Marshall) to E. Butterick & Co.; 10 years. 12,000

58th st, s. s. 100 w 7th av, surrender of lease; Joseph Keal and A. E. Davis to James McMahon. nom

125th st, n. s. 150 w 8th av, 50x150; William Moser to George Coding; 8 years from May 1, 1879. 300 and 500

Avenue A, Nos. 327, 329 and 331; E. B. Kellogg to H. Fuldner; 5 years from Feb. 15, 1880, about. 1,700

Madison av, No. 414, and furniture; Martha B. Smith to Henry Brewster; 1 year and 7 months from Oct. 1, 1879. 3,600

3d av, No. 915; Jacob Hess to Otto Fraenkel; 2 years from May 1, 1879. 2,000

3d av, No. 2176, store; Cath. Binger to Victoriano de Castro; 1 1/2 years. 300

6th av, s e cor 40th st, 59.6x100, Hotel Royal; K. Hirsch and H. Israel to Eibe D. Cordts, Rutherford Park, N. J.; 4 years from Oct. 1, 1879. 10,000 and 11,000

7th av, s e cor 41st st, runs east 157.10 to Broadway, x south 92 x west 75.5 x west 10 x north 10.1 x west 100 to 7th av, x north 98.9; Elliott Zborowski to The Metropolitan Concert Co.; 10 years from Oct. 1, 1879. 15,400

LIS PENDENS.

KINGS COUNTY.

31 Baltic st, n. s. 132.5 w Clinton st, 19.8x100, Geo. L. Kingsland and ano. (trustees) agt Alida R. Walker; att'ys, Taylor, Ferris & Thompson. 20

31 Baltic st, n. s. 225 e Smith st, 25x100, Phebe A. Lott agt Sarah McCreary; att'y, Edgar Bergen. 19

31 Clinton st, n. w s 60 n e Luquer st, 20x70, John J. Townsend agt Patrick Carlin; att'y, James Stikeman. 19

31 Congress st, n. s. 102 w Henry st, 25x100, (Lease.) Marie J. Myers agt John L. McCabe; att'y, C. W. Bennett. 22

31 Dean st, n. s. 267.6 w Nevins st, 21x100, Edward Hicken and ano. (exrs. J. J. Boyd) agt Henry P. Webb, et al. (exrs. Fannie E. Webb); att'y, W. J. Sayres. 23

31 Fort Greene pl, w. s. 106.8 s Lafayette av, 21.8x85, Geo. W. Anderson agt Mary E. Baldwin; att'y, William Arnold. 18

31 Same property. Same agt same. 20

31 Fulton st, n w cor McDonough st, 20x80, Ann M. Gallaway agt Ernest T. Gallaway; att'y, Randolph H. Cole. 20

31 Graham st, e. s. 269.5 n Myrtle av, 25x83.6x25x83.5, John Alson agt Samuel Bowden; att'ys, S. W. & H. W. Gaines. 20

31 Middagh st, s e cor Columbia st, 30x25.6, Aaron Healy agt Mary E. McClellan; att'ys, Thomas & Wilder. 19

31 Prince st, w. s. 122.4 n Willoughby st, runs north 32.1 x west 28 x north 0.5 x west 57 x south 22 x east 57 x south 0.6 x east 23 to beginning, Augusta M. Platt agt Melvin Edwards; att'y, J. H. Platt. 18

31 Warren st, s w s, 100 e Nevins st, 25x100, Wm. M. Ingraham agt Lawrence O'Neill; att'y, Wm. M. Ingraham. 20

31 York st, s. s. lot 9, map property Henry Casey } 25x75

31 Tallman st, n. s. lot 32, map property Henry Casey, 25x17 } William Buhler agt John C. Keating; att'ys, Eastman & Garretson. 18

31 12th st, n. w s, 136.7 s e 3d av, 18.4x100, Cornelia M. Spader agt Mary J. Howell; att'ys, Hubbard & Rushmore. 18

31 Atlantic av, s. s. 200 w Utica av, 189.3x217.2 to Pacific st, x104.5x200, (Correction.) (Amended notice.) Ann M. Ward agt John H. Witpen; att'ys, De Forest & Weeks. 22

31 Lafayette av, n. s. 80 e Skillman st, 20x80, The Mutual Life Ins. Co., New York, agt John R. Horton; att'ys, Davies & Work. 18

31 New Jersey av, centre line, 284.8 n w Brooklyn and Jamaica Plank road, runs easterly 125 x northwest 25 x 125 to av. x 25, Henrietta A. Conklin agt Sarah E. Hart; att'y, F. W. Taber. 20

31 3d av, easterly cor 16th st, 20x— to Old Gowanus road, x—x—, Edward P. Day agt William Norman; att'y, L. E. Riggs. 22

RECORDED LEASES.

NEW YORK

Dec. 31 Jan. 1

Jan. 1 21st st, s. s. 69 w Bond st, 69x100

1 12th st, s. s. 118.3 e 3d av, 18.4x100

1 by J. Cole, at 279 Fulton st.

2 Johnson av, n. s. 125 e Leonard st, 25x100, by Cole & Murphy, at 279 Fulton st.

3 Penn st, n. s. 129.9 e Bedford av, 21.7x100, by J. C. Eadie, at 45 Broadway, E. D.

3 Lorimer st, e. s. 75 s Skillman av, 25x100, by J. C. Eadie, at 45 Broadway, E. D. (Partition sale).

3 Lorimer st, e. s. 75 s Skillman av, 25x100, by Sumner & Dorland, at Broadway and 4th st, E. D. (Partition sale).

3 Tompkins av, e. s. 50 n Hopkins st, 25x41.

3 Demontio pl, s. s. 34.2 e Tompkins av, 25x34.2, by T. W. Butts (ref.) at Court House.

Dec. 22 Broadway, No. 29, n w cor Beaver lane, 29.9x160.9, Mutual Life Ins. Co. agt Paul N. Spofford; att'ys, Davies & Work.

22 Broadway, s w cor 26th st (St. James Hotel), irreg, 34.8x109.1, Mutual Life Ins. Co. agt Thomas W. Pearsall; att'ys, Davies & Work.

22 Canal st, n. s. 25 w Thompson st, 21.7x71.10

22 Canal st, n. s. 53.11 e Sullivan st, 22.1x32.11, Bank for Savings, New York agt Josephine B. Yates; att'ys, Strong & Cadwalader.

FORECLOSURE SUITS, N. Y.

Dec. 22 Broadway, No. 29, n w cor Beaver lane, 29.9x160.9, Mutual Life Ins. Co. agt Paul N. Spofford; att'ys, Davies & Work.

22 Broadway, s w cor 26th st (St. James Hotel), irreg, 34.8x109.1, Mutual Life Ins. Co. agt Thomas W. Pearsall; att'ys, Davies & Work.

22 Canal st, n. s. 25 w Thompson st, 21.7x71.10

22 Canal st, n. s. 53.11 e Sullivan st, 22.1x32.11, Bank for Savings, New York agt Josephine B. Yates; att'ys, Strong & Cadwalader.

N. Y. STATE.

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

DUTCHESS COUNTY.

REAL ESTATE MORTGAGES.

Arnold, Aza—Collingwood, Millard & Co., Stamford. \$6,000

Corcoran, John—J. F. Barnard (exr., &c.), Poughkeepsie. 2,000

Clark, Bernard—W. A. Toohey, Fishkill. 186

Fraleigh, P. G.—O. D. M. Baker, Red Hook. 1,200

Hasbrook, I. V. A.—C. Schoonmaker, Wappinger. 800

Hicks, I. P.—N. Hicks, Pine Plains. 500

Ladue, D. C. and Georgia—P. Flagler, East Fishkill and Beekman. 600

Scully, Mary—M. McDonald, Poughkeepsie. 500

CHATTEL MORTGAGES FOR POUGHKEEPSIE CITY.

Austin, John—E. Reinheimer, horse, wagon. 105

Birdsall, Jennie—W. M. Ketcham, household furniture. 13

Eggleston, E. P.—F. H. Leggett & Co., horse, wagon, &c. 210

Fetter, A. L.—J. Meldrum, dry goods, &c. 2,800

JUDGMENTS.

Albertson, George—D. S. McLaughlin. 30

Buckman, Amasa—J. Dickinson. 47

Bates, Henry—C. E. Sweet and ano. 95

Baldwin, J. E., Rockland Co.—M. Van Ripper. 64

Cruthers, John—E. L. Anderson. costs 15

Dowd, Ann—E. A. Hill. 122

Foster, T. H.—P. L. Van Wageningen. 163

Hilton, Henry, and William Libbey (partners, doing business, &c., as A. T. Stewart & Co.) W. Walshaw. 532

Hudson River Agricultural and Driving Park Assoc., Poughkeepsie—The Poughkeepsie Savings Bank. 6,338

Lounsbury, Eugene—W. F. Cameron and ano. 616

McCloskey, Michael, New York Co.—J. L. Hasbrouck et al. 1,635

Moore, John—W. Shepherd. 69

Stryker, T. G.—A. W. Oliver. 994

Swarrow, Francis, Poughkeepsie—P. Elsworth. 42

Walsh, J. V., New York Co.—Knowles Steam Pump Works. 84

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Bryant, George—Jas. B. Bell, Middletown. \$1,600

Crawford, James L.—Sarah B. Gallup, Port Jervis. 500

Decker, Mark—Erastus Slauson, Port Jervis. 300

Douns, Albert A.—W. C. Many, Middletown. 153

Drake, S. W.—L. A. Aldrich, Wawayanda. 850

Gilchrist, Patrick—D. H. Roe, Chester. 262

Table listing real estate transactions in Port Jervis, including Gray, Richard-Orange Co. B. and L. Assoc., Knight, Geo. W.-W. H. Dewitt, Port Jervis, etc.

JUDGMENTS.

Table listing judgments in Port Jervis, including Berdell, Robert H.-Harriett B. Berdell, Burgess, Robert-George W. Shephard, etc.

SCHEENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Schenectady, including Dare, Simon-N. Jones, Duaneburgh, Kendrick, D. L.-M. Pilling, 4th Ward, City, etc.

ASSIGNMENTS OF MORTGAGES.

Table listing assignments of mortgages in Schenectady, including Palmer, Phoebe-C. W. Bennett, O'Neil, Emmet-D. D. McQueen, etc.

JUDGMENTS.

Table listing judgments in Schenectady, including Brinkman, W., et al. County-J. A. DeRemer, Brougham, G. City-G. J. Van Vranken et al., etc.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Ulster County, including Anderson, Rachel-Frank Anderson, Kingston, Brown, Wm. H.-Moore, Wilkinson & Co., etc.

JUDGMENTS.

Table listing judgments in Ulster County, including Burke, Thos.-The Commissioners of the Almshouse in the City of Kingston, Diehl, Chas.-same, Isreal, Adolph-same, etc.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Essex County, including Atwater, F. C.-E. Hancock, Pennington st., Byrne, G. S.-S. Atwater, Newark, etc.

Table listing real estate transactions in Newark, including Hasserling, Margaretha-J. A. Bried, Arlington st., Howell, S. E.-J. W. Riker, Montclair, etc.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Newark, including Burke, E. W.-A. Hudnut, West Orange, Burns, Patrick-The American Ins. Co., Condit st., etc.

CHATEL MORTGAGES.

Table listing chattel mortgages in Newark, including Bischoff, Fred., 125 South Orange av.-F. J. Kastner, fixtures, Buck, S. L., 170 Washington av.-A. Raymond, furniture, etc.

JUDGMENTS.

Table listing judgments in Newark, including McKenny, Paul-H. A. Demerest, 1,49

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, including Allen, Uriah (by sheriff)-W. Muirheid, J. City, Arnoux, W. H.-J. C. J. Langlein, Union, etc.

Table listing real estate transactions in Hoboken, including Raichert, Jacob, et al. (by sheriff)-The Mutual Life Insurance Co. of New York, West Hoboken, etc.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Hoboken, including Alexander, J. A. (and as trustee)-Guardian of Elizabeth McCrindell, 3 years, Same-Helen C. McCrindell, 3 years, etc.

CHATEL MORTGAGES.

Table listing chattel mortgages in Hoboken, including Allen, Robert, Kearney-W. Titus, groceries, horse and wagon, Cole, A. H., Weehawken-I. Heschmowitz, printing press, etc.

BILLS OF SALE.

Table listing bills of sale in Hoboken, including Cassidy, Hugh-A. Milne, saloon, Donovan, J. J., Bayonne-P. O'Donnell, boat and shoe store, etc.

JUDGMENTS.

Table listing judgments in Hoboken, including Halliard, John-The State of New Jersey, Messenger, A. B.-A. M. Dodge et al., Mayor and Aldermen of Jersey City-W. Ard., etc.

Mechanics' Lien.

Table listing mechanics' liens in Hoboken, including The New York, Lake Erie & Western Railroad, and Jesse Hoyt-J. O'Reilly, J. City, 2,166

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Passaic County, including Atkinson, Henry-E. W. Paige, Cedar st., Brown, Joseph-W. H. Harinon, Main st., Bushmann, W.-Mutual Life Ins. Co., Straight st., etc.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson Chattel Mortgages with names like Clark James, Wayne T-P, Brannin, 4 cows, 5 heifers, etc.

PATERSON JUDGMENTS.

Table listing Paterson Judgments with names like Wallace, E. L.—Mary Barton, etc.

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.

Table listing Colorado agents with columns for Name, P. O. Address, and Office.

CONNECTICUT.

Table listing Connecticut agents with columns for Name, Office, and Address.

ILLINOIS.

Table listing Illinois agents with columns for Name, Office, and Address.

MASSACHUSETTS.

Table listing Massachusetts agents with columns for Name, Office, and Address.

IOWA.

Table listing Iowa agents with columns for Name, Office, and Address.

MICHIGAN.

Table listing Michigan agents with columns for Name, Office, and Address.

MINNESOTA.

Table listing Minnesota agents with columns for Name, Office, and Address.

NEW JERSEY.

Table listing New Jersey agents with columns for Name, Office, and Address.

NEW YORK.

Table listing New York agents with columns for Name, Office, and Address.

PENNSYLVANIA.

Table listing Pennsylvania agents with columns for Name, Office, and Address.

RHODE ISLAND.

Table listing Rhode Island agents with columns for Name, Office, and Address.

TEXAS.

Table listing Texas agents with columns for Name, Office, and Address.

MARKET QUOTATIONS.

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

Table listing Market Quotations for BRICK, CEMENT, and other materials with prices per unit.

Table listing Market Quotations for various types of CEMENT with prices per barrel.

Table listing Keene's fine, Martin's coarse, and other materials with prices per unit.

Table listing DOORS, WINDOWS AND BLINDS with various sizes and prices.

Table listing GLAZED WINDOWS with dimensions and prices for different light configurations.

Table listing FOREIGN WOODS—Duty free, including Cedar, Cuba, Mexican, and Florida.

Table listing MAHOAGANY, ROSEWOOD, and other wood products with prices.

Table listing WINDOW GLASS, Prices Current per box of 50 feet, including single and double glass.

Table listing various types of GLASS with prices per box or unit.

Table listing Discounts, French—40 and 10@50 per cent, and other materials.

Table listing CATTLE, GOAT, and IRON with prices per bushel or unit.

Table listing various types of IRON, including Scotch, Coltless, and others.

Table listing BAR—Refined—various sizes and prices.

Table listing SHEET, GALVANIZED, and other metal products with prices.

Table listing LIME, Rockland, common, and other types with prices.

Table listing LUMBER, various types of wood, and other materials with prices.

Cherry, wide	85 00 @	100 00
Cherry, ordinary	60 00 @	80 00
Whitewood, chair plank	45 00 @	70 00
Whitewood, inch	60 00 @	50 00
Whitewood, 5/8 in.	30 00 @	35 00
Whitewood, 3/4 panels	35 00 @	40 00
Shingles, extra shaved pine, 18 in.	5 00 @	6 00
Shingles, extra shaved pine, 16 in.	4 00 @	5 00
Shingles, extra sawed pine, 18 in.	4 00 @	5 00
Shingles, clear sawed pine, 16 in.	3 75 @	4 00
Shingles, cypress, 24 x 6	18 00 @	21 00
Shingles, cypress, 20 x 6	10 00 @	12 00
Yellow pine dressed flooring, 3/4 M ft.	25 00 @	30 00
Yellow pine girders	30 00 @	40 00
Locust posts, 8 ft.	18 @	20
Locust posts, 10 ft.	24 @	25
Locust posts, 12 ft.	28 @	34
Chestnut posts	30 @	34

Cargo rates 10 per cent. on.

PAINTS AND OILS.

Chalk	10 00 @	2 00
China clay	80 @	90
Whiting, gilders, &c.	60 @	65
Whiting, common	1 25 @	2 00
Paris white, Eng.	95 @	1 00
Paris white, American	7 1/2 @	8
Lead, white, American, dry	8 1/2 @	9 1/2
Lead, white, American, in oil pure	9 1/2 @	10 1/2
Lead, English, B. B. in oil	6 1/2 @	6 3/4
Lead, red, American	6 1/2 @	6 3/4
Litharge, American	9 1/2 @	10
Litharge, English	1 1/4 @	1 1/2
Ochre, French, dry	1 1/4 @	1 1/2
Venetian red, American	13 @	14
Venetian red, English	16 @	18
Tuscan red, English	12 @	15
Turkey red, English	5 @	7 1/2
Indian red, English	65 @	67 1/2
Vermilion, Am. Quicksilver	65 @	70
Vermilion, English	7 @	7 25
Carmine, American, No. 40	10 @	20
Chroma, yellow	8 @	11
Orange Mineral	20 @	25
Paris green	2 1/2 @	3
Sienna, raw (American)	3 1/2 @	4
Sienna, Italian lump	7 @	8
Sienna, Italian powdered	1 1/4 @	1 1/2
Umber, American raw & pow'd	1 1/4 @	3 1/2
Umber, Turkey, lump	3 1/2 @	4 1/2
Umber, " powder	12 @	17
Drop Black, English	10 @	15
Drop Black, American	60 @	70
Chinese blue	30 @	35
Prussian blue	12 @	25
Ultramarine blue	10 @	17
Chrome green	3 1/4 @	4 1/2
Oxide zinc, American	9 1/4 @	9 3/4
Oxide zinc, French, V M G S.	7 1/4 @	8
Oxide zinc, French, V M R S.		

PLASTER PARIS

Duty, -20 Per cent. ad. val. on calcined; lump, free.		
Nova Scotia, white	33 25 @	33 50
Nova Scotia, blue	3 00 @	3 25
Calcined, Eastern and city	1 00 @	1 15
Calcined, city casting	1 20 @	1 25
Calcined, city superfine	1 30 @	1 50

SLATE. Delivered at New York

Purple roofing slate	36 00 @	36 50
Green slate	7 00 @	7 50
Red slate	10 50 @	11 00
Black slate, Pennsylvania (at Jersey City)	3 50 @	4 00

SOLDERS.

No. 1	13 @	14
No. 2	12 @	12 1/2

STONE.—Cargo rates, delivered at New York.

Amherst freestone, in rough	30 @	35
Berlin freestone, in rough	85 @	95
Berea freestone, in rough	70 @	75
Brown stone, Portland, Ct.	1 30 @	1 35
Brown stone, Belleville, N. J.	1 00 @	1 35
Granite, rough	60 @	1 25
Canaan marble	1 25 @	1 50
Dorchester, N. B., stone, rough		
Flag, smooth		

BLUE STONE.

Drain stone, per square foot		6
Flag, smooth		7
Flag, rough		6
Flag, smooth, 4 and 4.6		10
Flag, rough, 4 ft.		7
Flag, large, promiscuous		18
Flag, large, promiscuous, 50 to 100 ft.	25 @	50
Curb, 10 in., per lineal foot		11
Curb, 12 in.		15
Curb, 14 in.		17
Curb, 16 in.		18
Curb, 20 in.		25
Curb, 20 extra		75
Cur, New Orleans, 4 in., 3/4 in. wide		1 1/2
Corners, 20 in., per set of 3 p'cs.		4 00
Corners, 16 in.		3 00
Sills and lintels, per lineal foot		15
Sills and lintels, fine quarry cut		35
Coping, 11 to 18 in. wide	17 @	23
Coping, 20 to 28 in. wide	40 @	56
Coping, 30 to 36 in. wide	60 @	72
Gutter, 12 in.		10
Gutter, 14 in.		12
Bridge, Belgian		50
Bridge, thick		40
Bridge, thin		28
Bridge, 16 in.		18
Bridge, 20 in.		24
Steps, 8 in.		50
Steps, 7 in.		41
Steps, 6 in.		25
Steps, door, per in. wide		02

Platforms, promiscuous, 4 in., per sq. foot		25
Platforms, promiscuous, 4 in., 40 to 100 ft.	30 @	65
Platforms, promiscuous, 5 in.		30
Platforms, promiscuous, 5 in., 40 to 100 ft.	40 @	81
Platforms, promiscuous, 6 in.		40
Platforms, Promiscuous, 6 in., 40 to 100 ft.	10 @	85

NATIVE STONE.

Common building stone	2 00 @	2 75
Base stone, 2 1/2 ft. in length, 3/4 lin. ft.	30 @	50
Base stone 3 ft. in length	50 @	70
Base stone, 3 1/2 ft. in length	70 @	75
Base stone, 4 ft. in length	75 @	1
Base stone, 4 1/2 ft. in length		1
Base stone, 5 ft. in length	1 50 @	1
Base stone, 6 ft. in length	2 50 @	3 00

IRON PLATES.—Duty, 11-10c. 3/4 D

I. C. charcoal, 10 x 14	88 25 @	88 50
I. C. coke 10 x 14	7 25 @	7 75
I. X. charcoal, 10 x 14	10 50 @	10 75
I. C. charcoal, 14 x 20	8 25 @	8 50
I. X. charcoal, 14 x 20	10 50 @	10 75
I. C. coke, 14 x 20	7 25 @	7 75
I. C. coke, terme, 14 x 20	7 00 @	7 25
I. C. charcoal, terme, 14 x 20	7 50 @	7 75

ZINC, Duty, sheet, 3/4 D, 2 1/2 c.		
Sheet, ask	8 1/2 @	8 1/2
" open	9 @	9 1/2

Wanted at this Office, No. 114 of the REAL ESTATE RECORD.

ADRIAN H. MULLER, Auctioneer. EXECUTORS SALE. ESTATE OF JOHN H. GRAHAM, DECEASED. VALUABLE PROPERTY ON BROADWAY AND CROSBY ST., BOND ST. AND 2d AV.,

RESIDENCE AT NEWBURG, ORANGE CO., N. Y. ADRIAN H. MULLER & SON WILL sell at auction on TUESDAY, Jan. 20, 1880, at 12 o'clock, at the Exchange Sales-rooms, No. 111 Broadway:

BY ORDER OF CORNELIA GRAHAM, JOHN M. KNOX, AND ELBERT H. CHAMPLIN, EXECUTORS, &c., OF JOHN H. GRAHAM, DECEASED. BROADWAY AND CROSBY ST.

The brick buildings and lots Nos. 628 and 630 Broadway, east side, 125 feet south of Bleeker st., and running through to and fronting on Crosby st. The lots together are 50 feet in front on Broadway, 45.9 1/2 in front on Crosby st., by an average depth of 195 feet. Bond street—The brick house and lot, No 45 Bond st., south side, between Broadway and the Bowery. Lot, 25 feet front by an average depth of 87 feet.

Second avenue—Two full lots, northeast corner of 2d av. and 121st st. One Hundred and Twenty-first street—Four full lots, south side of 121st st., 100 feet east of the 2d av.

Newburg on the Hudson, Orange County, N. Y.—Plot of land, with brick mansion and stable thereon, situate on southwest corner of Powell av. and North Plank Road, Newburg, N. Y. The land has a frontage of 583 feet on Powell av., and about 460 feet on the North Plank Road. Maps at office of auctioneer.

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 Slocomb, Wm. Walter Phelps, Charles E. Bill, Samuel T. Skidmore, Wilson G. Huff, 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.

FREDK T. CAMP, ARCHITECT. 206 West 33d St. All communications attended to promptly. Sketches made free for parties ordering plans. Correspondence solicited.

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Voussiors for all kinds of Arches.

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

FITZGERALD & SMITH BROWN STONE YARD, East 54th street, extending to East 55th street between Avenue A and First avenue. ALL KINDS OF FREE STONE constantly on hand Jobbing promptly attended to.

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"ST. GEORGE"

ELEVATED OVEN AND

"DEFIANCE"

LOW OVEN

KITCHEN RANGES,

Suited to all sizes and styles of Buildings. Sizes specially adapted for use in Flats.

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A new and desirable addition to the Defiance Range

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FIREPLACE HEATER; handsome in appearance perfect in operation, and durable in construction.

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HOT AIR FURNACES. Unequaled for Heating Power and Economy in Fuel. Also,

MOTT'S "PIONEER"

Wrought Iron

HOT AIR FURNACES

Portable and brick set; all sizes.

GRATES AND FENDERS,

New and Handsome Designs.

ANDIRONS in Brass and Bronze, Antique and Modern Designs.

SCHWEIKERT'S Improved Patent Ash Chute.

Folding Washstands.

Patent Folding Self-Acting Urinal.

A most ingenious and desirable Urinal for private houses.

DEMARET'S

Patent Water Closets.

Thoroughly reliable and strictly first class in every respect.

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ENAMELLED BATHS & WASH TUBS IMPROVED KITCHEN SINKS,

AND ALL KINDS OF FIRST CLASS SANITARY GOODS.

All goods warranted. Estimates furnished. Send for Circulars

All Sanitary Goods can be seen in operation at our Showrooms.

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OFFICE AND SHOW ROOMS.

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Hair! Hair!! Hair!!!

A. McNEELY, Wholesale Dealer in PLASTERING HAIR,

Nos. 28 and 30 ADELPHI STREET, BROOKLYN.

Est. Flushing and Park Aves. Fine Goat Hair a Specialty. Dealers supplied with Packages to suit the Trade. Box 287, Mechanics' & Traders' Exchange.

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.

LEGAL NOTICES.

FRANK AND WEIS.—NOTICE IS HEREBY GIVEN that the undersigned have formed a limited co-partnership pursuant to the provisions of the Statutes of the State of New York in such case made and provided; and

That the name or firm under which said partnership is to be conducted is "FRANK & WEIS;" and That the general nature of the business intended to be transacted is the manufacture and sale of wood pipes and the buying and selling all kinds of merchandise to the said business belonging; and

That the principal place of business of the said partnership is and shall be situated in the City of New York, aforesaid; and

That the names of all the general and special partners interested therein are

MORRIS FRANK,
EMIL WEIS and
JOSEPH RECKENDORFER,

each and all of whom reside in the City, County and State of New York; the said Morris Frank and the said Emil Weis are the general partners and the said Joseph Reckendorfer is the special partner; and

That the amount of capital which the said special partner has contributed to the common stock is Ten Thousand Dollars in cash; and

That the said partnership is to commence on the seventeenth day of December, one thousand eight hundred and seventy-nine, and will terminate on the first day of May, one thousand eight hundred and eighty-one.

DATED, New York City, December 17th, 1879.

MORRIS FRANK,
EMIL WEIS,
General Partners.
JOSEPH RECKENDORFER,
Special Partner.

WILLIAM STRAUSS,
Counselor, etc.,
No. 261 Broadway.

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED have formed a limited partnership, pursuant to the revised statutes of the State of New York.

I.—That the name or firm under which said partnership is to be conducted is HINCKLEY & JONES.

II.—That the general nature of the business to be transacted is the buying and selling stocks and bonds, on commission, loaning money on security and dealing in mining properties and stocks.

III.—That the names of all the general and special partners, interested in said business, are Barney Hinckley, Lysander M. Jones and William M. Lent.

IV.—The said Barney Hinckley, who resides at Poughkeepsie, State of New York, and Lysander M. Jones, who resides in the City of Brooklyn, State of New York, are the general partners and William M. Lent, who resides in the City of San Francisco, State of California, is the special partner.

V.—That the amount of capital which said special partner has contributed to the common stock of said partnership is Fifty Thousand Dollars (\$50,000).

VI.—That said partnership is to commence on the 17th day of December, 1879, and to end on the 31st day of December, 1882.

Dated the 17th day of December, 1879.

BARNEY HINCKLEY, } General
LYSANDER M. JONES, } Partners.
WILLIAM M. LENT, } Special Partner.

Notice is hereby given that the limited partnership heretofore existing between Barney Hinckley and Lysander M. Jones, as general partners, and William M. Lent, as special partner, under the firm name of Hinckley & Jones, for the business of buying and selling on commission, stocks, government bonds and investment securities, and which was to commence on the 1st day of November, 1879, and to terminate on the 31st day of December, 1882, is dissolved.

Dated the 17th day of December, 1879.

B. HINCKLEY, } General
L. M. JONES, } Partners.
Wm. M. LENT, } Special Partner.

NOTICE OF LIMITED PARTNERSHIP.—NOTICE

is hereby given that Frances E. Ames, who resides in the city of New York, Julia Desendorf and Henry C. Soden, who respectively reside in the City of Newark, State of New Jersey, have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, for manufacturing and selling Gelatine Starch, under the firm name of AMES & DESENDORF, in which all the parties interested are the said Frances E. Ames and Julia Desendorf, who are the general partners, and the said Henry C. Soden, who is the special partner. That the said Henry C. Soden has contributed the sum of Six Hundred Dollars as capital towards the common stock, and that said co-partnership is to commence on the first day of December, 1879, and is to terminate on the thirtieth day of November, 1884.

Dated New York, this 29th day of November, 1879.

FRANCES E. AMES,
JULIA DESENDORF,
HENRY C. SODEN.

LEGAL NOTICES.

ALBERT, HAAGER & WALDBURGER.—NOTICE is hereby given that the undersigned have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York. That the name or firm under which such partnership is to be conducted is "ALBERT, HAAGER & WALDBURGER." That the general nature of the business to be transacted is importing and selling Dry Goods. That the names of all the general and special partners are as follows: Nicolas Albert, who resides in the City of St. Gall, Switzerland; Charles Haager, who resides in the City, County and State of New York, and John Conrad Waldburger who resides in the City, County and State of New York are the general partners and Oscar Delisle, of the City of Hoboken in the State of New Jersey, is the special partner. That the said Oscar Delisle has contributed the sum of Fifty Thousand Dollars (\$50,000) as capital to the common stock and that the said partnership is to commence on the fifteenth day of December, one thousand eight hundred and seventy-nine, and is to terminate on the first day of January in the year one thousand eight hundred and eighty three.

DATED, New York, October 18, 1879.

N. ALBERT,
CHAS. HAAGER,
JOHN C. WALDBURGER,
General Partners.
OSCAR DELISLE,
Special Partner.

NEW YORK, November 28, 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 partnership begins on the 1st of December, 1879, and ends on May 1st, 1881.

THOMSON & FOOTE.—NOTICE IS HEREBY given that the undersigned have formed a limited 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 December, 1881.

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

NOTICE IS HEREBY GIVEN THAT HENRY B. Corwin, of Leadville, in the State of Colorado, R. B. Disbrow and Frank C. Dutton, of the City, County and State of New York, have formed a limited co-partnership for the purpose of carrying on the business of the manufacture and sale of hats in the City of New York, in the County and State of New York, under the style and firm of DUTTON & DISBROW.

Said partnership is to continue for the term of one year, commencing on the fifteenth day of December, 1879, and terminating on the 15th day of December, 1880.

The said R. B. Disbrow and Frank C. Dutton are the general partners, and Henry B. Corwin is the special partner, and has contributed the sum of Two Thousand Dollars in cash toward the capital of said co partnership.

Dated December 9, 1879.

R. B. DISBROW,
FRANK C. DUTTON,
HENRY B. CORWIN.

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