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THE BUSINESS OUTLOOK FOR 1880.

The year which commenced yesterday promises to be the most prosperous ever seen in the history of this country. Active as business has been during the past year, greater activity, higher prices and a better feeling may be reasonably expected during the year we have just entered upon. All the money in the country will be eagerly demanded for extending old enterprises and commencing new. The aggregate rate of wages will probably be ten per cent. higher in 1880 than it was in 1879, and this means that the spending class—those who receive wages and salaries—will purchase far more than they have done in any year since 1871. The evidence of this has already been shown in the demand for prints and domestic goods among the people at large. Those who are producing necessary clothing for the mass of the community cannot begin to supply the demand made upon them. Mills are running night and day; the wages of operatives are rising, but still the demand outstrips the supply. In many branches of trade there is an actual dearth of employees. The cheapest labor, that of girls and women, is already scarce, and factory operatives command better prices than in any year since 1870.

There is only one possible drawback to the transacting of a very large business, and that is the failure of the crops next summer. A well-known journalist, who occasionally makes predictions respecting future events, has given it as his opinion that a failure of the crops in this country is now in order. Like Pharaoh's dream, this modern Joseph holds that the many years of plenty, in the way of crops, will be followed, if not by seven years, certainly one or two years of famine or, at least, of short crops. He argues that in the calculation of chances the United States cannot expect to have a superabundant crop every year. As a matter of fact, since the beginning of the civil war we have had no very bad year, so far as the fruits of the earth were concerned. True, in certain localities corn was deficient, and in certain others winter wheat was short, but, taking one year with another, all our crops of every kind have been higher than an average, while in some years, as in the last two, Nature has been most bountiful to us. We may have short crops this year, but the superabundance of the last two years will tide us over even that, and the enhanced prices will, in a measure, make up for the deficient quantity, so that even the calamity of a failure will not materially retard the prosperity of the country for the coming year. But certainly up to May there can be no interruption to the business of the country from this cause.

What, then, may we naturally expect from the first of January to the thirtieth of May? We will try and particularize.

First, as business will be active in every department of trade, the price of money will be high. All during December the extraordinary phenomenon occurred of exchanges from all the leading cities

of the Union being against New York. Why this was so was the puzzle of financiers. By some it was urged that the money was used to hold up the price of grain and cotton in blocks, and there were various other explanations given. But is not the real explanation one which we pointed out some time since that business is active in every part of the country, and money, therefore, is in great demand everywhere. The legal rate of interest hereafter in this State will be six per cent., but the real rate of interest, we suspect, will be much higher than seven per cent. This will act as a check to wild speculation in stocks, and general business but will not stop it by any means.

Second, during the coming spring it will be found that our imports are largely increasing, and our exports materially, from a relatively point of view, decreasing. The immense balance of trade in our favor, which we had for the last two years, cannot continue another year. Abroad, they are producing, cheaper; at home, we are demanding higher prices. This means that the drain of gold to this country cannot much longer continue. There will probably be a reverse movement, and gold will find its way abroad. Nor should this create any uneasiness. As a nation, we are producing eighty to ninety millions of gold and silver per annum. It is one of our products, one of the things we should export, for articles of immediate consumptive value. We confidently look forward, therefore, to an immense increase in our importations, and the difference will be made up by some gold being shipped from our Atlantic ports.

Third, we expect to see an excitement in several departments of trade. The mining fever is already under way. Immense sums of money are being invested all over the country in properties which will be marketed during the present year. The San Francisco stock market languishes for want of a new bonanza on the Comstock Lode. Until one is struck, matters will be no better out there. But here at the East, we have Leadville, the Black Hills and other regions, and the dividends paid for the mines on this market exceed, by several millions, those which pay dividends in San Francisco. Then there will be stock bubbles blown, for the immense sums of currency in the way of gold and silver will, in some way, be utilized during the present year, resulting in higher prices and a speculative feeling in all departments of trade, but more especially in the stock market.

Fourth, our railroads will soon begin to show splendid returns, as compared with those of last year. Low prices obtained up to the fall of 1879. The railroads were fighting for what business there was; but competition has now ceased and the rates have gradually advanced, while an immense business is being transacted. The railroads report large gains—so large as to seem phenomenal, and the leading stocks will be marked up to much higher figures in the immediate future than are obtained on this second day of January. But the fever will spread to all departments of business, to general merchandise, keeping the rates of money high and tempting men who have any means to invest. This will be a hopeful year, a confident year. Great numbers of new enterprises will be started, and capital will be employed to the utmost.

Emigration will largely increase this year. Already the news of the prosperity of this country has resounded throughout the world, and we must expect to see a movement of emigrants from

Europe to the United States larger in volume than any two years since 1873.

Sixth, the West will receive an immense development. In addition to the large outlays in mineral lands, agricultural lands located near railroads are being rapidly taken up and the population west of the Missouri and northwest of the Mississippi will increase very greatly. The price of land east of the Sierras and west of the Mississippi will be worth an average of fifteen to twenty-five per cent. more by the close of this year. This will in itself create a buoyant feeling and be the means of giving additional trade to Eastern manufacturers. The new rich in the West will be the mine sellers and the investors in low priced agricultural lands.

Seventh, railroad building, which came to a total stop after 1873, has been resumed with vigor during the past year and will be continued with great assiduity during the coming year. Over twelve thousand miles of roads are already under way and by the close of this year probably thirty thousand miles of road will be in process of construction. Nor will this rebuilding of new roads be confined to the West. The East will not only want its old roads repaired but new connections are being formed and new combinations are under way which will involve the purchase and laying of a great deal of railroad iron. Our iron industry therefore will revive with an assurance of continuance for several years to come, and, all things considered, the iron industry is the basis of all others. There is no prosperity without a demand for the material from which tools are made.

We might continue this list, but what appeals more strongly to us is the probable effect of all this abounding prosperity upon realty in and near the city of New York. We think that those who have been suffering so long from depreciated prices, who have premises and lands heavily mortgaged, and who submitted to great sacrifices during the past few years, will, before the first of January, 1881, be able to get out not only without loss but in many cases with great profit. There has been a good deal of quiet buying by people who see what is coming and prices will certainly loom up magnificently. We expect to see more real estate transfers during the present year than in any three years since 1873. The transactions will be larger, more persons will be involved and more money made. We think all who take THE RECORD and profit by its vaticinations will have a prosperous and therefore a Happy New Year.

THE FUTURE OF NEW YORK.

Under this heading Mr. Frederick Law Olmstead contributes an interesting paper to a recent number of the *Tribune*. We won't say that it contains anything new, for it seems as though Mr. Olmstead must have been a studious reader of THE RECORD for the past six months. The following are the concluding remarks of Mr. Olmstead's paper, and we are happy to quote them as endorsing what has been already put forth in this paper in many different ways:

There is now a marked tendency in most large and thriving towns in two opposite directions—one to concentration for business and social purposes, the other to dispersion for domestic purposes. The first leads toward more compact and higher building in business quarters, the other toward broader, lower and more open building in residence quarters. The old-fashioned "country house" of city people

are growing more and more out of vogue, but residences in a greater or less degree combining urban and rural advantages neither solitary on the one hand nor a mere slice of a block on the other, wherever they can be had in healthy and pleasing localities, with quick and frequent transit to business, social, artistic, literary and scholarly centres, are gaining favor. They are springing up in hundreds of charming neighborhoods about London and Paris; Boston and our Western cities are largely formed of them. They are as yet less used by New Yorkers than by the people of any other large town. The reason is simply that hitherto there have been no thoroughly healthy suburban neighborhoods sufficiently accessible about New York. In time such neighborhoods will be formed. Whenever they are, the metropolitan advantages of New York and the profit of its local trade must be greatly increased by constantly increasing accessions to its population of men who have accumulated means elsewhere, and who wish to engage in other than purely money-making occupations. Such men, living under favorable circumstances and with capital and energies economically directed to matters of general interest, are the most valuable constituents of a city; and it is by their numbers, wealth and influence, more than anything else, that a city takes the rank in the world of a metropolis.

Mr. Olmstead still further objects to the plan upon which New York city has been laid out, and agrees with us in the undesirability of considering the brown stone front as the highest expression of metropolitan art in the construction of residences. The brown stone front era has left its mark upon our city architecture which will endure for many a long year, but the time is not far distant when more ornate and tasteful styles of architecture or rather material for the fronts of houses will take a place with this stone. What Mr. Olmstead says about the two tendencies—one towards the dispersion of our residence population and the concentration of our business centres is not new to our readers though it may be the patrons of the *Tribune*. The other points in the article of Mr. Olmstead's hardly merited so comprehensive a title as "The Future of New York" for he does not attempt to forecast that future. We are all agreed that to assume its place as the metropolis of this continent, New York should have great art and scientific schools and the best female college in the world. It should pay especial attention to science as applied to the arts, especially the industrial arts. We want here a great polytechnic school or a school of technology. There is real danger that in some respects Washington will outstrip us. The capital of the nation already boasts the nucleus of a great scientific university. The observatories, the Smithsonian Institute, the Coast Survey, the various departments of the government having relation to the telegraph, and the Weather Bureau service, are so much material for a great scientific university. But this should be located in New York, and then if we only had in addition a local government that would be a credit to us, clean streets and such municipal improvements as are needed to properly conduct our business, we might fairly claim to be the metropolis of the continent.

NO MONOPOLY IN HEATING THE CITY.

The action of the Sinking Fund Commissioners in granting the franchise to the Holly system of heating the city by steam, will raise a general cry of discontent among those who do not desire to watch with complacency the official creation of a monopoly, if it should be permitted to stand alone as the favorite child of a few politicians and would-be capitalists. Without desiring to disparage the merits of either system, we desire to call attention to the fact that the Mayor has under advisement at present a resolution, already passed by the Board of Aldermen, granting an equal, if not a larger, franchise to the Prall system, and it becomes the authorities as well as our readers to understand which is the most beneficial to the public interests and to the city exchequer. Certainly the hot water system pro-

posed by Mr. Prall, affording aside of all other conveniences the advantage of evolving steam from the hot water, should also receive the consideration of our city fathers. The inventor himself does not ask for any monopoly, he relies exclusively on the superiority of his system, and what is more, offers to pay to the city a sum far greater than is guaranteed by those interested in the Holly system. We certainly applaud the action of the authorities who granted the franchise to the Holly Company as showing a desire on their part to keep up with the spirit of the times, but that is no reason why Mayor Cooper should withhold his signature to a resolution of the same purport granting the franchise asked for by the Prall Company. This concern, which we honestly understand to be backed by ample capital, is ready not only to supply the city with heat, but also with motive power. Again, they do not ask for a monopoly, but rest entirely on the merits of their system, which the very best engineers of the country have pronounced to be superior to anything extant. What is more, the compensation offered by them to the city surpasses that of the Spinola Company by fully fifty per cent. Add this to the fact that the Prall Company is disposed to permit their water system to be used for the extinguishing of fires, that the amount of their heat furnished to private residences can be measured accurately, while that of the exclusive steam company cannot be so measured, and also the fact that the public buildings of the corporation are to be heated at a proportionate reduction, and it will readily be seen that the Prall system deserves at least as much, if not more, consideration at the hands of the city authorities than the Holly system has received.

Mayor Cooper, whose impartiality and perfect knowledge of the city's interests will never allow him to favor the existence of a monopoly, granted under his administration, will see at once the necessity of giving the Prall Heating Company a chance to show what they can do in our city. At some time or other, these novel methods of furnishing New York with heat in the most modern and approved style will be hailed with delight by the entire community, and it behooves our present city authorities to see not only which is the best method, but also which concern is disposed to pay the highest compensation for the use of the franchise they necessarily require.

MR. ANDREWS' ADDRESS.

The great value of Mr. Geo. H. Andrews' address, delivered before the West Side Association last Saturday evening, and correctly reported in these columns, consists in its soundness. The manner in which he handled the subject of taxation was indeed masterly, and it soon became evident to his listeners that it was far more important to improve West Side real property with personal property than to discover the cheapest way how to keep it unimproved. He made it clear to the meeting that to exempt vacant property from taxation would be practically offering a premium for non-improvement. We advise those who were not present at the last meeting of the Association to read Mr. Andrews' excellent address from beginning to end.

GEMS OF HOUSES AT LOW RATES.

Among the houses recently finished and now adorning the Madison and Park avenue district, where the greatest activity prevails during the present time, are the twelve gems of residences on Sixty-sixth and Sixty-fifth streets, between the above avenues, owned by Mr. Willett Bronson. Nowhere in the city of New York can the merchant, the broker or the professional man of moderate means find a home for his family better adapted to the modern style of living. The Sixty-fifth street houses especially have been

finished with that care and conscientiousness that denote fine workmanship, and cannot be, considering their size, surpassed as to thoroughness of construction. The brown stone carving, though not too ornate nor too elaborate, gives the already cheerful fronts a still more genteel appearance, while the tiled halls, the cosy vestibule, the heavy and ornamental doors impress the visitor favorably the very moment he enters one of these houses. The first, second and basement floors have been finished in Eastlake style, while the bedroom floors contain in the centre the elaborate wardrobes and other saloon appurtenances that add so much to the conveniences of the modern American home. The hardwood mantles, the mirrors, the grates, everything, in fact, are of the most improved designs, and present a *tout ensemble* combining elegance and comfort. And yet these houses are held at very moderate prices. The southeast corner of Sixty-fifth street and Madison avenue, with a frontage of 17.1, can be had for \$27,000, while the five adjoining houses, 16.8x80 each, are held at \$22,000 and \$22,500. The houses on Sixty-sixth street are somewhat wider, the northwest corner of Sixty-sixth street and Park avenue having a frontage of 20 feet, and Mr. Bronson's price for that corner house is \$27,000, the adjoining 18 feet houses being held at \$22,000 and \$23,000.

Now that there is every possibility of this class of houses being held at higher prices during the spring—and there are really not many houses of this sort in the market—we would advise those who desire to purchase to inspect Mr. Bronson's houses and convince themselves of the accuracy of our remarks.

HOUSES FOR THE MIDDLE CLASSES.

Twelve three-story and basement brown stone dwellings, now being constructed on One Hundred and Eleventh and One Hundred and Tenth streets, between Madison and Fourth avenues, and not a single one of them built on the old stereotyped style, must be regarded as among the most notable East Side improvements. Mr. Thomas F. Treacy, the builder, as yet quite a young man, who has succeeded in gaining an enviable reputation during the past two years, and Mr. Charles W. Romeyn, architect, of No. 1514 Broadway, deserve, both of them, credit for the style and manner of the construction of these houses. They are all 16.8x50 feet in size on lots measuring 16.8x100.5. At a time like the present, while so much discussion is being had as to the class of buildings that ought to be erected on the East or West Side, and as to the dwellings necessary to accommodate the large army of clerks and bookkeepers and others who now, that rapid transit is an actual fact, and are seeking to find homes in this city instead of Brooklyn or New Jersey, those who are disposed to accommodate that great and growing army of householders, cannot do better than inspect these houses, while they are in course of construction. All of them are finished in the very best manner, with the very latest improvements, from the very bottom to the top, special attention having been paid to the plumbing arrangements, now the most important characteristic of the sanitary condition of a house. Aside of the fronts, which, as already stated, are in accordance with original designs by Mr. Romeyn, and treated, considering their size, in an exceptionally pleasing manner, the floor space will attract attention, every possible inch having been taken advantage of to create not only room and comfort, but elegance and style.

The mason work of these houses, which, as well as the plastering, is of the first order, has been under the superintendence of Mr. James Frame, and the carpenter is Mr. Samuel Wright, Messrs. Gill & Baird, of East Sixty-fifth street, have furnished the stone; while the plumbing and gas fitting is by Thomas C. Holland, and the marble tiling and mantels by Samuel H. Bailey. The painter is W. Carr, of 33 West Sixty-second street, while Mr. J. B. Smith, of One Hundred and Sixteenth street and Third avenue, have furnished the doors, sashes and blinds. The moderate cost and the excellent construction of these buildings should secure their sale before actual completion.

Mr. Treacy, ever following Mr. Romeyn's original designs, has also a number of other houses equally as attractive in neighboring streets of that section, to which we will call more special attention in a future number. Mr. Hall J. How, of Pine street, has already sold several of the latter at favorable prices.

EXPERTS ON TAXATION.

MR. GEORGE H. ANDREWS' ADDRESS BEFORE THE WEST SIDE ASSOCIATION—VALUABLE ADVICE TO OWNERS OF PROPERTY—SOME TELLING FIGURES BY PRESIDENT OLMSTEAD.

The West Side Association elected a large number of new members last Saturday evening, when there was quite an influential attendance. Before the regular order of business was taken in hand, Mr. Dwight H. Olmstead, the president, made the following remarks:

It is very generally supposed that the up-town improvements have been made mostly at the expense of the city at large, yet such is not the case. The larger part were assessed on the property of individual lot owners, and paid for by them. In 1876, Col. Rush C. Hawkins, in a report made by him to the Union League Club, and extensively circulated, gave a detailed statement of the amounts expended for improvements above Fifty-ninth street by the Department of Public Works for ten years prior to 1875. By this statement it was made to appear that all the improvements mentioned were paid for by the entire city, the general conclusion arrived at being as follows:

Improvements (including both the cost of the land for opening and of the improvements).....	\$27,868,263
Pavements (assessible).....	10,365,519
All other expenditures.....	11,121,323
Total in ten years.....	\$49,355,107

To this must be added pending liabilities (which the city will be compelled to assume) of \$2,047,661 96, which gives an enormous total of \$51,302,683 11, an amount larger than has been spent by the cities of London and Paris both, with five times our population and wealth, during the same period, for like purposes."

That this report was calculated to mislead the public will be obvious from the very few figures I propose to give, compiled from official sources. The above amount of \$27,868,263 was made up by Col. Hawkins, as follows:

Cost of land for opening.....	\$14,948,549
Cost of improvement.....	12,919,714
Total.....	\$27,868,263

Only a small portion of this sum was paid by the city.

Thus the cost of the Seventh avenue improvement, being \$1,148,287 96, was paid one half by the city and one half was charged on the lot owners by a local assessment.

The cost of the Sixth avenue opening was paid as follows:

By the city.....	\$14,000
Charged on the property owners.....	418,367
Total.....	\$432,367

The cost of the improvement of the Sixth avenue being \$223,533 53, was all charged on the property owners.

The cost of St. Nicholas avenue opening was paid as follows:

By the city.....	\$21,943 00
Charged on the property owners.....	935,582 26
Total.....	\$957,525 26

The cost of the improvement of One Hundred and Tenth street west of Eighth avenue was paid as follows:

By the city.....	\$65,000
By the property owners.....	123,494
Total.....	\$188,494

None of the street improvements in Col. Hawkins report were paid for by the city, except the Seventh avenue improvement, of which only one half of the cost was paid by the city. The city also paid one half the cost of opening and improving the Broadway Boulevard from Fifty-ninth to One Hundred and Fifty-fifth streets. The lot owners paid the other half.

The following are the particulars of the expenditures for opening streets and parks, and on construction account on improvements between Fifty-ninth and One Hundred and Fifty-fifth street from January 1, 1861, to January 1, 1875, the period covering the time when most of the up-town improvements were made.

FOR OPENING STREETS AND PARKS.

Paid by the city.....	\$13,654,661
Paid by property owners by special assessment.....	17,296,475

FOR STREET IMPROVEMENTS DURING SAME PERIOD.

Paid by the city.....	\$1,959,846
Paid by property owners by special assessments.....	14,402,848

RECAPITULATION.

	Paid by city.	Paid by property owners.
	\$13,654,661	\$17,296,475
	1,959,846	14,402,848
	\$15,614,507	\$31,699,323
Net sum spent by Park Department on construction account.....	\$15,165,128	
	\$30,779,635	

Received by city from increased taxation arising from the improvements...\$24,994,731

Net outlay by the city..... \$5,784,904

MR. ANDREWS' ADDRESS.

President Olmstead then stated that the subject of discussion for the evening was "Taxation and Assessment." He was pleased to say that ex-Commissioner Andrews, than whom no man was better posted on this subject, was present, and had consented to address the association. Mr. Andrews having been introduced, spoke as follows:

I came to listen, gentlemen, and not to take part. Still, the whole subject is one that has occupied a good deal of my time and a good deal of my thoughts, and there are some matters in regard to it that I am glad of this opportunity of speaking upon. The point that seems to be now more particularly under discussion is the discrimination of taxation upon unimproved property. Your President states that nothing has been done or suggested by public officials to lessen the difficulties in the way of this discrimination, or to improve the present method of levying and collecting taxes. This is not entirely correct. While holding public office I submitted a proposition that was entirely practicable and substantially equitable. It was simply a return to the practice in vogue in this city very many years ago, and which was that all city property should be assessed upon an equitable basis, substantially its actual value, and that the rate of taxation should be graduated, the improved property in the densely populated portion of the city paying the highest rates; the suburban property, that which was susceptible of improvement but not fully improved, a diminished rate; and farms a still lower rate. I fixed the three distinct rates at 100 per cent. for the first named, 66 per cent. for suburban property and 33 per cent. on farm property. That was a recommendation which I think would do substantial justice. I think that if it were attempted to exempt unimproved property, that is, property not built upon and consequently not a source of annual income, it would operate as a blight upon the property, and offer a premium to owners to abstain from improvements. The whole current of improvement in this city has been often turned aside by miserly people, who, to escape the tax on their property, have refused to make any improvements; but if a moderate tax was imposed upon such property—and it is just that it should only be a moderate tax, because such property entails no expense for public schools, no protection of Fire or Police Department, and so on—it would act as an incentive to improvement. There are sewers constructed and streets opened on such property, and therefore, although it should be favored somewhat, it should not be entirely exempt from taxation. If it is, the progress of improvement is directly impeded.

Then as to the taxation of the farm property. Under the present system the tax is not substantially equal as compared with that of other kinds of property. Take the farm property in the annexed territory, for instance. The pressure there is very great. They have to pay for the Fire Department, which is not the slightest use to them, and for the lighting and improvements made down town. It is true some attempt has been made to discriminate in assessments, but that is a dangerous power to vest in the hands of any man or any board of men. It is a very unsafe practice to violate the law in order to do equity. When there were discriminations made in favor of the property you represent it was immediately seized upon by State interests, who cried, "See how these people are favored in their taxation. Here is a lot which we will sell for \$10,000 which is only assessed at \$2,500 or \$3,000." This was made the excuse for adding largely to our share of the State tax. Now, if it was an equal discrimination upon the tax itself, instead of upon the property, no such thing would occur.

TRUE SOLUTION OF THE DIFFICULTY.

But, while you are discussing the problem of how to relieve your property from taxation, the true solution of the difficulty stares you in the face. The true plan is to manifest such a spirit of enterprise and wise judgment that the tax will cease to be a consideration, owing to the improvements you make on your property. ["Hear, hear."]

While you are discussing how unimproved property can be best protected from the ruthless hand of taxation, it will, if you show something of an enterprising spirit, cease to be unimproved property; and the points you have to consider are simply how you can the soonest attract population to your vacant lots, so as to leave clearly behind you, as an obsolete and effete subject, the question as to what you shall do to protect unimproved property. This question of taxation is an extremely difficult one. Taxation divides itself into two general classes, the direct and the indirect. You are especially affected by direct taxation; and this is also divided into two branches—the direct taxation of the State, which is spread over the several counties and towns, and the local taxation, which reaches every man. There is no man so poor in the community, except the pauper on Blackwell's Island, that he does not pay taxes, indirectly it may be, but still he pays them. The great trouble of the ages has been taxation. You cannot find any history so old that it does not refer to the difficulties of taxation.

What is taxation? It is the wresting by a government of a certain portion of the individual's possessions for the uses of the government. If government shall only take so much of this property as is necessary for the economical administration of the affairs of government, then taxation is just; if it is so adjusted that it unduly presses upon no particular class of the community, then it is equitable. But the taxation we are groaning under is not just. A very

much larger sum is wrung from the workers of this city than the absolute necessities of the government require. And I must confess that the hope of relief is not yet, because relief can only come from the dominant party, and that has always a large interest in retaining the expenditure at the highest possible figure to which it can be strained. With regard to the question of the equitable distribution of taxation, there are always complaints of inequality in the assessment of real estate, and I know there always must be those complaints, because the assessments are made by men of infallible judgment, and when the tax-gatherer passes his hand into a man's pocket there is always likely to be a disagreement between them. So that in all probability we shall never reach a condition of things where all men will believe that all assessments are equitable.

EVILS OF THE PRESENT SYSTEM.

The system of taxation now in force is the most injurious that could be conceived, for the very reason that it threatens everything and reaches nothing. A man comes into your city and reads your tax list. He goes over the long string of matters liable to taxation and immediately says: "My stars! I cannot subject myself to a law of that sort," and it scares him away. Or he says to himself, "I don't think they will attempt to enforce a law like that, and determines to run his chances on it. But he is subsequently brought to your tax office and compelled to swear to all he owns, and the excessive taxation then drives him away. This is because your tax list, although so far-reaching, touches few things and few people. It is like an old harrow that has few teeth in it. One part of the ground these teeth don't touch, but when they do impinge on anything they root it out completely. There are two things that can be done in regard to this question of taxation—one is to impose a tax law that shall be so minute in its details, so thorough in its requirements, so effective in its administration, that it will reach the last dollar that every man has. And now comes the question, How are we to get such a law? The farmers of this State have enjoyed an immunity from taxation of this character, and I think they would just as soon leave for some other State as to hang around their necks such a yoke as this would be. Yet it must reach everything or such a tax would be worthless. If you pass that law, and enforce it rigorously, it will reduce your taxation 1 per cent., or even more than that. If you enforce a law like that, however, you would, in the end, pay far too dearly for it. Similar laws are in force elsewhere, but the community have grown up to them. They have known nothing different. It would be difficult to impose it as a new law and establish such an inquisitorial system as it would necessarily entail. Massachusetts, for a century, has had just such a law, and some of the Western States also; and they find that when rigorously enforced it only reaches about two-thirds of the personal property.

What do you want to do with your West Side property? You want to reduce its taxation. That is all very well, but the best way to do it is to get men and money to come upon it. Get these and you may dispense with your West Side Association for any purposes of protection, because the property will then protect itself. The city must grow before the West Side property can be very largely increased in value or densely populated. The system of robbing Peter to pay Paul is not a very profitable one. If you attract men from other parts of the city to your property, you will not be doing the greatest good; you must attract men and money from other States and countries, and your difficulty is at once solved, and forever. How will you do this? You have at the present a wall surrounding the city. You say to the capitalist: "If you come here you must pay the penalty for coming, and the more enterprise and energy you show the greater the tax will be. Our taxpayers stand ready to tax all you bring with you, and all you may gain." Is that the way a Western Territory act when the emigrants reach her gates? No they are received with open arms, and the government gives them land, or concedes it to them for nominal prices. It is to the interest of the territory to facilitate the entrance of these emigrants; and so it is to the advantage of New York to facilitate the entrance here of capitalists. Indeed, New York cannot stand as the great free city of the country, as the great mart for commerce, as the great reservoir for money, as the resort of all who have money and wish to spend money, unless she flings open the gates and breaks down the walls. If there is anything in this world that is timid and downright cowardly, it is money. Money has wings, as some of us know, and not only is it capable of flying away from a man, but of flying away with a man; and if you tell a man when he comes here that you are going to tax all his money, why he flies away, and his money, too.

SUGGESTING THE TRUE POLICY.

The true policy, and I present it with great deference and diffidence, is for the State of New York to say to every man who has a thousand dollars, or ten thousand dollars, to every man in this country who has grown rich—and there are plenty of them worth ten millions or more—"Come here and we will charge you nothing upon your money" [Applause.] While you charge nothing for it he will be paying enormously. In the first place he will come here and buy or rent a house; in the latter case he has to pay taxes through the rent. And the same in regard to everything else that he needs; so that you have no occasion to tax anything he has except his real estate. The more money he has the more he will necessarily spend, and the greater will be the amount of taxes that he indirectly pays. I know several instances where men have left the city because of the excessive taxation. One who had been assessed at \$110,000, and it had been raised to \$200,000, left because of the increase, and spent a million in building a mansion in

THE REAL ESTATE RECORD.

another State. I have had thousands of such cases before me in my official capacity. This system of taxation is useless for the purpose of raising revenue, and acts inequitably. Take the corporations for instance. Their stockholders do not live here, but all over the State—all over the world, in fact; but they happen, for the convenience of the thing, to have their offices here, and are therefore heavily taxed. Suppose Garden City should be made their headquarters, would New York believe that Garden City had a right to all this taxation? These corporations should have an equal but not oppressive tax, carefully graduated, with a very wide margin between the different points, so that a wise discrimination may be able thoroughly to equalize the taxation.

By this means you would have the State tax provided for, and lift from the city the terrible injustice of imposing upon her an undue proportion of taxation. In the counties, the leading towns where the money is, are perfectly overwhelmed by the votes outside, and their real estate is therefore too heavily taxed. If there was no taxation for State purposes upon real estate in this city, it would be a great relief to the real estate of the city. I tell you it must be one thing or the other. You must either tax everything—an inquisitorial taxation—or you must tax nothing. Real estate is nothing without personal property, and to attract hither men of wealth is the great desideratum for the interests of real estate. What we need is a stringent tax to reach every description of personal property; and the alternative is that real estate only shall be taxed for local purposes, corporations for State purposes, and personal property in the hands of individuals be free entirely from taxation, because of the beneficial results such a course will have on real estate. The alternative, I believe, to be the best method. Possibly the State may fancy that the interests of New York city are not identical with theirs; in that case, I would suggest that the law of local option be applied to counties so far as relates to personal property.

I have fixed ideas as to the future of this metropolis—of its attaining the first rank among commercial cities, and becoming the financial centre of the world. Nothing can avert that destiny. But the period of its fulfillment may be retarded or it may be accelerated. [Great applause.]

At the conclusion of Mr. Andrews' address, which was listened to with marked attention by the entire audience, a vote of thanks to the speaker was unanimously carried.

REMOVAL OF SHANTIES.

Mr. H. H. Cammann, chairman of the committee charged with the removal of shanties, reported that the following agreement was ready for the signatures of West Side lot owners:

The undersigned, owners of property within the district bounded by Fifty-ninth street, Eighth avenue, One Hundred and Twenty-fifth and Manhattan streets and the Hudson River, hereby promise and agree that by or before the first day of May, 1880, they will cause to be removed all shanties and other temporary frame buildings from any lots belonging to them within the district named.

Mr. Cammann also called the attention of the meeting to the fact that many purchasers of West Side lots had recently refused to take title to property unless the shanties were removed. He trusted that this precedent would be followed by other purchasers in the future. [Applause.]

A resolution offered by Mr. George Lespinasse, calling upon the committee on taxes to investigate the system of taxation as to improved and unimproved property in Paris, London and other foreign cities, was so referred, after which the meeting was declared adjourned.

MARKET REVIEW.

REAL ESTATE MARKET.

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

With the exception of Tuesday last, the public sales at the Exchange during the week were not numerous, and even on that day they were not important. Some tenement property along Broome, Allen and Orchard streets was disposed of at fair prices, and quite a number of foreclosure sales were made to outsiders. The year opened upon a market full of confidence in the immediate future, auctioneers as well as brokers expressing the almost unanimous opinion that even in the early spring higher prices will be demanded for improved property all over the city. By referring to the transfers in another column, it will be seen that the property recently conveyed to Mr. Vanderbilt for and in behalf of the New York Central Railroad Company, for the purposes of a new grand freight depot, has been recorded at the close of the year. The parcels thus recorded extend from Sixty-sixth to Sixty-seventh street, lying west of the railroad track, for \$300,500; Sixty-seventh to Sixty-eighth street, Twelfth avenue to bulkhead

from Sixty-eighth to Sixty-ninth street, for \$77,500; and Seventieth street to Seventy-second street, across Twelfth avenue to the river, for \$183,000; also, another irregular strip along Sixty-ninth street, for \$8,300. Making the total value of the various conveyances \$108,700. The company already own the property extending from Fifty-ninth street to Sixty-sixth street, where the entire sheds and elevators are, and the new purchase makes them owners of all the land west of their track, extending from Fifty-ninth to Seventy-second street.

GOSSIP OF THE WEEK.

One of the best managed sales at private contract is the one made during the week by L. J. & I. Phillips. We allude to the Chesborough farm, the property of Daniel Butterfield, which was foreclosed on December 20, when Mr. Chesborough bought it in for \$235,000, and which the Messrs. Phillips have resold at private contract to Mr. Elret, the brewer, for \$315,000. The property extends from the north side of One Hundred and Seventy-eighth street to One Hundred and Eighty-second street, between Tenth avenue and the Kingsbridge road, and includes the farm above mentioned, being in all about 39 acres.

The same firm sold during the last days of the year the two four-story brown stone stores (50x100) on the east side of Crosby street, 42 feet south of Spring street, for \$99,000, to L. Sinshemer; also, four lots on the southeast corner of Ninety-third street and Fifth avenue (100x102) for \$63,000 to Mr. Ruppert, also a brewer, who intends to erect there a fine private residence. Mr. Phillips sold the property for Mr. George Shepard.

Two lots on the south side of Sixty-eighth street 125 feet east of Fifth avenue, have been sold by the same firm for Mr. John A. Stewart at \$50,000, and four lots more on the south side of One Hundred and Fourteenth street, between Madison and Fourth avenues, for \$8,000 to Mr. H. E. Davis.

Three other plots have been sold by the same energetic firm, but the contract not having been signed, particulars are withheld for this issue.

Eight lots on Riverside avenue, between One Hundred and Eleventh and One Hundred and Twelfth streets, and three lots on the street, have been sold by the Messrs. Ludlow for \$95,000.

Two lots on Eighth avenue, fifty feet south of Ninety-eighth street, have been sold by Lespinasse & Friedman to Doctor Clows for \$21,000.

John McClave has sold two lots on the north side of Eighty-second street, 13 feet 4 inches east of Riverside avenue, for \$8,500. The same broker has sold two lots with house on the north side of One Hundred and Thirteenth street, 325 feet west of Tenth avenue, for \$7,300, four lots on south side of One Hundred and Forty-fourth street, 250 feet east of Eighth avenue, for \$1,550 each.

Fifteen lots on the west side of Ninth avenue, extending from Eighty-fourth to Eighty-fifth street, have been sold during the week at private contract for \$45,000.

The southeast corner of Madison avenue and Eighty-ninth street (100x190) has been sold for \$56,000. It is also reported that the southeast corner of Lexington avenue and Ninety-first street (40x100) has changed hands for \$8,500.

Assemblyman Talmadge, of Brooklyn, in reply to the fuss made by some of the daily papers, in regard to the uncollected tax of Kings County, states that after investigation he finds the total amount of these arrears, with interest, to be \$17,000,000. Of this, he says, all but about \$5,000,000 the various property-owners are willing to pay and the rest can be collected by legal proceedings.

The following are the sales at the Exchange Sales room for the week ending January 1:

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

*Broome st, s e cor Allen st, 100x87.6	87,000
Broome st, s s, 50 w Orchard st, 25x87.5	to Edward W. Burr et al. (trustees). (Am't due, about \$85,700)
*Greenwich st, Nos. 538 and 540	(together with Washington st, Nos. 519 and 521) lying 42.8 on Greenwich st and 42.6 on Washington st, on n s 154 and on s 155, to Geo. W. Upham et al. (trustees). (Amount due, about \$27,000)
Houston st (No. 127), s s, 108 e Chrystie st, 25.9 x74.3, six-story brick store and tenement, to John and Louisa Ritter. (Amount due, abt \$13,250)	16,225

MacDougal st (No. 101), w s, 50.10 n West 41 st, two-story brick dwellg, 10.6x50.9, to Joseph Hall. (Amount due, about \$3,100)	6,300
Spring st, n s, extdg from North av to Prospect av, 101.8x75.10x50.8, to M. A. J. Lynch. (Amount due, abt \$1,950)	1,000
*18th st, n s, 301.8 e 4th av, 10 x80; to New York Life Ins. and Trust Co. (Amount due, about \$11,000)	10,700
*31th st, s s, 135 w 1st av, 48x108.9, to Germania Life Ins. Co. (Amount due, about \$39,400)	18,000
63d st, n s, 100 e 10th av, two three-story stone front dwellg, 33.3x100.5, to Charles P. Gallino. (Amount due, about \$10,400)	10,300
74th st, s s, 418 e Av A, 28x102.2 to James H. Wynn. (Amount due, about \$7,700)	1,000
74th st (No. 10), s s, 300 e 5th av, four-story stone front dwellg, 32.10x102.2, to Thomas J. Reddy. (Amount due, about \$24,000)	27,550
*77th st, n s, 300 w 10th av, 50x100	to Jacob H. Hazard (trustee). (Amount due, abt \$24,000)
*70th st, n s, 235 e 3d av, 25x102.2, to Johanna Kalsner. (Amount due, abt \$11,150)	9,500
*93d st, s s, 100 e 3d av, 20x100.8, to German Sav. Bank. (Amount due, abt \$4,700)	4,000
*110th st, n s, 325 e 7th av, 25x100.11, to John H. Sereven. (Amount due, abt \$8,900)	6,600
131st st (No. 109), n s, 121 e 4th av, three-story brick dwellg, 17x100.11, to John Power, (2d mort, \$2,300; all liens, abt \$0,300)	6,405
*120th st, n s, 165 w 2d av, 40x90.11, to New York Bowery Fire Ins. Co. (Amount due, abt \$8,300, taxes, &c., \$919)	5,000
Av A, e s, 25.4 n 75th st, vacant, 25.1x88.9, to C. P. Scheaver. (Amount due, abt \$575)	2,317
*3d av, e s, 40.8 n 19th st, 15.1x100, to Charles A. Schlegel. (Amount due, abt \$9,050)	9,000
5th av, n w cor 135th st, 99.11x255, two-story frame dwellg, and one-story frame stable, to Patrick Fox. (Amount due, abt \$29,350)	32,300
7th av, e cor 137th st, 99.11x100, to Charles W. Lang.	6,500
7th av, n e cor 136th st, 99.11x100, to W. K. Clarkson.	7,550
*10th av, e s, 29.3 s 17th st, 20.3x100, to Margaret E. Neal et al. (Amount due, about \$5,100)	3,300
Plot lying between Locust av and the Woodruff farm, contains 8 acres, to E. J. H. Trask. (Amount due, abt \$20,650)	23,500
Total	\$322,687

BROOKLYN, N. Y.

In the city of Brooklyn, Messrs. T. A. Kerrigan, J. Cole and Cole & Murphy have made the following sales for the week ending December 30:

Baltic st, n e s, 151 s e Smith st, 25x100, to Michael Biggs	\$5,500
*Carroll st, s s, 238 w 6th av, 21x104.7, to Germania Life Ins. Co.	6,500
*Clinton st, w s, 175 s Harrison st, 28.5x92.8, irreg., to Catherine Ladd	5,000
Concord st, n s, 200 e Jay st, 25x197, to Sands Fish	2,427
*Floyd st, s s, 168.9 e Tompkins av, 18.9x100, to Matilda C. Bull (extrs)	1,000
*Floyd st, n s, 187.6 e Tompkins av, 18.9x100, to John D. Leffingwell et al. (trustees)	1,000
*Hicks st, w s, 50 s Pacific t, 30x120, irreg., to John A. Weeks	4,000
*Lawton st, s s, 114.8 n Broadway, 17.7x90, to Phebe J. Carlisle	2,000
*Navy st, s s, 75 n Prospect st, 2x297.6 to Dixon's alley, to Louisa F. McCabe	500
Oxford st, e s, 117.10 n Atlantic av, 25x100, to Royal Phelps	4,000
*Lafayette av, n s, 383.4 w Marcy av, 16.8x100, to Silas Mott	2,000
Total	\$33,927

BUILDING MATERIAL MARKET.

BRICKS.—There has not been much change in the general condition of the market during the week. The influence of the holiday season has been felt, inasmuch as it was difficult to secure a full force of workmen, and this made operations a little slow. All things considered, however, the movement might be called fair, and has taken a portion of the stock in hand, as well as about all the current arrivals, with the demand showing signs of some improvement as we close, and the tone firm. Indeed, much strength has been shown on values at all times, and sellers experienced no difficulty in securing full former rates, and seem by no means anxious to realize even at this. Navigation has not been further impeded, possible improved a trifle during the early portion of the week, but naturally at this season on the condition of the weather is precarious, and communication with the points of supply is likely to be shut off at any moment. Dealers offer from their yard and pier accumulations with much reluctance, and only under the absolute necessity of satisfying engagements on contracts, &c. Pale Brick are very firm, and we hear rumors of sales above our figures. Fronts in proportionate demand to other grades, and at steady rates. 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, \$34@38. Yar

prices, delivery included, \$2.00@4.00 higher on ordinary and \$2.00 on p. nls.

HARDWARE.—The entire market has been dull and void of new features since our last. Very little stock is shipped as interior dealers, in common with our own, have been taken inventory and forward no orders, but letters of inquiry are of a character to indicate that after the year is fairly opened an increased call may be looked for. On prices much strength is shown, and the general tendency continues upward. Henry Dabson & Sons have issued a new list, as follows: Circular, Shingle, Canvas, Pl. Ice, Rolling or Drag, Mill, Mulay and Gang Saws at 35 % cent. discount; Saw Mandrels and Tools for Keeping Saws in order, Standard Wire Gauges, Patent Cross-cut handles, Cross-cut Saws, Hand, Panel and Rip Saws, Framing, Compass and Key-hole Saws, Buck Saws, Billet Webs, Buck Saws, Turning Webs, Cane and Corn Knives, Samson Tree Planter and Post-hole Digger, Moulders' Tools, Brick Trowels, Hand Saw Handles and Serows, Steel Squares and Machinists' Rules, Machinists' Levels, Slow Cutters, Barkor's Double-revered Joints, Butts and Concealed Door Springs and Band Saws, 20 % cent. discount; Butchers' Bow Back Saws and Plastering Trowels, 15 % cent. discount; Files, 30 per cent. do; Try Squares and Bevels, Carpenters' Gauges and Serow Drivers, 50 % cent. do; Plumbs and Levels, 65 % cent. do; and Segment Saws at a special discount. The manufacturers of Cast Butts have advanced their prices 10 % cent. Locks and Knobs have been advanced to discount 45 and 2 % cent. Rowland's Shovels are now quoted 40 & 10 % cent. discount, before 50. Sand Paper is 2.0 cents per ream higher. Plough Bolts are quoted 40 % cent. off. "Genuine" Wrenches have been placed at 50 % cent. discount. Trace Chain has advanced to 50 cents for 6 1/2-10-2. The Russell & Erwin Manufacturing Company have advanced all Cast goods 10 % cent. The Peck, Stow & Wilcox Company have advanced all Shelf and Builders' Hardware 15 % cent., and the Stanley Rule and Level Company have advanced Plumbs and Levels to discount 60 and 10 % cent. Try-Squares, Bevels, Gauges and Serow Drivers to 45 and 10, and made a few other changes of minor importance.

LATH.—The market has been rather quiet. There was not much stock offering for one reason and another influence to check demand was the turning from one year into another, a period when almost everybody is engaged upon their books and unwilling to handle supplies except as a matter of necessity. Now and then a buyer could be found willing to negotiate but at a bid lower than recent sales, and as holders and receivers refused to concede this, not much was done. The selling interest continues to talk firmly and confidently and some name rates material above anything yet obtained, but fair amounts of stock show on the way will give this matter a better test. The amount in yard is quite small and unevenly distributed.

LIME.—Few, if any, new features are shown on the general market. Valuations have not changed since our last but the control of the situation is pretty well in sellers hands at the moment, and should any variation in cost occur it may naturally be expected to take an upward course. The supplies are moderate, present and prospective.

LUMBER.—There is not much of a market at the moment. The season of the year tending to hold in check the movements of pretty much all classes of operators, while on prices the figures remain nominally unchanged. The tone, however, seems to be pretty firm and confident and few if any goods of a desirable and attractive quality could be reached except at a very full limit of valuation. As yet the straightening out of books and accounts has not been fully concluded and results are uncertain. We find, however, that not much is expected by the majority of the trade owing to the depression during the early part of the year, but all speak cheerfully of the gain of a tone secured during the past month or so and the encouraging outlook for the year just commencing. The promises for the export trade have improved a trifle and several considerable contracts are now in course of execution.

Spruce in a wholesale way about as last quoted. Scarcely any receiver being willing to name a quotation for either random or special cargoes, but in all cases talking firmly and confidently. Some of the yard dealers continue to compete closely and offer at less than supplies are supposed to be worth by cargo, causing irregularity on valuations but there is less of this going on than usual. We quote at \$15.50@16.50 for random, possibly \$16.75@17.00 for choice lengths, in small cargoes, and \$17.00@18.50 for specials, the extreme for extra difficult.

White Pine is held at about former rates and with a considerable showing of firmness, holders manifesting no anxiety at all about operating. Demand from local sources has been rather moderate this week and confined to parcels required on absolute necessity, but there is more moving on export orders with some increase of call from South America. We quote at \$16@17 per M. for West India shipping boards; \$20@23 for South American do., \$15.00@16.00 for box boards; \$17.00@18.00 for do. wide and sound do.

Yellow Pine offered from the supply here has found only moderate attention but was not pressed to a sale and holders generally looked for about firmer

rates. On contracts, however, there has been some negotiation with indications that more numerous calls will soon be made for early spring delivery. We quote random cargoes at about \$20@21 per M; ordered cargoes, \$22@25 do; green floorings boards, \$20 @21.50 do; and dry do. \$22@23. Cargoes at the South \$10@14.50 per M for rough, and \$16@18 for dressed at Atlantic ports; \$12.75@14 for rough, and \$16@18 for dressed at Gulf ports; hewed timber, \$8.50 @11.

Hardwoods meeting with very little demand from any quarter and the tone of the general market dull. Prices, however, are well maintained and on choice good seasoned stock holders bid us up full and strong. We quote at wholesale rates by car load, about as follows: Walnut, \$7@6.50 per M.; ash, \$5@6 do.; oak, \$5@6 do.; maple \$4@5; chestnut, 1st and 2d, \$3@4 do.; do. do. oaks \$1@2 do.; cherry, \$4@5 do.; white wood, 1/2 and 3/4 inch, \$3@4 do.; do. inch, \$3@4 do.; hickory, \$3@4 do. for Western, and \$5@7 for good nearby stock.

Scarcely anything going out from the yards this week, except small odd lots required for immediate and positive necessity, or deliveries on contract. The tone of valuation about as before and prices steady for anything at all attractive.

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

A Br. schr, 254 tons, from Pensacola to Gijon, re-sawed timber, 20 5/8; a Nor. Ship, 124 tons, from Pensacola to a direct port United Kingdom, sawn timber, 25 1/8, and hewn timber 26 1/8; a Br. barque, 730 tons from Pensacola to a direct port United Kingdom, hewn timber 18 1/8, and deals 25 1/8; a Nor. Brig, 200 tons, from St. Mary's to Rio Janeiro, lumber, \$19.25 net.; a Br. brig, 282 tons, from Portland to Buenos Ayres, lumber, \$11 net.; a brig, 287 tons, from Portland to Havana, shooks and heads, 29 c., option of Cardenas or Matanzas, 26 c.; a brig, 225 tons, from Portland to Cardenas, shooks and heads, 25 c.; a schr, 246 tons, from Portland to Matanzas, shooks and heads, 26 c.; a schr, 186 tons, from Mobile to Port Spain, lumber, \$9; a Br. brig, from Pascagoula to Port Spain, R. R. Ties, \$11 1/2 M ft.; a schr, 180 M lumber, from Savannah to Philadelphia, \$6.50; a schr, 160 M lumber, from Georgetown to Philadelphia, \$7; a schr, 326 tons, hence to Savannah, guano \$2, and from St. Simon's to Philadelphia, lumber, private terms.; a schr, 250 tons, hence to Charleston, stone \$1.75, and back with lumber \$6; a schr, 175 M lumber, from Fernandina to New York, \$7; a schr, 260 M lumber, from Brunswick to Providence, \$7; a schr, 140 M lumber, from Brunswick to Providence, \$7; a schr, 140 M lumber, from Brunswick to New York, \$7; a schr, 204 tons, from Richmond to New York, oak ties, 18@20 c., according to length.

Exports of lumber from the port of New York :		
	This Week.	Since Jan. 1, feet.
West Indies	46,500	23,069,113
South America.....	390,562	18,890,648
East Indies.....		6,068,791
Europe, Continent....	35,000	5,289,387
Europe, United Kingdom.....	75,000	8,216,180
Total.....	537,062	61,534,119

THE WEST.

The following from the *Lumberman* and *Manufacturer*:

MINNEAPOLIS, Minn., Dec. 26, 1879.

The holidays have brought the usual falling off of the demand for lumber, but the reports of St. Louis, Dubuque, Chicago, Davenport and Minneapolis show well when compared with last year's figures, being nearly double. Prices are firm for the dull season. Heavy snows have fallen all over the northern pineries, and fears are now entertained that so much will come as to embarrass the operations of the loggers. Too much snow may not be as bad as to little, but it is an expensive and troublesome thing to get rid of. Most favorable reports reach us from the woods of Minnesota and Wisconsin. Much more work has been done than at the corresponding time last year.

The highest and best advice which the "Lumberman" has to give to the lumbering fraternity now is not to be in too much of a hurry to sell. The stocks on hand, although not figured up and ascertained, are well known to be so light that the demand of last year would reduce them to nothing before another stock could be manufactured in 1880. Prices are fair and the demand so large that every man can afford to hold his stock rather than offer any special inducements to buyers, as a few seem to be inclined to do just now. Hold on, the demand will carry off all the stock by June 1st, 1880.

THE EAST.

The *Lewiston (Me.) Journal* says: "There is at present a disease on the spruce trees in the forest in the north part of Aroostook County. It is said that the disease first began in Miramachi and spread on west until it was found on the waters of the St. John and over the border into the State. After a tree is affected it turns reddish, and in about two years you can rub the wood in your hand to a powder. The tree easily breaks off and falls down. Owners of timber lands have already met with considerable loss."

The *Chicago Times* has the following on the present operations of lumbermen: "In the pineries it may be said that they have never before made such an effort to secure big supplies of logs. At almost every lumbering point arrangements have been made to cut

more logs than ever before, and our readers may count on the biggest 'crop' ever obtained, though, in view of the increasing demand for lumber, it is probable that the production will be more than large. Manufacturers of lumber claim that they have accumulated plenty of capital to carry on the logs they will cut, and that they will not be forced to sacrifice their lumber, as they have done in so many past seasons.

Pine wood is being rapidly cut, and the forests are becoming thinned out, but it is estimated that there is pine enough in northern Wisconsin to last a quarter of a century, allowing a cut of 200,000,000 per year. A lumber exchange says:

Hereto, the United States has exported to the English market only the better grades of pine timber, and deals, and the best of our hardwoods. That we have worlds of cheap timber in coarse pine, hemlock, white oak, etc., which is admirably adapted to the work in question, no one will doubt, but the question of shipping it to a foreign market would depend wholly upon whether it would bring a price greater than the expense of delivering it. We opine that the freight both to and upon the ocean would preclude the possibility of shipping to England any of the coarse and heavier woods which are so plentiful as to be next to valueless, including the maple and beech, which constitute the firewood of the country; but the birch of eastern Canada and Maine, and the hemlock and cedar which abound in all sections of the continent, together with the coarser varieties of pine and the small timber not recognized as of value for saw logs, yet excellent for shors posts, these might be exported in unlimited abundance if the market would warrant.

FOREIGN.

The latest mail advices from Rio de Janeiro report as follows:

Pitch Pine Deals.—The arrivals consist of 148,756 feet per Popaz from Savilla, sold at 39\$500 per dozen; 363,401 do Mendota do Darien, do 39\$500; 371,401 do H. Rathkins do do, do 39\$500; 313,014 do J. L. Pendergast do Wilmington, do 37\$500; 496,700 do Guizna do Brunswick, on order for dealers account; 333,533 do Albion do do.

The market remains steady at 39\$500 per dozen. **Spruce Pine Deals.**—A cargo of 287,926 feet arrived from Bangor per Anny A. Lane, on order, and is being retailed at 34\$500 per dozen.

White Pine Lumber.—The 65,748 feet per John Sherwood noticed in our last, were sold at 35 reis per foot. The arrivals since then have been:

87,883 feet per David Stewart from Baltimore, sold at 92 reis per foot; 7,394 do A. K. Storer do New York, do 82 do; 65,010 do Allie Burnham do Philadelphia, not yet sold.

The market remains firm, but second hands are well supplied.

NAILS.—Some few shipping orders have been filled, and there was a moderate local call on the ordinary run of orders. In a speculative way, however, the movement was very free, with a great many thousand kegs understood to have been taken, and more wanted, but not available, owing to the withdrawal of stocks. This, in connection with the continued increase of cost of material, has greatly stimulated the market, and the price is advanced decidedly, closing strong on a basis of \$4.25@4.35 per keg for 10d. to 60d., according to size of invoice.

OILS.—Demand has been moderate, and somewhat uncertain, with business mostly of a jobbing character. Stocks, however, fairly controlled, and offered only on a basis of full former rates. We quote linseed oil at 80@85c. per gallon from crusher's hands.

PAINTS.—Nothing of interest reported for the present week, the holiday period naturally tending to check business to a considerable extent. Stocks seem to be well in hand, and indifferently offered, with the limit of valuation right up to former figures, and dealers speak with confidence of the prospect for the future.

PITCH.—A dull market has prevailed. The supply equal to most wants, and offered to a fair extent, but sellers not forcing matters, and generally asking former rates. We quote at \$2.00@2 1/2 per bbl for city, delivered.

SPIRITS TURPENTINE.—The jobbing trade has been fair at full rates. In a wholesale way, the movement was somewhat irregular, but stocks generally remain under control, and holders views were firmer, with the offerings of stock quite limited. An increase of cost checked demand for full parcels. As this report is closed, the quotations stand about 43@44c. per gallon, according to the quantity of the stock handled.

TAR.—The demand moderate and rather indifferent, buyers wanting no stock just now, except such as may be required for special and immediate use. Prices somewhat unsettled, but pretty much in sellers favor, as the small stocks are under control. We quote at \$2.25@2.50 per bbl, for Newberne and Washington, and \$2.50@2.62 1/2 for Wilmington, according to size of invoice.

CONVEYANCES.

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

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

NEW YORK CITY.

DECEMBER 25, 26, 27, 29, 30, 31.

Amity st (No. 74), s s, 25 e Thompson st, 25x106 x25.10x99, two-story brick dwell'g. (Foreclos.) Henry R. Beekman to Daniel Schnarr. Dec. 30.\$7,725

Attorney st (No. 50), e s, 60 n Broome st, 20x50. Joseph Kohler to Gerson Krieger. June 25. nom

Broadway, n w cor 54th st, runs north 51.11 x west 59.4 x north 25 x west 20 x south 75.4 to 54th st, x east 92.2, vacant. Ellen D. Brookes, widow, to Ellen D. wife of Joseph H. Brown. (1-5 part.) Dec. 24.\$8,000

Baxter st, s w cor Franklin st, 25x56.10x25x54.9. Simon Witmark to Gottfried Krollner. (Morts. \$12,000.) Dec 1.nom

Baxter st (No. 119), e s, 150 s Hester st, 25x100. Matthew C. Connor, New Haven, Conn., to Otto Randbroeck, Brooklyn. (Mort. \$8,000.) Nov. 1.nom

Boulevard, e s, 24.11 s 126th st, 75x75, three two-story frame dwellings. The Franklin Savings Bank, New York, to Bernard Fellman. (C. a. G.) Dec. 27.7,000

Broadway, n w cor 54th st, runs north 51.11 x west 59.4 x north 25 x west 20 x south 75.4 to 54th st, x east 92.2, vacant. Mary L. wife of Thomas D. Robinson, to Ellen D. wife of Joseph H. Brown. (1-5 part.) Dec. 24.\$8,000

Broadway, n w cor 54th st, runs north 51.11 x west 59.4 x north 25 x west 20 x south 75.4 to 54th st, x east 92.2, vacant. Horace J. son of Alfred Brookes, dec'd, to Ellen D. wife of Joseph H. Brown. 1-5 part, Dec. 24.\$8,000

Broadway, original line, n w cor 54th st, 51.11 x55.9x50.4x98. 54th st, n s, 98 w Broadway, 20x75.4. Martha M. Davies, wife of J. M. Fishkill, N. Y., to Ellen D. wife of Joseph H. Brown. (All title.) Dec. 24.\$8,000

Broadway, n w cor 54th st, 51.11x59.4x50.4x72.2.}

54th st, n s, 72.2 w Broadway, 20x75.4.}

Ellen D. Brookes et al., exrs. Alfred Brookes, to Ellen D. Brookes, widow, Horace J. Brookes, Mary L. Robinson, Martha M. Davies and Ellen D. Brown, children of A. Brookes. Dec. 23.nom

Broome st, n s, 74.9 w Elizabeth st, runs north 111.9 x west 16.5 x north 26 x west 44.6 x south 123.4 to Broome st, x east 65.4; Nos. 362 and 364, two three-story frame stores and dwellings; No. 366, two-story frame (brick front) store and dwelling, in rear of 362 and 366, four-story brick factory. Amelia De Grau, Trenton, N. J., to Benjamin S. Clark. (1-5 part.) Dec. 24.\$4,000

Coenties slip (No. 24), n e s, 67.8, s e Front st, 21.2x51.5x21.3x50.9, four-story brick store and dwelling. Henry Offerman, Hoboken, to Carsten F. Offerman. (Mort. \$8,000.) Feb. 18, 1873.17,300

Commerce st, s s, 250 w Bleeker st, 50x52x50x60, five-story brick factory building. Roland F. Knordler to Smith Ely, Jr. Dec. 26.\$8,800

Delancey st (No. 49), s s, bet Eldridge and Forsyth sts, 25x100, five-story brick store and tenem't, and three-story brick tenem't in rear. Margaretha Schroeder to Sophia Weitz. (Morts. \$15,000.) Dec. 10.22,000

Greene st (No. 18), 25x100, four-story frame (brick front) store and dwell'g, and four-story brick tenem't in rear. Margaret G. Moore, widow, and Kate G. Moore to Richard H. Bowne. Dec. 31.20,000

Grand st, s e cor Attorney st, 50x100.}

Norfolk st, e s, 100.2 n Grand st, 25x75.}

Market st, s e cor Monroe st, 28.3x60x50x63. (Leasehold.)}

Ephraim D. Brown, Bergen Point, N. J., to Richard Pinkerton, Isabel Wernig, Rachel Backman, Jane E. Aston, Elizabeth Pinkerton, Jenny M. Shaw, Samuel H. Pinkerton, Kate H. Lockhart, and Mary P. Hunter, heirs of J. Pinkerton. (Release from trusteeship.) July 30.nom

Greenwich st (No. 523), e s, 89 s Vandam st, 25 x99.10x24.8x99.10, three-story frame (brick front) store and dwell'g. Garetta V. Lambert, widow, to William, John J. and Anna E. Lambert. (Q. C.) Nov. 6.4,000

Same property. Garetta V. Lambert, widow, William, John J. and Anna E. Lambert, heirs Jeremiah Lambert, dec'd, to Robert W. Courtney. (Mort. \$6,000.) Nov. 6.10,000

Henry st (No. 263), n s, 24x91.2, two-story brick dwell'g. (Foreclos.) Joseph Koch to George Graham. Dec. 30.\$8,200

Jay st (No. 18), s s, about 100 e Greenwich st, 25x87.6, two and three-story brick warehouse.}

Jay st (No. 16), s s, about 125 e Greenwich st, 25x87.6.}

The Mutual Life Ins. Co., New York, to D. Kellogg Baker and Charles A. Clark. (C. a. G.) Dec. 15.18,000

Murray st (No. 73), n s, 125 w College pl, 24.8x100x24.4x100, five-story iron front warehouse. Douglas Robinson, Patrick M. Birchhead, and Fanny and Betty Davies, heirs Elizabeth M. Monroe, to Robert B. Campbell. November 1.nom

Same property. Fanny M. Robinson, extrx. Eliz. M. Monroe, to Robert B. Campbell. Nov. 1.29,800

Same property. Robert B. Campbell to Fanny M. wife of Douglas Robinson. (C. a. G.) Dec. 1.29,800

Wall st (Nos. 83 and 85), s w s, between Pearl and Water sts, 25.8x17.4, four-story brick office building. Henry and P. M. Suydam, extrs. J. Suydam, to Eugene O'Sullivan. Dec. 24.30,000

William st (No. 265), n s, 30x64.6x29.5x64.6. Eldridge st (No. 70), e s, 175 n Hester st, 25x87.6.}

Chrystie st, e s, 175 n Hester st, 25x100.}

11th st, s s, 149.6 e Av A, 21x94.9.}

52d st, s s, 474 w 5th av, 22x100.5.}

Also all personal property.}

William F. Pinchbeck to Joseph Hewlett, in trust. Sept. 30.nom

2d st. Party wall agreement. Augustus W. Wynkoop et al., with Mary Tevens. November 15.nom

8th st, n s, 28.4 e Av B, 20.8x69.10. Gottfried Krollner to Jacob Cohen. (Mort. \$4,500.) Dec. 19.nom

8th st, n s, 259.9 e Av B, 20.8x69.10, four-story brick dwell'g. (Partition.) T. Beekman Westbrook to Rachel McCauley. (Mort. \$1,200.) Dec. 19.4,000

8th st (No. 328), s s, 434 e Av B, 21.9x97.6, four-story brick store and tenem't, and two-story brick stable in rear. Peter Herrmann to Jacob Miller. (Mort. \$6,500.) Dec. 31.7,500

15th st (No. 517 E.), n s, 245.6 e Av A, 25x103.3, four-story brick store and tenem't, and five-story brick tenem't in rear. (Foreclos.) Rufus G. Beardlee to William G. Lathrop, Jr. Dec. 27.6,500

19th st (No. 236), s s, 180 w 2d av, 20.10x84, three-story brick dwell'g. (Foreclos.) Joseph Koch to Antoinette Schiffer. Aug. 7.8,000

22d st (No. 269), n s, 175 e 8th av, 25x98.9, three-story brick dwell'g and three-story brick dwell'g in rear. Charles Coudert, admr. T. J. uanique, to George T. Stewart. (C. a. G.) (Mort. \$5,000.) Dec. 27.12,150

23d st (No. 112 W.), s s, 81.8 w 6th av, 21.8x98.9, three-story brick store and dwell'g, and one-story brick extension. Sarah Spencer to John W. Wolfe. Dec. 27.40,000

29th st (No. 288 E.), s s, 100 w 2d av, 20x98.9, five-story brick tenem't. D. Brainerd Ray to Maria H. wife of Alpheus P. Riker, Woodside, L. I. (Morts. \$9,500.) Dec. 29.15,000

29th st, s s, 160 w 2d av, 40x98.9x40x48.9.}

2d av, w s, 74.1 n 28th st, 24.9x72.}

33d st, s s, 350 w 2d av, 25x98.9.}

2d av, w s, 74.1 n 28th st, runs northwest 52.11 x southwest 18.8 x southeast 16.6 to old boundary line, bet Rose Hill Farm and Kip Bay Farm, x north along said boundary line to a point 68.3 from intersection n e line 28th st, x south to a point on n w s 2d av, 55.2 east 28th st, x — 18.10.}

Newman and Raphael J. Cowen to Minnie Rinaldi. Dec. 30.100

30th st (No. 150), s s, 153.4 w 3d av, 16.8x98.9, three-story brick (stone front) dwell'g. Emily D. wife of Seth R. Johnson to Octavia wife of Wm. P. Esterbrooke. Dec. 26.12,000

30th st (No. 148), s s, 98 e 7th av, 46x98.9, two-story frame store and dwell'g. (Foreclos.) Bernard E. McCafferty to Cornelia Collins, Poughkeepsie. Nov. 4.\$8,000

30th st (No. 305), n s, 100 w 8th av, 25x98.9, three-story brick dwell'g, and three-story frame dwell'g in rear. Jacob Campbell to John Lyon, Greenwich, Conn. (C. a. G.) Dec. 11.9,800

30th st, s s, 220 w 3d av, 25x98.9. Seth R. Johnson to William P. Esterbrooke. (C. a. G.) Dec. 26.nom

Same property. Wm. P. Esterbrooke to Emily D. wife of Seth R. Johnson. (C. a. G. December 26.nom

32d st, No. 224 E., four-story brick dwell'g. William Jaeger to Kate Howard. (Contract.) Dec. 23.7,150

34th st (No. 338), s s, 148 w 1st av, 25x98.8, five-story brick store and tenem't. (Foreclos.) S. Wright Holcomb to The Germania Life Ins. Co. Dec. 31.9,000

34th st (No. 340), s s, 125 w 1st av, 25x98.9, five-story brick store and tenem't. (Foreclos.) S. Wright Holcomb to The Germania Life Ins. Co. Dec. 31.9,000

36th st (No. 347), n s, 250 e 9th av, 25x68.9, four-story brick tenem't. Rosalie wife of Jacob Mendelsohn, Accord. Ulster Co., N. Y., to Rosetta wife of Heiman Steinert, and Isadore Abrahams. (Morts. \$10,000.) Nov. 28,excl. 1,000 acres in Georgia and 300

37th st (No. 33 W.), n s, 375 e 6th av, 23.6x98.9. Amos Tuck, Exeter, N. H., to Ellen T. wife of Francis O. French. (Mort. \$35,000.) Nov. 2, 1876.nom

38th st, s s, 50 w 7th av, 16.8x98.9. Edwin D. Morgan to George Rowland, trustee. October 25.nom

39th st (No. 433), n s, 350 e 10th av, 25x98.9, five-story brick dwell'g. Ida A. Carter, individ. and extrx Gilman Carter, dec'd, Horace H. and Minnie A. Carter, Ida L. and David Tilton, Jr., Emma A. wife of Robert J. Anderson to Mary H. Cordts. (Morts. \$5,000.) Dec. 30.7,750

40th (No. 458), s s, 77.6 e 10th av, 22.6x74.1, one-story frame stable. Lewis Fink to John and John W. Fink. Dec. 26.3,500

41st st (No. 502), s s, 100 w 10th av, 25x98.9, two-story brick and one-story frame building, vacant. T. P. Howell & Co. to John Muller. Dec. 30.3,000

42d st (No. 234), s s, 105 w 2d av, 25x98.9, two-story frame store and dwell'g and two-story brick dwell'g in rear, and one-story frame stable. Michael Gallagher to John L. Brewster, Plainfield, N. J. (Mort. \$4,500.) December 29.excl

45th st (No. 75), n s, 100 e 6th av, 20x100.5, four-story brick (stone front) dwelling. George W. Boyd, Portland, Me., to A. Gertrude wife of Henry T. Cutter. (Mort. \$12,000.) Dec. 31.18,000

45th st (No. 21 E.), n s, 60 w Madison av, 20x100.5, four-story brick (stone front) dwell'g. Charles P. Hemenway et al., trustees A. Hemenway, dec'd, to Elizabeth A. wife of Seymour J. Strong, New York. (Mort. \$15,000.) Dec. 20.27,000

45th st (No. 302), s s, 70 e 2d av, 20x100.5, one-story frame stable and two-story brick stable in rear. (Foreclos.) Cecil C. Higgins to H. Walter Webb. Dec. 31.2,325

47th st (No. 572), s s, 100 e 11th av, 20x100, two-story frame dwell'g and two-story frame dwell'g in rear. Peter A. Welch to John F. Rottmann. Dec. 27.2,800

48th st (No. 322), s s, 275 e 2d av, 25x100.5, part of two-story brick factory building. Henry, Jr., Charles C., George C. and Hermann Clausen, Frederick D. Schwarz and Charles E. Seitz to Aaron Jacobs. Oct. 31.4,500

51st st (No. 350), s s, 125 w 1st av, 20x100.5, four-story brick (stone front) dwell'g. Mary wife of Frederick Schuck to Charlotte Mark. (Mort. \$8,000.) Dec. 30.12,500

52d st (No. 111), n s, 150 w 6th av, 50x100.5, two-story frame dwell'g and one-story frame dwell'g in rear. William G. Lathrop, Jr., to D. O. Mills. Dec. 22.20,000

52d st (No. 113), n s, 100 w 6th av, 50x100.5, two-story brick dwell'g and two-story frame dwell'g in rear. William G. Lathrop, Jr., to Walter S. Gurnee. Dec. 22.20,000

53d st (No. 416), n s, 234 e 1st av, 20x100.5, three-story brick dwell'g. Margaret Feldmuller, widow, Brooklyn, to Sarah J. wife of John J. Morris. (Mort. \$4,000.) Nov. 20.7,000

53d st (No. 78), s s, 100 w 4th av, 16x100.5, four-story brick (stone front) dwell'g. Edward V. and Charles E. Loew to Martha J. wife of David J. Whitney. (Mort. \$9,500.) December 15.19,000

55th st (No. 424), s s, 296.10 w 9th av, 21.10x100.5, two-story frame dwell'g and two-story frame dwell'g in rear. Henry Hassemer to Anthony W. Miller. (Mort. \$2,000.) Dec. 20.4,600

57th st, s s, 206.5 e 1st av, 200x121.3x200.6x107.3. Franklin Satterthwaite, Newark, N. J., to George W. Mahoney. March 20.100

57th st, n s, 207 e Madison av, 18x100.5. John H. Watson to Cornelia J. wife of Griffith Rowe. (Release.) Dec. 29.nom

57th st, s s, 525 w 5th av, 25x100.5, vacant. George W. Tucker to Emilia W. wife of Chester W. Chapin, Jr. Dec. 29.32,500

57th st (No. 343), s s, 190.6 e 9th av, 16.8x100.5, four-story brick (stone front) dwell'g. Cornelius W. Luyster to James D. Wilson. (Mort. \$16,000.) Dec. 20.23,000

57th st, n s, 80 e 9th av, 20x90. Lucretia wife of Samuel Browning to James S. Curry. (Mort. \$20,000.) Dec. 29.nom

Same property. James S. Curry to Samuel Browning. (C. a. G.) Dec. 29.nom

58th st, s s, 100 w 5th av, 35x100.5, vacant. Elisha H. Goodwin to Cornelius Vanderbilt. Dec. 10.70,000

58th st, s s, 135 w 5th av, 46x100.5, vacant. Elisha H. Goodwin to Mary E. Hutchinson. Dec. 10.30,000

59th st (No. 128), s s, 95 w Lexington av, 20x100.5, four-story brick (stone front) dwell'g. Alexander Fields, Richmond Hill, L. I., to Thomas S. Juba. (Morts. \$14,500.) December 23.15,500

60th st (No. 315), n s, 225 e 2d av, 25x98, five-story brick store and tenem't. (Partition.) Theron G. Strong to The New York Life Ins. Co. Dec. 24.10,900

60th st (No. 317), n s, 250 e 2d av, 25x98, five-story brick store and tenem't. (Foreclos.) William L. Findley to The New York Life Ins. Co. Dec. 27.10,760

61st st (No. 58), s s, 213 e Madison av, 16x100.5, four-story stone front dwell'g. (Foreclos.) William A. Boyd to Henry K. Stearns. October 14.16,000

61st st (No. 59), s s, 197 e Madison av, 16x100.5, four-story brick (stone front) dwell'g. Joseph M. Hazeltine to Francis P. Furnald. (Mort. \$15,000.) Dec. 29.23,000

63d st, n s, 116.7 e 10th av, 16.7x100.5, three-story stone front dwell'g. (Foreclose.) R. B. Gwillim to Charles F. Gallice. Dec. 29.8,100

63d st, n s, 100 e 10th av, 16.8x100.5, three-story stone front dwell'g. (Foreclos.) R. B. Gwillim to Charles F. Gallice. Dec. 29.8,100

63d st, n s, 116.8 e 10th av, 16.7x100.5, three-story brick (stone front) dwell'g. Charles F. Gallice to Christopher B. Keogh. (Mort. \$8,000.) Dec. 30.10,000

63d st, n s, 100 e 10th av, 16.8x100.5. Charles F. Gallice to Christopher B. Keogh. (Mort. \$8,000.) Dec. 30.10,000

65th st (No. 12), s s, 218 e 5th av, 22x100.5, four-story stone front dwell'g. Rosanna wife of Bernard Spaulding to Charles L. Bernheim. Dec. 29.38,500

65th st, s s, 218 e 5th av. (Release mort.) Robert E. Dietz to Charles L. Bernheim. December 30.nom

66th st, plot bounded by 66th and 67th sts and New York Central & Hudson River Railroad track and bulkhead line (Hudson River) of the city of New York, with all riparian rights, &c., excepting land in avenue running through the premises; also the buildings, boilers, tanks, machinery and all personal property which are to be removed by grantors, the piers and bulkhead to remain as they are. Josiah Lombard and Marshall Ayres, Jr., to William H. Vanderbilt. (Morts. \$100,000.) Dec. 27.200,500

67th st, s s, 120 Madison av, 25x100.5, four-story brick (stone front) dwell'g. Anthony Mowbray to Emma S. Faile. Dec. 27.41,000

67th st, n s, at intersection westerly line land New York Central & Hudson River Railroad, runs west to 12th av, x along e s 12th av to 68th st, x east 100.1 x south to centre line block between 67th and 68th sts, x along said centre line to land railroad company, x south to beginning.

67th st, n w cor 12th av, runs west along 67th st to exterior bulkhead line, x north along said line to 68th st, x east to 12th av, x south to beginning.

68th st, n w cor 12th av, runs west along 68th st to exterior bulkhead line, x north along said line to 69th st, x east to 12th av, x south to beginning.

69th st, s e cor 12th av, runs east along 69th st 100 to land lately owned by Robert Maclay, x along the same and land lately owned by John Mulford to n e cor lot lately owned by James Hay, x west to 12th av, x north to beginning, with water rights, &c. Martha A. wife of Robert K. McCullough, Juliette wife of James Shindler and Georgiana wife of Robert Maclay to William H. Vanderbilt. (½ part.) Dec. 31.77,590

69th st, s s, 100 e 12th av, 161.8x101.8x177.7x100.5. Robert Maclay to William H. Vanderbilt. Dec. 31.8,306

69th st, s e cor 12th av, runs east 100 to land late of Robert Maclay, x along the same and land late of John Mulford to n e cor lot now or lately owned by James Hay, x west to 12th av, x north to beginning. (water rights, &c.)

67th st, n s, at intersection westerly line land New York Central & Hudson River R. R. Co., runs west along 67th st to 12th av, x north 68th st, x east 100.1 x south to centre line block, bet 67th and 68th sts, x along said centre line to land of R. R. Co., x south to beginning.

67th st, n w cor 12th av, runs west to exterior bulkhead, x north to 68th st, x east to 12th av, x south to beginning.

68th st, n w cor 12th av runs west to exterior bulkhead line, x north to 69th st, x east to 12th av, x south to beginning. Robert Maclay to William H. Vanderbilt. (½ part.) Dec. 31.77,590

70th st, n s, at intersection the westerly property line of New York Central & Hudson River Railroad Co., runs north to land formerly James Boggs', x west 46.8 to s s 72d st, x west to exterior bulkhead line, x south along said bulkhead line to n s 70th st, x east to beginning, with water rights, &c. (excepting so much of said land under water as lies within the limits of 12th av and 71st st. Cornelia R. wife of Stephen H. Little, Morristown, N. J., Mary M., Anna B., James M., Jr., and Jacob H. Halstead to William H. Vanderbilt. (C. a. G.) Dec. 30.nom

Same property. Jacob Halstead. Catharine Purdy, widow, and Cornelia R. Rhoades, widow, to same. Dec. 30.182,396

71st st (No. 107), n s, 60 e 4th av, 20x102.2, four-story stone front dwell'g. Christopher Y. Wemple, Jr., to Myer Foster. (Mort. \$12,000.) Dec. 23.22,000

71st st (No. 120), s s, 233.4 e 4th av, 16.8x100.5, four-story stone front dwell'g. Gideon Fountain to Anna wife of Charles McDonald. (Taxes, &c.) Dec. 29.10,542

72d st, n s, 300 w 3d av, 25x100.2, vacant. Henry Stollmeyer to Edward Tracy and James Russell. (Assessment \$380.) Dec. 29.6,500

72d st, n s, 175 w 2d av, 70x102.2, four four-story brick (stone front) dwellings. John Livingston to Louis Schoolherr. (Morts. \$28,000.) Dec. 29.42,000

72d st, s s, 200 w 3d av, 50x102.2, vacant. Isaac Metzger to Margaret, wife of Francis Crawford. (Mort. \$7,000.) Nov. 18.13,632

74th st, n s, 100 e 10th av, 125x102.2, vacant. }
75th st, n s, 175 e 10th av, 50x102.2, vacant. }
Amelie R. Wilboux and Marie E. Badeau and ano., exrs., &c., N. Niles, dec'd. to Emmeline A. Wilder. June 27.15,850

74th st, n s, 250 w 3d av, 50x102.2, new buildings projected. Edward Oppenheimer to William H. Browning. (Mort. \$3,000.) October 27.10,250

76th st, s s, 145 w Madison av, 50x102.2. }
75th st, n s, 145 w Madison av, 50x102.2. }
Charles A. Cameron to The Equitable Life Assurance Soc., United States. (Release judgment.) Dec. 26.nom

77th st (No. 19), n s, 120 w Madison av, 16.8x102.2, four-story stone front dwell'g. Saulesbury L. Bradley to Mary E. Robinson. (Morts. \$11,500.) April 11.23,500

78th st (No. 230), s s, 265 e 3d av, 13.4x102.2, three-story brick dwelling. Sarah E. wife of Joseph S. Huntington, Lyme, Conn., to Rosa, wife of Salomon Herzog. (Mort. \$2,500.) Dec. 29.4,500

78th st (No. 234), s s, 291.8 e 3d av, 13.4x102.2, three-story brick dwelling. Sarah E. wife of Joseph S. Huntington, Lyme, Conn., to Jennie K. wife of Samuel W. Korn. (Mort. \$2,400.) Dec. 29.4,500

80th st, s s, 400 w 9th av, 25x102.2, shanties. George S. Walsh to Haywood Prince. December 1.500

83d st (No. 105), n s, 46.4 e 4th av, 21.4x77.3, three-story frame dwell'g. Ellen Smythe, to Ella wife of Charles W. Turner. (Morts. \$2,500.) Dec. 15.gift

83d st (No. 107), n s, 67.8 e 4th av, 21.4x77.3, three-story frame dwell'g. Ellen Smythe, widow, to Mary wife of Edward L. Shipman. (Mort. \$3,000.) Dec. 15.gift

87th st, n s, 121 w Av A. (Release mort.) The Dry Dock Savings Inst. to Joseph Hillenbrand. Dec. 27.2,000

87th st, n s, 77 w Av A. (Release mort.) Elizabeth Hillenbrand to Emma J. wife of John S. Johnston, Astoria, L. I. Dec. 22.3,247

87th st, n s, 120.6 w Av A. (Release mort.) Caroline M. Rives to Emma J. Johnston, Long Island City. Dec. 23.1,500

93d st (No. 212), s s, 160 e 3d av, 20x100.3, three-story frame dwelling. (Foreclos.) John L. Sutherland to the German Savings Bank, New York. Dec. 31.4,000

103d st, n s, 300 w 9th av, 23x101.10, vacant. Jane C. Schlesinger wife of Frank, Flushing, L. I., to Oliver J. Munsell, New Brunswick, N. J. Dec. 24.1,550

Same property. Oliver J. Munsell, New Brunswick, N. J., to Thomas J. Reilly, Brooklyn. Dec. 30.2,500

Same property. Thomas J. Reilly, Brooklyn, to Kate R. Munsell, Brooklyn. (Mort. \$1,250.) Dec. 31.2,500

105th st, n s, 200 w 10th av, 75x100.11, two-story frame dwell'g. The Home Ins. Co., New York, to Christian H. Schultheis. December 27.10,000

105th st, s e cor Madison av, 45x100.11, vacant. (Foreclos.) David J. H. Wilcox to George M. Miller, guard. Dec. 18.5,000

107th st, s s, 100 e 2d av, 150x100.11, vacant. William Amter, Brooklyn, to Christopher Luttgens. (Mort. \$7,000.) Dec. 15.exch.

110th st, n s, 120 e Lexington av, 100x100.11, new buildings projected. John H. Deane to Elizabeth Meehan. (Morts. \$8,725.) Oct. 11.18,000

110th st (No. 132), s s, 342.6 e 4th av, 18.9x100.11, three-story brick (stone front) dwell'g. Mary Neidig to Andrew G. Stevens, North Stamford. Oct. 8.10,000

110th st, s s, 100 e 5th av, 25x100.11. Cornelius J. Kane to Francis Blessing. (Mort. \$2,000.) Dec. 26.nom

112th st, n s, 95 e 1st av, 50x100.10, vacant. (Foreclos.) James B. Silkman to Hannah W. Donnelly. Dec. 19.3,585

116th st (No. 304), s s, 80 e 2d av, 20x100.10, three-story brown stone front dwell'g. The Germania Fire Ins. Co., New York, to Catharine A. wife of John Cornwell. May 3.6,500

117th st, (No. 106), s s, 47.6 e 4th av, 15.2x64.11, three-story brick dwelling. Louisa J. Van Buskirk to Sarah W. Wilson, Elizabeth, N. J. (Mort. \$3,000.) Dec. 30.3,500

117th st (No. 132), s s, 583.10 w 3d av, 16.3x100.11, three-story brick dwell'g. (Foreclos.) Abraham B. Tappen to James Dunn and Joseph H. Scrivener, exrs. Mary A. Hutchinson. Aug. 4.4,400

119th st, n s, 100 e 5th av, 100x100.10, vacant. James M. Boyd to Benjamin Knower. (Mort. \$800.) Dec. 29.10,000

Same property. Geo. C. Wetmore to James M. Boyd. (Release judgment.) April 9.nom

122d st, s s, 300 w 10th av, 75x90.11, two-story frame dwell'g. James H. Sullivan, Washington, N. J., to Nathaniel S. Simpkins. (Mort. \$2,500.) Dec. 25.6,000

124th st, s s, 300 e 7th av, 25x100.10. Chester W. and Gersham W. Palmer to Eliza J. Palmer. (Rectifies boundary.) Nov. 1.nom

125th st, s s, 212.6 e 2d av, 18.9x100.10. William H. Wright to Isaac E. Wright. September 15.nom

125th st (No. 207), n s, 80 e 3d av, 25x99.11, three-story frame store and dwell'g and one-story brick workshop in rear. Christopher Swezey to Noah T. Swezey. (C. a. G.) (All title.) Dec. 26.4,161

126th st (No. 235), n s, 165 w 2d av, 20x99.11, three-story brick dwelling. (Foreclos.) Alphonse H. Alker to The New York Bowery Fire Ins. Co. Dec. 31.5,000

131st st, s s, 85 e 6th av, 50x99.11, vacant. George W. Raynor to William McReynolds. (Mort. \$2,500.) Dec. 10.7,000

131st st, n s, 425 e 8th av, 75x99.11, vacant. }
132d st, s s, 425 e 8th av, 75x99.11, vacant. }
Benjamin T. Kissam, Bayonne, N. J., to Saulesbury L. Bradley. Dec. 30.16,000

132d st (No. 36), s s, 543.4 w 5th av, 16.8x99.11, three-story frame dwell'g. Eleanor J. wife of Charles L. Mead to Elizabeth M. Bramman. (Mort. \$3,000.) Dec. 23.6,000

134th st, s s, 200 e 5th av, 100x99.11, vacant. Henry Ungrich to John M. Pinkney. December 30.10,100

140th st, n s, 200 w 7th av, 50x100, vacant. }
141st st, s s, 200 w 7th av, 50x100, vacant. }
Sophie Dittenhofer to William H. Scott. (Mort. \$3,750.) Dec. 29.5,541

143d st, n s, 375 w Boulevard, 100x99.11, vacant. William R. Martin to William H. Jackson. (Mort. \$1,800.) Dec. 11.4,100

146th st, s s, 500 e 10th av, 125x99.11, vacant. Newton Amerman to George Leask. December 26.10,000

146th st, s s, 500 e 10th av, runs east 136 to Bloomingdale road, x southwest along road to centre line between 145th and 146th sts, x west 20.6 x north 99.11 to beginning, vacant. Benjamin P. Fairchild to Newton Amerman. July 16, 1873.9,500

150th st, n s, 425 e 10th av, 25x98, two-story frame dwell'g and two-story frame dwell'g in rear. Cornelius Donovan to Margaret C. wife of Alexander R. Hutcheon. Dec. 27. 1,900

Av A, n e cor 115th st, 100.10x94.....

115th st, n s, 94 e Av A, 125x100.10.....

115th st, n s, 219 e Av A, runs east 116 x northwest to centre block bet 115th and 116th sts, x west 23.9 x s 100.10 to beginning, two-story dwell'g and frame stable. Margaret A. and Cornelia Brett, extrs. M. W. Brett, to Louis Bauer. Dec. 12.....15,600

Av A, e s, 50.3 n 115th st, 50.3x94..... vacant.

Gus avus A. Brett, Brooklyn, and James E. Brett, exrs. Ann Brett, to Louis Bauer. (Q. C.) Dec. 27.....5,000

Lexington av, w s, 40.5 n 54th st, 20x70. Archibald G. King, exr. F. Colden, to Ann Wilkes. Aug. 12.....nom

Lexington av, n e cor 91st st. Release part mort. Daniel P. Ingraham to James Donohue. Dec. 24.....16,231

Lexington av, n e cor 91st st. Release mort. Elias G. Brown to Jas. Donohue. Dec. 26. nom

Lexington av, n w cor 106th st, 100.11x175, vacant. John H. Deane to William A. Cauldwell. (½ part.) (Mort. ½ of \$15,000.) June 26.....10,012

Lexington av (No. 662), w s, 60.5 n 55th st, 20x73, four-story stone front dwell'g. Charles L. Birnheim to Linda wife of Jacob Frankenthal. (Mort. \$9,000.) Dec. 30.....15,900

Madison av (No. 252), w s, 25 n 38th st, 25x79.8, four-story brick dwell'g. Alida L. Borland, Boston, Mass., to David W. Bishop. December 30.....29,000

Madison av, s w cor 70th st, 100.5x95, five four-story stone front dwell'gs. John McCool to Richard Kelly. (Q. C.) Dec. 29.....nom

Same property. Solomon Marx to same. (All title.) (C. a. G.) Dec. 29.....5,600

Madison av, w s, 50.5 s 65th st, 50x95, vacant. Walter H. Mead, trustee H. Thorn, to Horace M. Barry. (Mort. \$16,000.) Dec. 29.....29,000

Same property. John B. Stevens, exr., &c., H. Thorn, to Samuel M. Fox. (Continuing surviving exr., &c., H. Thorn.) (All title.) June 27, 1877.....nom

Same property. Samuel M. Fox, exr., &c., to Walter H. Mead, trustee H. Thorn, dec'd. (All title.) Oct. 27, 1877.....nom

1st av, s w cor 58th st, 100.4x200. Daniel W. Gantley, Athens, N. Y., to George W. Mahoney. (All title.) April 1.....100

1st av, s w cor 77th st, 102.2x75. Catharine H. wife of Lafayette Ranney to Joseph Schwendinger. (Q. C.) Dec. 26.....nom

1st av (No. 271), w s, 83.3 s 16th st, 23x80, four-story brick store and dwell'g. Herman Frank to Henrietta wife of Simon Frank. (C. a. G.) Aug. 28.....12,500

2d av, w s, 50 s 113th st, 63.9x80, vacant.....

113th st (No. 244), s s, 80 w 2d av, 20x100.11, two-story frame store and dwell'g.....

Sarah A. Cooper, widow, Harriet A. wife of Joseph O. Parson and Marth. F. Cooper, widow, Woodbridge, N. J., to Smith Ely, Jr. Dec. 20.....6,800

3d av, s e cor 70th st, 100.4x310, vacant.....

2d av, n w cor 69th st, 100.4x300, vacant.....

James H. Jones to Max Danziger. (Contract.) Dec. 19.....100,000

3d av, n w cor 72d st, 27.2x100, one-story brick store and one-story frame carpenter shop in rear. Nicholas G. Geraty to John D. Crimmins. Dec. 30.....nom

Same property. (Foreclos.) Frank A. Ransom to John Cawood, exr., &c., George Johnson, dec'd. (Morts. \$10,000, and int., &c.) Sept. 23.....2,250

Same property. Edwin C. Litchfield to same. (All title.) (Q. C.) Dec. 27.....1,350

Same property. John Cawood, exr., &c., George Johnson, dec'd., and Jane wife of John Cawood to John D. Crimmins. (Mort. \$10,000.) Dec. 20.....16,500

4th av, s w cor 65th st, 100.5x100, vacant. James L. Mitchell to William P. and Ambrose M. Parsons. Dec. 30.....55,000

5th av, w s, 74.11 n 127th st, 25x100, vacant. Rich. D. Hamilton to Henry G. Silleck, Jr. Dec. 29.....6,500

5th av, w s, 25.2 s 114th st, 75.7x100, vacant.....

114th st, s s, 100 w 5th av, 20x100.10, vacant. Jas. E. Martin to W. A. Wheelock. Dec. 31. 18,000

5th av (Nos. 2080 and 2082), w s, 20 n 128th st, 39.11x75, two three-story brick (stone front) dwell'gs. George J. Hamilton to Napoleon J. Haines. (Mort. \$20,500.) Dec. 30.....32,000

5th av (No. 2129), e s, 66.8 n 130th st, 16.8x75, four-story brick (stone front) dwell'g. Margaret I. McKeachine, widow, to Phebe A. Stodart. (Mort. \$7,250.) Dec. 30.....12,000

6th av, w s, 50 s 132d st, 25x75, two-story frame dwell'g and frame stable. (Foreclos.) Arthur Johnes to Paulina A. Morgan. Dec. 19.....3,900

6th av, s e cor 140th st, 99.11x150, vacant. (Foreclos.) David J. H. Wilcox to George M. Miller and Stephen D. Marshall, exr. L. R. Marshall. Dec. 18.....10,000

6th av (No. 909), w s, 89.6 s 52d st, 24.4x80, four-story stone front store and dwell'g. Christian Blinn to Thomas Alston Bishop. Dec. 20.....26,500

6th av (No. 959), w s, 50.2 s 54th st, 25.1x100, five-story stone front store and dwell'g. William H. Jacobs to Matilda W. White, Lenox, Mass. Dec. 29.....32,000

6th av (No. 925), w s, 75.3 n 52d st, 25.1x100, two-story frame shop. Elizabeth M. Conkling, widow, to David W. Bishop. December 29.....12,000

6th av (No. 927), w s, 75.3 s 53d st, 25.1x100, five-story brick (stone front) store and dwell'g. Edward Oppenheimer to David W. Bishop. (Mort. \$15,000.) Dec. 27.....35,000

8th av, w s, 50.11 s 98th st, 50x100, vacant. Thomas P. Medley to John O'Connor, Newark, N. J. Aug. 24.....12,000

9th av (No. 785), w s, 50.5 s 52d st, 25x100, three-story frame store and dwell'g and three-story brick dwell'g in rear. E. & C. Vreeland, exrs. C. Vreeland, to John Murtha. Dec. 1.....8,400

10th av, e s, extdg. from 94th to 95th st, 201.5 front and rear, x 546.6 on 94th st and 550 on 95th st, two-story frame dwell'g and one-story frame stable. Jaob Ruppert to The Metropolitan Building Co., Limited. (Mort. \$30,000.) Dec. 26.....118,800

MISCELLANEOUS.

Modification of trust by revoking same in its application to certain bonds and mortg. G. L. and A. C. Kingsland, trustees, to Albert A. Kingsland.....nom

TWENTY-THIRD AND TWENTY-FOUR WARDS.

Samuel st, s w s, lots 54 and 55 map S. Ryer Homestead, 50x100. Sarah F. wife of John R. Ames to Emilie wife of Charles Hespe, Jersey City. Dec. 23.....1,500

1st st, s s, 350 e Washington av, 50x113. (Foreclose.) J. Malcolm Smith to John Bussing, Jr. Dec. 5.....2,000

138th st, n s, 650 e Willis av, 50x200 to 139th st. John McCurdy, Brooklyn, and Jacob S. Warden, Jersey City, N. J., to Charles H. Ackerman. Aug. 7.....2,000

Same property. Mary F. Murphy, widow, New York, John McCurdy, Brooklyn, and Jacob S. Warden, Jersey City, to same. Aug. 7.....nom

Same property. Michael Murphy, by John C. McCarthy, guard, to same. (All title.) Aug. 7.....1,000

138th st, s s, 350 w Home av, 100x200 to 137th st. The Mutual Life Ins Co., New York, to Martha wife of Henry Langenbach. (C. a. G.) Dec. 29.....12,000

144th st, s s, 359.11 e 3d av, 50x100. Martin Schultz to Charles Ritter. (Mort. \$4,000.) Nov. 25.....13,000

149th st, s w cor Mott av, centre lines, runs south 236.11 x west 275 to centre line Walton av, x north 254.4 x west 370 to high water line Harlem River, x north 132 to centre line 149th st, x east 682 to beginning.....

Also lot 365 and lot E. map village Mott Haven, made by Andrew Findley Jan. 1, 1850. J. Lloyd Haigh to William R. Foster, assignee. (Trust deed.) Dec. 31.....nom

150th st, s s, lot 199 map Melrose South, 50 x 100.....

150th st, n s, lot 205 map Melrose South, 50 x 118.5.....

151st st, s s, lot 282 map Melrose South, 56x 118.5.....

151st st, n s, easterly ½ lot 289 map Melrose South, 25x114.2.....

Theresa Brandlacht, widow, and Mary D. Brandlacht, widow, to Marcus W. Robinson. (Q. C.) Dec. 24.....nom

Albany av, lots 246 to 251, inclusive.....

Boston av, lots 28-189 to 219, inclusive.....

Williamsbridge road, lot 61.....

All above lots being on map of Oloff Park, Yonkers.

Gouverneur av, lots 27, 79, 65 and 301.....

Van Cortlandt av, lots 11-29 to 39, inclusive, S1-85 to 114, inclusive, and 276 to 285, inclusive.....

Van Cortlandt av and Gouverneur av, lots 40 to 47, inclusive.....

Augustus Van Cortlandt, Jr. to Charlotte A. wife of Augustus Van Cortlandt. Nov. 24.....nom

Albany av, lots 252 to 271, inclusive.....

Williamsbridge road, lots 126 to 144, inclusive

Van Cortlandt av, lots 286 to 299, inclusive.....

Van Cortlandt av and Gouverneur av, lots 23 to 26, inclusive.....

Augustus Van Cortlandt, Jr., to Augustus Van Cortlandt. Nov. 24.....nom

Highbridge, or Ogden, av, s e s, 545 from Devoe st, 100x350 to Bremer av, x 103x325. Eliza W. Riley, widow, to William H. Riley, East Orange, N. J. (Release dower). April 30, 1879.....nom

Same property. Geo. F. and Clarence W. Riley and Alice F. MacMullen to William H. Riley, East Orange, N. J. (Q. C.) April 30.....100

Mott av, w s, 175 s 150th st, 25x100. Mary A. wife of Malcolm C. Turner to George W. Walker. (Mort. \$2,500.) Dec. 29.....5,000

Myrtle av, w s, 255 n Morris st, 51x150. (Foreclos. by advertisement.) David L. Woodhul, auctioneer, certifies to sale of property to Ezbon S. Westcott. Dec. 30, for.....600

Sedgwick av, w s, adj. Emma Dashwood, 1 91-100 acres. Emma Dashwood, Fordham Heights, to Gulian L. Dashwood. (Q. C.) (Correction deed.) Dec. 29.....nom

Sedwick av, w s, bounded north and south by land of Lewis G. Morris and extending west across Spuyten Duyvel & Port Morris R. R. to s Harlem River, containing, exclusive of railroad, 7 63-100 acres upland and 1 14-100 acre salt meadow.....

Also water right already granted, 5 55-100 acres, and yet to be acquired to exterior bulkhead line, 1 45-100 acres.....

Gulian L. Dashwood to Lewis G. Morris. December 29.....20,000

Same property. Lewis G. Morris to Joseph H. Godwin, Kingsbridge. Dec. 29.....22,000

Tiebout av, s e s, 581 n e Clark st, 31x29x31x 204. Moses Lindheim to Armistead & Preston, Lynchburg, Va. May 5.....750

Union av, s e cor Home st, 318x353x393x51 to Home st, x 265. Charles Ritter to Martin Schultz. (Mort. \$3,500.) Dec. 30.....13,000

Willis av, e s, 50 n 14th st, 100x100. Henrietta V. wife of Andrew Duryea, Brooklyn, to John Cullen. Dec. 31.....3,000

Washington av, w s, 175 s 5th st, 25x100. (Partition.) William A. Boyd to Ferdinand Engeholm. Dec. 26.....1,500

Strip in 24th Ward, 40x520, running from Ogden's to Montgomery's land, along Harlem River being for railroad bed containing 478-1,000 acre. Catharine A. Beekman, widow, et al, exrs. B. F. Beekman, to The New York City & Northern Railroad Co. May 20, 1879.....1,450

Same property. Susanna P. Lees, widow, to Catharine A. Beekman et al, exrs. B. F. Beekman. (Release mort.) May 20, 1879. 1,450

LEASEHOLD CONVEYANCES.

Broadway, No. 661, and Mercer st, No. 198. G. L. Kingsland et al with Wm. G. Burke to Wm. G. Ackerman. (Cancellation of lease.) Nov. 18.....nom

East Broadway, s s, 47.4 w Clinton st, 24x87.6. William R. Renwick, exr. Eliza S. Renwick, to Louisa Cohen. (Renewal lease.) 10 years from May 1, 1878, per year.....375 and 400

Leonard st, Nos. 113 to 115. Salomon Kohnstamm to Griffith & Byrne. 10 years, per year.....4,600

Madison st, s s, 71 e Montgomery st, 18x105x18 x104. (Assign lease.) Edward S. Rawson to Catharine Kerrigan.....4,000

Market st, s e cor Monroe st, 20.3x60x50x63. Cath. Ann Hedges to Ephraim D. Brown, trustees J. Pinkerton, dec'd. 10 ½ years from Nov. 1, 1874, per year.....300

7th st, u s, 125 w Av A, 25x97.5. John J. Astor to Valentin Paul. 20 years from May 1, 1880, per year.....350

9th st, s s, 173 w Broadway, 25x93.11. (Assign lease.) F. Chandler and ano., exrs. W. Niblo, to The Young Mens' Christian Association, New York.....nom

14th st, s s, 400 e 5th av, 25x103.3. (Leasehold.) Lewis Curtis, exr. J. D. Beers, to William J. Demorest. (Contract.) Dec. 24.....30,000

6th av, e s, 80.5 n 42d st, 20x62. (Consent to assign lease.) Glorvina R. wife of S. V. Hoffman to Anna M. Cary.....nom

Establishment for pulverizing, machinery, building docks along river, &c. Nathan Burchall to The New York Spar and Flint Pulverising Co., Limited. (½ part.) 10 years, per year.....2,500

KINGS COUNTY, N. Y.

DECEMBER 24, 25, 26, 27, 29, 30.

Bridge st, e s, 23.2 n Nassau st, 21.10x50, h & l. Maria wife of Harris Feder to Emanuel Stein.....7,000

Bergen st, n s, 95 w Vanderbilt av, runs north 100 x west 5 x north 15 x south 110 to Bergen st, x east 20 to beginning. Isabella wife of John Gordon to Mary wife of G. W. Melvin.....nom

Bergen st, n s, 200 e Franklin av, 20x110.....

Bergen st, n s, 240 e Franklin av, 20x110.....

George F. Newton to Edward Freel and John McNamee.....nom

Broadway, northerly cor Vigelius st, 100x250. George, Thomas, Almira, William J., Augustus L. and Stephen L. Morgan to John Morgan.....nom

Broadway, s w s, 300 s e Lewis av, 21.9x30x 21.8—gore. Gouverneur Kortright to Henry C. Clark.....50

Brooklyn and Jamaica Plank road adj Isaac Snedikers', 19 728-1,000 acres, New Lots. Abraham Colyer to C. Washington Colyer and Marietta Colyer his wife. (Q. C.).....nom

Bainbridge st, s s, 190.6 e Patchen av, 6.6x100 to Brooklyn and Jamaica road, x1x100. Jas. Crombie to Elizabeth C. Moore, Berkshire, N. Y. (Q. C.).....100

Same property. Elizabeth C. Moore to C. Mary Crombie. (Q. C.).....100

Broadway, s w s, 300 s e Lewis av, 21.9x30.9x 21.8, gore. Ernestine wife of Edward Grip-pentrog, New York, to Caroline wife of Jacob Schoch.....600

Bergen st, s s, 406.7 w Franklin av, 20x90x—x 130. Hubbard Hendrickson to John S. Ellis, and ano., exrs. L. Waterbury.....nom

Bergen st, s s, 426.7 w Franklin av, 20x100x—x 90. Hubbard Hendrickson to William Marshall.....nom

Cedar st, s s, 235 w Evergreen av, 20x91, h & l. Emily J. wife of Frederick Long to Jane Miller. (Mort. \$1,400).....2,500

Cornelia st, s e s, extg from Bushwick av, to Evergreen av, x — 1/2 block. George, John, William J., Augustus L. and Stephen L. Morgan to Thomas Morgan.....nom

Court st, w s, 425 n Degraw st, 25x112.6, h & l. Mary J. wife of Richard Whipple to John Roehsler. (Mort. \$6,000).....8,000

Duffell st (No. 32), w s, 59 s Concord st, 20x 50.3. Emilie Butz to Charles O. Butz. (1/2 part.) (C. a. G.).....nom

Ellery st, s s, 241.7 w Broadway, 20x100. Abel Miller to Henry W. Caswell.....900

Fulton st, s w cor Utica av, 65x80. Jacob Campbell to John Lyon, Greenwich, Conn. (C. a. G.).....13,625

Fulton st, w s, 112.6 n Middagh st, 30x90.7x20x 79. Jeremiah Mundell to Rosalie Krone. (Q. C.).....5,500

Grand st, s s, 78 w 2d st, 20x100, h & l. Franz Kranz to Elizabeth wife of Frederick Buxtorf. (1/2 part.) (Morts. \$4,500).....2,000

Hanson pl, s s, 113 w Fort Greene pl, 20x100. Randall Reed to Charles St. John, Port Jervis, N. Y. (All title.) (Q. C.).....nom

Henry st, w s, 42 s Huntington st, 21x66.7x63, gore. John O'Donnell to Margaret O'Donnell.....650

Herkimer st, s s, 300 w Utica av, 25x185.6. Isabella wife of Samuel J. Styles to Margaret wife of George A. Deleree. (All title.).....nom

Hicks st, e s, 25 s Middagh st, 25x100. Margaret Milne to Edward Roche. (Morts. \$787).....4,000

Hope st, s s, 60 e 6th st, 20x50. (Foreclos.) Thomas M. Riley to Charles F. Mahler.....100

Lefferts st, s s, 180.10 e Clason av, 25x238 to Atlantic av.....

Atlantic av, n s, 100 e Clason av, 40x119.....

Jacob Campbell to John Lyon, Greenwich, Conn. (C. a. G.).....8,200

Lincoln pl, s s, 310 w 7th av, 50x100. Cassine G. Wilson, Philadelphia, Pa., to Isabella wife of John Gordon. (Taxes, 1879).....3,750

Lincoln pl, s s, 260 w 7th av, 50x100. Sarah G. wife of Edward L. Crabb, Great Neck, L. I., to Isabella wife of John Gordon. (Taxes, 1879).....3,750

Macomb st, n s, 145.9 w 6th av, 83x110.1x83.1x 145.9. Frances wife of Benjamin Banks to John A. Tucker.....nom

Macon st, s s, 200 w Yates av, 20x100. (Foreclos.) James W. Monk to The Knickerbocker Life Ins. Co.....5,000

Monroe st, s s, 256.3 w Yates av, 18.9x100, h & l. George N. Lamb to Caroline C. Hoagland. (Mort. \$2,500, taxes, 1878 and 1879).....nom

Madison st, n s, 160 e Patchen av, 20x100. (Foreclos.) John D. Taylor to Caroline Mary Crombie.....1,800

Market st, e s, 375 n 6th st, 125x150, New Lots. Sarah M. Bertine, New York, to Susan J. wife of George W. Macdonald. (Q. C.) (Contingent upon ownership by party of second part).....nom

McDonough st, n s, 579 e Tompkins av, 21x120, h & l. Gerard M. Stevens to Freling H. Smith. (Foreclos.).....5,800

Navy st, e s, 288 e Tillary st, 25x100. Margaret, Mary E. and Sarah Markey to Bernard Malone. (C. a. G.).....5,000

Oxford st, e s, 99.10 s De Kalb av, 22x91.8. James D. Fish to Hannah F. wife of Herman E. Street and Annie Fish.....gift

Oxford st, w s, 474.6 n Lafayette av, 0.6x100. (Release mort.) Mary M. Shields and ano., exrs., &c., Charles Shields, dec'd, to Helen S. Johnson.....nom

Same property. Helen S. Johnson, widow, to George S. Litchfield and Charles L. Dickinson.....300

Pacific st, s s, 100 e Vanderbilt av, 22x110. (Foreclos.) Thomas M. Riley to George Schafer.....25

Pulaski st, n s, 160 e Stuyvesant av, 20x100. Caroline wife of Thomas Walker, Chicago, Ill., to William H. B. Totten. (Mort. \$1,500).....3,150

Pacific st, n s, 110 e 4th av, 15x90. Francis E. Adams to Charlotte G. Knevitt, Montclair, N. J. (Mort., &c., \$4,000).....4,100

Quincy st, n s, 380 w Tompkins av, 20x100. The Williamsburgh Savings Bank to Thomas Williams.....4,200

Ryerson st, e s, 90 n De Kalb av, 18x82, h & l. William J. Johnson to Mary Maguire.....3,820

Same property. Jane wife of Robert P. Johnson to same. (Q. C.).....nom

Siegel st, s s, 80 e Humboldt st, 20x100, h & l. Sarah wife of Felix Hagan or O'Hagan to Francis J. Loughran.....nom

Same property. Francis J. Loughran to Felix and Sarah Hagan or O'Hagan.....nom

Union st, n e s, 80 s e 5th av, 15x95. (Foreclos.) Thomas M. Riley to Jacques Cortelyou, Fishkill, N. Y. (Mort. \$3,000).....nom

Union st, easterly cor 5th av, 80x95. (Foreclos.) Thomas M. Riley to Alexander McGuire.....1,000

Vigelius st, n w s, 250 n e Broadway, runs northwest 100 x northeast to Bushwick av, x southeast to Vigelius st, x southwest to beginning. Thomas, John, Almira, William J. Augustus L. and Stephen L. Morgan to George Morgan.....nom

Vigelius st, n w s, extd from Bushwick av to Evergreen av, — x 1/2 block. George, Thomas and John Morgan to William J., Augustus L. and Stephen L. Morgan.....nom

Voorhies lane, w s, adj land Obediah S. Aumack, 70x152.7 to centre line Dooly's lane, 69.6x147. Gravesend. John L. Voorhies to James McKane.....400

Wallabout st, n s, 225 w Harrison av, 50x100. Annie Renter to Charles Schulten. (Mort. \$6,000).....8,000

Willow st, e s, 74.5 n Pacific st, runs east 40 x north 15.7 x east 60 x south 40 x west 100 to Willow st, x north 24.5, h & l. Annie E. Otto, New York, to Emily E. Robb. (Mort. \$5,700).....nom

Wyckoff st, n s, 160 w 5th av, 40x100. John R. Halsey to Edward Kenna.....nom

Same property. James Bryan, assignee J. R. Halsey, to same.....1,150

Same property. J. R. Halsey et al., exrs. John Halsey, to same.....1,150

1st pl, s s, 101 e Court st, runs south 60.3 x west 1 x south 69.9 x west 14.6 x south 4.3 x west 23.9 x northwest 6.6 x west 55.5 to Court st, x north 8 x east 75 x north 122 to 1st pl, x east 26 to beginning. The Continental Ins. Co., New York, to Harriet R. wife of George W. Dougherty.....12,000

North 2d st, n s, 200 e Union av, 25x78.3x25x 75.4. (Foreclos.) William J. Lacey to John W. Pierce.....1,500

4th st, s e cor South 4th st, 25x100. (Foreclos.) Joseph H. Leggatt to Frederick Borghard.....9,850

14th st, westerly cor 9th av, runs northwest 272.10 x southwest 100 x southeast 50 x southwest 100 to 15th st, x southeast 111.10 to circle, x northeast along circle to 9th av, x northeast 81.3. (Foreclos.) Gerard M. Stevens to Elizabeth F. Floyd.....11,000

17th st, n s, 135 e 6th av, 17.6x80. Johanna Geyer, widow, to Charlotte A. Biersds. (Mort. \$1,500, interest from May 1, 1879, and taxes 1879).....exch. and 75

19th st, w s, 150 n 6th av, 25x100. Mary A. McQuade and Cecilia wife of Thomas McGovern, heirs Fergus McQuade, to Jerome Husted.....60

32d st, n e s, 275 s e 3d av, 25x100.2. Alexander Jones to Patrick and Mary Ryan. (Mort. \$500).....500

Bedford av, e s, 58 n De Kalb av, 25x290 to Spencer st. Caroline M. White to Isaac C. Simonson. (Morts. \$12,500, taxes 1879).....nom

Central av, northerly cor Eldert st, 100x200. The Presbyterian Memorial Church to Timothy G. Sellow.....2,000

Clermont av, w s, 345.8 s Park av, 25x100. Amelia D. wife of William H. Wright to William H. Wright.....nom

Clarkson av, n s, 238.9 e 9th st, 50x200 to Franklin av, Flatbush. Hubert H. Wall, Flatbush, to Thomas Kennedy. (C. a. G.) (Mort. \$6,000, taxes, &c.).....6,000

Crooke av, n s, 131.1 w Irving pl, runs north 125 x east 35.6 x north 125 to Clarkson av, x west 410.5 x south 250 to Crooke av, x east 375, Flatbush. Hubert H. Wall, Flatbush, to Thomas Kennedy. (C. a. G.) (Mort. \$14,350, &c.).....14,350

De Kalb av, s s, 104.1 e Clermont av, runs southerly 77.4 x still southerly 18 x northerly 13.7 x southerly 5.1 x easterly 2.3 x northerly 97.1 to De Kalb av, x west 20 to beginning, h & l. Susan M. Murray and ano., exrs. Michael Murray, dec'd, to Lizzie A. wife of W. Gault Hill. (Mort. \$5,000).....6,500

Evergreen av, s e cor Jefferson st, 100x100, Mary M. wife of Cornelius R. Atwater, to William Shaw. (Mort. \$3,000).....6,000

Flatbush av, s e cor Cortelyou st, 302x11, 117.11x 300.7x1, 146.5, h & l, Flatbush. (Foreclos.) Gerard M. Stevens to John W. Somarindyck, Oyster Bay.....31,000

Graham av, e s, 51 n Bayard st, 19.10x67.5. William Grandy to John J. McLaughlin. (Mort. \$2,000).....3,000

Same property. John J. McLaughlin to Thos. S. Coolidge, Glens Falls. (Mort. \$2,000).....3,000

Graham av, s w cor Powers st, 50x75. Jacob Campbell to John Lyon, Greenwich, Conn. (C. a. G.).....2,800

Gates av, s w cor Lewis av, 20x100. James Campbell to Peter Kalb. (Mort. \$2,800).....4,800

Greene av, s s, 40 w Tompkins av, 20x100, h & l. Robinson Gill to Rebecca F. wife of Thomas H. Macklin. (Mort. \$5,000).....8,700

Hale av, w s, 100 s Division av, 25x100, New Lots. William Lahey, East New York, to Jane Porter.....nom

Hamilton av, w s, twelve buildings and lots, extd from Seabring st to Commerce st. William B. Valentine to John O. Adams. (C. a. G.).....600

Hulson av, w s, 110 s Lafayette st, 20x100. John McCready to Patrick McCready.....3,000

Hamilton av, n w cor Bush st, runs north 58.8 x west 23.11, to a point 43 from Court st, x — to Court st, x south 23.11 to Bush st, x east 101.8 to begin. (Foreclos.) Thomas M. Riley to Elizabeth W. Blake et al., exrs Anson Blake, dec'd.....10,000

Hamilton av, w s, 50 n Centre st, runs west 51 to Centre st, x northwest 25 x northeast 11 x east 62 to Hamilton av, x south 25 to begin. John Brueck to Christian W. Yutte. (Mort. \$2,000).....2,000

Liberty av, s s, 50 w Georgia av, 50x100. Louisa wife of Theodore Henrich, to Ditmas and John V. Jewell.....800

Marcy av, w s, 50 north Willoughby av, 50x100, hs & ls. Augusta S. wife of Henry Flemming, to Richard Marsland.....4,500

Same property. Richard Marsland to Edwin R. Dillingham. (Mort. \$3,000).....4,500

Nostrand av, n w cor De Kalb av, 33x99, hs & l. Martin Helmstedt to Mathilde G. wife of Henry Morisse.....25,000

Park av, s s, 150 w Yates av, 25x100. Anna M. wife of John Aurnbeimer and widow of John Schlessinger to Lizzie Stagg, Stratford, Conn. (Mort. \$2,750) (Correction and confirmation deed).....nom

Sheperd av, e s, 375 s Gay st, 25x100. John Brown to Margaret Shannon.....159

Tompkins av, w s, 125.1 s McDonough st, runs along street 9.11 x west 103.6 x easterly 104 to beginning, gore.....exch

Also interior gore which begins 7.5 n of a point on s of Fulton st, which is 416.4 e of McDonough st, runs north 47.4 x east 16.2 x southerly 50.2 to beginning.....

Edward and James Whelan to Charles C. Betts.....exch

Throop av, e s, 8.8 s McDonough st, runs east along n s of old Plank road 85.8 to s s McDonough st, x east along street 469.11 x south 18.6 to s s Plank road, x west 361.2 to Throop av, x north 66.4 to beginning.....

Throop av, w s, 15.9 s McDonough st, runs west along n s of old Plank road, 728.7 to Tompkins av, x south along av 33.2 to centre old road, x east 679.10 x south 33 to s old road, x east 46.4 to w s Throop av, x north 66.4.....

The Jamaica and Brooklyn Plank Road Co. to Charles C. Betts. July, 1872.....1,000

Wythe av, n e s, 78 n w Penn st, 22x69.9. Charles Klotz to Catharine Alt.....6,500

Washington av, e s, 61 s Greene av, 0.6x120.7. Geo. W. Brown to Freeborn G. Smith.....80

All title, &c., grantor to lands and buildings situated at Gravesend, within a certain plot bounded n by Emmon's lane, e by Nostrand av, s by Voorhee's lane and w by Ocean av. Jennie E. Stillwell to Leonard W. Jerome. (Contract.).....1,700
 Same property. (Contract.) Jacques Van B. Voorhees to same. (All title.).....2,000
 Same property. (Contract.) John H. Van Cleef to same. (All title.).....1,350
 Same property. (Contract.) Eliza J. Voorhees to same. (All title.).....4,000
 Same property. (Contract.) John L. Voorhees to same. (All title.).....1,700
 Same property. (Contract.) Abraham Applegate to same. (All title.).....2,600
 Same property. (Contract.) Garrett S. Applegate to same. (All title.).....3,700
 Same property. (Contract.) Geo. Fitzsimmons to same. (All title.).....1,200
 Same property. (Contract.) Martin Hall to same. (All title.).....2,000
 Same property. (Contract.) John J. Lake to same. (All title.).....3,000
 Same property. (Contract.) Patrick Murphy to same. (All title.).....1,000
 Same property. (Contract.) Michael Rogers to same. (All title.).....2,500
 Same property. (Contract.) Anna G. Ryder to same. (All title.).....per acre 1,000
 Same property. (Contract.) Daniel D. Stillwell to same. (All title.).....3,000
 All property of the late David Moore & Co., of which grantor is surviving partner. Halsey R. Stevens to Abram S. Cassidy. (In trust to pay debts).....nom
 Highway from New Utrecht and the Narrows to Brooklyn, w s, adj. land John B. Kitching, contains 2 acres 3 rods and 27 9-10 perches. (Excepting therefrom such parts taken for 2d av and 3d av.) (Foreclos.) Thomas M. Riley to Elizabeth W. Blake et al., exrs. Anson Blake, dec'd.....11,500
 Indef. right of way, Flatlands, plot 100x30, adj. A. Moore's and W. Raynor's. Anthony Moore to John A. Moore.....nom
 One acre, Flatlands, between Van Houten's, Catin's, Van Dyke's and Albert Oliver's. Michael Poppay to Anthony Moore. (Release from legacy, 1839.).....480
 Water lots, bounded n by land conveyed by grantor to J. S. Burr et al., easterly by 1st st, southerly by late J. Berry's land and westerly by exterior pier line East River. Abraham Meserole to George Klots. (All title.) May, 1866.....nom

WESTCHESTER COUNTY.

December 24 to 31.

CORTLAND.

Croft, St. John, et al. (by F. Couch, ref.)—Martha M. Depew, Furnace Wood road, adj. John Chase, 290 acres.....\$3,000
 Lynn, Michael—Richard Petit, n s Yorktown road, 50x152.....nom
 Robinson, Fanny M., et al. (by R. E. Robinson, ref.)—Wm. P. Douglas, et al., w s Albany Post road, adj. E. B. Rathbone, 175 acres.....8,000

EASTCHSTER.

Allen, Jane E.—James A. Blanchard, n w cor White Plains road and road leading from Pelham to 3d st, Mt. Vernon, 439x1,396, also a plot adj. above.....10,000
 Comstock, W. B., et al. (by C. F. Welis, ref.)—August R. Mattlage, n w cor White Plains road and continuation of 3d st, 212x442.....51
 Johnston, Mary S.—Mary McCafferty, and ano., e s 1st av, Mt. Vernon, 50x210.....650

GREENBURGH.

Brees, Catharine R.—D. O. Bradley, n s Ashford av, near Lefurgy st, 25x207.....150
 Bogart, Mary F.—D. Ogden Bradley, lots 18 and 36 maps of T. H. Purdy, n s Ashford av, 25x208.....150
 Smith, Frances—Catharine R. Brees, same property.....nom
 Roberts, Lewis, et al. (by W. M. Skinner, ref.)—Benedict L. Wall, lots 110 and 110 map of G. L. McKenzie.....275
 Shevlard, Margaret, et al. (by J. W. Alexander, ref.)—James C. Bell, lots 80 and 81, River st, Hastings, 50x.....500
 Same (by W. H. Sweny, ref.)—James C. Bell, 4 lots e s Hudson River Railroad, at Hastings.....2,000

HARRISON.

Leland, Ellen, et al. (by M. Diefendorf, ref.)—Henry Hilton, adj. lands of W. H. Dusenbury, 155 1/2 acres.....7,800
 Lockwood, Isaac—Annie E. Brown, the undivided 3 18 part of farm adj. Caleb W. Horton, 87 acres.....1,000
 Palmer, John W.—Stephen Onderdonk, adj. Gilbert M. Purdy, 101 acres.....nom
 Onderdonk, Stephen—Sarah A. Palmer, same property.....nom

NEW ROCHELLE.

Cutts, Hannah—Clarissa B. Boyd, n e s Davis av, 55x215.....1,045
 Turnbull, Robert—James Bernard, 14 lots on Union av, West New Rochelle.....20,000

POUNDRIDGE.

Renzier, Joseph—Margaret Bryson, s s highway, from Michael Scofield to New Canaan, 36 acres, 2,000 RYE.

Anderson, John L.—Jane E. Kelemen, lots 3, 7, 8, 20, 22, 32, 33, 36, 38, 49, 50 and 51, map of West Rye.....8,000
 Same—same, lot 1 map of Glendale, 15 acres; also lots 2, 3, and 20, map of Glendale, 11 acres, 2,000
 Hayward, Robert S.—Annie Bouton, n s Locust av, 140 w from Purchase av, 40x112.....550
 Sherwood, Harriet M.—John O. Merritt, e s Horton av, Port Chester, 50x80.....3,500

SING SING.

Wordev, Geo. F., et al. (by J. M. Smith, ref.)—Samuel M. Purdy (guard), w s Croton av adj. P. Demas, 25x140.....200

WESTCHESTER.

Adee, Thomas—Susan S. Adee, 41 lots on map in partition of estate of William Adee.....3,000
 Velsor, George—Watson Doty, lot 1 and gore B map of Unionport, 78x550.....300

WHITE PLAINS.

Mills, John W.—Abraham B. Tappen, s s Railroad av, adj. R. Byrne, 70x400.....6,500

YONKERS.

Davidson, John—John S. Davidson, 20 lots on Waverly and Linden sts.....12,000
 Clark, Lucius E.—Ezra C. Fitch, lot No. 140 Broadway, through to Locust Hill av, 103x222.....16,000
 Neary, Thomas—Catharine Neary et al, n s Washington st, cor of Jefferson st, 25x100.....1,000
 Harney, Michael, et al. (by R. E. Prime, ref.)—James Dalton, w s Clinton st, 171 n of St. Marys st, 25x100.....1,065
 Riley, Geo. F.—W. H. Riley, adj. Martin Criegier and Caleb Smith, 10 acres.....100
 Colgate, James B., et al.—Warburton Avenue Baptist Church, w s Nepperhan av, s of Elm st, 101x139.....6,750
 Skinner, Geo. B., et al. (by Wm. R. Brown, ref.)—Seth Low (trustee), w s North Broadway, lands formerly belonging to W. T. Coleman, 8 acres, 54,775

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Wherever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

REAL ESTATE.

NEW YORK CITY.

DECEMBER 25, 26, 27, 28, 30, 31.

Asten, Bartholomew C., Brooklyn, to THE MERCHANTS' AND TRADERS' NAT. BANK, New York. Grand st, s e cor Attorney st, 50x100; Norfolk st, e s, 100.2 n Grand st, 25x75; Market st, s e cor Monroe st, 28.3x60x50x63; also property in Brooklyn. (Leasehold.) Dec. 10, note.....\$3,585
 Appleton, Francis R., to THE UNITED STATES TRUST CO., New York. 58th st, s s, 300 w 9th 25x100.5. Dec. 30, due Jan. 1, 1883, 5 per cent.....8,500
 Same to same. 58th st, s s, 275 w 9th av, 25x100.5. Dec. 30, due Jan. 1, 1883, 5 per cent.....8,500
 Bough, Mary, widow, to Henry Day. 19th st, n s, 100 w 7th av, 25x65x24.10x65. Dec. 31, 5 years, 6 per cent.....1,000
 Bowne, Richard H., to Margaret G. Moore, widow, and Kate G. Moore. Greene st. P. M. Dec. 31, 3 years, 6 per cent.....12,000
 Bauer, Louis, to Gustavus A. Brett, Brooklyn, and James E. Brett, New York. Av A and 115th st. P. M. Dec. 20, due Dec. 26, 1881, 6 per cent.....3,500
 Same to Margaret A. and Cornelia Brett. Av A and 115th st. P. M. Dec. 20, due Sept. 26, 1880, 6 per cent.....6,500
 Bergh, Harriet E., widow, and Willie C., and Emily H. Bergh, Staatsburgh, N. Y., and Henry Bergh, Jr., New York, to St. Luke's Hospital, New York. South st (Nos. 372, 373 and 374), n e cor Gouverneur st, 75.3x65x75.1x65. Dec. 23, 3 years, 6 per cent.....18,000
 Same to Edward Winslow, East Orange, N. J. South st, n s, 75.3 e Gouverneur slip, 75x140 to Front st. Dec. 23, due Dec. 26, 1882, 6 per cent.....12,000

Burns, William, admr. Mary E. Burns, dec'd., mortgagor, with Robert J. Livingston. (Agreement extending mort.) nom
 Barry, Horace M., to Walter H. Mead, trustee H. Thorn, dec'd., Madison av. P. M. Dec. 29, 1 year, 6 per cent.....8,000
 Same to same. Madison av, P. M. Dec. 29, 1 year, 6 per cent.....8,000
 Bookman, Jacob, to The Mount Sinai Hospital, New York. 3d av, s e cor 21st st, runs east 75 x south 46 x west 15 x north 21.10 x west 60 to 3d av, x north 24.2. Dec. 29, due Jan. 1, 1883, 5 per cent.....10,000
 Browning, William H., to Edward Oppenheimer. 74th st. P. M. Oct. 27, due Oct. 1, 1880.....16,250
 Baker, D. Kellogg, and Charles A. Clark to THE MUTUAL LIFE INS. CO., New York. Jay st. P. M. Dec. 15, due June 1, 1881, 6 per cent.....17,500
 Bernheim, Charles L., to Thomas G. I. Goddard et al., trustees John G. Brown, dec'd. 65th st. P. M. Dec. 30, 3 years, 5 per cent.....15,000
 Biegen, Peter M., Dobbs Ferry, N. Y., to Francis J. Shadler. 33d st, s s, 250 e 7th av, 50x98.9; 32d st, n s, 250 e 7th av, 50x98.9. Dec. 18, 1 1/2 years, 6 per cent.....11,000
 Bradley, Saulesbury L., to Benjamin T. Kissam, Bayonne, N. J. 131st st, 132d st. P. M. Dec. 30, 3 years, 6 per cent.....11,000
 Christie, William, and John A. Walker to William A. Cauldwell. 104th st, s s, 250 w 31 av, 25x100.11. Dec. 22, 4 months.....5,500
 Same to same. 104th st, s s, 275 w 3d av, 25x100.11. Dec. 22, 4 months.....5,500
 Cornwell, Catharine A., wife of John, to THE GERMANIA FIRE INS. CO., New York. 116th st, s s, 80 e 2d av, 20x100.10. P. M. May 3, 1 year, 6 per cent.....2,500
 Creighton, John, to Emma L. wife of Robert Edwards. Watts st, n s, 60 w Washington st, 20x50. Dec. 30, 1 year.....3,500
 Same to THE MUTUAL LIFE INS. CO., New York. Watts st (No. 94), n s, 60 w Washington av, 20x50. Dec. 30, due June 1, 1881, 6 per cent.....3,500
 Casper, Israel, to William R. Bell. 110th st, s s, 75 e 2d av, 25x75.8. Dec. 2, due March 1, 1880, 6 per cent.....1,185
 Same to Charles A. Buddensiek. 110th st, s s, 75 e 2d av, 25x75.8. Dec. 1, 4 months, 6 per cent.....1,000
 Same to same. 110th st, s s, 100 e 2d av, 25x100.10. Dec. 1, 4 months, 6 per cent.....1,500
 Same to same. 2d av, s e cor 110th st, 25.3x75. Dec. 1, 4 months, 6 per cent.....1,500
 Same to same. 2d av, e s, 50.8 s 110th st, 25x75. Dec. 1, 4 months, 6 per cent.....1,500
 Same to same. 2d av, e s, 25.8 s 110th st, 25x75. Dec. 1, 4 months, 6 per cent.....1,500
 Christie, William, and John A. Walker to Wm. A. Cauldwell. 104th st, s s, 200 w 3d av, 25x100.11. Dec. 22, 4 months.....5,500
 Same to same. 104th st, s s, 225 w 3d av, 25x100.11. Dec. 22, 4 months.....5,500
 Conklin, George B., to Joseph O. Brown. 127th st, n s, 110 w 3d av, 28.6x99.11. Dec. 27, 6 per cent.....500
 Casper, Israel, to Max Danziger. 110th st, s s, 75 e 2d av, 25x75.8. Sept. 1, 4 months.....2,500
 Same to same. 110th st, s s, 100 e 2d av, 25x100.10. Sept. 1, 4 months.....2,500
 Same to same. 2d av, s e cor 110th st, 25.8x75. Sept. 1, 4 months.....3,500
 Same to same. 2d av, e s, 50.8 s 110th st, 25x75. Sept. 1, 4 months.....3,000
 Same to same. 2d av, e s, 25.8 s 110th st, 25x75. Sept. 1, 4 months.....3,000
 Casper, Israel, to Max Danziger. 73d st, s s, 225 e 2d av, 25x102.2. Dec. 29, due April 1, 1880, 6 per cent.....750
 Same to same. 73d st, s s, 250 e 2d av, 25x102.2. Dec. 29, due April 1, 1880, 6 per cent.....750
 Crawford, Margaret, wife of Francis, to Isaac Metzger. 72d st. P. M. Nov. 18, due Aug. 1, 1880, 6 and 7 per cent.....17,132
 Cullen, John, to Mary A. Reese, Hughsonville, L. I. Willis av. P. M. Dec. 31, 1 year, 6 per cent.....1,500
 Denton, Samuel H., to The General Synod Reformed Church, America. 6th av, e s, 86.5 n 36th st, 26.7x100. Dec. 30, 1 year, 6 per cent.....4,000
 Diegel, Jacob, to Fannie Mayer. Bleecker st, e s, 68 n Charles st, 18.9x61.11. Dec. 31, 5 years, 6 per cent.....7,500
 Dodge, May C., wife of George E., to Thomas P. I. Goddard et al., trustees J. C. Brown. 52d st, s s, 300 w 6th av, 100x100.5. Dec. 27, instals., 5 per cent.....20,000
 Dunn, Sarah A., wife of Adolph G., to Lucy L. Minor, admrx J. M. Minor. 30th st, n s, 122.8 w Lexington av, 19.4x98.9. Dec. 27, due May 1, 1883, 6 per cent.....10,000

Donohue, James, to John A. Weekes, exrs. E. A. Weeks. Lexington av, n e cor 91st st, 17.4x70. Dec. 27, due Jan. 1, 1883, 6 per cent. 7,000
 Same to same. Lexington av, es, 17.4 n 91st st, 16.8x70. Dec. 26, due Jan. 1, 1883, 6 per cent. 6,000
 Same to Henry de F. Weekes, trustee. Lexington av, es, 84 n 91st st, 16.8x70. Dec. 26, due Jan. 1, 1883, 6 per cent. 6,100
 Same to Harriet Carnes, Oyster Bay, L. I. Lexington av, es, 34 n 91st st, 16.8x70. Dec. 27, due Jan. 1, 1883, 6 per cent. 6,000
 Same to John A. Weekes. Lexington av, es, 50.8 n 91st st, 16.8x70. Dec. 27, due Jan. 1, 1883, 6 per cent. 6,000
 Same to same. Lexington av, es, 67.4 n 91st st, 16.8x70. Dec. 27, due Jan. 1, 1883, 6 per cent. 6,000
 Same to Elias G. Brown. Lexington av, n e cor 91st st, 100.8x70. Nov. 5, due Dec. 31, 1879. 6,000
 Same to Julius Katzenberg. Lexington av, n e cor 91st st, 1/2 block x 295. Dec. 27, due April 1, 1880, 6 per cent. 700
 Donnelly, Hannah W., wife of William, Brooklyn, to John E. Lockwood, exr. S. F. Lockwood. 112th st, n s, 95 e 1st av, 50x100.10. Dec. 19, 1 year, 6 per cent. 2,000
 Dillingham, Nathaniel H., mortgagor, with Miguel Barbarrosa. Extension mort. 6,000
 Damm, Jacob, to Hamlin J. Andrus, Yonkers. Essex st, w s, 150 s Rivington st, 25x87.6. (Lease.) Dec. 30, due Jan. 3, 1883, 6 per cent. 500
 Frey, Dolz, wife of Nathan, and Hamah, wife of Leon Cahen, to Mary A. A. Woodcock, Bedford, N. Y. Canal st, n s, about 21.10 w Ludlow st, 21.10x50. Dec. 27, 5 years, 6 per cent. 6,500
 Gallice, Charles F., to Ulrich Roethlisberger. 63d st. P. M. Dec. 29, due Feb. 8, 1882. 8,000
 Same to same. 63d st. P. M. Dec. 29, due Feb. 8, 1882. 8,000
 Gottron, John, mortgagor, with C. Albert Mowsky. Agreement extending mort. nom
 Goldberg, Jacob, to Samuel Weil Lewis st, No. 104, e s, bet 3d and 4th sts, 21x100. December 31, 3 years. 2,500
 Howell, Isabella S. A., and Isabella, widow, to Sarah M. Scudder, Veray, Switzerland. 42d st, n s, 187.10 e Broadway, 20x100.5. Dec. 31, 3 years, 6 per cent. 2,000
 Hunt, Magdalene, widow, and Emily C., and Susan H., to The Hebrew Mutual Benefit Soc., New York. 21st st, s s, 375 e 9th av, 24.9x 91.11. Dec. 31, 3 years 6 per cent. 3,000
 Same to same. 21st st, s s, 400 e 9th av, 24.9x 91.11. Dec. 31, 3 years 6 per cent. 3,000
 Haven, Fanny A., extrx. R. S. Palmer, with Edward McGuinness. Agreement extending mortgage. nom
 Hayman, Charles, to Henrietta Hayman and Manuel Emanuel. 24th st, n s, 195.2 e 3d av, 68.4x98.8. Dec. 27, note. 3,000
 Hutcheon, Margaret C. wife of Alexander R., to Timothy Donovan. 150th st, n s. P. M. Dec. 27, 5 years, 6 per cent. 900
 Ingraham, Elizabeth P., to Catharine A. Cool, admrx J. C. Finch, dec'd. 2d av, e s, 94.6 s 128th st, 18.5x75. Dec. 27, due April 1, 1883, legal int. 250
 Same to same. 2d av, e s, 112.11 s 128th st, 18.5x75. Dec. 29, due April 1, 1883, legal interest. 250
 Johnson, Thomas, and William F. McEntee to THE CITIZENS' SAVINGS BANK. 3d av, e s, 22 s 104th st, 28.5x70. Dec. 30, 1 year, 6 per cent. 8,500
 Same to same. 3d av, s e cor 104th st, 22x70. Dec. 30, 1 year, 6 per cent. 8,500
 Johnson, Emma J., wife of John S., Astoria, to Henry A. Vatable, exr., &c., H. L. Williams. 87th st, n s, 120.6 w Av A or Eastern Boulevard, 21.6x100. December 29, 3 years. 6,000
 Koebel, Andrew G., to John S. Loomis, Brooklyn. 89th st, s s, 212.6 e Av A, 18.9x100.8. Dec. 26, 3 months. 1,300
 Keller, Morris, to Max Danziger. 76th st, s s, 100 e 2d av, 100x102.2. Dec. 29, due April 1, 1880, 6 per cent. 1,000
 Keogh, Christopher B., to Ulrich Roethlisberger. 63d st, n s, 133.3 e 10th av, 16.8x100.5. Dec. 1, 2 years. 850
 Same to same. 63d st, n s, 149.11 e 10th av, 16.7x100.5. Dec. 1, 2 years. 850
 Same to same. 63d st, n s, 166.6 e 10th av, 16.8x 100.5. Dec. 1, 2 years. 850
 Same to same. 63d st, n s, 183.3 e 10th av, 16.9x 100.5. Dec. 1, 2 years. 850
 Keogh, Christopher B., to Ulrich Roethlisberger. 63d st, n s, 100 e 10th av, 16.8x100.5. Dec. 30, due 1, 1881. 850

Same to same. 63d st, n s, 116.8 e 10th av, 16.8x100.5. Dec. 30, due Dec. 1, 1881. 850
 Kirchhoff, Wilhelmina, wife of Adolph, to Elias Baer. 2d st, n s, 51 w Av D., 20x46.10. Leasehold. Dec. 30, instalments, 6 pr ct. 1,200
 Loeffler, Otto W., to William Stone. 86th st, n s, 96 e 1st av, 85x90.8. Dec. 15, due April 1, 1880, 6 per cent. 5,000
 Lathrop, William G., Jr., to Moses K. Moody and E. J. Blake, exrs. L. Chapin. 15th st. P. M. Dec. 27, due Dec. 24, 1884, 6 per cent. 6,000
 Langenbach, Martha, wife of Henry, to THE MUTUAL LIFE INS. CO., New York. 138th st. P. M. December 29, due June 1, 1881, 6 per cent. 9,000
 Leask, George, to Newton Amerman. 146th st. P. M. December 26, due January 1, 1883, 6 per cent. 3,000
 Lerch, Sophia, wife of John, to Charlotte Freutel. 141st st, n s, 231.6 e Alexander av, 25x100. Dec. 6, due Jan. 1, '85, 5 p. c. 2,000
 McCaughy, John, to Frederick W. Murphy. Ridge st, e s, 150 s Delancey st, 25x100. Dec. 29, 3 years, 6 per cent. 8,000
 Miner, Julia C., widow, to T. N. Hollister and D. B. Sackett, trustees. Irving pl, n w cor 18th st, 23x85.6. December 23, due January 1, 1881, 6 per cent. 14,000
 Murray, Joseph, to Heman Dyer. 112th st (No. 104 E.), s s, 85.4 e 4th av, 17.2x100.11. Dec. 27, 3 years, 6 per cent. 5,000
 McReynolds, William, to George W. Raynor. 131st st. P. M. Dec. 10, 6 months, 6 per cent. 4,400
 Mead, Eleanor J., to Emily A. Acheson. 123d st, n s, 274.2 w 2d av, runs west 5.10 x north 100.11 x east 50 x south 75.6 to centre old Church lane, x southwest 56.7 to beginning. Dec. 24, 3 years, 6 per cent. 2,000
 Meehan, Elizabeth, wife of Hugh, to John H. Deane. 110th st. P. M. Oct. 11, 3 mos. 9,400
 Mowbray, Anthony, to THE MUTUAL LIFE INS. CO., New York. 67th st, s s, 95 w Madison av, 25x100.5. Dec. 27, due June 1, 1881, 6 per cent. 22,500
 Same to same. 67th st, s s, 145 w Madison av, 23x100.5. Dec. 27, due June 1, 1881, 6 per cent. 20,000
 McCauley, Rachel, wife of Thomas, to Stephen Duncan, Mississippi. 8th st, n s, 259.9 e Av B, 20.8x69.10. Dec. 29, due Dec. 30, 1882, 6 per cent. 3,500
 McDonald, Anna, wife of Charles, to Gideon Fountain. 71st st, s s, 233.4 e 4th av, 16.8x 100.5. Dec. 29, 1 year. 2,042
 Same to same. Same property. Dec. 29, 5 years. 8,500
 Morse, Sidney E., Jr., and Gilbert L., to Edward Austin and ano., trustees James Boorman, dec'd. Beekman st, n e cor Nassau st, 69.6x85.2x69.11x85.3. Dec. 27, due June 1, 1882, 6 per cent. 30,000
 Murray, Joseph, to Francis E. Hagemeyer, trustee for Alwina A. C. Hagedorn. 112th st, s s, 20 e 4th av, 16.4x100.11. Dec. 27, due Jan. 1, 1883 6 per cent. 5,000
 Same to William F. Lee. 112th st, s s, 52.8 e 4th av, 16.4x100.11. Dec. 30, 3 months. 4,000
 Mallory, George S. and Marshall H., to THE UNITED STATES TRUST CO., New York. Lafayette pl (No. 47), w s, 202.5 s Astor pl, runs north west 155 x southwest 18 x south 20 x west 17.6 x south 12 x southeast 20.6 x north-east 23 x e, 137.6, to Lafayette pl, x north-east 27. Dec. 8, due June 1, 1881, 6 pr ct. 5,000
 McCloskey, John, to E. Holbrook Cushman et al., trustees Don Alonzo Cushman, dec'd. 50th st, s s, 275 w 9th av, 125x100.5. Dec. 22, 3 years, 6 1/2 per cent. 30,000
 Murray, Joseph, to William M. Isaacs. 111th st, s s, 277 w 3d av, 18x100.10. Dec. 30, 3 months. 4,000
 Offerman, Carsten F., to John Brommer, Brooklyn. Coenties slip (No. 24), e s, 67.8 s Front st, 21.2x50.9x21.3x51.5. Dec. 30, 3 years, 6 per cent. 10,000
 Oppenheim, Mary, wife of Albert D., to THE WASHINGTON LIFE INS. CO. 65th st (No. 40 E.), s e, 260 e Madison av, 20x100.5. Dec. 30, due Dec. 1, 1882, 5 per cent. 10,000
 Ormiston, Margaret, widow, to John Whitlet. 35th st, s s, 175 e 11th av, 25x98.9. Jan. 31, 1877, due on death of mortgagor. 5,000
 O'Connor, John, Newark, N. J., to Thomas P. Medley. 8th av, w s, 50.11 s 98th st, 50x100. Dec. 27, 3 years, installs, 6 per cent. 7,000
 Petit, John J., exr. Cornelia Livingston, to Charles J. Murray. 31st st, s s, 160 w 2d av, 20x98.9. Dec. 29, 5 years, 5 1/2 per cent. 8,000
 Paul, Valentin, to Franz Maier and Dorothea Maier, his wife. 7th st, n s, 125 w Av A, 25x 97.5. (Leasehold.) Dec. 29, due Jan. 1, 1882, 6 per cent. 1,700

Parsons, William P. and Ambrose M., to THE NEW YORK LIFE INS. CO. 4th av, s w cor 65th st. P. M. Dec. 30, 1 year, 6 per ct. 35,000
 Same to James L. Mitchell. Same property. Dec. 30, 6 months. 5,000
 Phillips, Augusta, wife of Jacob L., to Eugenia Pecare et al., guards Sarah and Henrietta Pecare. 77th av (Nos. 410 and 412), w s, 98.9 n 32d st, 47.7x100x41.2x100. Oct. 1, due May 1, 1884, 6 pe. cent. 4,000
 Pinkney, John M., to Henry Ungrich. 134th st. P. M. Dec. 30, due Dec. 31, 1881, 6 p. c. 7,900
 Quinn, Daniel (mortgagor with Gideon Fountain. (Extension mort.) nom
 Same with same. (Extension mort.) nom
 Same with same. (Extension mort.) nom
 Rowe, Cornelia J., wife of Griffith, to Henry A. Burling et al, trustees E. M. Robinson, dec'd. 57th st, n s, 207 e Madison av, 18x 100.5. Dec. 27, 5 years, 5 per cent. 20,000
 Reilly, Thomas J., Brooklyn, to Oliver J. Munsell, New Brunswick, N. J. 103d st. P. M. Dec. 30, 2 years, 6 per cent. 1,250
 Requa, Eleanor, to Lydia F. Meeker. 9th av, w s, 24.9 n 26th st, 18.6x70. Nov. 25, 1 yr. 2,000
 Ruppert, Franz, to THE EQUITABLE LIFE ASSUR. SOC., United States. 1st av, w s, extdg from 43d to 44th st, 200.10x335. Dec. 15, due Dec. 1, 1880. 45,000
 Shook, Nelson H., to John H. Thompson, Chambers st, s s, 242 w Broadway, 25x75. (Lease.) Dec. 12, due Dec. 23, 1884. 2,000
 Schwendinger, Joseph, to Edward Leissner, Alexander, Louis, and Julius Katzenberg. 77th st, s w cor 1st av, 75x102.2. Dec. 30, due May 1, 1880. 7,000
 Stearns, Henry K., to James S. Stearns, trustee, Brooklyn. 61st st, s s, 213 e Madison av, 16x100.5. Dec. 31, due Jan. 1, 1883, 6 per cent. 9,000
 Same to same. Same property. Dec. 31, due Jan. 1, 1881, 6 per cent. 1,200
 Same to same. Same property. Dec. 31, due Jan. 1, 1883, 6 per cent. 1,800
 Schnering, William, to Asa L. Shipman, exrs. D. Fanshaw. 114th st, n s, 172.9 w 3d av, 22.3x100.11. Dec. 24, 5 years, 6 per cent. 2,500
 Same to same. 114th st, n s, 150.5 w 3d av, 22.4x100.11. Dec. 24, 5 years, 6 per cent. 2,500
 Schultheis, Christian H., to THE HOME INS. CO., New York. 105th st. P. M. Dec. 27, due January 1, 1881, 6 per cent. 5,000
 Strong, Elizabeth A., wife of Seymour J., to Charles P. Hemenway et al., trustees A. Hemenway, dec'd. 45th st. P. M. Dec. 20, 3 years, 6 per cent. 15,000
 Sanford, George R., to Mary Beadleston. 40th st, s s, 325 e 9th av, 50x98.9. Dec. 1, 1 year, 6 per cent. 1,000
 Sayre, Henry D., to Jenny Hesse. 57th st, s s, 250 e 5th av, 50x100.5. Dec. 19, due Dec. 30, 1880, 6 per cent. 7,000
 Schnarr, Daniel, to THE BOWERY SAVINGS BANK. 3d st, No. 74 W. P. M. Dec. 30, 1 year 6 per cent. 5,000
 Stewart, George T., to Charles A. Murray. 22d st. P. M. Dec. 27, 3 years, 5 1/2 per ct. 5,000
 Taylor, Valeria, wife of Oliver D., to THE FARMERS' LOAN AND TRUST CO., guard'n estate of Anna Hope Hudson. West 11th st (No. 81), n s, 270 w 5th av, 20x103.3. Dec. 30, due June 1, 1883, 6 per cent. 8,000
 Thurston, Annie E., wife of Franklin A., to The Women's Prison Assoc. and Home. 126th st, n s, 408.4 e 8th av, 16.8x99.11. Dec. 30, 3 years, 6 per cent. 6,000
 Same to Samantha Washburn, Ossining, N. Y. 126th st, n s, 375 e 8th av, 16.8x89.11. Dec. 30, 3 years, 6 per cent. 6,000
 Same to The Womens' Prison Association and Home. 126th st, n s, 391.8 e 8th av, 16.8x99.11. Dec. 30, 3 years, 6 per cent. 6,000
 Tiffany, Lyman, to THE MUTUAL LIFE INS. CO., New York. Lyon st, 201.3; Hoe st, 597.3; 167th st, 200, and Southern Boulevard, 574.3; also 167th st, 213.6; Fox st, 840; 165th st, 200.6; Tiffany st, 779.3; also 169th st, 139.6; 167th st, 172.6; Fox st, 177.3, gore; also 165th st, 200.6; Fox st, 52; Westchester av, 243; Tiffany st, 176.3. Dec. 31, due June 1, 1881, 6 per cent. 5,000
 The Holland Reformed Church with James L. Barclay, mortgagor. (Extension mortgage, &c.) nom
 Taber, Charles C. and Henry M., to Caroline de Forest. Riverside av, e s, 225 s 19th st, 75x200 to Claremont av. December 29, 1 year, 6 per cent. 10,000
 Same to Margaret E. de Forest. Riverside av, s e cor 119th st, 225x200 to Claremont av. Dec. 29, 1 year, 6 per cent. 40,000
 Teas, William, to John Teas, Philadelphia, Pa. Bank st (No. 106), s s, 65.10 w Greenwich st, 20x45x18x45, in two courses, Dec. 26, due Jan. 1, 1885, 3 per cent. 2,000

Tracy, Thomas F., to Abbey S. Tuttle. 11th st, s s, 130 w 4th av, 16.8x100. Dec. 24, 3 months. 5,000

Uhlein, Peter J., to THE CITIZENS' SAVINGS BANK, New York. 1st av, n w cor 87th st, 25.2x100. Dec. 26, 1 year, 6 per cent. 2,500

Van Cortlandt, Charlotte A., wife of Augustus, to William R. Grace, trustee. Gouverneur av, plots 27, 79, 65 and 301; Van Cortlandt av, plots 11 and 29 to 39 inclusive, and 81 and 85 to 114 inclusive, and 266 to 285 inclusive; Van Cortlandt av and Gouverneur av, plots 40 to 47, inclusive; Albany av, plots 246 to 251, inclusive; Boston av, plots 28 and 189 to 219, inclusive; Gun Hill or Williamsbridge road, plot 61, map of Oloff Park, Yonkers. Dec. 26, 3 years, 6 per cent. 6,200

Van Cortlandt, Augustus, to William R. Grace, trustee. Albany av, plots 252 to 271, inclusive; Williamsbridge road, plots 126 to 144, inclusive; Van Cortlandt av, plots 286 to 299, inclusive; Van Cortlandt and Gouverneur av, plots 23 to 26, inclusive, map Oloff Park, Yonkers. Dec. 26, 3 years, 6 per cent. 6,200

Wheelock, William A., to James E. Martin. 5th av. P. M. Dec. 31, 3 years, 6 p. c. 11,500

Wallace, Ruth A., wife of David, to THE MUTUAL LIFE INS. CO., New York. 52d st, s s, 100 w 8th av, 100x100.5; 54th st, n e cor 11th av, 300x48.4x307.4x87.3; 54th st, n s, 325 e 11th av, 25x42.1x25.8x45.3. Dec. 30, due June 1, 1881, 6 per cent. 22,500

Wilson, Bernard, to Phebe Pearsall. 58th st, n s, 100 w 1st av, 20x100.5. Dec. 30, 3 years, 6 per cent. 10,500

Same to same. 58th st, n s, 120 w 1st av, 20x 100.5. Dec. 30, 3 years, 6 per cent. 10,500

Same to same. 58th st, n s, 140 w 1st av, 20x 100.5. Dec. 30, 3 years, 6 per cent. 10,500

Same to same. 58th st, n s, 160 w 1st av, 20x 100.5. Dec. 30, 3 years, 6 per cent. 10,500

Same to same. 58th st, n s, 180 w 1st av, 20x 100.5. Dec. 30, 3 years, 6 per cent. 10,500

Wright, Issac E., to John Ross. 125th st, s s, 212.6 e 2d av, 18.9x100.10. Dec. 26, notes. 3,000

Wernig, John J., Brooklyn, to THE MECHANICS' AND TRADERS' NAT. BANK, New York; Grand st, s e cor Attorney st, 50x100; Norfolk st, e s, 100.2 n Grand st, 25x75; Market st, s e cor Monroe st, 28.3x60x50x63; also property in Brooklyn. (Leasehold.) (All title.) Sept. 27, note. 1,700

Wilcox, Dennis C., to THE EQUITABLE LIFE ASSURANCE SOC. U. S. 88th st, s s, 325 w 11th av, 200x100.8; 87th st, n s, 325 w 11th av, 100x100.8. Dec. 27, due Dec. 1, 1880, 6 per cent. 15,000

Wolfe, John W., to Sarah Spencer. 23d st. P. M. Dec. 27, 5 years, 6 per cent. 25,000

KINGS COUNTY, N. Y.

DECEMBER 24, 26, 27, 29, 30.

Addy, Charity S., wife of Richard C., to Clement B. Barclay, New York. Willoughby av, s s, 160 e Tompkins av, 16.8x100. Dec. 23, 3 years, 6 per cent. 2,500

Same to same. Willoughby av, s s, 176.8 e Tompkins av, 16.8x100. Dec. 23, 3 years, 6 per cent. 2,500

Bastedo, William, to Winifred Austin and Jane Oakes, exrs W. Hutchison. Hart st, s s, 185 e Throop av, 20x100. Dec. 24, 5 years, 6 per cent. 1,750

Burns, Laurence, to Maria H. wife of William J. Phillip, New York. Van Buren st, n s, 175 w Bedford av, 25x100. Dec. 27, due Jan. 2, 1883, 6 per cent. 300

Dougherty, Harriet R., wife of George W., to The Continental Ins. Co., New York. 1st pl. P. M. Dec. 26, instals., 6 per cent. 7,000

Fowler, Levi, to John W. Walker. Gates av, s s, 95 e Yates av, 20x100. Dec. 11, 1 year, 6 per cent. 1,000

Gordon, Isabella, wife of John to Cassine G. Wilson, Philadelphia, Pa. Lincoln pl. P. M. Oct. 20, 1 year, 6 per cent. 1,000

Same to Sarah G. wife of Edward L. Crabb, Great Neck, L. I. Lincoln pl. P. M. Oct. 20, 1 year, 6 per cent. 1,000

Same to John Brown. Lincoln pl, s s, 340 w 7th av, 20x100. Dec. 27, 3 years, 6 pr ct. 4,500

Same to same. Lincoln pl, s s, 320 w 7th av, 20 x100. Dec. 27, 3 years, 6 per cent. 4,500

Same to same. Lincoln pl, s s, 300 w 7th av, 20 x100. Dec. 27, 3 years, 6 per cent. 4,500

Henry, Robert, to Anthony Banett and Charles J. Patterson. Pacific st, n s, 175 w Bond st, 30x90. Dec. 24, 1 yr, 6 per ct. 500

Hirsch, Leopold, New Lots, to Judah P. Friedman. Judson or Cypress av, e s, 300 s Brooklyn and Jamaica pike, 50x117x50x121. Dec. 22, 1 year, 6 per cent. 152

Hatton, Samuel, to The Orphan Asylum Soc., Brooklyn. Halsey st, n s, 80 w Tompkins av, 20x100. Dec. 23, 1 year, 6 per cent. 2,500

Isbill, Emma V., wife of Charles, to Paul C. Greening. Macon st, s s, 90 e Lewis av, 60x 100. Dec. 24, demand. 700

Jackson, Thomas B., to Hannah K. wife of Gerrit D. Van Vranken. Brevoort pl, s s, 132 e Franklin av, 16x95. Dec. 23, due May 1, 1881, 6 per cent. 3,500

Krone, Rosalie, wife of Abraham, to Jeremiah Mundell. Fulton and Middagh sts. P. M. (Leasehold.) Dec. 24, instals., 6 per ct. 3,500

Kelly, Eliza, wife of William, to John Ferry. Franklin av (No. 58), w s, 273.6 n Park av, 24.9x114x24.7x113. Dec. 29, 2 years, 6 p. c. 800

Kenna, Edward, to Mary J. Spencer, Elizabeth, N. J. Wyckoff st, n s, 160 w 5th av, 40 x100. Dec. 30, 3 months. 5,500

Lawrence, George W., New York, to Jane J. Salter. Prince st (No. 108), w s, 207 n Myrtle av, 18x85. Dec. 20, due Jan. 1, 1881. 200

Longworth, William T., Boston, Mass., to Frances C. Hill and ano., exrs., &c., J. S. Hill. Tillary st, s w cor Washington st, 50x 70.9x75x70. Dec. 23, 3 years, 6 per cent. 15,000

Marsland, Richard, to James C. Van Siclen, Jamaica. Marcy av. P. M. Dec. 20, 3 yrs, 6 per cent. 3,000

Melvin, Mary, wife of George W., to Augusta C. wife of Frank Jenks. Wyckoff st, n s, 100 e Bond st, 25x100. Dec. 26, due Jan. 1, 1881, 6 per cent. 1,000

Murray, Francis F., to Ellen M. Murray, extr. P. Murray. South 9th st, s e cor 3d st, 19.8x78. Dec. 22, due April 1, 1882. 1,000

Macdonald, Susan J., wife of George W., to John B. Luyster and S. A. Hoogland, admsrs. J. V. Hoogland, dec'd. Market st, e s, 375 n 6th st, 125x150. Dec. 10, due Jan. 1, 1885, 6 per cent. 500

McKane, James, Gravesend, to James B. Voorhies. Voorhies lane, w s, adj. O. S. Aumack, Sheepshead Bay, 70x153.7 to centre Dooley's lane, x 69.6x147. Dec. 23, 1 year. 500

O'Donald, Patrick, Gravesend, to John Powers. Elm av, s s, 100 e Lafayette st, 100x100. July 1, 1 year. 265

Peckett, John W., to The Washington Life Ins. Co., New York. 2d pl (Nos. 46, 48 and 50), s s, 48 w Clinton st, 48x113.5. Dec. 23, 2 years, 6 per cent. 6,000

Read, Edwin O., to Charles E. Bill and ano., exrs., &c., A. Wright. Clinton av, e s, about 275 n Myrtle av, 100 x the block to Waverly av. Dec. 10, 5 years, 6 per cent. 15,000

Rogers, George H., to Martha P. Durkee, Chicago, Ill. 55th st, s w s, 375 n w 3d av, 25x100. Dec. 20, 3 years, 6 per cent. 1,700

Schulten, Charles, to Annie Reuter. River st. P. M. Dec. 13, 5 years, 6 per cent. 1,000

Silver, Charles A., to Frances A. Wyman. Sidney pl, w s, 314.9 n State st, 14.8x100. Dec. 23, 5 years, 6 per cent. 5,000

Stein, Emanuel, to W. Howard Hoppock, New York. Bridge st, e s, 73.2 n Nassau st, 21.10 x50, with privileges of adj. alley. Dec. 22, 4 years, 6 per cent. 500

Stillman, Henry B., Boston, Mass., to Henry A. Stillman, trustee, Hartford, Conn. Lafayette av, s s, 156.3 e Nostrand av, 18.9x100. Dec. 18, 3 years. 1,500

Sullivan, Dennis, to Henry W. Slocum. Partition st, n e s, 146 n w Richards st, 22x100. Dec. 23, 6 years. 800

Singer, Emily A., wife of Charles E., to Catharine A. May. Evergreen av, s w s, 75 s e Evergreen av, 25x100. P. M. Nov. 1, 10 years, 6 per cent. 900

Schwenke, Frederick W., Elmira, N. Y., to Henry B. Hathaway, extr. J. C. Hathaway, Brooklyn. Livingston st, s w s, 192.6 w Bond st, 20x53; Franklin st, northerly cor Bay av, 100x100, South Greenfield. Dec. 24, 5 years, instals. 3,000

Taber, Franklin W., to Thomas A. Petty, Orient, L. I. Grove st, s w cor Cypress av, 100x100. Nov. 1, due Jan. 1, 1885, 6 p. c. 1,700

Wilson, Alexander, to James L. Jarvis, New York. South 2d st, s w cor 3d st, 20x72. Dec. 26, 3 years, 6 per cent. 2,500

Wray, John H., New York, to Barnardus J. Ryder, Gravesend. Leonard av, Sheepshead Bay. P. M. Aug. 22, 1 year, 6 per cent 450

Williams, Thomas, to The Williamsburgh Savings Bank. Quincy st, n s, 380 w Tompkins av, 20x100, P. M. April 17, '79, demand. 3,700

Willmarth, Abel C., New Rochelle, to George W. Dayton. Grand av, e s, 229.1 n Gates av, 19x101.6. Dec. 27, due Jan. 1, 1885, 6 p. c. 2,500

Agreement by which Francis T. Prankard assumes the mortgage on leasehold purchased by his wife, A. R. Prankard; also guaranteeing twelve notes, and giving J. Van Strydonck, grantor of leasehold, free rent of portion of same to May, 1880.

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

DECEMBER 26TH TO 31ST—INCLUSIVE.

Amerman, Newton, to Mary A. wife of Chas. A. Davison. \$3,000

Averell, James G., Ogdensburg, N. Y., to William J. Averill, same place. 1871. nom

Same to Charles R. Westbrook, admr. J. Seymour. 1871. nom

Casley, Daniel, to William Picken. 500

Chandler, Franklin and ano., exrs. W. Niblo, to The Young Men's Christian Association. nom

Cashman, Michael H., to William Palmer. 10,000

Davison, Charles A. and L. B. Smith, trustees W. H. Smith, to Nathaniel S. Simpkins et al., trustees. 50,000

Davison, Charles A., to John Knoedler, extr. M. Knoedler. 5,051

Davidson, William, to Martha Griffin. 2,000

Devlin, Daniel, Chamberlain, N. Y., to Thos. B. Gilford, May 6, 1864. 13,243

Same to same. 14,160

Earle, William, to Margaret Inglis. 13,227

Faitoute, Hannah C., to Ernst H. Herb, guard. 10,000

Fox, Samuel M., extr. H. Thorn, to Walter H. Mead, trustee. nom

Gilford, Thomas B., to Catharine Lynch. nom

Same to same. nom

Gray, Joseph H., trustee, to Mary J. Frankhard. 2,523

Gerber, Simon, to Christopher B. Keogh. nom

Harvie, David and ano., exrs. W. Wright, to Jessie wife of Daniel Clark, Jersey City. 6,500

James D. Willis, exrs. D. James, to Frank L. James, London, England. 6,000

Same to same. 6,000

Same to same. 6,000

Same to same. 5,600

Same to same. 6,000

Johnson, Samuel, Boston, Mass., to Charles A. Stoddard, substituted trustee. 7,000

Klein, Elizabeth, to Julius S. Ehrlich. 650

Kluber, Adolph, to Morris Tuska. 3,500

Little, Joseph J., and W. J. Demorest; to Margaret J. wife of Edward Lange. Oct., 1878. nom

Langdon, Woodbury G. and ano., exrs. R. Jones, to Catharine M. Jones, widow. 4,500

Luquer, Nicholas, Helen K. Luquer and Stephen Merrihew to Alexander E. Orr, Brooklyn, release of Merrihew as trustee, appointment of Orr in his stead and assigns. of morts., part of trust estate.

Lynd, Robert B., to Saulesbury L. Bradley. 10,000

Morejon, Ysidoro H., to Harriet R. Smedberg. 15,000

Murphy, Mary G., extr. W. D. Murphy, to Ernst H. Herb, guard. 2,000

Murray, Michael, to John Flynn. 2,800

Robinson, Fanny M. et al., trustees Margaret Douglas, dec'd, to Fanny M. Robinson. nom

Miller, William, to James B. Warden. 3,500

Reimer, Adolph G. F., Brooklyn, to Anton Christian Reinhardt Reimer. 1875. 3,000

Sayre, Henry D., extr. R. Sayre, to Edward G. Black. 7,614

Soper, Alfred et al., exrs. Phebe A. Soper, dec'd, to Frank Heckeison. 5,000

Stuyvesant, Robert, to Margaret L. Wainwright. 3,000

The Aetna Ins. Co., New York, to The Home Ins. Co., New York. 3,500

The Aetna Ins. Co., New York, to Frederick A. Conkling et al., trustees. 1,000

Equitable Life Assurance Soc., U. S., to Sarah A. Muller. 7,500

The New York Bowery Fire Ins. Co. to Chas. Blum and Barbara Henkel. 2,500

Townsend, John J. and W. Bronson, trustees I. Bronson, dec'd, to Elise Tuska. 5,232

The Bank for Savings, City of New York, to Thomas P. I. Goddard et al., trustees. 13,000

The Bank for Savings, City of New York, to James G. Averill, Ogdensburg, N. Y. 1864. 8,140

The Union Dime Savings Institution, New York, to Benjamin F. Curtis. 2,000

Wright, Benjamin, to Ellen S. Griffith. 1,300

KINGS COUNTY, N. Y.

DEC. 24TH TO 30TH—INCLUSIVE.

Arnold, Daniel S., to Frederick M. Mixter. \$6,000

Brown, William, to Jeannette G. Brown, widow. 30,000

Bulger, Bridget, wife of Michael, to Bridget Murphy. 600

Callicot, Theophilus C., Albany, to John N. Wright. 610

Dannatt, William H., New York, to Sarah A. Huestis. 450

Table listing real estate transactions in the first column, including names like Lederman, Malloy, Morehouse, and others, with corresponding values in the second column.

BROOKLYN, N. Y.

Table listing real estate transactions in Brooklyn, N. Y., including names like Abel, Bate, Bodine, and others, with corresponding values in the second column.

Table listing real estate transactions in the second column, including names like Thissen, Schramm, Tucker, and others, with corresponding values in the second column.

BILLS OF SALE.

Table listing bills of sale transactions, including names like Biegen, Peter M. and Peter Kaufman, Hartstein, Wolf, and others, with corresponding values in the second column.

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.

Table listing judgments in New York City, including names like Dec. and Jan., Auld, Agnes, Star Fire Ins. Co., and others, with corresponding values in the second column.

Table listing judgments in the third column, including names like Drennan, William, James Scott, costs, Denny, James P., Grover & Baker, and others, with corresponding values in the second column.

30 Markham, George W.—T. W. Pear-
sall..... 171 40
30 Marsh, Samuel—R. W. Cameron... 356 86
30 Murray, Walter—Fred. Smyth... 762 81
30 Meares, Richard—L. A. Todd... 553 96
30 Morgenthaler, John N.—Peter Fren-
sen..... 137 79
30 Mason, Thomson B.—John Harte... 177 48
31 Mooney, Patrick—Irving Van Wart
31 Morgan, Redexy and Lemuel—
Phillips & Ferguson..... 444 45
31 the same—the same..... 300 90
31 Maretzek, Max—T. G. Howard... 140 81
31 Millham, Gilbert—Washington
Brockner, Jr..... 93 73
31 Mitchell, Henry T.—James Hender-
son..... 138 36
2 Miller, William—P. J. Holdzberber... 82 17
2 Mansall, Robert—Roswell Skeel... 84 22
2 Muldauer, Emile H.—W. C. Peet... 1,614 19
2 Magrath, William—Beadleston &
Woerz..... 104 50
26 McKune, Margaret—Val. Fressler... 482 61
27 McCormack, Alexander—James
Nichols..... 86 17
30 McNevin, Patrick—John Callaghan... 268 44
31 McCallum, Neil—Jersey Embroider-
ing and Mfg. Co..... costs
2 McCauley, James (Marshal)—Frank
Copeman..... 75 00
27 Nolan, John—T. M. Spelman... 95 69
27 Norman, O. Hamilton—J. A. Bruce... 103 41
29 Neuber, Francis—F. & M. Schaefer
Brewing Co..... 124 48
30 Neisner, Louis—Moses Cohn... 896 96
27 Otis, Dwight P.—George Lange... 84 85
2 O'Meara, Michael B.—Peter Tiernan
30 Oppold, William and Louisa—M. C.
Addoms..... 103 60
27 Potter, Charles H.—George Lange... 84 85
27 Pomeroy, Samuel C.—Sam. Gold-
stein..... 2,814 42
29 Phillips, Richmond L.—C. H. Macy... 106 44
29 Pfeifer, Conrad—Merritt Trimble
(exr.)..... (D) 3,459 99
30 Peck, Leopold—First & Prybil, costs
30 Pentlage, Raphael—G. M. Ball... 587 53
30 Pierce, Walter S.—Fannie S. Bevans... 1,650 91
30 Perine, J. C.—F. W. Satterlee... 70 02
31 Phillips, Daniel J.—John Hoffman... 279 03
31 Petersen, Louise—Gilbert Carr... 56 17
31 Potts, Rensselaer—Washington
Brockner, Jr..... 93 73
2 Porter, John and Elizabeth—Bowery
Savings Bank..... (D) 535 41
26 Reilly, Edward and ————John
Gargan..... 358 20
26 Ryan, Michael J.—C. T. White... 100 00
27 Roberts, William J.—G. H. Hart... 525 00
27 Romer, William—D. B. Williamson... 1,548 22
30 Rodenberg, William—D. S. Brown... 769 87
31 Roe, Richard—John Hoffman... 279 03
31 Rooney, James J.—Hugh Redding-
ton..... costs
2 Richardson, Aaron—W. L. Learned... 1,394 65
2 Ross, D. C.—A. B. Purdy... 1,253 84
2 Reed, Charles H.—J. H. Doscher... 210 00
2 Ryan, Michael—Mayor, Aldermen
&c..... 1,794 54
2 Read, W. T.—J. L. Maccauley... 467 99
26 Scharbach, George—Henry Welsh... 81 42
27 Schirrmann, Frederick U.—Alex.
Litterst..... 683 19
29 Spellissy, Denis A. (admr. &c.)—
Catherine Tierney..... 1,198 26
30 Shepard, William A.—W. H. Sanger
Schmidt, Edward—John Steingester... 373 17
31 Sanford, Watson—J. M. Littell... 1,000 22
31 Schlaefer, Jacob—Sam. Berger... costs
2 Sibberns, August—Mayor, Alder-
men, &c..... 1,794 54
2 Sager, Abraham—A. S. Herman... 689 09
2 Sulzbacher, Louis—Industrial Rec-
ord Co..... 323 60
27 Smith, Edward A.—Moses Neuber-
ger..... 1,505 39
27 Smith, Benjamin G., Jr.—N. L.
Thieblin..... 899 49
31 Smith, Bernard N.—W. C. Herrick... 13,885 26
27 Todd, Elliott W. and Louis L.—H.
H. Wells..... 134 99
29 Tierney, John (admr., &c., of Pat.)
—Catherine Tierney..... 1,198 26
29 Taunton, Samuel D. L.—Henry Lin-
denmeyr..... 196 23
30 Tabor, Earnest W.—Van Tassel &
Kearney..... costs
30 Taylor, Alonzo and Edward B.—G.
W. Galinger..... 193 86
31 Terry, Edwin L.—Irving Van Wart
31 Tremberger, George—Peter Clarkin... costs
31 Tischler, David—Hellman & Herr-
man..... 143 23

31 Taylor, Alonzo—C. H. Smith..... 372 42
27 The Phenix Ins. Co.—Wm. Graham... 103 21
27 the same—the same..... 3,098 00
27 The 23d Street Railway Co.—Fink
Solomon (admr. &c.)..... 719 37
27 The Mayor, Aldermen, &c.—T. W.
Mather..... 2,270 00
27 the same—Alfred Tear... 156 67
27 the same—Owen O'Rourke... 156 67
29 La Caisse-Generale des Assurances,
Agricoles et des Assurances Contre
le'Incendie—Alice M. Barrowcliffe... 1,760 14
29 The Compound Lumber Co.—W. N.
Daily..... 386 43
29 the same—W. S. Vernam... 246 54
30 The Mayor, Aldermen &c.—Adam
Moser..... 1,065 92
31 The New York & Sea Beach R. R.
Co.—Jackson Mfg. Co..... 2,234 02
31 The New York, New Haven &
Hartford R. R. Co.—Fanny
(admr., &c., of Louis) Semel... 5,485 95
31 The Mayor, Aldermen, &c.—C. M.
(exrs. of Anson) Herrick... costs
31 The Aetna Ins. Co. of New York—
J. C. Bell..... 3,455 28
27 Underwood, John E.—C. W. Wood-
ward..... 193 06
27 Vail, F. E.—B. V. Jackson... 1,014 35
29 Voytits, Sigismund—Henry Linden-
meyr..... 83 79
30 Vail, Frank E.—Robert Samuel... 1,828 75
30 Vogt, John—Henry Westheimer... 167 28
2 Venier, James H. V.—R. J. Brown... 29 47
27 Van Cleef, G. C.—P. F. Harrington
(assignee)..... 292 89
29 Van Raust, Edward—H. C. Price... 45 15
30 Vandergaw, David—Robert Samuel... 1,828 75
31 Van Alstyne, Pierre—W. C. Her-
rick..... 13,885 26
27 Welteck, Bernhard—Wolfgang
Schmidt..... 215 97
27 Walters, Charles F. and Richard M.
—Caroline Zeigler..... 272 61
29 White, Lucy E. (extr., &c., of John
H.)—G. R. Pelton... 2,156 17
29 Way, Thomas B.—T. B. Johns... 260 51
29 Weld, James G.—H. G. O'Hara... 2,282 58
29 Ware, Marcus W.—Benj. Blumen-
thal..... 228 37
29 Williamson, John C.—Mary F.
Webb..... (D) 2,850 74
30 Wiley, Howard—H. M. Nichols... 110 62
30 Watkins, Charles H.—Charles Heyl-
man..... 115 08
31 Whilldin, Daniel H.—J. E. Browne... 160 50
31 Wogram, Caroline—E. R. Davis, (D) 3,020 00
31 Whitehead, Samuel B.—Phillips &
Ferguson..... 444 45
31 the same—the same..... 300 90
31 Walley, Charles P.—John Kelly... 29 50
31 Williams, Jane E.—Julia Dix... 59 50
2 Wing, Elihu S.—E. H. Ammidown... 264 13
2 Wemple, Charles E.—Louis Dejonge... 15,126 96
2 the same—the same..... 5,089 13
29 Ziegler, Jacob—Albert Hammacher... 104 08

KINGS COUNTY, N. Y.

27 Ackerman, John—H. A. Peck... \$187 02
27 Andariese, William E.—Union Dime
Savings Instn., N. Y..... 126 28
29 Airey, Sallie Ann (impld., &c.)—R.
Van Sise..... 1,686 96
23 Brawe, G. R.—E. C. Hazard... 112 25
23 Butler, John—J. Romer... 205 55
23 Bigelcw, John F. and George N.—
W. Birtner..... 281 46
24 Bristow, Isaac—L. Scholl... 318 82
24 Barry, Caroline—D. P. Darling... 230 80
26 Beebe, Welcome R. (impld., &c.)—
T. Young..... 1,481 53
26 Blank, George A.—C. S. Archer... 203 73
27 Booth, Louis Frederick—E. Mc-
Cauley..... 1,137 78
29 Barnett, George A. C.—R. Marklin... 117 17
30 Brown, James G.—J. Lewy... 83 99
30 Buckley, John C.—M. B. Ray... 193 56
31 Baird, James—J. H. Newins... 49 78
18 Cody, Mrs.—S. Stein... 96 39
18 Coe, Charles G.—W. H. Morse... 324 01
26 Cosgrove, Thomas—K. Becker... 134 60
27 Connors, Patrick—J. Ainslie, Jr... 28 27
29 Carelson, Wilhelm—A. Carelson... 67 56
24 Devoe, Charles—R. G. Guerra... 408 75
24 the same—C. Lopez... 412 03
26 Du Bois, Alfred—T. F. Thomas... 646 04
26 Dunne, Patrick H.—J. D. Zahrt... 27 87
26 Dreyer, George C. (impld., &c.)—M.
A. Barclay..... 3,731 42
27 Dennington, Edwin—J. Howell... 125 62
27 Dibble, R. B.—H. M. Morris... 41 04
27 Devoe, Edward—R. Marklin... 117 17
30 Delius, Herman A.—J. Wood... 42 63
31 Doe, John—J. Talcott... 1,064 02
27 Elliott, William F.—E. Van Orden... 165 72

27 Evans, John—C. A. Smith..... 296 07
29 Ellis, Richard M. J.—C. Wasel... 131 74
23 French, Hamline Q. and Mansfield
J.—J. Morgan..... 1,114 50
24 Fife or Phyfe, Edward D.—S. Mason... 4,800 65
24 Fernschild, William—Department of
Buildings, N. Y..... 82 29
29 Fried, Caroline—R. Plant... 850 94
30 Fried, Caroline—R. Plant... 135 29
31 the same—M. S. Kymau... 32 37
31 Fielding, Robert W.—Fahnestock
White Lead Co..... 235 24
24 Gamble, Thomas—M. Gamble... 69 19
31 Garbutt, James H. (imp'd., &c.)—
P. J. Carlisle... 590 25
23 Hartstein, Wolfe—A. Hartstein... 758 69
23 Harrington, Luke—W. Birtner... 281 46
26 Hull, George—E. Finch... 269 27
27 Hess, Elizabeth, admr.—C. Saig... 793 32
29 Heath, William—J. Patten... 148 07
29 Harris, Archibald—A. D. Middleton... 535 60
31 Horwitz, Louis—J. Talcott... 1,064 02
23 Jarvis, Willets—C. V. B. Ostrander... 1,641 33
29 Johnson, Henry W., appts.—Grove
& Bailey, respdt... 76 74
29 Jorgensen, Frederick R.—P. T.
Langan..... 150 75
23 Lord, Jr., Thomas—J. Nichol... 1,114 50
27 Lane, Joseph D.—L. A. Whitehill... 131 80
23 McElwain, Willard and Hoel S.—
J. Cavanagh... 999 69
23 Morse, Alfred A.—A. Goodwin... 2,630 07
24 Matthey, Ulrich—Department of
Buildings, N. Y..... 82 29
24 Malone Patrick—G. H. Kennedy... 53 54
26 Mantilla, Jerome and Mannel—E.
Carples..... 526 93
27 Mithauer (admr. of) Peter, dec'd—
C. Saig... 793 32
27 Meeks, Thomas—W. D. Southard... 92 76
29 Malone, Mary (impld., &c.)—C. D.
Beard..... 547 04
29 Miles, Walter W., appts.—Grove &
Bailey, respdt... 76 74
31 Miller, Henry—J. Steingester... 130 46
31 Malone, Thomas—T. Donnelly... 45 62
24 Niedzielski, Joseph—J. Schreiber... 231 33
24 Nowlan, Peter—A. J. Rooney... 116 98
27 Ottis, William F.—H. M. Morris... 55 25
23 Pitcher, James—A. W. Adams... 180 23
24 Phyfe or Fife, Edward D.—S. Mason... 4,800 65
26 Powers, John—C. S. Archer... 2,093 73
30 Pentlage, Raphael—G. M. Ball... 537 53
24 Riley, Patrick (impld., &c.)—M. P.
Baker... 2,354 08
27 Reilly, Edward and ————J.
Gargan..... 358 20
29 Rogers, George W.—W. J. Clark... 110 53
29 Rosenborough, Isaac—R. Russell... 1,869 19
30 Raynor, Mulford T.—W. C. B.
Thornton... 542
30 Roberts, Stephen (impld., &c.) C. M.
Crombie... 84 38
23 Shaughnessy, James—L. O'Neil... 359 99
24 Schick, Annie S.—M. Shilberg... 151 42
26 Stratton, Emily A.—A. H. Dailey... 93 75
29 Smith, Joel T. P.—W. H. Sanger... 291
29 Stults, Sallie Ann, formerly Sallie
Ann Airey (impld., &c.)—R. Van
Sise... 1,686
31 Schmidt, Edward—J. Steingester... 130 46
31 St. Stephen's Roman Catholic
Church, Brooklyn—J. Moran... 2,397 64
31 Smith, Jr., Benjamin G.—N. L.
Thieblin... 899 49
23 The firm of French & Co.—J. Mor-
gan... 1,114 50
27 Thompson, Charles H. and E. A.—
B. Wringing... 540 05
27 The admx. Peter Mithauer, dec'd—
C. Saig... 793 32
29 Thorne, Richard Eugene—M. J.
Thorne... 3,544 10
29 The trustees of the Widows' and
Orphans' Fund of the Western
District of the city of Brooklyn—
D. Gill... 25 00
29 The New York & Sea Beach Rail-
road Co.—The Jackson Manuf'g
Co... 2,234 02
31 The St. Stephen's Roman Catholic
church, Brooklyn—J. Moran... 2,397 64
30 Vaughn, Annie—C. Stirling... 373 10
30 Vail, Frank E. } R. Samuel... 1,828 75
Vandergaw, David }
26 Willets, Thomas W.—C. N. Wash-
burn... 628 27
30 Weinmann, Peter—M. Kehoe... 118 38
31 Walter, Jr., John F.—Fahnestock
White Lead Co... 235 24
27 Young, Charles E.—H. M. Morris... 29 81
23 Zeyhle, Frederick—R. H. Gordon... 96 71

SATISFIED JUDGMENTS, NEW YORK.
Dec. 24 to 30—inclusive.
Anderson, Augustus J.—Henry Guth. (1877) 132 34

Table listing names and amounts, including Anderson, Augustus T., Arnold, Daniel W., Allen, Henry, Bush, Elizabeth, Boylan, John, Bowen, Edward A., Badaux, Marie E., Crowe, Thomas D., Candee, Julius A., Carter, Charles S., Day, Austin G., Dinon, Charles L., Davis, Rosalie D., Denninger, Frank, Durkau, Thomas, Felix, Peter H., Fox, Patrick, Fulling, George, Frankenthaler, L., Glennen, Edward, Goebel, Ferdinand, Hauptman, William L., Halsey, W. F., Haas, Leopold, Irwin, Thomas J., Koehler, George, Luther, Laurence M., Little, Weare C., Levy, Herman, Lambert, John J., Lippincott, Shepherd T., Menahan, Patrick J., Palmer, C. P., Philips, Augustus W., Read, William B., Smith, Norton R., Shipsey, Jacob, Smith, Spencer H., Seaver, Edward A., Salmon, Hamilton H., Shaw, Mrs. Mary, Serrell, Edward W., Slea, Thomas A., Tooker, William T., Singer Manufacturing Co., New York Life Ins. Co., Wheeler, Dewitt C., Weeks, Charles E., Wells, Joseph, Whitney, John B., Wait, William S., Walsh, John E., Maurice J., Wilbeaux, Amelia R.

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

SATISFIED JUDGMENTS, KINGS CO. December 25 to 30 - inclusive. Amoux, Wm. H. (impd.) - J. S. Hallett. Blair, John J. Keating, John C. Bunker, Edward (impd.) - J. Haney. Buxtorf, Frederick - L. Schmidt. Cocks John T. - M. B. Oakley. Hall, Addison B. Campbell, G. W. (exrs. G. C. Hall). Henry, Armstead C. - Hy. Karcher. Kimpton, Edward - Mary A. Beaumont. Singleton, Emily - E. R. Holsworth. The New York Elevated R. R. Co. - Mary Corcoran (guard.). Whitaker, Benjamin A. - T. L. Rust.

MECHANICS' LIENS. NEW YORK CITY.

Table listing mechanics' liens in New York City, including Dec. and Jan. entries for 2 Eighty-second st., 2 Eighty-fifth st., 2 Eighty-fifth st., 27 Fortieth st., 29 Ninety-third st., and 2 Ninetieth st.

Table listing mechanics' liens in Kings County, N. Y., including 30 Seventy-third st., 29 Twenty-third st., 29 Twenty-third st., and 31 Same property.

KINGS COUNTY, N. Y. Dec. 30 South Elliott pl. (No. 59), e. s. Simon Hausen agt John Guilfoyle and Anthony Barrett. 24 River front, bet South 4th st and South 5th st. John J. Kierst & Co. agt Wm. F. Morgan and Havemeyer & Elder. 24 Hooper st, s w s, 105 n e Marcy av, 40x100. Terrence McGuiggan agt Wm. M. Hawkins and Mrs. Simpson. 27 Chestnut av, n s, 166.6 w Bay av, 100x100, Flatlands. Thomas Donnelly agt Felix K. and Elizabeth Quinn.

SATISFIED MECHANICS' LIENS. NEW YORK CITY. Dec. 29 Eighty-sixth st, s s, 134.5 e Madison av (2 houses). Frank Reynolds agt Martha wife of Charles White. †29 First av, Nos. 189 and 191, n w cor 12th st, 50x100. Allen G. Newman agt Lochman & Brande and Loeb Rosenstock.

KINGS COUNTY, N. Y. December 25 to 31 - inclusive. South 4th st and South 5th sts. 1st st and East River. Pease & Poillon agt T. A. Havemeyer et al.

BUILDINGS PROJECTED. NEW YORK CITY.

Table listing buildings projected in New York City, including Plan 951-Delancy st., Plan 952-Twenty-fourth st., Plan 953-Fairmount av., Plan 954-Rivington st., Plan 955-One Hundred and Second st., Plan 956-One Hundred and Second st., Plan 957-One Hundred and Second st., Plan 958-King st., Plan 959-Fifty-first st., Plan 960-Madison av.

1880. Plan 1-Washington st, s e cor of Beach, one six-story brick warehouse, 50x70, tin roof and brick cornice; cost, \$56,000; owner, David H. Wilcox, 218 and 220 Washington st; architects, G. W. La Baw & Son. Plan 2-Seventy-second st, n s, 84.2 w 1st av, eight four-story brick and brown stone front flats, one 21.2x60, and seven 20.8x60, tin roof and galvanized iron cornice; cost, each, \$12,000; owner and builder, James Fee, 110 E. 62d st; architect, J. H. Valentine.

Plan 3-One Hundred and Sixth st, n w cor Lexington av, one three-story and basement brick and brown stone front dwelling house, 17.7x45, tin roof and galvanized iron cornice; cost, \$9,000; owner, Ann E. Davis, 158th st, and Kingsbridge road; architect, J. H. Valentine; builder, J. B. Davis.

Plan 4-Lexington av, w s, 17.7 n 106th st, five three-story and basement brick and brown stone front dwelling houses, each 16.8x45, tin roof and galvanized iron cornice; cost, each, \$8,500; owner, Ann E. Davis, 158th st and Kingsbridge road; architect, J. H. Valentine; builder, J. B. Davis.

Plan 5-One Hundred and Twenty-seventh st, 160 w 5th av, four three-story and basement brick and brown stone front dwelling houses, one 18x50 and three 19x50, each, tin roof and galvanized iron cornice; cost, each, \$10,000; owner, W. L. Hamilton, 325 Lexington av; architect, J. H. Valentine; builder, J. H. Hamilton.

BROOKLYN, N. Y.

Plan 905-Hoyt st, No. 10, one one-story brick store, 25.6x21 and 19, gravel roof and wooden cornice; owner, N. B. Wheeler, Fulton st, near Hoyt st; architect, C. S. Osbon.

Plan 1015-Union av, No. 160, one one and one-half story frame stable, 16x18, gravel roof; owner, Wm. H. Miller, 152 Union av; builder, Thos. Kaighin.

Plan 1016-Myrtle av, s w cor Elm st, two two-story frame store and dwell'gs, 25x50, tin roofs; owner, Werner Cantus, 1265 Myrtle av; builder, C. Zanger.

Plan 1017-Myrtle av, s w cor Elm st, rear, one two-story frame stable, 16x18, tin roof; owner, Werner Cantus, 1265 Myrtle av; builder, C. Zanger.

Plan 1018-Fulton st, Nos. 1157, 1159, 1161 and 1163, four four-story brown stone store and tenem'ts, 20x60, felt, cement and gravel roofs and wooden cornices; owner and builder, L. Fowler, 377 Fulton st; architect, Amzi Hill.

Plan 1019-Sixth st basin, s s, 175 from 2d av, one two-story frame factory, 75x100, gravel roof; owners, Arnoir & Lecour; architect, Chas. Arnoir; builder, Otto Christensen.

CORRECTION.

Plan 954-Herkimer st, s s, 49 w Louis pl, one two-story frame dwell'g, 20x30, tin roof; owner, Cooll, Wyckoff st, near Smith st; builder, J. Pierning.

ALTERATIONS, N. Y.

Plan 1295-Elm st, No. 12, three-story brick factory, front wall to be underpinned and boiler set in front vault; cost, \$300; owner, H. W. Greene, No. 12 Elm st; architect, John Rogers.

Plan 1296-Broadway, No. 338, six-story brick office building, fire-proof partitions to be set on each floor also, and elevator to be introduced; cost, \$5,000; owner, Daniel Butterfield, Union Club; architect, S. D. Hatch; masons, Lyons & Bunn; carpenter, J. Buchanan.

Plan 1297-Exchange pl, No. 26, cor. William st, five-story brick office building; one-story brick extension on rear, 13.6x16, tin roof; cost, \$700; owner, Del., Lack & Western R. R. Co., on premises; builder, S. Griffith.

Plan 1298-Fifth av, No. 14, four-story and basement brick dwelling, to have a four-story brick extension on rear, 17.3x21.8, also internal alterations; to be occupied as an apartment house; cost, \$18,500; owner, M. Meletta, Paris, France; architect, Wm. H. Hume.

Plan 1299-Spring st, No. 85, three-story and attic brick building, peak roof to be taken off, full story to be made of attic and flat roof put on, 25x48, tin roof and galvanized iron cornice; cost, \$800; agents, Wm. A. White & Sons, 407 and 409 Broadway; mason, James Parker; carpenter, David Wilkie.

Plan 1300-Twenty-ninth st, No. 225, W. five-story brick tenement, damage by fire to be repaired; cost, \$1,500; owner, Mrs. Anna Farrell, 225 W. 29th st; carpenter, John D. Miner.

Plan 1301-Crosby st, No. 57, rear, two-story frame dwelling, damage by fire to be repaired; cost, \$250; owner's name not given; carpenter, John B. Miner.

1880.

Plan 1-Jay street, Nos 16 and 18, three-story brick packing house, smoke houses to be built inside; cost, \$1,600; owner, Baker & Clark, 335 Greenwich st; architect, Charles Wright, 145, south 5th av; mason, Wm. C. Hanna.

Plan 2-Renwick street No. 4, one two and a half-story brick dwelling house, take out middle pier of basement and place a wrought iron beam across; cost, \$50; owner, J. W. Dinnich, 168 Canal st; architect, J. H. Whitenack, 274 West 12th st.

RECORDED LEASES.

Table with columns: Description, Per Year, Amount. Includes entries for Fulton st. No. 104, Read st. No. 31, Read st. No. 20, Washington st. No. 395, 1st av. No. 817, 1st av. (No. 930), 1st av. to East River, 39th st. to 40th st.

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.

Table with columns: Description, Amount. Includes REAL ESTATE MORTGAGES (Belding, L. K. and Uriah Gregory) and CHATTEL MORTGAGES (Newton, Harry Poughkeepsie).

ORANGE CO., N. Y.

Table with columns: Description, Amount. Includes REAL ESTATE MORTGAGES (Atwell, Wm. et al.) and JUDGMENTS (Agnew, Miles).

SCHENECTADY, N. Y.

Table with columns: Description, Amount. Includes REAL ESTATE CONVEYANCES (Bennett, Ira—L. Donohoe).

Table with columns: Description, Amount. Includes Bradshaw, R and wife—Fort Hunter and Albany Turnpike Road Co., William. Hilliam—Ira Bennett, REAL ESTATE MORTGAGES, ASSIGNMENTS OF MORTGAGES, JUDGMENTS, CHATTEL MORTGAGES.

ULSTER COUNTY, N. Y.

Table with columns: Description, Amount. Includes REAL ESTATE MORTGAGES (Sangendickhoff, Otto—Ulster Co. Savings Bank), JUDGMENTS (Becker, Martin V. et al.).

NEW JERSEY.

ESSEX COUNTY, N. J.

Table with columns: Description, Amount. Includes REAL ESTATE CONVEYANCES (Appleton, Robert—H. B. Thistle East Orange), REAL ESTATE MORTGAGES (Bechler, F. M.—L. K. Bechler).

Table with columns: Description, Amount. Includes Same—The Howard Savings Bank, Livingston, Hosp. (has.—G. Prieth), Same—C. Frost, South Orange av., Hippe, C. O.—A. A. Keashy, Market st., Harvey, J. B.—W. Vreeland, Bloomfield.

CHATTEL MORTGAGES.

Table with columns: Description, Amount. Includes Brennan, William, 165 Elm st—J. Smith, stock, Brown, James, 187 McWhorter st—F. Grebe, machinery, &c., Burgesser, Henry, 267 Orange st—P. Burgesser, horse, &c., Baylan, J. H., 755 Broad st—The Firemans' Ins. Co. library, Crisp, I. A., Belleville—W. B. Crisp, horse, &c., Happee, Jacob, 112 Broome st—G. Krueger, fixtures, Kilander, August, Caldwell—H. Walker, horses, Kimball, S. S., Newark—J. W. Close, furniture, Same, Newark—N. S. Kimball, furniture, Kingston, Thomas, 16 Commerce st—E. A. Wilkinson, stock, &c., Knecht, O. A., 31 East Kenny st—G. Krueger, fixtures, Lamb, David, Bloomfield—C. See, cows, 752, McMullan, David, 15 Franklin st—H. W. Wheeler, machinery, Reynolds, Saml., 6 Aqueduct pl—W. Reynolds, furniture, Riffer, George, 63 Norfolk st—M. Stern, horses, 1,015, Shannon, Mary, 127 Congress st—E. Foley, furn, Smith, W. H., Central av—The J. M. Brunswick & Balke Co., billiard table, Stoll, Frederick, 43 Magazine st—Wilkinson, Gaddis & Co., horse, &c., Thatcher, J. J., 118 Bergen st—H. Walker, cows, Thalheimer, Morris, 13 Burnet st—A. Hirschler, furniture, Vohs, John, 226 Camden st—A. Meyer, horse, 115, Wharton, G. W., Belleville—J. Wharton, horse, 1,100.

JUDGMENTS.

Table with columns: Description, Amount. Includes Doremus, P. A.—G. A. Dowden, 1,930, Harrison, Edwin—E. Meeker, 387.

HUDSON COUNTY, N. J.

Table with columns: Description, Amount. Includes REAL ESTATE CONVEYANCES (Cadmus, William—J. R. Cadmus, Bayonne, nom, Chilver, John—J. N. Fiacre, J. City, \$1,200, Daly, T. J.—J. Spillane, Bayonne, 300, Faircloth, F. M. (by sheriff)—Exrs. of Geo. Vreeland, J. City, 50, Files, Margaret A.—H. Meckert, Union, 1,000, Foye, A. J. C.—Mary L. Brown, J. City, 3,000, Gilbert, W. S., et al (by sheriff)—The Jersey City Ins. Co., J. City, 1,000, Hale, Nellie E. (devisee of O. P. Brown)—Harriet T. Tilly, J. City, 2,500, Same—Jennette G. Brown, J. City, 2,500, Hyland, Patrick, et al (by sheriff)—J. Chilver, 1,000, Jewett, Mary S.—F. E. Bliss, J. City, 500, Same—R. W. Bliss, J. City, 500, Jewett, Mary L.—Elisha Bliss, J. City, 1,000, Kase, P. S.—J. N. Pidcock, J. City, 2,000, Mabon, W. V.—The Minister, Elder and Deacons of the First Reformed Church of Guttenberg, Union, nom, Maier, John—C. Morion, J. City, 50, Martin, J. H.—T. J. Daly, Bayonne, nom, McGovern, John (by Sheriff)—Penelope Pullard, Hoboken, 11,600, Muller, Andrew—Margaret A. Files, Union, 2,000, Preston, D. B.—J. Van Amburgh, Harrison, 2,560, Stepham, Anna—Anna C. Wolf, J. City, nom, The Hoboken Fire Insurance Co.—M. Murray, Hoboken, 760, The Hoboken Fire Insurance Co.—R. Kelly, Hoboken, 775, The Hoboken Land and Improvement Co.—J. C. Crevier et al, Hoboken, 3,300, Toffey, J. J. and W. V. Toffey—E. A. Wilson, 1,000, Wilson, Blakely (by ex'rs)—Emma L. Toffey, 3,200, Wolf, Robest—Anna Stephanie, J. C., nom.

REAL ESTATE MORTGAGES.

Table with columns: Description, Amount. Includes Brower, Mary L.—A. J. C. Foye, 10 years, 2,400, Chapman, J. M.—Annie M. Stanbery, installs, 1,500, Crevier, J. C. and C. E.—Catharine Bloxham, Hoboken, 3 years, 4,000, Croissant, Henri—H. Von Drehle, West Hoboken, 3 years, 250, Kelly, Richard—The Hoboken Fire Ins. Co., Hoboken, 2 years, 500, Murray, Michael—The Hoboken Fire Ins. Co., Hoboken, 2 years, 300, Noack, J. G.—Julie Exner, Hoboken, 1 year, 700, Snell, J. W.—J. H. Cronan, 3 years, 1,000, Toffey, Emma—E. N. Wilson, 2 years, 700, Waldron, Margaret—Catharine A. May, 3 years, 500.

CHATTEL MORTGAGES.

Table with columns: Description, Amount. Includes Boyle, Margaret—Hoos & Schulz, furniture, 65, Chambon, Edmond—J. Hecht, horses, wagons, 180, Conlon, M. J.—Margaret Devine, saloon, 200, Downes, Julia—Hoos & Schulz, furniture, 45, Farnham, G. W.—W. H. Speer, furniture, &c., 200, Fenner, J. N.—E. E. Roberts, machinery, 200.

Table listing furniture and household items such as 'Flynn, Bridget, and Margaret Colgan-J. B. Stone, furniture', 'Gardner, Mary-Hoos & Schulz, furniture', etc.

Table titled 'BILLS OF SALE' listing items like 'Hale, Nellie E. (heir of O. P. Brown)-G. R. Brown et al. furniture', 'Same-Jennette G. Brown, furniture, &c.', etc.

Table titled 'JUDGMENTS' listing legal proceedings such as 'Keeney, G. M.-W. H. Roberson et al.', 'McCarren, Hugh-J. R. Turner', etc.

Table titled 'ASSIGNMENTS FOR BENEFIT OF CREDITORS' listing assignments like 'Rodgers, Jane S., and James Wardrobe, partners, to G. L. Crowell (assignee)', etc.

PASSAIC COUNTY, N. J.

Table titled 'PATERSON REAL ESTATE MORTGAGES' listing mortgages such as 'Heerschap, Zachariah-Buckley & Morrow (exrs.), Bond and Beach sts.', etc.

Table titled 'PATERSON JUDGMENTS' listing judgments like 'Sloan, R. F.-Lyon, Carpenter & Martin', etc.

Table titled 'PATERSON CHATTEL MORTGAGES' listing chattel mortgages such as 'Auer, C. B., Paterson-Ammidown, Lane & Co., looms, &c. in mills', etc.

Table listing various items and services such as 'Hall, John, Paterson-T. W. Clark, segars, &c.', 'Ryerson, Francis, Paterson-W. Speer, pianos, chairs, &c.', 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.

Table listing real estate agents by county: COLORADO (Chas. Hallowell), CONNECTICUT (Jas. Staples), ILLINOIS (John M. Cress), etc.

Table listing real estate agents by state: KANSAS (Shaffer & Becker), MASSACHUSETTS (Green & Son), IOWA (Zeigler & Weed), MICHIGAN (Witter J. Baxter), MINNESOTA (J. H. Moores), NEW JERSEY (S. D. Condit), NEW YORK (Wm. B. Tibbits), PENNSYLVANIA (Edward Worth), RHODE ISLAND (Frank B. Porter), TEXAS (Jones & Murphy), etc.

MARKET QUOTATIONS.

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

Table titled 'BRICK' listing prices for various types of bricks: 'Pale', 'Up-rivers', 'Haverstraw Bay, 2ds.', 'Hollow Fire Clay Brick', etc.

Table titled 'FIRE BRICK' listing prices for different grades: 'Welsh', 'English', 'Silia', 'American, No. 1', 'American, No. 2', etc.

Table titled 'CEMENT' listing prices for various brands: 'Rosendale', 'Portland, Saylor's American', 'Portland (English)', 'Portland Lafarge', 'Portland German, Bonner', etc.

Table titled 'DOORS, WINDOWS AND BLINDS' listing prices for 'DOORS, RAISED PANELS, TWO STOPS' and 'DOORS, MOULDED'.

Table listing prices for 'GLAZED WINDOWS' with columns for dimensions (12 Lights, 8 Lights, 4 Lights) and types (1 1/4 in., 1 1/2 in., 1 3/4 in.).

Table listing prices for 'GLAZED WINDOWS' with columns for dimensions (12 Lights, 8 Lights, 4 Lights) and types (1 1/4 in., 1 1/2 in., 1 3/4 in.).

Table listing prices for 'Hot Bed Sash Glazed', 'Hot Bed Sash Unglazed', 'Per lineal foot, up to 2.10 wide', etc.

Table listing prices for 'INSIDE BLINDS' such as 'Per lineal foot, 4 folds, Pine', 'Per lineal foot, 4 folds, Ash or Chestnut', etc.

Table listing prices for 'FOREIGN WOODS-Duty free' including 'Cuba', 'Mexican, small', 'Mexican, large', 'Florida', etc.

Table listing prices for 'MAHOAGANY' items like 'St. Domingo, crotches, ordinary to good', 'St. Domingo, crotches, fine', etc.

Table listing prices for 'ROSEWOOD' items such as 'Rio Janeiro, ordinary to good', 'Rio Janeiro, good to fine', 'Bahia, ordinary to good', etc.

Duty.- Window - Polished. Cylinder and Crown, not over 10 x 15 in., 2 1/2 c. sq. ft.; larger, and not over 16 x 24 in., 4 c. sq. ft.; larger, and not over 24 x 60 in., 6 c. sq. ft.; above that, and not exceeding 24 x 60 in., 20 c. sq. ft.; all above that, 40 c. sq. ft. On Unpolished Cylinder, Crown, and Common Window not exceeding 10 x 15 in. sq., 1 1/2 c.; over that, and not over 16 x 24, 2 c.; over that, and not over 24 x 30, 2 1/2 c. all over that, 3 c. sq. ft.

WINDOW GLASS, Prices Current per box of 50 feet.

Table titled 'SINGLE' listing prices for window glass by size (6 x 8, 8 x 10, 10 x 15, etc.) and thickness (1st, 2d, 3d, 4th).

Table titled 'DOUBLE' listing prices for window glass by size (6 x 8, 8 x 10, 10 x 15, etc.) and thickness (1st, 2d, 3d, 4th).

Sizes above - \$10 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 inches bracket.

Discounts, French-40 and 10@50 per cent American-50 and 10 per cent.

Table listing prices for 'GREENHOUSE, SKYLIGHT AND FLOOR GLASS' including 'Fluted plate', 'Rough plate', etc.

HAIR-Duty free.

Cattle - bushel of 7 D. \$0 9@ 0 12 1/4. Goat - 15@.

IRON. Duty.-Bar, 1 to 1 1/2 c. sq. ft.; Railroad, 70c. sq. 100 lb Boiler and Plate, 1 1/2 c. sq. ft.; Sheet, Band, Hoop and Scroll, 1 1/4 to 1 3/4 c. sq. ft.; Pig, \$7 sq. ton; Polished Sheet 3c. sq. ft.; Galvanized, 2 1/2 c. sq. ft.; Scrap Cast, \$6 sq. ton Scrap Wrought, \$8 sq. ton-all less 10 per cent. No Bar Iron to pay a less duty than 35 per cent. ad val.

Table listing prices for iron products: 'Pig, Scotch, Coltness', 'Pig, Scotch, Glangarnock', 'Pig, Scotch, Eglinton', etc.

Table listing prices for 'BAR, SWEDES, ordinary sizes', 'Bar, Swedes, nail rod', 'BAR-Common', etc.

Table listing various iron and steel products such as BAR—Refined—, Nos. 10 to 16, Galvanized, Patent and planished, RAILS, American steel, RAILS, American iron, LATH—Cargo rate, LIME, Rockland, common, Rockland, finishing, State, common, cargo rate, State, finishing, Ground.

Table listing LUMBER products including Pine, very choice and ex. dry, Pine, good, Pine, shipping box, Pine, common box, Pine, common box, 5g, Pine, tally plank, 1 1/4, 10in., dressed, etc.

Table listing various types of wood and lumber such as Spruce, plank, 1 1/2 inch, each, Spruce, plank, 2 inch, each, Spruce plank, 1 1/2 in., dressed, Spruce plank, 2 in, Spruce wall strips, Spruce timber, Hemlock boards, Hemlock joist, 2 1/2 x 4, Hemlock joist, 3 x 4, Hemlock joist, 4 x 6, Ash, good, Oak, Maple, cull, Maple, good, Chestnut, Cypress, 1, 1 1/2, 2 and 2 1/2 in, Black Walnut, good to choice, Black Walnut, 5g, Black Walnut, selected and seasoned, Black Walnut counters, Cherry, wide, Cherry, ordinary, Whitewood, chair plank, Whitewood, incii, Whitewood, 5g in, Whitewood, 5g panels, Shingles, extra shaved pine, 18in, Shingles, extra shaved pine, 16in, Shingles, extra sawed pine, 18in, Shingles, clear sawed pine, 16in, Shingles, cypress, 24 x 6, Shingles, cypress, 20 x 6, Yellow pine dressed flooring, Yellow pine girders, Locust posts, 8ft, Locust posts, 10ft, Locust posts, 12ft, Chestnut posts.

Table listing PAINTS AND OILS including Chalk, China clay, Whiting, gilders, &c., Whiting, common, Paris white, Eng., Paris white, American, Lead, white, American, dry, Lead, white, American, in oil pure, Lead, English, B. B. in oil, Lead, red, American, Litharge, American, Litharge, English, Ochre, French, dry, Venetian red, American, Venetian red, English, Tuscan red, English, Turkey red, English, Indian red, English, Vermilion, Am. Quicksilver, Vermilion, English.

Table listing various pigments and colors such as Carmine, American, No. 40, Chrome, yellow, Orange Mineral, Paris green, Sienna, raw (American), Sienna, Italian lump, Sienna, Italian powdered, Umber, American raw & pow'd, Umber, Turkey, lump, Umber, powder, Drop Black, English, Drop Black, American, Chinese blue, Prussian blue, Ultramarine blue, Chrome green, Oxide zinc, American, Oxide zinc, French, V M G S, Oxide zinc, French, V M R S.

Table listing PLASTER PARIS products including Duty, -20 Per cent. ad. val. on calcined; lump, free, Nova Scotia, white, Nova Scotia, blue, Calcined, Eastern and city, Calcined, city casting, Calcined, city superfine.

Table listing SLATE products including Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City).

Table listing GOLDERS products including No. 1, No. 2.

Table listing STONE products including Amherst freestone, Berlin freestone, Berea freestone, Brown stone, Portland, Ct., Brown stone, Belleville, N. J., Granite, rough, Canaan marble, Dorchester, N. B., stone, rough, BLUE STONE, Drain stone, per square foot, Flag, smooth, Flag, rough, Flag, smooth, 4 and 4.6, Flag, rough, 4 ft., Flag, large, promiscuous, Flag, large, promiscuous, 50 to 100ft, Curb, 10in, per lineal foot, Curb, 12in, Curb, 14in, Curb, 16in, Curb, 20in, Curb, 20 extra, Curb, New Orleans, 4in, Corners, 20in, per set of 3 pcs., Corners, 16in, Sills and lintels, per lineal foot, Sills and lintels, fine quarry cut, Coping, 11 to 18in. wide, Coping, 20 to 28in. wide, Coping, 30 to 36in. wide, Gutter, 12in, Gutter, 14in, Bridge, Belgian, Bridge, thick, Bridge, thin, Bridge, 16in, Bridge, 20in, Steps, 8in, Steps, 7in, Steps, 6in, Steps, door, per in. wide, Platforms, promiscuous, 4in, per sq. foot, Platforms, promiscuous, 4in, 40 to 100ft, Platforms, promiscuous, 5in, Platforms, promiscuous, 5in, 40 to 100ft, Platforms, promiscuous, 6in, Platforms, Promiscuous, 6in, 40 to 100ft.

Table listing NATIVE STONE products including Common building stone, Base stone, 2 1/2ft. in length, Base stone, 3ft. in length, Base stone, 3 1/2ft. in length, Base stone, 4ft. in length, Base stone, 4 1/2ft. in length, Base stone, 5ft. in length, Base stone, 6ft. in length.

Table listing IRON PLATES products including I. C. charcoal, 10 x 14, I. C. coke 10 x 14, I. X. charcoal, 10 x 14, I. C. charcoal, 14 x 20, I. X. charcoal, 14 x 20, I. C. coke, 14 x 20, I. C. coke, terme, 14 x 20, I. C. charcoal, terme, 14 x 20, ZINC, Duty, sheet, Sheet, ask, open, FREDK T. CAMP, ARCHITECT, 206 West 33d St. All communications attended to promptly. Sketches made free for parties ordering plans. Correspondence solicited.

JANES & KIRTLAND,

15 Murray Street,

FOX JANES & WALKER FURNACES,

AND THE

BEEBERANGES

(TRADE MARK.)

AT WHOLESALE AND RETAIL.

Architectural Iron Work, Stable Fittings, &c.

JANES & KIRTLAND 15 Murray St.

JAMES ARMSTRONG,

Plumber and Gas Fitter,

Court St., cor. Union St., BRANCH STORE: 409 Myrtle Av., near Clinton Av BROOKLYN.

C. B. Le BARON,

BUYER OF COMMERCIAL PAPER,

No. 25 PINE STREET, NEW YORK.

PEERLESS BRICKS,

200 KINDS.

UNEQUALLED IN QUALITY.

ARCHITECTURAL SHAPES & COLORS.

Voussoirs for all kinds of

Arches.

Peerless Brick Company,

208 South 7th St.,

Philadelphia.

A. W. BUDLONG,

DEALER IN

LUMBER

COR. 11TH AV. & 22D ST., NEW YORK.

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

PRATACAP ORNAMENTAL GLASS N.Y. CITY. MOSSED GLASS OF FINEST WORKMANSHIP AND NEWEST DESIGNS. 52 4th Avenue.

REMOVAL.

ISAAC WALKER,

Tailor and Importer,

From 166 Fifth Avenue to

275 FIFTH AVENUE.

J. W. & H. C. MORAN

Dealers in North River Blue Stone, Flagging, Sills, Lintels, Coping, Steps, &c., & Vaults, Roofs and Doors cut to order, and all kinds of Cemetery Work. Rubbed Mantels, Sills and Lintels, Hearths, Tile, &c., &c.

Hamilton Av., cor. Hicks St., Brooklyn. Residence, 31 Third Place—Box, 107, Mechanics' & Traders' Exchange, Fulton Street.

LEGAL NOTICES.

PHILIP F. LENHART & CO.—NOTICE IS HEREBY given that Philip F. Lenhart, John Teodor Liedtkie, Constance Spier and Susan W. Van Namee, all residing in the city of Brooklyn, State of New York, have formed a limited partnership, pursuant to the provisions of Revised Statutes of the State of New York, for the purpose of manufacturing Leather, and selling machines for finishing Leather, under the firm name of PHILIP F. LENHART & CO., in which all the parties interested are the said Philip F. Lenhart, John Teodor Liedtkie and Constance Spier, who are the general partners, and the said Susan W. Van Namee, who is the special partner. That the said Susan W. Van Namee has contributed and paid in the sum of Two Thousand Five Hundred Dollars in cash as capital to the common stock, and that the said co-partnership commences on the 23d day of December, 1879, and ceases the 23d day of December, 1884.

PHILIP F. LENHART,
JOHN TEODOR LIEDTKIE,
CONSTANCE SPIER,
General Partners.
SUSAN W. VAN NAMEE,
Special Partner.

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

1. The name or firm under which such partnership is to be conducted is WILLIAM MCCARROLL & CO.
2. The general nature of the business to be transacted is jobbing and commission dealing in Leather and Shoe Findings.
3. The names of all the general and special partners are as follows: William McCarroll, who resides at Brooklyn, Kings County, and State of New York, is the general partner; and John Ennis, who resides at Brooklyn, Kings County, State of New York, is the special partner.
4. The said John Ennis has contributed as capital to the common stock the sum of four thousand dollars.
5. The period at which said partnership commences is January 1st, 1880, and the period at which the said partnership is to terminate is December 31st, 1885.

Dated, December 31st, 1879.

(Signed) WM. MCCARROLL,
JOHN ENNIS.

LIMITED PARTNERSHIP.—THIS IS TO CERTIFY that the subscribers have formed a limited partnership, pursuant to the provisions of title one chapter four part two of the Revised Statutes of the State of New York and of the several Acts of the Legislature of the said State amendatory thereof, for the transaction of mercantile business within the State of New York, to wit: The business of importing and selling Dry Goods and other merchandise on commission and on their own account, under the name and firm of LUCKEMEYER & SCHEFER; the names of all the general and special partners interested therein and their respective places of residence are as follows: General partners, Edward Luckemeyer and Carl Schefer, both of the City of New York, in the State of New York; special partner, Otto Wesendonck, of Dresden, Germany; the amount of capital which the special partner has contributed to the common stock is the sum of two hundred and fifty thousand dollars, in cash. The partnership is to commence on the first day of January, one thousand eight hundred and eighty, and will terminate on the thirty-first day of December, one thousand eight hundred and eighty-two.

EDWARD LUCKEMEYER, } General
CARL SCHEFER, } Partners.
OTTO WESENDONCK, Special Partner.

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

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, 45.92 feet 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 585 feet on Powell av. and about 460 feet on the North Plank Road.
Maps at office of auctioneer.

LEGAL NOTICES.

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which said partnership is to be conducted is WISE & HOLMES; that the general nature of the business intended to be transacted by such partnership is the dry-goods commission business; that the names of all the general and special partners interested in the said business, are Edward Wise, Thomas Holmes and Levi Spiegelberg; that the said Edward Wise is a general partner, and his place of residence is in the City and County and State of New York; that the said Thomas Holmes is also a general partner, and his place of residence is in the City of Brooklyn, in the County of Kings, and State of New York; and that the said Levi Spiegelberg is a special partner, and his place of residence is in the City and County and State of New York; that the place of business of the said partnership is and shall be situated in the City and County and State of New York; that the said Levi Spiegelberg, the said special partner, has contributed to the common stock of said partnership the sum of seventy-five thousand dollars in cash; and that the said partnership is to commence on the first day of January, 1880, and to terminate on the thirty-first day of December, 1882.

Dated December 29th, 1879.

EDWARD WISE, } General
THOMAS HOLMES } Partners.
LEVI SPIEGELBERG, Special Partner.

DAVID LEVENTRITT,
Counselor-at-Law,
Nos. 320 and 322 Broadway, New York.

NOTICE.—THE FIRM OF WILMERDING, HOGUET & CO. expires this day by limitation. Mr. Robert I. Hoguet and Mr. John Currie Wilmerding will sign in liquidation at the store of Wilmerding, Hoguet & Co.

Dated New York, December 31st, 1879.

LIMITED PARTNERSHIP.—This is to certify that the subscribers have formed a limited partnership pursuant to the provisions of Title I, Chapter IV., Part II. of the Revised Statutes of the State of New York and of the several acts amendatory thereof, for the transaction of mercantile business within the State of New York, to be conducted under the firm or name of WILMERDING, HOGUET & CO. The general nature of the business intended to be transacted is the Auction Business and the Commission business.

The names of all the general and special partners interested therein, and their respective places of residence are as follows: General partners, Robert J. Hoguet, of the city of New York, John C. Wilmerding, of South Orange, N. J., George C. Eycland, of the city of Brooklyn, L. I., John Currie Wilmerding, of the city of New York, Henry L. Hoguet, Jr., of the city of New York. Special partners, Henry L. Hoguet, of the city of New York, and J. C. Wilmerding, of the city of San Francisco, State of California.

The amount of capital which each special partner contributes to the common stock is as follows: Henry L. Hoguet the sum of one hundred thousand dollars in cash, and J. C. Wilmerding the sum of one hundred thousand dollars in cash.

The partnership is to commence on the first day of January, one thousand eight hundred and eighty, and will terminate on the thirty-first day of December, one thousand eight hundred and eighty-two.

Dated New York, December 31st, 1879.

ROBERT J. HOGUET,
JOHN C. WILMERDING,
GEORGE C. EYLAND,
JOHN CURRIE WILMERDING,
H. L. HOGUET, Jr.,
General Partners.

HENRY L. HOGUET,
J. C. WILMERDING,
per L. K. Wilmerding, Attorney,
Special Partners.

NOTICE.—Mr. Lester L. Mosley and Mr. Edward Vannier will have an interest in our business.
Dated, New York, December 31st, 1879.

GEORGE L. DALE, SON & CO.—LIMITED PARTNERSHIP. We, the undersigned, have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, and the various acts amendatory thereof, to begin on the first day of January, one thousand eight hundred and eighty, and to end on the thirty-first day of December, one thousand eight hundred and eighty-two; for the purpose of carrying on the business of wholesale dealers in Dry Goods, under the name or firm of GEORGE L. DALE, SON & CO. Said firm is to have its place of business in the city, county and State of New York. The general partners of said firm are George L. Dale, residing in Orange, New Jersey; Frederick B. Dale, residing in New York City, New York, and Philo P. Hotchkiss, residing in Brooklyn, New York. The special partner is Wm. A. Wheelock, who resides in New York city, New York, and who has contributed in cash, as capital to the common stock of said partnership, the sum of twenty-five thousand dollars.

Dated, New York City, Dec. 31, 1879.

GEORGE L. DALE,
FRED. B. DALE,
PHILO P. HOTCHKISS, } General partners.
WM. A. WHEELLOCK, Special partner.

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

LEGAL NOTICES.

THIS IS TO CERTIFY 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 said partnership is to be conducted is CHARLES ZINN & COMPANY. That the general nature of the business to be transacted is the manufacturing, importing, buying and selling of willow ware and such articles as are usually dealt in by dealers; in such ware and goods. That the names of all the special and general partners are as follows: Charles G. Thurnauer, Felix Thurnauer and Adolph Thurnauer are the general partners; and Charles Zinn is the special partner; all the said partners residing in the City of New York; that said special partner Charles Zinn has contributed the sum of ten thousand dollars, as capital to the common stock; and that the said partnership is to commence on the first day of January, 1880, and is to terminate on the thirty-first day of December, 1881.

CHARLES G. THURNAUER,
FELIX THURNAUER,
ADOLPH THURNAUER,
CHARLES ZINN.

State of New York, City }
and County of New York. } ss.

I hereby certify that on this thirtieth day of December, 1879, there personally appeared before me Charles Zinn, Charles G. Thurnauer, Felix Thurnauer and Adolph Thurnauer to me personally known and known to me to be the persons described in and who executed the foregoing certificate and acknowledged to me that they had executed the same for the purposes therein mentioned.

S. KAUFMANN,

Notary Public.

Kings Co. Cert. filed in N. Y. Co.

State of New York, City }
and County of New York. } ss.

Charles G. Thurnauer being duly sworn says that he is one of the general partners named in the above certificate and that the sum specified in the said certificate to have been contributed by the special partner to the common stock has been actually and in good faith paid in cash.

Sworn to before me this 1st day of December, 1879.

CHARLES G. THURNAUER,
S. KAUFMANN,

Notary Public.

Kings Co. Cert. filed in N. Y. Co.

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which said partnership is to be conducted is J. B. SUMMERFIELD & CO. That the general nature of the business intended to be transacted by said partnership is buying and selling commercial paper, both as principals and agents; and buying and selling gold, United States Government, State and other securities, on commission only, in the city of New York. That the names of all the general and special partners interested in said business are John B. Summerfield, Charles Schwacofer and John S. Young. That the said John B. Summerfield is a general partner, and his place of residence is in the city of Brooklyn, County of Kings and State of New York. That the said Charles Schwacofer is a general partner, and his place of residence is in the town of Newtown, County of Queens and State of New York, and that the said John S. Young is the special partner, and his place of residence is in the City, County and State of New York. That the amount of capital which said special partner, John S. Young, has contributed to the common stock or capital of said business is the sum of twenty-five thousand dollars in cash.

That the period at which said partnership is to commence is the first day of January, 1880, and the period at which it will terminate is the 31st day of December, 1881.

Dated New York, December 30, 1879.

JOHN B. SUMMERFIELD, } General
CHARLES SCHWACOFER } Partners.

JOHN S. YOUNG, Special Partner.

F. DOMINICK,

Attorney, 79 Nassau street.

BATES, REED & COOLEY.—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.

1. The name or firm under which such partnership is to be conducted is BATES, REED & COOLEY.
2. The general nature of the business intended to be transacted is the Importing and Jobbing of Silk and Fancy Dry Goods, including Domestic.
3. The place in which the business is to be carried on is the city of New York.
4. The names of all the general and special partners are as follows: Levi M. Bates and John H. Reed, who reside in the city of New York, and Martin I. Cooley, who resides in Plainfield, New Jersey, are the general partners; and Thomas W. Evans, who resides in the city of New York, is the special partner.

5. The amount of capital which the said special partner has contributed to the common stock is two hundred thousand dollars in cash.

6. The said partnership is to commence on the first day of January, 1880, and is to terminate on the thirty-first day of December, 1882.

LEVI M. BATES,
JOHN H. REED,
MARTIN I. COOLEY, } General Partners.
THOMAS W. EVANS, Special Partner.

LEGAL NOTICES.

FRANK AND WEIS.—NOTICE IS HEREBY GIVEN that the undersigned have formed a limited 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, &c.,
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.—That 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.

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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