

REAL ESTATE RECORD

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Nos. 135 AND 137 BROADWAY

OUR INDEX.

Our subscribers receive with this issue the Index to Volume XXIV. of THE REAL ESTATE RECORD, covering the period of six months from July to December, 1879—one of the most important in the history of New York real estate. This Index is the key to the vast treasure of information given week after week in these columns, and at once enables all those interested to ascertain with promptness the value of a certain parcel of property at any particular time during said period. In addition to the references of this exhaustive Index regarding all the transfers filed in the Register's offices of New York and Brooklyn during the past six months, its pages also furnish the same facilities for ascertaining all information about the new buildings in the two counties, the Mechanics' Liens, the various topics discussed editorially and the new projects that have engaged the attention of owners, architects and builders during the past year.

When it is remembered that, for the purpose of getting at all these facts so valuable to purchasers and sellers, there are no other sources than the volumes of THE REAL ESTATE RECORD, now properly indexed almost up to this very date, our friends will share with us the pride we take in pointing to the labor and care which have been bestowed upon this Index without which the mass of statistics gathered during the past six months would indeed constitute a labyrinth which might ruffle the temper of the coolest Pine street broker.

Completing, as this Index does, the history of the marked changes for the better which have come over values during the year 1879—a year that in time to come will be studied with as much avidity as it has been closely watched during the past twelve-month—we do not see how any one at all desirous of investigating before investing can be without THE REAL ESTATE RECORD. Its more than thousand pages printed in 1879 present in cold and hard figures the true inwardness of a market, which, after all, is the true test of a people's prosperity. It is the value of the soil that reflects a nation's wealth, and our columns have teemed from week to week with the fluctuations of these values. Of course New York and Brooklyn, with its myriads of streets, avenues, parks, places, squares, lanes and roads do not in every instance show a marked variation from previous values, but whatever the spot, whatever the alley even, the Index will readily direct the investor and broker to the page reflecting the transactions in said spot or street.

BROKERS' COMMISSIONS.

To the Editor of THE REAL ESTATE RECORD.

Please answer the following question, as I think it is time the matter should be finally settled:

A party leaves with me a piece of real estate

for sale at a certain price; negotiations are commenced by making an offer for same; finally, on the 24th December, I again see the owner, coming to his terms all but \$50, and then on the 26th December, about three o'clock (Christmas day intervening), I notify the owner my party will take the property on his own (the owner's) terms, and that the contract is already drawn, ready for signature, whereupon he informs me the same is sold.

Under the circumstances, am I entitled to a commission?

ANSWER.

A broker employed to sell, in the ordinary course of things, can do no more than find a person who is able and willing to purchase upon the owner's terms. When he succeeds in doing this, his brokerage is earned, and the owner who refuses to sell on the terms given to the broker, or disables himself from conveying, becomes liable for the brokerage. This is the general rule which, like every other, has its exceptions. If the owner revoked the broker's authority before the purchaser was introduced, or if he preserved the liberty to sell, himself or through other brokers, upon the understanding that he was to be liable only to the person who made the first actual sale, the owner would not be liable. Of course, every owner may sell his property whether he employs a broker or not, but if he does, he ought to notify his broker so as to relieve him from further labor or efforts. If he fails to do this, or, in other words, to revoke the broker's authority, it would be manifestly unjust to deprive the broker of his commission, who, ignorant of the sale by the owner, continued to labor and incur expense until he had accomplished the object of his employment. While the owner has rights the broker, after employment, has rights, too, which his employer must respect or pay the penalty, which in this case is the brokerage.

PROPOSED CHARTER AMENDMENTS.

On Monday evening, the Municipal Society met at 67 Madison avenue, Thatcher M. Adams, Esq., President, in the chair.

The committee on amendments to the Charter of New York (Messrs. Myer S. Isaacs, Dorman B. Eaton and Artemas H. Holmes), presented a preliminary report suggesting the principles which should underlie municipal governments, the special defects of the present charter and the proposed remedies.

The report recommended: (1) a triennial election of the Mayor and Comptroller, the election of Aldermen for three years, to be classified, one-third to be chosen annually on a general ticket; (2) the appointment of inspectors of election to be taken from the Police Board, and vested in a supervisor appointed by the Mayor; (3) the appointments of heads of departments, to be made by the Mayor, without confirmation by the Aldermen, the Mayor to have the power of suspension and removal; (4) subordinate officers to be appointed by the head of the department, to hold office during good behavior, to be promoted for merit, and liable to suspension or removal for inefficiency or dishonesty; (5) appointment in the fire and police department, to be made first for a probationary term, promotion to follow after competitive examination; (6) the discipline in the police and fire departments to conform as nearly as practical to the system of the army or the militia; (7) an increase of the power of the Board of Apportionment, so as to provide for the reduction of salaries, consolidation of bureaus, etc.; (8) supplies for the departments to be purchased after the method adopted for stationery and printing; (9) the street cleaning to be taken from the Police Board, and vested in a special officer, with strict limitations as to contracts for cleaning in sections,

removing ashes, garbage, etc.; (10) the fixing of responsibility by substituting single heads of departments for commissions, except in the case of the Board of Education and Board of Health.

The report deals with the great evil of municipal administration of this city, the apparently uncontrollable power of the political machines; and insists that the city should be governed on business principles, the service to be regulated as a great financial corporation should be conducted, and absolutely divorced from State or national politics.

Remarks upon the report were made by Messrs. Sinclair Tousey, Geo. B. Butler, R. C. Hawkins and others, and the committee were instructed to present at the next meeting formal amendments to the Charter, to be printed and considered by the Society.

OUR ANNUAL MARKET REVIEW.

In the regular market columns of this number of THE RECORD will be found an exhaustive review of all descriptions of Building Material for the year 1879, with comparisons of prices, statistics of receipts, shipments, &c. Upon the majority of the articles enumerated, it will be found that the first half of the year brought still further shrinkage in values, uncertainty respecting the future and competition among sellers generally acting as decidedly depressing influences. During the final six months, however, there was a change for the better, with the improvement rather slow until within about six weeks of the close of the year, when a sudden flurry sent prices up with a whirl in many cases, and January 1st found a very strong, confident feeling over the prospects for spring trade. In view of a very full consumption during the fall, and even up to present writing, consequent upon the open weather, dealers are carrying comparatively small accumulations, and this with the belief that building operations will open early and freely, inspires buoyant hopes for the commencement of the incoming season.

THE WEST SIDE PARKS.

PRESIDENT OLMSTEAD'S ADDRESS BEFORE THE WEST SIDE ASSOCIATION—NECESSITY FOR IMPROVING THE PARKS.

The West Side Association held a most interesting meeting last Saturday evening, when the room was crowded with members who paid close attention to the proceedings. President Olmstead was in the chair, and upon calling the meeting to order stated that the topic for consideration that evening was the improvement of the West Side Parks. He then said:

GENTLEMEN OF THE ASSOCIATION:

The topics for consideration this evening are the improvement of Manhattan Square, Morningside and Riverside Parks. These are the only unimproved public parks within the section of the city covered by the operations of our association. Manhattan square was taken for a public park nearly forty years ago, and ever since then has lain until recently entirely unimproved, except by the construction upon it, at a large expense, of a single interior wing of the Museum of Natural History. In September and November of last year, two large meetings of influential owners of property in the vicinity were held at the Museum Building, which resulted, through the active endeavors of the committee appointed to prosecute the matter, in an appropriation by the Board of Estimate and Assessment of the sum of \$20,000 towards the improvement of the square. It has been drained, and is now ready for surface work, some of which has been done. I regret to say, however, that in November last \$2,000 of the appropriation

was transferred to the account for the maintenance and government of roads, avenues, &c., in the Twenty-third and Twenty-fourth Wards. Why the Commissioners should have deemed the improvement of the latter comparatively remote region of so much more importance than a section immediately contiguous to the built up portion of the city, and needed for immediate occupation, no one but a politician could guess. It was probably for the same reason that the early appropriation for high water service on the West Side was diverted to the upper part of the Third avenue.

No effort has been spared on the part of the neighboring owners to prepare the region about Manhattan square for occupation. In this they have not been supported by the city authorities, who are at least three years behind hand in their work. This condition of things is wholly without excuse. No general of an army, or public city official in the discharge of his office, whose duty it is to anticipate and meet emergencies, has the right to plead lack of forethought.

Manhattan square should be completed at once, and a bill providing for its improvement should be introduced into the Legislature this winter. As this particular improvement is to be commented on more at length by gentlemen who are to succeed me, and who are fully conversant with the subject, I will confine the rest of my remarks to Morningside and Riverside parks. Half of a generation has passed away since these works were undertaken. They have sent to ruin many a man who foolishly pinned his future on the public faith. Indeed, that the West Side has become the graveyard of so many lost fortunes and buried hopes is due chiefly to neglect of the city to do what it was morally, and, as I believe, legally, bound to do relative to those improvements. When the future historian shall write the history of this city—and written it will certainly and truthfully be—the foul blot will stand irradicable on its page of the great robbery committed by the great body of the people in the exercise of their sovereign power upon the helpless few in the acquisition by the city of the large tracts of land constituting the West Side parks. I venture to say that in modern times, in a civilized country, since the advent of modern civilization, no greater crime has been committed against private property than the imposition of this special tax of upwards of \$4,000,000 for the acquisition of Morningside and Riverside parks by this city, without the return of any benefit to those who furnished the money for the purchase.

The plain facts of the case the public must expect to hear until this great wrong is righted, even at the cost of some repetition. By an act of the Legislature, passed April 24, 1867, chap. 697, it was provided that the Board of Commissioners of the Central Park, in the city of New York, should have power to lay out and establish streets and public places between Fifty-ninth and One Hundred and Fifty-fifth streets, west of Eighth avenue, and also that, on the application of said board, Commissioners of Estimate and Assessment should be appointed by the Supreme Court, who should have power to "assess for such openings all such parties and persons, lands and tenements, as they should deem to be benefited by such improvement to the extent which said Commissioners should deem such parties, persons, lands and tenements benefited thereby."

The act further provided that all such public squares and places, when opened, should immediately be under the control and management of the Commissioners of the Central Park as to improving and maintaining the same. The Central Park Commissioners proceeded to lay out streets and public places, pursuant to the act, and filed maps thereof within the two years limited by the act for that purpose. Commissioners of Estimate and Assessment were then appointed by the court, who made and filed their reports. The report for opening Morningside Park and Avenue was confirmed July 28, 1870, and for opening Riverside Park and Avenue, August 2, 1872, and those parks thereupon became public parks and the property of the city. The assessment by the Commissioners upon the adjacent property owners for opening Morningside Park and Avenue was \$896,693, and for Riverside Park and Avenue, \$3,104,479, and nearly equal sums were assessed for those improvements upon the city at large. The exact amount of the local assessment upon the property owners for both improvements being \$4,001,172, and upon the city, \$3,892,981. Of course the persons so assessed were called upon to pay not only the whole of the local assessment, but their share of the general tax of \$3,892,981 upon the entire city, in addition.

The assessments were made, by law, a first lien on the property charged therewith and carried interest at the rate of twelve per cent. per annum from the time the assessment books went to the Clerk of arrars. They have, in fact, been nearly all paid, but this is immaterial, since they are amply secured. The money thus collected went into the city treasury and was used for general city pur-

poses. It was not kept apart as a special deposit. It may be said to have been indirectly appropriated in paying for the land taken for the parks and avenues.

The principal and interest of such local assessments for Morningside and Riverside parks and avenues amounted, on January 1, 1880, to the following sums:

Morningside Park and Avenue, assessment	\$896,693
Interest from July 28, 1870, to January 1, 1880, at 7 per cent.	\$591,592
	\$1,488,285
Riverside Park and Avenue, assessment	\$3,104,479
Interest from August 2, 1872, to January 1, 1880, at 7 per cent.	\$1,611,741
	\$4,716,220

Total \$6,204,505
For this large amount thus taken from the property-owners, without their consent or concurrence, the only return which the nature of the case admitted of, and which was intended and provided for, namely, the improvement of the parks, has been utterly withheld, and the property-owners have received no benefit whatever. Morningside and Riverside Avenues, which border the interior lines of the parks, are now being constructed, and are to be paid for by local assessments, like other street improvements. Now, it has never been supposed that a local tax could be imposed without the return of any benefit to those assessed. On the contrary, all the authorities agree that the same act authorizing the assessment must also provide for the return of the benefit. This, it is insisted, was intended to be done, and was actually done by the act of 1867, above referred to. The act itself, and the proceedings of the Commissioners of Estimate and Assessment thereunder, show, beyond dispute, that it was the intention of the legislature, as well as of the Commissioners, that the benefit to accrue to the adjacent lot owners, for the assessments imposed on them, should be the immediate completion of the improvements, on account of which the assessments were laid.

The public squares and places were, "immediately" after the same were opened, "to be placed under the control and management of the Commissioners of the Central Park, as to the regulating, grading, paving, sewerage and otherwise improving the same." As to the streets and avenues, the department authorized to complete them "shall, upon the requisition of the Commissioners, proceed forthwith to do such work and make such improvements."

The eighth section of the Act directed the Comptroller of the City to deposit, with such bank or trust company as should be designated by the Board of Commissioners of the Central Park, such sums of money as said Board should from time to time require for improving said streets, public squares and places, and he was empowered to issue bonds of the city for the purpose of raising the money. This is, in substance, the same financial provision as that contained in the original Central Park Act. The proceedings of the Commissioners of Estimates and Assessments, to whom was delegated by the Legislature the power to fix the amount and extent of the assessments are conclusive on this subject. The wide extent of the area of the assessment shows indisputably that the benefit intended by the Commissioners to be returned to the property owners, was to be the immediate improvement of the parks. Thus the area of the assessment for Morningside Park comprised the region bounded by Eighty-sixth street on the south, One Hundred and Forty-fifth street on the north, Seventh avenue and Central Park on the east, and Broadway boulevard on the west; while the area for the assessment for Riverside Park was bounded by Forty-second street on the south, One Hundred and Fifty-fifth street on the north, Eighth avenue on the east and Hudson River on the west. Upon what principle could land below Fifty-ninth street or above Manhattan land have been assessed for the latter park if it was to be idle and unimproved at the convenience of the city? The bulk of the land covered by the assessment is at a great distance from the parks themselves, and can receive no benefit at all from them, unless and until they are put in such condition that the whole region of the West Side shall feel the influence of the improvements. A glance at the city map shows this to have been in the minds of the Commissioners who laid the assessments. Upon no other theory could they have been imposed at all. The only works of importance laid out under the above act of 1867, which have not been completed, and for which special assessments were imposed, are Morningside and Riverside parks and the avenues bordering those parks. The latter, however, are in process of construction, Riverside avenue is nearly ready to be opened to the public and Morn-

ingside avenue will be finished next season. There are no other improvements for the completion of which property owners have like claims upon the city, and therefore, in all questions relating to city improvements, these must have special consideration. So strongly did the equities of the case appeal to a former Legislature that the so-called Woodin Charter (which passed both houses, but failed to receive the Executive approval, through some constitutional objections) expressly excepted Morningside and Riverside Parks, from the clause of that bill, limiting the issue by the city of assessment bonds. It has been sometimes charged that Morningside and Riverside parks are uncalled for improvements. In respect to this, it is enough to say that they are mostly hill sides, of no use, except as parks, and abstract little or no land from the market available for building purposes. The wisdom of the Commissioners who laid them out will be fully demonstrated when the avenues bordering them are opened to the public. Even the Council of Political Reform which has never been supposed to be a particularly progressive association, said of these parks, in a pamphlet formerly published that the debt of the city for them "has been honestly, legitimately and wisely incurred." To some extent merely laying them out on the city map did enhance, temporarily, the marketable value of the lots immediately fronting them, but even this must be taken with some allowance, when it is understood that the assessable value of such property has been greatly increased on the tax books in contemplation of the improvements, valuations having been advanced in some instances since the parks were laid out, several hundred per cent. Their present waste and unsightly condition is a positive damage to the great bulk of the assessed property instead of a benefit, retarding improvements, which otherwise would be made, and objectionable for sanitary and other reasons. Although it is nearly ten years in the case of Morningside Park, and of seven years in the case of Riverside Park since the assessments for them were respectively confirmed, and nearly seven years since the plans for the former were adopted, no perceptible improvements of any kind have been made on either park. Some sewerage has been done and some paths have been marked out, but the land lies in the same rough, uncultivated state as when it was taken by the city. I will now call the attention of the association to two bills which have been prepared, and will be introduced into the present Legislature early in the session.

The first is a bill authorizing the Department of Parks to proceed at once with the improvement of Riverside and Morningside Parks, and directing the Comptroller to furnish the necessary funds for the purpose.

The other bill is one necessary to enable Morningside avenue, now in process of construction, to be completed. I will explain briefly each bill.

As to the bill for the completion of Riverside and Morningside parks: The obvious return to the property owners who were to be assessed for these parks contemplated by the act of 1868, was to be their immediate improvement and completion, and the act directed the Park Department to draw on the Comptroller for such money as might be required for the purpose. As before remarked, it was precisely the same in form as the Central Park Act. I admit it to be wholly in the power of the Legislature to determine the limit and manner of taxation. But in this particular case the intention of the Legislature is plain. The whole act, taken together, comprised a scheme to take certain lands for public parks in the city, to charge by special local assessments those persons who would be specially benefited, and to improve the parks and to compel the city to provide funds for such improvement as a part at least of the benefit to be returned for such special assessments. If this be so, and of it there cannot be the least shadow of doubt, then not only was it the duty of the city to make the improvements with reasonable dispatch, but after the parks were once acquired and became the property of the city, and local assessments had been levied and collected therefor, no subsequent Legislature had the right either to permit the city to delay the improvements or to decline to furnish the requisite means. Suppose the Legislature had passed a statute subsequent to the acquisition of the parks, and the levy and collection of the assessments, releasing the city from its obligation to proceed with the work, would such an act have been valid? I think not. I do not think it within the province of the city authorities to delay the construction of these parks at their option. For if they can delay it ten years, why not twenty or a hundred years, and thus make a practical end of the matter? The city is bound to go on with the improvements in a reasonable time—not what is reasonable in view of the financial condition of the city, or the state of the times, because these are equally good excuses for repudiating all debts whatever, but "immediately," according to the intention of the act.

Aside from a very nice legal question, I think the public will admit that the delay which has occurred of ten years, in the case of Morningside Park, and seven in the case of Riverside Park, is entirely inexcusable, and a violation of the spirit if not of the letter of the law under which the parks were laid out. Now, why is not the work on those parks proceeded with? It is because the Charter of 1873 contains a provision that "no expense shall be incurred by any of the Departments, Boards, or officers thereof, unless an appropriation shall have been previously made covering such expense." The Board of Estimate and Assessment refuses to allow any sum for the improvements named; and this is the present condition of the matter. Although a clause in the section of the Charter of 1873, which repeals all previous inconsistent acts, makes a reservation that "this section shall not prejudice or affect any right accrued * * * except as herein specially provided for," still I claim such reservation to have been unnecessary to protect the rights of the property-owners.

The conclusions, then, to which I have arrived are as follows:

1. That the charter of 1873 does not in terms interfere with the act of 1867 so as to affect either the right of the property owners who have been assessed to have the parks completed or the power and duty of the city to complete them and provide the necessary funds.

2. That if the charter of 1873 had attempted to interfere with those rights and duties it would have been *pro tanto* void; that the whole must be taken as one scheme, both the assessment for benefit and the return of the benefit; and the provision for raising money is a part of the general plan by which the benefit was to accrue.

3. That the Park Department, as now constituted, has the power to proceed with the improvements. This is conceded. I think it also has the power to compel the Comptroller to raise the funds necessary to make the improvements.

Three years ago I submitted to the Department of Parks a brief, embodying the foregoing views, by whom it was referred to the corporation counsel for his opinion. I am unable now to find the opinion, which was sent to me from his office, but it was in substance to the effect that so much doubt existed with reference to the matter that it would be better to procure action by the Legislature before the Comptroller should be advised to issue the bonds as provided by the act on the requisition of the Park Department.

So here we stand. The Board of Estimate and Assessment, acting, it is presumed, under instructions, refuse to grant any money for the improvements, and the Comptroller cannot be expected to issue bonds for the purpose, there being doubt as to his authority to do so. The legislation we propose to ask for this winter, as to these improvements, is simply a re-enactment in substance of section 8 of the act of 1867, authorizing and directing the Comptroller to provide the moneys required by the Park Department in making the improvements, so that the rights and duties of the lot owners of the city shall remain precisely as they were under that act and prior to the charter of 1873. Such an act will, at least, enable the Comptroller to issue the bonds legally. If the Legislature think proper to limit the amount of the issue to a sum in its judgment sufficient for the work, no one will complain.

I may say, in conclusion, so far as this whole subject is concerned, apart from other considerations, the interests of the city require these parks to be improved as soon as practicable. The opening of Riverside and Morningside drives render this necessary. And this, after all, is the most effective argument to urge at a time when individual rights are of so little account as now in the public estimation.

Now, a word as to the other bill to which I have referred, authorizing the completion of Morningside Avenue by the Department of Public Works. The regulating and grading of this avenue was commenced in August, 1872. Regular payments continued to be made for that work until it was suspended in September, 1873. The amount expended up to that time was \$154,516.41 one-half of which is a charge upon the city and one-half upon the property owners, independently of the sums heretofore paid for opening the Park and avenue. Work was resumed on the avenue in August, 1878. It remained in abeyance, therefore, for five years. Let us observe the wisdom of the city authorities as to that work. No assessment for it can be laid upon the property owners until it is entirely completed. One-half of \$154,516.41 is \$77,258.20, being the amount payable by the property owners. Five years simple interest on the latter sum at 7 per cent. is \$27,045.35 which the city has lost by the delay and the interest will continue to run against the city until the avenue is finished. Now, this is without regard to the gain which would have ensued from increased taxation, had the avenue

been finished before the panic. This is a fair sample, in a compact shape, of the way things are managed by the departments of this city. Morningside avenue cannot be finished completely without completing at the same time, the approaches to and connections with Morningside Park which it borders on the high ground on the west; and this last bill is for the purpose of giving to the Department of Public Works the charge of the whole improvement of this avenue, whether lying within or without the park, both for economy and to insure unity of design. Moreover, delay in the completion of the avenue will delay the collection of the assessments for the same, as they cannot be laid until the improvement is finished. Inasmuch as the Department of Public Works is building the avenue, and doing the work in a highly satisfactory manner, it is suggested to permit that Department to take control of the entire work. If thought best there may be incorporated in the bill a provision authorizing the Commissioners of Public Works to employ temporarily at a reasonable compensation, a Superintendent of Design, in order that the present designs already adopted by the Park Department may be properly and effectively carried out and in a manner creditable to the city. Should the Legislature conclude to relegate this work to the jurisdiction of the Park Department, the act so doing should contain a provision for supplying the requisite funds for its prosecution. It is to be hoped, gentlemen, that these bills for improving the public parks on the West Side will have your approval, and when they are before the Legislature for consideration you will exert yourselves to promote their passage. The things of the greatest importance which claim our attention this winter are the completion of Manhattan Square, Riverside and Morningside parks and the removal of the shanties. Other matters will not be neglected, but those to which I have especially referred this evening will demand a large share of our time and attention.

Owing to the crowded state of our columns we are reluctantly compelled to omit the interesting remarks made by Mr. Fleming Smith, Gen. Viele, and Commissioner Salem H. Wales.

THE MAYOR'S MESSAGE.

"Well written and to the point, so far as it goes, but lacking in comprehensiveness," such is the verdict passed upon the Mayor's Message. There is certainly an advantage in the official head of this city giving yearly to our people a history of the condition of the municipality, with suggestions as to future improvements. A. Oakey Hall, who is nothing, if not eccentric, was the first mayor of New York who omitted the annual message, and since his time these documents have not been of much account. Mayor Cooper has one grievance. The courts have interfered with his authority and he finds himself a mere clerk, utterly without power to help giving New York good government, or efficient officials. The judges who have stripped the Mayor of the power meant to have been given him by the statutes should hereafter be marked men in this community. It would be well for them to consult the document put forth by the supreme judicial authority in Maine, touching the recent controversy respecting the election of the Legislature in that State. That court laid down the proposition that the aim of constitutions and charters was good government; the carrying out of the will of the people and that precedents and all technicalities must give way to the equities of the situation. This we believe to be good law and good morals, and in so believing we hold that the courts who have endeavored to strip the Mayor of the little authority he has are amenable to the gravest public censure.

There are a dozen important topics which the Mayor might have alluded to, but which he has seen fit to omit. He seems to be satisfied with but one department of the city government—the Board of Public Works. We hope our well-meaning chief magistrate will see the necessity of transmitting to the common council another message, covering the points which he has left untouched in the one under review.

WATER WASTE.

Before the Aqueduct Department indulges in the costly luxury of new reservoirs, it would be well to heed the lesson taught by the restricted use of water meters. It seems from the records kept since these meters have been employed that our people have been needlessly extravagant with their cistern water. Factories, hotels, restaurants, livery stables, steamship lines have been wasting water, without any sort of reason. We hope the time will never come when there will be any restriction upon water in private residences or tenement houses, but certainly it is not just to our taxpayers to permit the waste of water which has gone on for so many years. We will not repeat the figures which have appeared in the daily papers, but enough is known to satisfy any one that there is no need of new reservoirs if the criminal waste of water in this city could be put a stop to. The exacting of rents for these water meters has had one good effect. It has turned the attention of large brewers and certain manufacturers to getting water from other sources and it is now found that within fifty feet of the surface there is an abundance of pure water underlying this island. Analysis shows that the water which is under the clay stratum is far purer even than Croton and, being colder, is especially fitted for the manufacture of lager beer. It may seem visionary to apprehend any such thing as cutting off the water supply of New York, but still nations do get involved in war and this city will be exposed to the peril of being starved out for want of water should an enemy be enabled to cut the croton water mains, between the Harlem and Croton Rivers. The wells which have been driven by the various factories show that there is no danger of any famine from water in the city of New York. We can get all we want in times of need, without any reference to the Croton supply.

MARKET REVIEW.

REAL ESTATE MARKET.

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

Auction sales at the Exchange Salesroom during the past week were few and far between, and, with the exception of some property on the East Side of the city, created but little comment. Mr. Bernard Smyth sold an East Broadway house, now fully rented, at \$6,500, one of the bargains of the week, and Horatio Henriques sold two houses on Sixth street, near Lewis, for \$4,800 and \$4,900. In both instances the property was disposed of below its actual value.

Some leasehold property in Eighth avenue, near Twenty-first street, was sold on Thursday by the Messrs. Muller at fair prices, while Mr. Harnett sold on the same day a three-story brick house, 20x70, on the west side of Sixth avenue, near Brooklyn street, for \$10,900.

In Brooklyn, one hundred and thirty lots, forming part of the well-known Brevoort estate, were sold at an aggregate of \$89,130. These lots were located along Nostrand and Marcy avenues, Hancock and Jefferson streets. Mr. T. J. Riley bought ninety-seven of these lots and Mr. Needham thirty-three.

GOSSIP OF THE WEEK.

When in last week's "gossip" we alluded to the sale of the Cheseborough farm by L. J. & I. Phillips, and termed it one of "the best managed" sales, we desired to point to the fact that the private contract was made within a short space of time after Mr. Cheseborough had repurchased his own property, thus showing tact and energy on the part of the brokers. We make this correction for the purpose of removing any misapprehension on the part of those who construed our words as meaning that the consideration was too high. On the contrary, General Butterfield, not many years ago, refused nearly three times the amount at which Mr. Ehret has now purchased this fine tract of land.

The same firm has made other sales during the past week, particulars of which will be given in our next issue.

THE REAL ESTATE RECORD.

Other brokers, however, are also feeling the effect of a favorable turn in the market, but we are in duty bound not to print their transactions, until contracts are actually signed. One of them we know to our certain knowledge has handed more than a half dozen contracts of sales for signature to parties representing capitalists, and most of these contracts will be signed, but not before this edition goes to press.

Lepinasse & Friedman have sold for Mr. Charles Osborn, the well-known Wall street broker, his two lots on the southeast corner of Forty-eighth street and Fifth avenue, 25x125 each, at \$145,000, all cash. Mr. Robert Golet is the purchaser.

Hall J. How has sold for Mr. Aaron Ogden, nine lots on Tenth avenue and One Hundred and Forty-fifth street, being 100 feet on the east side of the avenue, and 225 feet on the north side of the street, for \$27,000, to Mr. Joseph W. Patterson. These lots have been held by Mr. Ogden during the past ten years, and the purchaser may congratulate himself in becoming possessed of a choice plot like this at what must be regarded a low figure to-day, considering that including the corner, he only pays at the rate of \$3,300 for them.

Eight lots on the east side of Fourth avenue, between Sixty-ninth and Seventieth streets, have been sold to Ashbel H. Barney, for \$110,000, an advance of \$10,000 since November.

The property recently purchased by Mr. Ehret, comprising the block bounded by Riverside avenue, Ninetieth and Ninety-first streets and Eleventh avenue, for \$80,000, it will be seen in our list of transfers, has been resold by him for \$140,000, making over 75 per cent profit.

Messrs. Scott & Myers have sold for Alderman McCafferty, No. 35 East Sixty-eighth street, a four-story brown stone house, 16x60, lot 1/2 block, with three-story extension and oriel window, on second-story front, for \$31,500. Mr. McCafferty, who has built some fine houses recently in that section, says he cannot duplicate it for \$30,000.

We hear of quite a number of ladies who have recently invested in real estate, in contradistinction of those members of the fair sex who, a month ago, joined the procession of "lamb" in Wall street. Among those who have purchased lots advantageously during the week is Madame Demorest, who has secured three lots on St. Nicholas avenue, near One Hundred and Thirty-second street, paying an average price of \$3,000 per lot.

A number of large real estate purchases have been made recently in Suffolk County. Mr. Henry Havemeyer has bought several hundred acres of what was formerly the Bergen estate, about a mile east of Babylon, for about \$4,500. Mr. William Nicholl has sold to Mr. Frederic Neilson, of New York, 463 acres for \$20,835. Mr. Christopher R. Roberts has bought 749 acres adjoining the property of William H. Vanderbilt, for \$24,474, and another gentleman is reported to have bought 895 acres of plain lands for about \$10,000.

The following are the sales at the Exchange Sales-room for the week ending January 9:

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

Table with 2 columns: Description of property and Sale price. Includes items like Carmine st (No. 27), Cannon st (No. 95), *Crosby st, East Broadway (No. 279), Pearl st, *6th st, 6th st, *77th st, *128th st, *Grand av, 6th av, 8th av.

BROOKLYN, N. Y.

In the city of Brooklyn, Messrs. J. Cole and Cole & Murphy and J. C. Eadie have made the following sales for the week ending January 7:

Table with 3 columns: Address, Price, and Remarks. Includes properties like *Court st, Franklin st, Penn st, Oakland st, *3d st, McKee, *12th st, *Johnson av, Nostrand av, Marcy av, Nostrand av, Marcy av, Nostrand av, Marcy av, Nostrand av, Marcy av, Nostrand av, Marcy av, Nostrand av, Putnam av, Reid av, *Shepard av.

BUILDING MATERIAL MARKET.

REVIEW OF ALL THE LEADING ARTICLES FOR THE YEAR 1879.

We present below our regular yearly review of the market for about all articles of merchandise used in the construction of a building, direct or remote, with comparisons of prices and various matters of statistics to be found in no other journal in this city. The salient features of the majority of the reports, and more especially on building materials proper, are a larger aggregate of business than in 1878, at very low prices during the greater portion of the year, at times almost cutting off margins to the manufacturer, with a final quite decided recovery just at the close of the season, and the year winding up on very strong values, comparatively moderate stock of goods in hand, and generally cheerful expectations respecting the winter and spring trade. This reaction, however, has come too late to prove of any general benefit on the product marketed during 1879; but the producers and the dealers are congratulating themselves that, while their goods have not secured the full share of surrounding buoyancy, the long-looked-for "hard pan" has been reached, and all the chances are favorable for a first-rate year during 1880. Real estate was about the last to succumb to the breakdown of value from the inflated altitude reached, and in natural sequence it is also the last to recover; but the symptoms are numerous and encouraging. The increased consumption of building material for the year may be cited as one of these, and the higher prices asked, and in many cases agreed to, for spring delivery of additional supplies may be named as another. The money made in speculation and in the regular and legitimate handling of merchandise last year will, no doubt, this year seek permanent investment in houses and lots in a large number of cases; and, while there is a great many of the recently erected buildings seeking customers, further improvements of a liberal character may be calculated upon, should present prospects be realized. In addition to the better local consumption of material, dealers have recovered a considerable portion of the shipping trade, both domestic and foreign, and this has further increased the volume of business over 1878. Indeed, the general outlet for supplies has been quite sufficient to exhaust all the surplus carried over from last season, force such productive capacity as might be available to about its utmost, and lead to preparations for the resumption of operations by numerous manufacturers in various lines who consider the outlook bright enough to warrant them in again investing capital in works previously abandoned as unprofitable. Supplies now in hand are very well assorted, but not large or likely to receive many additions before spring. It may be well to add to the above the opinion of some of our more conservative dealers, who, while admitting the general encouraging nature of the prospect, are fearful that the sudden improvement of the fall and winter has been accepted in too sanguine spirit. Especially do they suggest the possibility of over-production to an extent sufficient to materially modify results on prices expected if no more disastrous form is reached. The following shows the export movement on

leading articles of Building Materials during the years named:

Table with 4 columns: Material Name, 1877 Value, 1878 Value, 1879 Value. Includes Bricks, Cement, Doors, Sashes & Blinds, Fire Brick, Tiles, Lumber & Timber, Shingles, Paint, Plaster, Nails, Slate (roofing), Stone, Roofing, Mantles, Miscellaneous.

NOTE.—This week's markets have been fairly active and without much change on values except for Lath. These under more liberal arrivals somewhat freely offered have gone back to \$2.00 per M., cargo rate, and the prophets who so strongly predicted 50c. @ \$1.00 higher seem to be at a discount for the present.

BRICKS.—The market for Common Hard Bricks is one of the very few in the line of building materials where the selling interest has had the average advantage, and where business developed a brisk, cheerful tone during the earlier portion of the year. This was in part due to a combination of forces among producers to cut down supply and in part to what may, in contra-distinction, be called legitimate influence in the form of consumptive demand far beyond the calculations of even the most sanguine. During the winter and early spring there was the usual slow, wholesale market, the North River being tightly frozen and remaining so unusually late, the only supply in the meantime coming from Long Island, the rates on which commencing at \$4.50 gradually worked up to \$5.50 per M. Consumers, however, were drawing heavily upon the yard accumulation for although the cost was adverse, operations were pushed with all the vigor possible, especially by the contractors for the extension of the elevated railroads. Indeed, the calls on the latter account had pretty nearly exhausted the stock of Brick available when a strike among the workmen of some little duration, temporarily checked the demand and proved of material benefit to the parties under engagement to deliver, as the late opening of the river had prevented them from getting stock forward with the expedition calculated upon. Not until the middle of March did the ice fairly break up, and then with the yards here pretty well cleaned out the supply of Long Island, Staten Island and New Jersey about exhausted, calculations were made upon an extreme rate for "River" stock at the opening, something like \$6.50 or higher, and especially so as rumors were rife of a strong and determined combination among the producers. There was disappointment over the opening rate, the very miserable condition of the weather almost entirely checking consumption, and the early arrivals somewhat exceeding expectations. The supply, however, did not continue of full proportions for any length of time, the weather, naturally, finally became more settled, resulting in an immediate increase in the demand for Brick, and after standing with \$5 per M. for a short time as the top rate, there was an upward turn and a better market. It had, also, in the meantime, become evident that the manufacturers' combination was of entire different form from those formerly attempted, and that instead of looking to an effort to control shipments and fix a positive rate it simply bound the members, under penalty of a heavy cash forfeiture, to reduce production 25 per cent, and not commence work until the 5th of May, with all the principal manufacturers agreeing to this compact. About a month after the production commenced there came a strike among the workmen at the yards, and of course at this critical season the volume of supply was impaired still further, though employers only resisted a week or so and then accepted the situation. All these influences tended to impart a strong tone, and constant predictions of an advance were to be heard, but the market preserved a remarkable uniformity during May and June, with scarcely a variation from \$5.50 to \$5.75 as the average cargo rate for Haverstraws. So after the first of July, however, it was very clear that reduced production and a consumption running far ahead of calculations were decided stimulating elements and a firmer tone was soon followed by a sharp upward turn on values, the next four or five weeks witnessing much excitement and simply general "scrabble" after Brick, buyers taking all they could get hold of on spot or to arrive, and receivers delivering stock almost red-hot. As high as \$7.25 was reached on this flurry when a portion of the demand having been killed by the increase of cost, and those compelled to purchase about all filled up, a lull came, followed by a slow, dragging trade and a reaction which put the top rate back to \$6 per M. Here it remained for some little time and then commenced

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one concern is going out of the business. The old price lists have been retained, but discounts were very liberal as a rule...

FIRE BRICK.—During all last winter, spring, summer, and even for a short portion of the fall, the business was jogging along in a slow, unsatisfactory manner...

Table with columns: 1877, 1878, 1879, 1877, 1878, 1879. Rows for Jan, Feb, March, April, May, June, July, Aug, Sept, Oct, Nov, Dec, and Totals.

The imports of tiles reported as such during 1879, were 861 packages. The exports 6,747 pieces, valued at \$1,760.

There was shipped to San Francisco, via clipper during 1879, 750 Fire Brick and 500 pieces Tiles, and during 1878, 6,393 Fire Brick, and 1,549 Tiles.

FOREIGN WOODS.—On most styles, but more particularly the choice varieties, the market has, during the season, gradually worked into good shape, and assumes quite a decided contrast with the preceding two years.

made. Generally, there appears to be a cheerful feeling on the market with many hopeful expectations for the new year.

Imports and exports of Foreign Woods reported through the Custom House at New York during the past three years:

Table with columns: Imports (1877, 1878, 1879), Exports (1877, 1878, 1879). Rows for Cedar, Lancewood, Boxwood, Walnut, Satinwood, Mahogany, Rosewood, Ebony, Lignumvitae, Cocobola, Cabinet, Oak, Zebra, Maple, Granadilla, and Totals.

* All exports of Cedar, Walnut, Cabinet and Oak have been placed under the regular exports of lumber, etc., as the bulk, if not all, are without doubt of domestic growth.

GLASS.—In common with so many other articles of merchandise, glass, both window and plate, has found hard pan, and made a very decided rebound. It was, however, a long time before this happy consummation was reached...

The following shows the imports of Glass at New York during the past three years:

Table with columns: Glass (Pkgs., Val.), Glass Plate (Pkgs., Val.), L.G. Plate (Pkgs., Val.). Rows for 1877, 1878, 1879.

During the years 1877 and 1878 the Custom House reports made no distinction between Looking Glass Plate and Window Plate, a fact not to be overlooked in making comparisons.

HAIR.—The market generally has been a stupid one, and without much worthy of record for the entire season. Probably about the only feature to record is the almost total absence of the sale of catle hair...

Table for Comparative prices of plasterers' hair, January 1st, 1877, 1878, 1879. Rows for Catle and Goat.

HARDWARE.—Probably never in the history of the trade has there been such a liberal distribution of goods at so rapid and general an advance in values, as during the past six months...

Within the past week or two the general market has regained considerable tone once more, and instead of working out a set-back on prices as suggested above...

The following shows the exports of hardware and cutlery from New York during the past three years:

Table with columns: 1877, 1878, 1879. Rows for East Indies, Europe, South America, West Indies, and Total.

LABOR.—There has been little agitation and no positive excitement on the labor market during the year. Some of the laborers employed upon the elevated roads were successful in losing several weeks wages...

leaders and array them in open defiance of law, order and justice. Indeed, we are fain to believe that, except under positive oppression and tyranny, the intelligent workman is no longer inclined to resort to the absurd "strike," but will adopt the more pacific and public course of settling grievances with employers through the medium of arbitration.

Table with 4 columns: Trade, Jan. 1860, Jan. 1869, Jan. 1879, Jan. 1880. Rows include Bricklayers, Carpenters, Gas and Steam, Fitters, etc.

LATH.—This market has, with one or two exceptions, done quite as well as any on our list. The cost did not go below the level of the "bottom" figure for the two preceding years, and when the time for fall recovery came, the response was quick and decisive, with a figure reached much above anything shown in 1878.

Table with 3 columns: Year, Cargo rate, Yard rate. Rows include 1866 Eastern, 1867 Eastern, 1868 Eastern, etc.

LIME.—The business has been of a slow and dragging character, at times simply stupid, with the tone depressed, and the wonder is that manufacturers have consented to furnish the supplies which have probably filled a larger outlet than afforded during the preceding year.

time in operating, and followed the plan of keeping orders to the limit of actual necessity, and while this occasionally engaged cargoes to arrive, it more frequently left the weight of something unsold to carry over from day to day, dealers still appearing to hope that even the low prices ruling during the winter and early spring would be still further shaded.

Table with 4 columns: Year, Com. per bbl., Fin. per bbl. Rows include 1865, 1866, 1867, etc.

LUMBER.—In two particulars the lumber market has realized the predictions made at the close of 1878. Prices have reached down to the turning point, and apparently made a fair start for recovery, and the volume of business increased in pretty much all the leading grades of stock.

buyers who would consent to anticipate their wants were quite exceptional, the feeling being expressed fairly by the remark of a leading dealer, who said, "I must feel my side of the improvement before I purchase against it."

The Deal Trade with England appears to have amounted to nothing this year, notwithstanding the hopeful feelings entertained at the close of 1878.

In addition to our export table we append the review a statement of all the receipts of which it has been possible to get an account. The table, covering the amounts from the Southern coast may be accepted as correct, and showing an interesting comparison with last year, and the arrivals from the British Provinces also in all probability cover everything received.

Spruce has not, we think, afforded much profit to any one from the logger to the retailer during 1879 taking the average business through, but seems to have reached a turning point for the better and a very positive recovery was made on the final sales of the season.

Danish W. Ind's	385,974	5,842	294,281	5,246
Dutch W. Ind's	137,007	2,246	366,646	6,073
Europe (Con't)	6,418,001	129,095	5,263,387	101,404
Europe (U. K. & I.)	6,515,742	157,366	8,273,510	162,044
Fr'ch W. Indies	1,955,166	30,435	1,780,586	25,667
Hayti	3,666,783	66,452	3,043,399	55,767
Mexico	298,813	5,151	792,901	17,079
New Zealand	327,543	10,954	400,884	12,720
Peru	986,610	26,957	1,071,766	30,270
Porto Rico	1,801,580	26,683	3,597,015	50,965
U. S. of Col'bia	697,055	19,183	635,685	18,015
Venezuela	1,027,748	18,861	1,446,090	24,750
Miscellaneous	74,962	2,977	53,990	1,196

Totals	56,404,895	\$1,131,949	61,682,720	\$1,201,116
D's to U. King.	482,155	9,408		

T'l M & D's	56,887,050	\$1,141,357	61,682,820	\$1,201,116
Timber, pcs.	32,146	71,048	18,180	23,998
R. R. Ties, pcs.	10,060	5,030	2,992	1,550
Oak		18,188		17,634
Walnut		139,555		296,177
White Wood		2,184		650
Maple		36,206		36,896
Hickory		3,270		1,274
Ash		628		1,618
Elm		41		465
Cedar		127,940		127,165
Cabinet		57,715		143,184
Other Hardwood				880
Other lumber not classified.		158,644		39,879
Lath, pcs.	868,500	1,656	895,000	2,576
Shingles, pcs.	4,194,776	25,990	5,427,710	27,875
Staves—				
To Europe, pcs	5,661,193	555,392	5,558,964	404,987
To W. I. & S. A.	254,257	17,929	168,472	9,203
To East Indies.	198,400	11,819	54,751	7,625
Shooks—				
To Europe, bds	23,346	15,626	111,199	63,020
To W. I. & S. A. bds	676,966	590,122	618,152	537,951
To East Indies, bds.	5,050	4,104	2,237	2,944
Empty hds & bbls all p'ints No.	21,940	26,404	51,017	87,764
Hoops, to all points, No.	4,269,698	97,428	6,432,820	134,357
Mfr. of wood—				
To Europe		323,585		451,858
To East Indies.		108,434		72,690
To West Indies.		72,354		122,006
To S. America.				129,489
Furniture—				
To Europe		198,737		98,219
To East Indies.		297,559		151,478
To West Indies.				106,241
To S. America.				134,792
Woodenware—				
To Europe		233,573		190,307
To East Indies.		107,070		79,901
To West Indies.				42,540
To S. America.		84,995		141,236
Shoe Pegs—				
To Europe		129,380		129,570
To East Indies.		2,225		1,305
To W. I. & S. A.		13,826		5,504
Oars—				
To Europe		61,640		70,857
To East Indies.		11,167		9,035
To W. I. & S. A.		14,027		18,604
Doors, Sash, Blinds, etc.		103,580		44,135

Total value of exports of wood and Mfrs. of	\$5,237,331	\$5,129,583
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The following is a condensed statement of the exports of Lumber from New York for the years named:

	1878.		1879.	
	Feet.	Value.	Feet.	Value.
West Indies.	22,475,988	\$379,554	23,113,552	\$376,011
S. America.	15,692,136	334,974	18,848,620	405,991
East Indies.	5,303,028	130,960	6,184,751	155,666
Europe Con.	6,418,001	129,095	5,263,387	101,404
Europe U. K.	6,515,742	157,366	8,273,510	162,044
Europe U. K. deals	482,155	9,408		
Totals	56,887,050	\$1,141,357	61,682,820	\$1,201,116

The imports of Lumber, etc., for the year, compare as follows:

	1877.	1878	1879.
Lumber, feet.	4,041,653	9,538,790	16,017,388
Lath, pcs.	31,658,500	33,033,100	38,085,397
Piling, pcs.	26,221	21,662	41,789
Timber, pcs.	10,381	7,662	37,291
Shingles.		141,000	150,500
Fickets		11,580	16,100
Empty bbls. from Europe		1,173,265	1,544,525

Receipts of Lumber from the Southern coast as follows:

	1878.	1879.
Jacksonville.	16,450,609	21,131,869
Fernandina.	5,549,307	10,086,418
Pensacola.	11,470,300	12,490,797
Pascagoula.	361,000	553,000
Apalachicola.		325,000
Cedar Keys.	4,513,750	4,257,450
Kings River.	180,000	
St. Augustine.	262,000	150,000
Savannah.	10,216,607	15,786,465
Brunswick.	9,477,500	10,860,053
St. Marys.	112,700	
St. Simons.	475,000	1,505,000
Doboy.		873,000
Darien.		642,000

Mobile.	852,000	1,245,711
New Orleans.	287,565	87,000
Charleston.	4,718,340	7,528,957
Port Royal.	2,865,000	2,851,952
Georgetown.	844,127	811,844
Union Island.		582,000
Beaufort.		170,000
Wilmington.	1,693,835	6,970,719
Norfolk.	985,000	856,000
Richmond.	295,000	
Rappahannock.	210,000	40,000
Miscellaneous.	220,962	413,900

Total feet.	72,039,602	100,219,135
Total in 1877.	32,848,620	50,292,125

The following shows the receipts of Shingles reported during the year named:

	1878.	1879.
Pantego.	900,000	466,775
Pimlico Sound.	300,000	
Washington.	163,525	362,500
Wilmington.	1,862,825	794,000
New Berne.	393,150	878,000
Georgetown.	693,250	821,124
Bull River.		32,516
Jacksonville.		51,760
San Francisco.	250,400	1,192,800
Totals.	4,563,150	4,582,416
Staves from New Orleans.	369,750	442,152

There was also reported from the Southern ports 12,603 logs and 3,215 cases Cedar; 884 pieces piling and from San Francisco 7,232 logs and pieces of Red Wood.

METALS.—Our regular market reports have so thoroughly followed the ramifications of cost and the volume of trade in the various articles coming under the above heading that a detailed recapitulation at this time is scarcely necessary. The year certainly has been a most remarkable one and not even during the most exciting periods of war times did the market show such a universal condition of animation and buoyancy. Indeed, there was often almost an impossibility of keeping track of the additions to value and a carefully corrected morning publication of quotations would frequently be found entirely useless before night as a guide to prices. During the earlier portion of the year the market followed the common rut and worked steadily downward, but was among the first to develop reactionary tendencies and soon took the lead in the line of improvement. We remember reading somewhere last winter an article predicting that until iron once more commenced to harden in value, no improvement in general business could be looked for, but just as soon as this great product did give positive evidence of a more favorable situation, an era of returning prosperity might with safety be calculated upon. Surely this prophet should have honor in his own country, for the facts show a literal realization of the prophecy. The volume of trade at the great business centres of the country during the past four or five months has probably been the largest ever known within a corresponding period of time. The demand for iron appeared to be first stimulated by the increasing demand for rails, but the call soon extended to every manufacturer using this metal from which to produce his wares as well as to many operators who merely took hold for investment with prices going up rapidly and many forges selling their product ahead up to the coming Spring. Manufactured iron was a little slow to respond, but once fairly started the improvement was rapid and the product not only sold far ahead but many manufacturers compelled to refuse the further booking of orders. Especially was this the case with structural irons, the available quantity steadily falling short of the demand. Copper of all kinds, lead, spelter, zinc and tin have all had the fever in full force and made heavy and rapid gains in value. About the 1st of November, however, the excitement appeared to culminate and the pause in the business soon merged into weakness in values and there was quite a decided set back in many cases. The improvement was started and for a long time sustained on legitimate demand, but speculations then came in and carried cost to a point calculated to check consumption with the natural result following. Imports, too, were greatly stimulated and the market has been in decided contrast with several preceding years, in view of the more liberal supply of foreign goods, shown especially by iron. The latter, however, has failed to regain its former popularity, except as a matter of dollars and cents, as consumers discover through use that plenty of American iron gives just as good satisfaction in the way of quality. Some of the imports were not likely to turn out profitably until within a few weeks, when a slow but sure, and apparently solid improvement in values on the domestic product of iron has given the foreign article an opportunity again. Other leading metals were also all tending toward improvement at the end of the year, with indications for the near future very strong, too promising, some of the more conservative portions of the Trade appeared to think, for investment beyond absolute necessity. The exportations of iron from Great Britain to the United States, during the 11 months ending November 30, as shown by the British Board of Trade returns are as follows:

	1879.	1878.
Fig. (tons).	231,608	29,054
Bar, angle, bolt and rod.	14,286	4,539
Railroad (iron and steel).	37,932	717
Hoop, sheep and plate.	6,778	957
Cast.	9,041	2,625
Old, for re-manufacture.	131,861	1,613
Total.	431,506	39,505

These remarkable figures show that the grand total of all descriptions shipped from Great Britain to the United States during the past 11 months is 392,001 tons, or a fraction over 992 per cent. greater than for the corresponding period last year. The total value of these shipments, exclusive of freight, insurance, etc., is placed at £1,652,121, as against £236,271 for the corresponding period last year.

In the following table from the report of the American Iron and Steel Association is given the prices at Philadelphia and in Pennsylvania of various iron and steel products on the 1st of January, 1879, and the 1st of January, 1880, with the percentage of increase in the intervening year. The prices are fair average quotations:

Articles.	Jan. 1, 1879.	Jan. 1, 1880.	Per cent. of Inc.
No. 1 anthracite foundry pig iron in Philadelphia.	\$17.00	\$35.00	106.
Best refined bar iron in Philadelphia.	42.56	71.68	68.
Bessemer steel rail at works in Pennsylvania.	42.00	70.00	67.
Best iron rails in Philadelphia.	34.00	57.00	68.
Cut nails, by the keg in Philadelphia.	2.10	4.25	102.
Old iron rails in Philadelphia.	19.00	36.00	89.
No. 1 wrought scrap in Philadelphia.	20.00	34.00	70.

The estimates of the production in 1879 show a total of 1,650,000 tons, against 1,156,631, tons in 1878. This improvement in the iron trade is attributed principally to the increased demand for rails for new roads; the demand of existing roads for rails, cars and locomotives to meet requirements of increased business; the New York elevated railways; the manufacture of steel wire fencing and iron tanks and pipes for oil regions.

NAILS.—The year opened on a dull and depressed market, and business continued to drag heavily for several months. A considerable amount of stock went out in one way or another, but it was only disposed of under pressure, and when many of the mills shut down, and thus cut off a portion of the production, the reduced supply seemed to satisfy the requirements of the market about as well as when the amount was much larger. During this period the cost was almost anything from \$2.20 down to \$2.05 per keg, and it is believed that sales were made at \$2.00 per keg, the list rates being practically ignored. After shutting off productions somewhat, however, the manufacturer's association adopted new cards, which placed the figures at \$2.25, and this was the nominal rate until along in the latter part of August, when the market commenced to feel the stimulus of the increased cost of material. This influence gained force rapidly, and soon the advance on Nails commenced in jumps of 10@15 and 25c. per keg, until a very few weeks brought the cost up to \$3.75 per keg for 10d to 60d, and this remained until the last week of the year, when cost again increased to \$1.35, at which the close was strong. During the advance the sales were liberal, but the production was also greatly stimulated with the result to be found at present in a well assorted accumulation of much larger proportions than usual at this season of the year. Holders, however, carry it with the utmost confidence, and some look for a still higher range at an early day, both through natural demand and the fuller cost of material. The export movement has not varied greatly in either form, or quantity, and shows about the same aggregate value.

COMPARATIVE PRICES OF NAILS JANUARY 1.

1877.	\$3.00 per keg 10d to 60d
1878.	2.40 " " " "
1879.	2.12½ " " " "
1880.	4.25 " " " "

The following shows the exports of Nails from New York during the past three years.

	1877.		1878.		1879.	
	Pkgs	Value.	Pkgs	Value.	Pkgs	Value.
Jan.	2,825	\$11,192	3,990	\$13,122	3,796	\$11,799
Feb.	3,601	14,085	3,312	12,689	4,273	12,323
March.	3,301	14,668	4,916	16,706	3,847	11,145
April.	3,903	16,176	3,085	12,343	3,641	11,301
May.	4,096	15,745	2,621	8,897	4,954	16,824
June.	4,754	18,612	4,540	16,055	3,439	11,260
July.	2,668	10,730	2,523	9,862	3,121	8,395
August.	2,396	10,080	5,468	19,533	4,180	13,358
Sept.	4,837	18,715	4,374	15,957	4,099	14,144
Oct.	4,004	14,752	3,368	9,405	5,349	22,165
Nov.	5,657	18,556	5,164	18,202	8,221	33,436
Dec.	3,261	12,233	3,064	9,007	3,864	17,599
Totals.	45,303	\$175,594	47,665	\$163,706	47,287	\$163,735

To Cal. by Clip. ship. 47,180 54,048 33,059

OILS.—The early portion of the year found business dragging upon pretty much all kinds of animal, vegetable and mineral oils, with more or less irregularity on values, though the tendency mainly in buyers' favor. Occasionally, a semi-speculative movement would be made, but it served only as an additional disturbing element and accomplished no beneficial results. Even after other lines of merchandise began to work into activity, the movement on this market was slow, but finally a start was made and then the spurt rapidly recovered the lost ground. Linseed Oil, in particular, went up bound after bound, and with only slight supplies of seed to aid the production, the stock was constantly sold ahead. Crushers have had less cause for complaint over the margins for profit than last year and many are understood to have secured liberal returns on poor as

well as good quality, the anxiety of buyers affording a sale for almost anything merchantable. At the close, the position was firm and the available amounts of stock small.

Comparative prices of Linseed oil from crushers' hands January 1:

Per gallon...	1878. 61@2	1879. 60@64	1880. 80@55
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PAINTS.—The considerable array of goods coming under the above title have, to a greater or less extent, felt the influence of the more cheerful state of affairs prevailing upon most articles of merchandise. The improvement, however, came somewhat late in the season and was less decided and general than hoped for, the advances on many styles proving really quite moderate. Supplies have at no time been very large either of the domestic or foreign product and were under fair control with the distribution by jobbers during the fall pretty lively, but the amount taken did not quite come up to expectations and, with competition again strong, there was a check to excitement and positive buoyancy. As with all rules, however, there were exceptions to be found and the most prominent in the case of Zincs and Leads, which, having the stimulus of the decided increase in the cost of their base, were for a time run up pretty lively, but scarcely enough to attract increased importations of the foreign article. Vermilions have also rather gone beyond the average in the advancing scale and were at times a little scarce, and Paris Green, in addition to the usual spring flurry, has done very well during the entire year. We find among the Trade an inclination to take a very hopeful view of the future and the majority are calculating upon a first rate business during the coming spring and especially where custom comes from the interior. It is claimed that farmers have all made money on the crops of the past year and that this will be appropriated to carrying out plans long deferred for improvements, repair, etc. Local consumption is also likely to prove good and generally the outlook is cheering.

The following shows the exports of Paints from New York for the past three years:

	1877.	1878.	1879.
East Indies...	\$11,230	\$16,929	\$16,343
Europe	75,405	86,576	160,620
South America.....	134,149	122,923	173,807
West Indies.....	.....	.....	144,689
Total.....	\$220,784	\$225,923	\$235,459

PLASTER PARIS.—As most of our burners contract direct with the primary points or control quarries of their own, and not many outside markets operate through this port, dealings in Lump have not presented many features of interest. The amount handled is said to have been much larger than last season, but we have carefully compiled the imports of every cargo reported and find only a slight difference. The cost, as made public, was lower, considerable contracts taking place at \$2.10, and from this gradually creeping upward with a final more rapid advance in sympathy with increasing freight charges, and at present show a firm tone. We can make no positive statement of stocks on hand, as the reports of the Trade show numerous flat contradictions upon this subject, but we have reason to think the available accumulation is below the aggregate of the close of 1878, to a very considerable extent.

On Calcedine the market has presented very much the same general features for two years past. Competition of the most violent and determined character has continued with unabated vigor throughout the season, keeping the line of cost constantly in buyers favor, and frequently special concessions, when some particular customer was desired, have reached figures absurdly low. The causes leading to this result are too well known in the Trade to require repetition here, and while the feud between competing manufacturers continues, consumers will, no doubt, reap much advantage, which even the upward tendency on other forms of material cannot overcome. A very natural sequence to the state of affairs noted above is the claim of manufacturers that there is "no money in the business," and that "somebody must go out pretty soon," the latter, however, an old story. All, however, agree that the distribution of their product has been made without the least difficulty, and much more could probably have been placed if available. Local wants have been larger than last year, and all dependent points, interior, coastwise and foreign, have drawn for their full quota. There has been in particular, an increased distribution to the Boston market, as in view of tariff rates, our manufacturers are enabled to compete with stock from the Provinces. The production of patent blocks for ceilings, partitions, floor arches, as non-conductors for fire-proof buildings has also been quite an item in the consumption of plaster, and is steadily reaching larger proportions. In short, so far as opportunities for placing stock are concerned, the market is all that could be desired, and would, no doubt, assume much better form on values were legitimate influences allowed to assert themselves.

COMPARATIVE PRICES JAN. 1.

	Lump, White.	Lump, Blue.	Calc'd City.
	ton.	ton.	ton.
1870.....	\$4 00@4 25	\$3 00@3 75	\$2 00@2 50
1871.....	3 50@4 00	3 00@3 50	1 80@2 25
1872.....	4 00@4 50	3 00@3 50	1 90@2 25
1873.....	4 10@5 00	4 00@4 50	2 40@2 50
1874.....	5 25@.....	3 50@4 00	2 00@2 25
1875.....	4 50@.....	3 75@4 25	2 00@2 25
1876.....	3 00@3 25	2 75@3 00	1 50@1 75

The following shows the imports of lump and the exports of Calcedine Plaster at New York for the past two years:

	1878.			1879.		
	Imports.	Exports.	Imports.	Exports.	Imports.	Exports.
	Tons.	Pkgs.	Val.	Tons.	Pkgs.	Val.
January.....	360	541	300	506	809	.....
February.....	170	1,322	1,858	200	1,447	1,605
March.....	.....	2,070	3,153	.....	1,131	1,256
April.....	2,410	150	225	955	1,020	1,354
May.....	3,575	951	1,521	3,185	942	1,151
June.....	3,160	650	820	5,928	2,046	2,509
July.....	4,405	1,320	1,773	7,015	1,227	1,561
August.....	6,400	3,648	4,040	9,803	640	948
September.....	7,845	3,861	4,712	7,155	818	1,459
October.....	9,589	533	806	4,540	1,250	1,560
November.....	3,135	1,216	1,684	2,970	449	543
December.....	1,945	1,176	1,940	1,980	256	317
Totals.....	42,574	17,257	23,073	44,031	11,732	14,902
From Europe,	.....	1,116	.....	1,365	.....	.....
To San Francis-	.....	5,989	.....	2,400	.....	.....
co, pkgs.....	.....	.....	.....	.....	.....	.....

PITCH.—The market has developed no unusual features during the year, unless it be that it was free from the full measure of excitement so common to find in other lines of goods. The demand spurted a little at times; cost made some recovery from the lowest point reached, and stocks were kept under good control, but the business in the main was of the regular uniform character, as developed by ordinary trade wants, and buyers would not hurry their movements.

SLATE.—So far as the immediate local consumption is concerned the demand for roofing slate has made no improvement whatever during the season. Some deliveries of fair size have been to complete old and new contracts but these could scarcely be considered as coming in the way of ordinary distribution, and the jobbing or yard business seldom went beyond small parcels, and to a large extent for repairs, etc., with little profit to be found in handling goods in this manner. Owing to the flat roofing used on nearly all city edifices slate has become almost entirely superseded by tin and gravel, and only comes into service when some unusual style of architecture is employed. In the suburbs, however, the case is somewhat different, and all points dependent upon this market have proven very good customers and reached a consumption in excess of 1878, if anything. The great gain of the year, however, is to be found in the demand from more distant markets as far West as Chicago and South to New Orleans, including all the intermediate points of any importance. To these outlets the distribution has been liberal for all ordinary building purposes in the way of dwellings, outhouses, railroad depots, factories, etc., and at times the capacity of the quarries was somewhat severely taxed in order to keep up with the calls made. The Eastern product has had some share of the trade but only enough to warrant the principal quarries in working, and the Pennsylvania slate appears to have found the largest sale, the black style leading as the most popular. An ordinary grade of green, however, has found some favor with the Western trade and a fine quality of the same shade, with a few purple slate, could be sold for fancy work, etc. The quarries in this branch of industry are very prone to strikes when opportunities appear to favor them, but luckily during the past year appear to have understood that their own prosperity lay in keeping their employers' business untrammelled, and no lockouts took place. During greater portions of the year prices have ruled low and the margin for profit was quite limited, especially during the first seven or eight months. This was due in part to the necessity of checking attractions which might induce many of the small quarries lying idle to start up again, and in part to sharp competition among all who were at work. The closing months of the year, however, have brought an improvement in this respect and the tone is now very firm with desirable stocks in first hands materially reduced and under good control. A first rate business has again been done in the production of sills, lintels, steps, platforms, etc., with larger sales than last year, while the output for the manufacture of mantels is up to the average. For billiard table beds the call was slow for a time but latterly this has picked up also.

Last year closed upon a very dull export trade and as the season of 1879 advanced matters grew worse instead of better. The shipments for a long time were merely those required to meet previous contracts with scarcely any new orders received during the spring, summer and early fall except about the ordinary ones from the East Indies and now and then a cargo for Europe when it could

be forwarded under some peculiarly advantageous circumstances. This shrinkage of demand for slate from this side appeared to be the result of the hard times abroad, similar in many respects to that noticeable here during 1877-78 and culminating not only in enforced economy of consumption, but compelling the foreign producer, in many cases, to modify the extreme and independent view previously assumed on prices or lose altogether what little trade there was. Our shippers, too, as we noted last year, had been working on a very narrow margin, and it is possible that some losses may have led to greater caution. Within the past two months, however, there has come a radical and somewhat unexpected change, liberal orders, as compared with the earlier portion of the season, being received from Great Britain, which were promptly attended to by agents at fair rates, and the representatives of the quarries have had all they could do to make the shipments with the rapidity expected. The continent has also taken a little, and there seems to be a hope that the incoming year will bring a fair revival of the foreign trade. The export of school slates will be seen in the tabular statement of "cases" given below, though we understand a few small clearances of roofing lots were made in this form of package.

Comparative prices of Roofing Slate January 1:

	1878.	1879.	1880.
	\$	\$	\$
Purple, p'r sq.	6@ 7 00	5 25@ 6 25	6 00@ 6 50
Green, " "	6@ 7 00	5 50@ 6 50	7 00@ 7 50
Red, " "	10@11 00	10 00@10 50	10 50@11 00
Black, " "	5@ 5 25	4 25@ 5 00	3 50@ 4 50

The following is a detailed statement of the export of Roofing Slate for the past year:

	—Tons.—		—Pieces.—		Total
	No.	Value.	No.	Value.	Value.
		\$		\$	\$
London.....	3,152	53,050	1,535,798	38,469	91,519
Liverpool.....	50	1,500	251,243	6,630	8,130
Bristol.....	101	1,800	.....	.....	1,800
Newry.....	193	3,500	.....	.....	3,500
Belfast.....	.....	.....	67,447	3,200	3,200
Dublin.....	188	1,400	.....	.....	1,400
Copenhagen..	100	1,700	.....	.....	1,700
Stettin.....	.....	.....	51,300	1,800	1,800
Hamburg.....	499	7,200	214,737	7,841	15,041
Bremen.....	100	1,550	51,206	2,000	3,550
Havre.....	.....	.....	26,000	1,000	1,000
Africa.....	52	890	85,000	1,493	2,383
Br. Australia.	98	1,465	499,069	15,248	16,713
New Zealand.	.....	.....	132,585	3,854	3,854
Van D'm's Ld.	.....	.....	20,000	475	475
Br. Guiana...	43	1,130	.....	.....	1,130
Br. W. Indies	118	4,250	86,077	2,625	6,875
Br. N. A. Col.	98	1,500	63,762	650	2,150
Totals, 1879	4,792	80,955	3,085,124	85,285	166,220

A condensation of the above table with comparisons is as follows:

	Tons.		Pieces.		Total
	Value.	Value.	Value.	Value.	Value.
	\$	\$	\$	\$	\$
Unit'd King.	3,684	61,250	1,854,488	48,299	105,549
Continent...	699	10,450	343,243	12,641	23,091
East Indies	150	2,355	737,554	21,070	23,425
W. I., S. A.	259	6,880	149,839	3,275	10,155
Totals, '79	4,792	80,955	3,085,124	85,285	166,220
Totals, 1878.	12,320	249,664	1,834,225	59,188	308,852
" 1877.	25,565	546,682	2,395,428	99,592	646,274
" 1876.	19,475	354,008	646,985	23,225	377,233

In addition to the exports of Roofing Slate there has passed out through the Custom House during the year 17,505 cases of slate, most of which are supposed to be school slates, but forming no inconsiderable addition to the exports. The destinations were as follows:

	Cases.	Value.
United Kingdom.....	8,094	\$36,724
Northern Europe.....	1,116	4,964
Cent. and South'n Europe	3,339	13,040
East Indies.....	4,135	15,370
West Indies.....	197	988
South America.....	624	2,965
Total for 1879.....	17,505	\$74,251
Total for 1878.....	13,274	88,245
" " 1877.....	8,675	68,437
" " 1876.....	10,612	87,500

SPIRITS TURPENTINE.—A very large proportion of the business of the year has been of a purely legitimate character, and in form was confined to moderate parcels as wanted for current use. Buyers, in fact, appeared inclined to come forward frequently rather than exceed their known wants. At last, during the fall months, certain operators managed to bring the stock under concentration, and then values were forced up with much rapidity, with the objective rate, 50c. per gallon. This,

however, was not reached by one or two cents, but the cost went high enough to check consumption, attract new supplies, and bring about a speedy reaction and a loss of about 10c. temporarily. This was followed by a partial recovery and finally a pretty strong close, with offerings indifferently made.

Comparative statement of Spirits Turpentine (wholesale), January 1:

1878.....	33@33½c. per gallon
1879.....	28@29c.
1880.....	43@44c.

STONE.—Agents and dealers quite generally unite in reporting a good full business during the year in all kinds of building stone, and with some the increase over 1878 appears to be very liberal. In a wholesale way the contracts have embraced a great many parcels for nearby dependent points in addition to the consumption of the city, and while the movement at the moment is a little small. Certain negotiations are under way and others indicated tending to show that the coming season is likely to prove quite as active, and in all probability somewhat more satisfactory as regards prices. The raling rates during 1879 have been pretty low, indeed, for a time were so low that it is difficult to understand how the quarries could afford to make the deliveries especially as the regular transportation rates were very full. The most rigid economy in production, however, and occasional opportunities for securing special freight rates have afforded an average return through which actual loss was prevented, and now with the brighter outlook for all articles in the building material line, producers are cheered with the hope that the incoming season will in a measure tend to neutralize the unprofitable work of the past two or three years. As above noted all the regular styles of stone have found use to some extent either for fronts entire or in the way of trimmings, but New York still clings to the well-known "Brown Stone" and this has found by far the largest consumption, and to which most of the quarries represented on this market have contributed a goodly share. A great deal of fine, heavy and substantial work has been accomplished through the agency of this class of stone and altogether too much that is of an opposite nature. Especially in the latter connection may be noted the shell-like structures run up on speculative building operations, which built to sell as quickly as possible are figured down to the lowest possible notch of cost compatible with an appearance calculated to secure the attention of the ordinary run of customers. Therefore, while producing a "brown stone front" the article is cut just as thin as the chances for its remaining in place will permit and backed up with a filling of ordinary brick. In brief the actual product is a brick front with a carefully adjusted veneer of brown stone. Of course neither the quarryman or the stone cutter is responsible for this. They simply give their customers what is called for. The amount of stock on hand is at the best only fair, and sellers do not appear willing to make additions thereto except at some advance in cost.

Blue stone has been selling steadily and freely throughout the entire year and even up to the present writing the demand continued good, with every indication that considerable quantities could be placed did facilities and cost of transportation permit. The home distribution has been toward pretty much every regular outlet, the orders from the southern coastwise cities coming to hand freely and frequent, the Eastern markets proving liberal customers, with some calls from Canada, the numerous dependent points round about the city wanting large amounts and the local consumption showing a decided increase over the preceding. This latter call has covered almost the entire assortment used in the ordinary course of building, paving, curbing, etc. and is another article benefited by the elevated railroads who have been large consumers of platforms, etc. Prices opened easy went off somewhat and continued low during pretty much the entire season, owing, it is claimed, in the main, to the very sharp competition constantly prevailing over the opportunities for sale offered. The low cost, however, and the better financial condition of the general run of buyers has made the business a somewhat safer one and we hear few complaints of the difficulties in the way of securing satisfactory settlements. Supplies on hand are fairly assorted, but not large in quantity and dealers quite generally look for advantage through this, should spring open as early and as briskly as they anticipate.

The following shows the imports of stone as re-

ported by the Custom-House during the past three years:

	1877.		1878.		1879.	
	B'd'g and stone.	Marble and mfs. of Value.	B'd'g and stone.	Marble and mfs. of Value.	B'd'g and stone.	Marble and mfs. of Value.
Jan...	14,860	28,102	12,433	6,308	4,752	8,898
Feb...	7,400	8,903	8,619	4,179	8,150	3,288
March...	11,288	29,967	9,509	19,277	3,944	24,925
April...	8,841	22,775	6,004	12,256	5,527	10,029
May...	14,114	15,595	17,052	38,258	5,490	30,305
June...	15,315	51,904	11,295	14,825	5,070	39,715
July...	8,825	17,169	15,638	26,180	6,551	16,656
Aug...	20,068	36,173	18,268	29,960	5,778	41,216
Sept...	16,535	21,449	8,346	21,246	4,350	42,016
Oct...	12,230	16,116	12,774	21,585	10,178	43,016
Nov...	22,343	37,956	14,444	3,671	6,699	28,143
Dec...	12,322	21,992	8,965	6,499	5,191	12,789
Totals	164,141	369,102	143,418	203,684	75,680	314,479

The reported exports of stone from New York were as follows:

	1878.		1879.	
	No.	Value.	No.	Value.
Cases.....	1,611	\$16,718	1,723	\$18,776
Pieces.....	23,900	10,597	5,544	12,626
Tons.....	2,258	12,719	915	5,610
Total value		\$40,034		\$37,012

There was shipped to San Francisco via Clipper ship 2,351 pieces Marble, and 1,741 flag stones in 1878 and 1,935 pieces of Marble in 1879.

TAR.—On the whole, the market has been somewhat more favorable for the selling interest than last season. At one time during the early portion of the year there was quite a little depression but supplies came under better control after a few liberal sales had reduced the available quantity and values subsequently held comparatively steady form. The distribution to the usual home outlets with some fluctuations, has made an increase finally and there was a fair amount taken for shipment though the latter portion of the business scarcely realized the expectations of the Trade. Accumulations at the close are moderate.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee, they mean as follows:

1st—Q. C. is an abbreviation for *Quit Claim deed* i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

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

NEW YORK CITY.

JANUARY 2, 3, 5, 6, 7.

- Centre st, s e s, 57.9 s w Franklin st. (Release dower.) Frances A. Chester, widow, to Charles T. Chester, Englewood, N. J. June 26, 1872.....nom
- Chatham st (No. 111), s s, 98.7 w Pearl st, 19x75, two-story brick store and dwell'g. Kaufman Hirsch and Heyman Israel to Elizabeth Rogers. (Mort. \$5,800) Jan. 2.....\$11,000
- Clinton st (Nos. 43—53), w s, 100 s Stanton st, 100x100, six two-story frame (brick front) dwell'gs and three three-story brick dwell'gs in rear. Myer Finn to Michael J. Adrian. (Contract.) Dec. 18.....25,500
- Crosby st (Nos. 123 and 125), e s, 41.1x75.8x43.2 x79, also indeft. strip adj above on south. Elizabeth N. wife of William Gale, New Haven, Conn., to Henry Holt. (Mort. \$9,000.) Dec. 26.....nom
- Centre st (No. 104), s e s, 57.9 s w Franklin st, 24.6x74.3x24.6x74.8, five-story brick factory buildings. Stephen Chester et al., exrs. J. N. Chester, Elizabeth, N. J., to Charles T. Chester. (½ part.) (Mort. \$12,000.) June 26, 1872.....6,250
- Cherry st (Nos. 243, 245 and 247), s s, 61.4 w Rutgers slip, runs south 60 x west 52.7 x north 3.11 x west 0.8 x north 56.2 to Cherry st, x e 53.7, four three-story brick stores and tenements. Lydia C. Holt et al., exrs. Philetus H. Holt, dec'd, to Charles G. Sandroek. Jan. 2.....8,570
- Division st (Nos. 19 and 19½), s s, about 110 e Catharine st, 25 x about 69.8. Carrie S. wife of Lewis Clark, Jr., to Yetta Kutner. (Q. C.) Nov. 26.....425
- Grand st (No. 223), s e cor Elizabeth st, 23.11x 55.3x23.4x55.3, two-story frame (brick front) store and dwelling.....
- Grand st (No. 229), s s, 72.1 e Elizabeth st, 24x 55.6x about 24x55.4, three-story frame (brick front) bakery.....
- Elizabeth st (Nos. 88 and 90), e s, 55.3 s Grand st, 50.1x100x50 about 100, four and three-story brick cracker bakery. Joseph F. Brown, exr. G. B. Brinckerhoff, dec'd, to Brinckerhoff & Co. Jan 2.....6,000
- Same property. Ethalinda R. wife of Joseph F. Brown, Foughkeepsie, N. Y., Julia M. wife of Joseph H. Harrison, Evelina D. wife of James W. Clark, heirs G. E. Brinckerhoff, dec'd, to same. (All title.) (C. a. G.) Jan. 2.....6,000
- Hester st, s s, 25 w Orchard st, 25x75. (Fore-clos.) Alfred Erbe to Aaron Hershfield. Dec. 31.....5,100
- Hester st, n s, 100.11 w Mott st, runs north 71.9 x east 0.4 x north 28 x west 25 x south 99.10 to Hester st, x east 24.7; No. 185, five-story brick store and tenement, and four-story brick tenement in rear. James H. Redman et al., exrs. Charles H. Redman, dec'd, to Henry Friedhoff. Jan. 1.....13,000
- Leroy st, n s, extdg. from Washington to West st, 311.4x75 on Washington st, x 75.1 on West st. Phoebe T. wife of John W. Lewis to William C. Casey. (Morts. \$90,000.) Dec. 16.....nom
- Leonard st, indeft., 25x100. Florence Escalante to Charles Escalante. Oct. 10.....100
- Mott st (No. 273), w s, abt 270 n Prince st, 20x abt 90, five-story brick store and tenem't, Thomas G. Barry to Plunkett Bros. (Fore-clos.) Jan. 5.....7,510
- Madison st, n s, 167 w Montgomery st, 23.7x100. Charles J. Killeen to Simon Neudorfer and Jacob Oszorwitz. Jan. 5.....7,275
- Madison st (No. 348), s s, 192.11 e Scammell st, 23.6x95.1x23.6x95.3, five-story brick store and tenem't. Frederick L. Degener, Brooklyn, to Eleanor R. Donnellon, Brooklyn. (Morts. \$5,000.) Dec. 31.....10,000
- Monroe st (No. 251), n s, 275 w Walnut st, 24 x94.5x23x94.4.....
- Gouverneur st (No. 37), w s, 24.6 s Madison st, 24.6x61.9x24.6x61. (Mort. on this \$4,000.) Henry J. Smith, Brooklyn, to Elizabeth wife of Nicholas Martin. (C. a. G.) Jan. 7.....nom
- Same property. Nicholas Martin to Henry J. Smith, Brooklyn. Jan. 2.....nom
- Pitt st (No. 129), w s, 175 s Houston st, 25x 100, five-story brick store and tenem't, and four-story brick tenem't in rear.....
- Essex st (No. 47), w s, 75.8 s Grand st, 25.3x 87.8x25x87.11, five-story brick store and tenem't.....
- Andrew Hirth to Theodore Hirth. (½ part.) Jan. 2.....8,000
- Reade st (Nos. 70 and 72), n s, 125 e Church st, 50x100, five-story stone front warehouse. Duane st, s s, 125 e Church st, 50x100.....
- Mary A. Douglass, widow, New Haven, Conn., to William M. Bliss, (Q. C.) (3-10 part.) (Morts. \$100,000.) Dec. 31.....6,000
- Same property. Mary A. Douglass, extrs. C. S. Douglass, New Haven, Conn., to same. (3-10 part.) (Morts. \$100,000.) Dec. 31.....6,000
- Stanton st (No. 252), n s, 37.6 w Sheriff st, 18.9 x16x18.9x60, probable error, three-story brick store and tenem't, Morris Alexander to Solomon Mordecai. Jan. 7.....6,000
- Water st (Nos. 506, 506½ and 508), n s, 61.4 w Rutgers slip, 53.2x60x52.7x60.1, three three-story brick factory buildings. Lydia C. Holt et al., exrs. Philetus H. Holt, dec'd, to William C. F. Braasch. Jan. 2.....9,475
- Wall st, n e s, indeft., 25x112x25x111.....
- William st, No. 64, 24x106.....
- 6th st, s s, 181.3 e 6th av, 22x194 to 5th st.....
- Thomas R. Warren, New Brunswick, N. J., to John Warren, same place. (All title.) Dec. 10.....nom
- Same property. John Warren to Mary E. wife of Thomas R. Warren. (C. a. G.) Dec. 12.....nom
- Warren st (No. 42), n s, 25x100, five-story brick (stone front) office building. Eliza L. W. wife of Byam K. Stevens to William B. Rice, exr., &c., John A. Stevens, dec'd. (½ part.) Jan. 3.....17,500
- William st, Nos. 47 and 49, two three-story brick office buildings, and Nos. 41 and 43 Pine st, two four-story brick office buildings. John M. Pinkney to Alexander Hamilton et al., trustees of London, Liverpool & Globe Ins. Co. (C. a. G.) Dec. 18.....nom
- Same property. Harriet B. Wilmerding, Hartford, Conn., to same. (C. a. G.) Dec. 18.....nom
- Same property. John Cockle, trustee M. Burnham, dec'd, to same. Dec. 18.....175,000

Same property. Elizabeth wife of John Cockle, John, Jr., Washington, Mary L. and Leverett Cockle, Brooklyn, and Elizabeth B. wife of Thomas H. Rodman, Jr., New York, Anna A. or Anna B. Sherman, widow, and Anna B., Ellen M. and Henry R. Sherman, Hackensack, N. J., Elizabeth S. wife of De Witt Clinton, Charles Burnham, Ann Carter or Annie C. Burnham, South Orange, N. J., Sigourney Michael Burnham Saugatuck, Conn., Cornelius Savage, Brooklyn, and Henry B. Savage, heirs M. Burnham, to same. Dec. 18.....nom
 William st, indeft, 23.8x75..... }
 William st, indeft, 23.8x45 (½ of this)..... }
 William Constable, by James Constable, at'ty, to Thomas Marston. Nov. 11, 1799. 1,750
 4th st, n s, 25 w Greene st, runs north 94 x west 3 x north 2.5 x west 22 x south 96.5 to 4th st, x east 25..... }
 4th st, n s, 50 w Greene st, 25x96.5..... }
 Frederick Lewis, assignee, to George Guental. (Q. C.) Jan. 2.....nom
 Same property. George Guental to Louise C. Guental, trustee. (Morts. \$19,000.) January 2.....6,168
 Same property. Declaration of trust by Louise C. Guental. Jan. 2.....9,000
 6th st (No. 710), s s, 126 e Av C, 19.8x97, four-story brick store and tenem't. John Brummer to Anna Doscher. (Mort. \$6,000.) December 1.....9,000
 9th st (No. 436), s s, 113 w Av A, 25x94, five-story brick store and tenem't. Charles H. Reed to Andrew Hager. (Mort. \$6,000.) Jan. 3.....13,000
 10th st (No. 103), n s, 498 w 2d av, 32x94.7, three-story brick dwell'g. Ida Tauber, widow, Stapleton, S. I., to Louis C. Raeger. (Mort. \$10,000.) Jan. 7.....4,000
 10th st (No. 261), n s, 344 w Av A, 25x94.8, three-story brick store and tenem't. (Partition.) Jacob A. Gross to Francis J. Reinhardt. Dec. 31.....8,100
 10th st (No. 263), n s, 319 w Av A, 25x94.8, four-story brick shop, &c. (Partition.) Jacob A. Gross to Moses Weil. Dec. 31.....11,500
 17th st (Nos. 343 and 345 E.), n s, 144 w 1st av, 44.4x92, two four-story brick dwell'gs..... }
 17th st (Nos. 331 and 333 E.), n s, 335.2 e 2d av, 46.5x92, two three-story stone front dwell'gs..... }
 Catharine L. R. and Cora V. R. Catlin to Nicholas W. S. Catlin. (½ part.) (½ morts. \$30,000.) Dec. 30.....36,000
 17th st (Nos. 343 and 345 E.), 144 w 1st av, 34.4x92..... }
 17th st (Nos. 331 and 333 E.), n s, 335.2 e 2d av, 46.5x92..... }
 Livingston pl (No. 6), e s, 51.9 s 16th st, 25.9x 120..... }
 Lynde Catlin to Nicholas W. S. Catlin. (½ part.) (½ morts. \$30,000.) Dec. 26.....27,500
 18th st (No. 41), n s, 301.8 e 6th av, 16.8x92, five-story stone front dwell'g. (Foreclos.) George V. N. Baldwin to The New York Life Ins. and Trust Co. Jan. 2.....10,700
 22d st (No. 147), n s, 277.6 e 7th av, 22.6x98.9, four-story brick dwell'g. Elizabeth Tillinghaste, widow, to Alonzo Clark. (Mort. \$10,000.) Dec. 31.....15,000
 26th st (No. 20), s s, 234.1 w Broadway, 25x93.9, four-story stone front dwell'g. Annie T. Slosson, Hartford, Conn., to Maria wife of William S. Wright. Dec. 10.....35,000
 26th st (No. 352), s s, 200 e 9th av, 25x98.9, three-story brick store and dwell'g. Edward N. Shields to Hamilton Biggaw. (Mort. \$4,000.) Jan. 5.....8,000
 28th st (No. 11 E.), n s, 225 e 5th av, 25x98.9, four-story stone front dwell'g. Josephine C. Goodale to Thomas J. Ducey. (Mort. \$20,000.) Dec. 1.....30,500
 28th st (No. 13), n s, 250 e 5th av, 25x98.9, four-story stone front dwell'g. William Palmer to Thomas J. Ducey. (Mort. \$15,000.) November 29.....27,500
 30th st (No. 328), s s, 354 w 8th av, 24x98.9, three-story brick dwell'g. Mary A. Moffitt, Mount Vernon, N. Y., to Albert J. Adams. (Mort. \$7,000.) Nov. 1.....12,000
 30th st, s s, 354 w 8th av. (Release mort.) The Home Ins. Co. to Mary A. Moffitt. December 31.....nom
 32d st (No. 457), n s, 180.1 e 10th av, runs east 19.11 x north 49 x west 12.9 x north 51.7 x west 7.9 x south 43.6 x east 5 x south 55.3, five-story brick tenem't. Edward Murphy to Thomas Maloney. (All title.) (Q. C.) Dec. 30.....1,000
 33d st (No. 364), s s, 76 e 9th av, 19x98.9, three-story brick dwell'g. Susan Dyckman to Mercy Evason. Jan. 2.....10,000

37th st, n s, 270 w 5th av, 25x98.9. George E. Townsend, Paris, France, and Edward Kenneys to Sarah A. Townsend, widow. (Release, &c.) Nov. 22.....nom
 38th st (No. 9), n s, 171.3 w Madison av, 23.9x 98.9, four-story stone front dwell'g..... }
 39th st (No. 14), s s, 170 w Madison av, 25x 98.9, two-story stone front stable..... }
 (Foreclos.) William P. Dixon to Jennie M. Thompson. Dec. 30.....63,500
 39th st. Party wall agreement. Joseph Frank to Arthur L. Levy..... }
 40th st (No. 517), n s, 225 w 10th av, 75x98.9, two-story brick stable and one-story frame stable. David Stevenson, Sr. to David Stevenson, Jr. (Mort. \$4,500.) Dec. 31.....10,000
 41st st (No. 500), s s, 100 w 10th av, runs south 74.1 x east 100 to 10th av, x north 41.8 to centre old creek, x northwest and northeast following curves of creek to 41st st to point 17 west 10th av, x west 83, one-story frame and brick slaughter houses. Ellen E. wife of Elijah Ward to John Muller. Jan. 3.....9,500
 43d st (Nos. 305 and 307), n s, 100 e 2d av, 50x 100.5, one-story frame stables. Joseph Hillier to Charles, John, and Thomas Graham. (Contract.) Dec. 24.....6,000
 43d st (No. 308), s s, 115 e 2d av, 17x100.5, three-story brick dwell'g. (Foreclos.) William H. Ricketts to Eleanor R. Davis, Greenwich, Conn. Dec.....4,500
 44th st, s s, 250 e 11th av, 75x100.5. John H. Deane to Thomas F. Treacy. Jan. 3.....nom
 45th st (No. 447), n s, 200 e 10th av, 25x100.4, two-story brick factory building. George Hussey to Anton Dobler and Charles Lang. (Mort. \$5,000.) July 5.....9,200
 Same property. Maria wife of Charles Lang to George Hussey. (Mort. \$5,000.) July 3.....9,000
 46th st (No. 230), s s, 250 w 2d av, 25x100.5, five-story brick store and tenem't. John Simon to John C. Haug. (Mort. \$7,000.) Jan. 3.....13,500
 47th st (No. 445 W.), n s, 300 e 10th av, 18.9x 100.5, four-story stone front dwell'g. Anna V. Shannon to Frederick H. Flagg, Basking Ridge, N. J. (Morts. \$8,271.) Jan. 3.....10,500
 49th st, n s, 400 w 10th av, 25x100.5. (Foreclos.) Joseph S. Bosworth to Jeremiah Buckley. Jan. 7.....9,500
 51st st (No. 352), s s, 105 w 1st av, 20x100.5, four-story stone front dwell'g. Mary wife of Frederick Schuck to John Otto. (Mort. \$8,000.) Jan. 2.....12,500
 51st st (No. 348), s s, 145 w 1st av, 20x100.5, four-story stone front dwell'g. Mary wife of Frederick Schuck to Jacob Baumgartner. (Mort. \$8,000.) Jan. 2.....12,500
 51st (No. 424), s s, 217 e 1st av, 18x100.5, three-story brick dwell'g. Germania Life Ins. Co. to Moritz Samisch. Dec. 31.....5,850
 52d st, n s, 175 w 5th av, 25x100.5, vacant. Alvin J. Johnson to Charles T. Barney. January 5.....27,500
 52d st (No. 546), s s, 275 e 11th av, 25x100.5, four-story brick tenem't. Pierre Van Alstyne to Charles G. Saxe, Albany, N. Y. (Mort. \$9,000.) Dec. 13.....15,000
 54th st (No. 57), n s, 261 e 6th av, 20x100.5, four-story stone front dwell'g. Catharine E. Wattles to Anna M. wife of John H. De Mott. Jan. 2.....36,000
 54th st (No. 49), n s, 345 e 6th av, 20x100.5, four-story stone front dwell'g. Mary F. wife of Richard S. Todd to Louisa M. wife of Joseph Agostini. Jan. 3.....40,000
 55th st (No. 24), s s, 40.6 w Madison av, 20x 80, four-story stone front dwell'g. Mary T. wife of William J. Westcott to Pamele W. wife of John F. Shepard. (M. \$8,000.) January 7.....29,570
 56th st (Nos. 73 and 75), n s, 100 w 4th av, 40x 100.5, two four-story stone front dwell'gs. Andrews Soher to Catharine S. Barrow. Nov. 29.....46,250
 56th st, n s, 200 e 11th av, runs east 50 north 2.8 x northwest 50.4 x south 8.9, vacant. Laura A. wife of Franklin H. Delano and Daniel D. Lord and F. H. Delano, trustees, to George W. Hollis. Oct. 30.....2,500
 57th st (No. 319 W.), being 250 w 8th av, 25x100, four-story brown stone house, excepting mirrors, cornices and gas fixtures. Henrietta Gerschel to Samuel A. Lewis. (Contract.) Oct. 29.....taxes, 1879 and 25,000
 57th st (No. 137), n s, 66 e Lexington av, 17x 80.5, three-story stone front dwell'g. Emma wife of Thomas J. Temple to Emeline wife of Nathaniel C. Kinney. (Mort. \$8,000.) January 2.....13,000
 59th st, s s, 325 w 6th av, 75x100.5, vacant. Jacob Vanderpoel to John D. Crimmins. (Mort. \$28,000.) Dec. 29.....45,000

63d st (No. 18), s s, 107.6 w Madison av, 18.9x 100.5, four-story stone front dwell'g. John D. Crimmins to Abraham S. Underhill, Plainfield, N. J. (Mort. \$16,000.) Dec. 30.....27,009
 33d st, n s, 125 e 5th av, 25x100.5, vacant. George N. and Nathaniel A. Williams to William P. Parsons and James R. Breen. (Morts. \$26,000.) Jan. 6.....26,000
 63d st (No. 20), s s, 88.9 w Madison av, 18.9x 100.5, four-story stone front dwell'g. John D. Crimmins to Arriva W. wife of Frank W. Savin. (Mort. \$16,000.) Dec. 30.....28,000
 64th st, n s, 245 e 5th av, 20x100.5, four-story stone front dwell'g. Alvin J. Johnson to William F. Croft. Jan. 2.....14,500
 66th st (No. 316), s s, 193.9 e 2d av, 18.9x100.5, four-story brick store and tenem't. Heinrich Walther to John Baier. (Mort. \$5,000.) Aug. 7.....10,000
 66th st (No. 56), s s, 180 w 4th av, 20x100.5, four-story (stone front) dwell'g. Ira E. Doying to Simon Davidson. (Mort. \$15,000.) December 19.....27,000
 66th st, s s, 180 w 4th av. (Release mort.) Willett Bronson to Ira E. Doying. December 19.....nom
 67th st (No. 72), s s, 160 w 4th av, 20x100.5, four-story stone front dwell'g. Kate A. wife of Daniel H. Baldwin to Mary E. wife of John J. Lapham, Brooklyn. (Mort. \$16,000.) December 30.....30,000
 67th st, n s, 125 e Madison av, 50x100.5, vacant. The Mayor, &c., New York, to Antoinette E. wife of Charles B. Wood. (Confirmation deed.) Jan. 3.....nom
 Same property. Antoinette E. wife of Charles B. Wood to Simon Lightstone and David Dinkelspiel. Jan. 2.....32,000
 67th st (No. 49), n s, 20 w 4th av, 20x100.5, four-story stone front dwell'g. Anderson Fowler to Kate A. wife of Daniel H. Baldwin. (Mort. \$15,000.) Jan. 2.....26,000
 68th st, s s, 325 w 8th av, 75x100.5, shanties. Nicholas F. Palmer and ano., exrs Frances B. Hegeman, dec'd, to Euphemia S. Coffin. (C. a. G.) Jan. 2.....15,000
 69th st (No. 304 E.), s s, 525 e 2d av, 16.8x77.4, two-story stone front dwell'g. James Anderson to Henry Roberts. (Mort. \$3,500.) Jan. 5.....6,500
 Same property. Henry Roberts to Kate Gunner. (Mort. \$5,000.) Jan. 5.....6,500
 71st st, s s, 300 w 8th av, 25x100.5, shanties. William T. Graff to Jacob Du Bois. (Mort. \$4,635.) Dec. 18.....5,516
 72d st, n s, 300 w 3d av, 25x102.2, Ida and Samuel L. Samuels, Waco, Texas, to Henry Stollmeyer. (Q. C.) (All title.).....nom
 74th st (No. 232), s s, 250 w 2d av, 25x102.2, four-story brick tenement and three-story brick dwell'g. in rear. James F. Donohue to Phebe E. wife of Gilbert W. Banker. (Mort. \$10,000, taxes 1878.) Jan. 5.....14,500
 75th st (No. 28), s s, 34 e Madison av, 33x28.8, four-story stone front dwell'g. Maria Greenalgh to Abraham Dowdney. (Mort. \$10,500.) Oct. 15.....15,000
 76th st, n s, 275 w 3d av, 50x102.2, vacant. Abram S. Hewitt to Francis McQuade. Jan. 5.....8,000
 81st st (No. 342), s s, 149.4 w 1st av, 25x102.2, four-story stone front dwelling. Fanny Wallach to Caroline Wallach. Dec. 31. (Mort. \$7,000.).....10,000
 83d st, n s, 200 w 2d av, 25x100. Benjamin Adams, et al. to Emily R. Wilson, extrx. C. Parkhurst, in trust. (Correction deed and release mort.) July 1, 1879.....nom
 Same property. Emily R. Wilson, extrx. and Trustee, C. Parkhurst, dec'd. to John Baier. July 17.....3,000
 Same property. Julia, Fannie J., Julia L. and Emma Battersby to same. (C. a. G.) Sept. 22.....575
 84th st (No. 428), s s, 266.8 e 1st av, 16.8x102.2, two-story stone front dwell'g. Edward C. Sheehy and James J. Jones to Frederick Levers. (Morts. \$3,667.) Jan. 3.....7,000
 84th st (No. 243), n s, 141.8 w 2d av, 20x102, three-story stone front dwell'g. Frederick E. Westbrook to Samuel Ryckman. (Q. C.) (Mort. \$4,000.) Dec. 27.....10,650
 Same property. Elizabeth wife of Samuel Ryckman to Frederick E. Westbrook. (Mort. \$4,000.) Dec. 27.....10,650
 86th st, s s, 134.5 e Madison av, 30x102.2, two three-story stone front dwell'gs. Martha wife of Charles White to Marx and Moses Ortinger. (Contract.) Jan. 5.....22,000
 87th st, n s, 77 w Av A, 22x100, vacant. Emma J. wife of John S. Johnston, Astoria, L. I., to Robert Bausch. (Mort. \$5,000.) Jan. 2.....9,500

90th st, s s, 100 e 9th av, 80.6x108.6x39.11x 100.8, vacant. Charles W. Dayton to Frederick K. Keller. (Mort. \$4,125.) Jan. 6...7,600
 97th st, n s, 200 e 4th av, 100x100.11, vacant...
 98th st, s s, 250 e 4th av, 50x100.11...
 (Foreclos.) Josiah T. Lovejoy to Daniel McL. Quackenbush. Jan. 2...12,000
 11th st, s s, 196.8 w 4th av. (Release mort.) Jno. H. Deane to Thomas F. Treacy. January 2...nom
 11th st, s s, 180 w 4th av. (Release mort.) John H. Deane to Thomas F. Treacy. January 2...nom
 116th st (No. 115), n s, 184.7 e 4th av, 17.10x 100.11, three-story stone front dwell'g. Johanna wife of Patrick H. Lalor to Margaret wife of John H. Moon. (Mort. \$5,700.) January 5...11,000
 117th st, s s, 160 w 2d av, 25x100.11, vacant. David Demarest, Riverside, Conn., to John Lalor. Jan. 3...1,800
 117th st (No. 106), s s, 47.6 e 4th av, 15.2x64.11, three-story brick dwell'g. Sarah W. wife of Thomas B. Wilson, Elizabeth, N. J., to Magdalena Cockings. (Discrepancy in description.) (Mort. \$3,000.) Dec. 30...3,775
 120th st, n e cor 9th av, 100x100.11, one-story frame dwell'g, and frame stables and sheds. Thomas and George Bradburn to Edward J. McGean. Jan. 3...9,000
 120th st, n s, 200 e 9th av, 100x100.11, vacant. John Bradburn to Edward J. McGean. Jan. 3...5,000
 Same property. John Bradburn to John Bradburn. (Q. C.) (Correction deed.) Jan. 2, nom
 121st st, s e cor 9th av, 100x100.11, vacant...
 120th st, n s, 100 e 9th av, 100x100.11, vacant. Bridget wife of Thomas Bradburn to Edward J. McGean. (Mort. on first plot \$1,500.) Jan. 3...14,000
 123d st, n s, 275 e 1st av, 200x100.11, frame stables and sheds. James Bolton, Harlem, to Madeline E. Hawes. Dec. 30...20,000
 123d st, n s, 475 e 1st av, 50x100.11, one-story frame dwell'g, sheds and stables. James Bolton to Joseph H. Cooper. Dec. 30...6,000
 123d st, s s, 200 w 10th av, 200x100.11, shanties. Michael H. Cashman to Theodore W. Myers. (Mort. \$4,000.) Dec. 15...8,000
 124th st, n s, 127 w 2d av, about 20x100.11. Michaelis Silberston to Albert Rich. (Mort. \$4,500.) Jan. 2...nom
 124th st (No. 242), s s, 375 e 8th av, 25x100.11, two-story frame dwell'g. Ellen M. Yelverton, widow, to Henry Ungrich. Jan. 5...3,500
 126th st, n s, 285 e 6th av, 75x99.11, vacant. Jesse W. Powers to Oscar T. Brown. December 27...13,500
 127th st, n s, 230 w 2d av, 50x99.11, vacant. Sarah B. Webb and Elizabeth E. Meggs to Spencer A. Fanning. (Contract.) Aug. 15...5,000
 130th st (No. 1), n s, 75 e 5th av, 18.9x99.11, four-story stone front dwell'g. Joseph O. Averill, exr. Horace Hunt, dec'd, to Andrew P. Van Tuyl. (Mort. \$7,000, taxes 1877.) Aug. 20, 1878...5,200
 132d st, s s, 150 w 6th av, original line, 25x99.11, vacant. Benjamin J. M. Carley to John F. Hopkins. Dec. 22...2,500
 133d st, s s, 185 e 6th av, 50x99.11, vacant. Edward W. Bishop to Thomas H. Tatum. Jan. 5...6,000
 133d st, n s, 280 w 7th av, 20x99.11, three-story frame dwell'g. Esther wife of Gilbert P. Williams to Jane Cowen. Jan. 2...5,600
 145th st, n s, 225 w Av St. Nicholas, 25x99.11, vacant...
 145th st, n s, 250 w Av St. Nicholas, 25x99.11, vacant...
 George Shepherd to William Thompson, Brooklyn. (Mort. \$2,000.) Jan. 3...4,500
 145th st, n e cor 10th av, 225x99.11, vacant. Harriet wife of John Travers to Harriet E. wife of Aaron Ogden. (Morts. \$26,800.) Nov. 8, 1876...27,100
 145th st, n s, 225 w Av St. Nicholas, 50x99.11. William Thompson, Brooklyn, to George Leask. (C. a. G.) Jan. 5...nom
 Lexington av (No. 134), s w cor 57th st, 25.5x 22.6, four-story stone front dwell'g. Henry P. Moulton, Boston, Mass., to Harriet E. wife of John B. Page, Rutland, Vt. (Morts. \$11,800.) Dec. 26...15,000
 Same property. Harriet E. wife of Aaron Ogden to Joseph W. Patterson. (Mort. \$11,000.) Dec. 3...27,000
 Lexington av (No. 809), e s, 53.6 n 62d st, 17x 70, four-story brick (stone front) dwell'g. (Foreclos.) Edward S. Rappallo to Margaret wife of Samuel S. Jones. Dec. 29...15,600
 Lexington av, n w cor 166th st, 100.11x75, vacant. John H. Deane and William A. Cauldwell to Ann E. Davis. (Taxes 1879.) Dec. 29...17,000

Madison av (No. 310), w s, 67.4 s 42d st, runs west 33.3 x south 11.5 x west 13.9 x south 20 x east 52 to Madison av, x north 31.5. Emily wife of Charles Duggin to M. J. Dittoe. Dec. 23...nom
 Same property. M. J. Dittoe to Chas. Duggin. Dec. 23...nom
 Madison av, s w cor 70th st, 100.5x35. Richard Kelly to Thomas Pearson. (C. a. G.) (All title.) Jan. 6...nom
 Park av (No. 94), w s, 32.11 s 40th st, 16.5x80, four-story stone front dwell'g. Brian McKenney to Emily Underhill (Mort. \$12,000.) Dec. 31...19,500
 1st av, w s, 63.3 s 13th st, 20x86. James M. Fitzsimmons to Anna K. Brummer. (C. a. G.) (Mort. 6,000.) Dec. 1...nom
 Same property. John Brummer to James M. Fitzsimmons. (Mort. \$6,000.) Dec. 1...nom
 1st av, s w cor 16th st, 23x80, four-story brick store and tenem't. Elizabeth Logan to Frederic A. Potts. (Morts. \$12,000.) December 31...16,000
 Same property. John Logan to Frederic A. Potts. (Q. C.) Dec. 31...nom
 1st av, e s, extd'g from 113th to 114th st, 201.10x 95, vacant. James M. Boyd to Mary Duffy. (Morts. \$30,450.) Dec. 31...63,430
 1st av, w s, 100.10 s 118th st, 25.2x100, vacant. John H. Deane to William Whaley. (Mort. \$4,500, on this and other property.) Jan. 5, 3,500
 Same property. W. Whaley to Bertha A. Deane. (Q. C.) Jan. 5...3,500
 1st av, w s, 50.5 s 118th st, 50.5x100, vacant. John H. Deane to William Whaley. (1/2 of Mort. \$4,500.) Jan. 5...7,000
 Same property. Wm. Whaley to Bertha A. Deane. (Q. C.) Jan. 5...7,000
 1st av, n e cor Houston st, 25.2x88.8x25.4x92. Marvin R. Pittman to John J. Pittman. (1/2 part.) March 31, 1860...2,500
 2d av (No. 330), e s, 46.8 n 19th st, 15.1x100, four-story stone front dwell'g. (Foreclos.) Patrick H. Jones to Charles A. Schlegel. Dec. 30...9,000
 2d av (No. 1067), w s, 50 n 56th st, 25x75, four-story brick store and tenement. (Mort. \$12,000) Dec. 31...nom
 55th st (No. 318 E.), s s, 250 e 2d av, 25x100.5, four-story brick dwell'g. (Mort. \$7,000.) John Brummer to John H. Bosch, Brooklyn. Dec. 3, 1878...25,000
 2d av, n w cor 82d st, 51.1x101.8x25.6x— to 82d st, x abt 90 to beginning; also all other conveyed to grantor as trustee Fanny J. Battersby et al. Virginia wife of Wm. H. Arnold, Providence, R. I., to Fanny Jane Battersby. (C. a. G.) April 5...nom
 3d av, n w cor 101st st, 100.11x100, five five-story stone front stores and tenem'ts. Mary wife of Michael Duffy to James M. Boyd. (Morts. \$67,000.) Jan. 3...100,000
 4th av, n w cor 120th st, 25x100. John Braden to D. McL. Quackenbush. (C. a. G.) (All title.) Sept. 10, 1877...nom
 4th av, n w cor 123d st, 100.11x80, vacant. John H. Deane to Ward B. Chamberlin. (1/2 part.) Dec. 31...5,000
 5th av, n e cor 86th st, runs east 154.7 x north-west 1.7 x north 99.8 x west 51.1 x south 60.8 x northwest 16.5 x west 89.2 to 5th av, x south 50, vacant. Michael Coleman to William Belden. (Morts. \$48,000.) Dec. 15...86,000
 5th av (No. 2011), e s, 91.11 n 124th st, 18x80, three-story stone front dwell'g. Charles Welde to Mary Esther Haines. (Morts. \$8,000.) Jan. 2...14,000
 Same property. John Webb to Charles Welde. (Release mortgage.) July 2...nom
 6th av (No. 1007), n w cor 56th st, 24.5x80, four-story stone front store and dwell'g...
 56th st (No. 103 W.), n s, 80 w 6th av, 20x84.5, four-story brick dwell'g...
 Jacob Campbell to David W. Bishop. January 2...55,000
 6th av, n w cor 126th st, 99.11x125, vacant. Charles E. Runk to William L. Hamilton. Jan. 5...26,000
 6th av (No. 1013), w s, 64.5 n 56th st, 20x80, four-story stone front store and dwell'g. Theodore W. Myers to Florence V. C. Bishop. Jan. 2...23,000
 6th av (No. 1015), w s, 84.5 n 56th st, 20x100, four-story stone front store and dwell'g. Julien L. Myers to Matilda W. White, Lenox, Mass. (Mort. \$10,000.) Jan. 2...24,000
 6th av (No. 1017), w s, 104.5 n 56th st, 20x100, four-story stone front store and dwell'g. Angelo L. Myers to Thomas A. Bishop. (Mort. \$10,000.) Jan. 2...24,000
 9th av, e s, extd'g from 120th to 121st st, 201.11 x100, vacant...
 120th st, n s, 100 e 9th av, 200x100.11, vacant. Edward J. McGean to Simon Sterne. (Mort. \$20,000.) Jan. 5...32,000

9th av, s e cor 74th st, 25.8x100, vacant. Thos. Green, Brooklyn, to Ambrose J. Clark. Jan. 5...5,000
 11th av, centre line intersection centre line 90th st, runs north to centre line 91st st, x west to e s Riverside av, x south to centre 90th st, x east to beginning, except following: 90th st, centre line, 200 w of n s 11th av, runs north to centre block, bet 90th and 91st st, x west 100 x south to centre 90th st, x east to beginning, two-story frame dwell'g. George Ehret to James Scobie. (Mort. \$50,000.) Jan. 5...140,000

MISCELLANEOUS.

Agreement to dissolve trust. Nicholas W. S. and Lynde Catlin with Catharine L. R. and Cora V. R. Catlin...nom
 Agreement to divide estate of William B. Corning, dec'd, by the following heirs: Samuel B., Amos and William B. Corning, Jr., and William C. and Amelia A. Germond.
 Articles of co-partnership bet Louis and Henry Kustner. Henry Kustner pays \$1,000 and receives equal share of stock, etc.
 Assignment for benefit of creditors. Patrick Brannan to James Maher. Feb. 10, 1865...nom
 82d st, n s, 300 w 11th av, 25x102. Eugenia T. Taylor to Eliza Madan. Jan. 2...3,000
 Privilege to use wall. The Continental Nat'l Bank, New York, to Adele L. S. Stevens...nom
 Release from covenant as to liability for mortgage. Joseph Schmitt to Auke Dooper...nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Arthur st, n e cor William st, 25x87.6. Hugh N. Camp to William Gleason. Dec. 31...80
 Concord st, n e s, 180 n w College av, 25x100. Irene Platt to H. E. Griswold. (Mort. \$1,200.) Dec. 31...nom
 Gouverneur st, s s, east 1/2 lot 250 map Melrose South, 25x118.5. Elizabeth Logan to Ann Logan. July 3...700
 Gouverneur st, s s, 1/2 of lot 251 map Melrose South, 25x118.5. Elizabeth Logan to Anne Logan. July 3...700
 Spring pl, part lot 138 map Morrisania, 75x 100x76.8x100. Elizabeth Bauer, Pittsburg, to John and Sophia (his wife) Kuhhorn. Jan. 6...1,800
 West st, n e s, lot 28 map Wardville, West Farms, 50x100. James L. Wells to Michael Nash. Dec. 31...265
 142d st, s s, 256.6 e Alexander av, 50x100. Sarah M. Donnelly, widow and extrx. Thomas Donnelly, dec'd, and Patrick O'Hare, individ., and as surviving partner of Donnelly & O'Hare to Gilbert O. Wilson. (Mort. \$2,500.) Jan. 5...4,000
 Forest av, e s, 240 s Wall st, 30x300. Elizabeth McMahon, widow, to Patrick J. Fitzmaurice. Dec. 5, 1879...700
 Madison av, s e s, 126 n e Marble st, 18x90, h & l. John Kerby to Patrick McDermott. (Mort. \$2,000, taxes 1879.) Dec. 17...4,000
 Willis av, w s, 50 n 146th st, 75x106.6. Frederick Stark to Sophia Stark. (C. a. G.) February 28...525

LEASEHOLD CONVEYANCES.

5th st, n s, 275 e 1st av, 25x97. George Steinbrecher to Martin Haupt. (Assign. lease.) 7,500
 5th st, n s, 331 e 1st av, 44.6x106.9x15.6x97. Peter Herrmann to John Davis. (Assign. lease)...10,000
 Same property. Jno. Davis to Catharine Herrmann. (Assign. lease)...10,000
 6th st, s s, 350 e 2d av, 25x97. Charles Hahn to Heinrich and Caroline Kalbfleisch. (Assign. lease)...9,000
 7th st, n s, 175 w Av A, 25x97.5. John J. Astor to Barbara Buhl; 20 years, per year...350
 11th st, No. 114 E. (Lease.) H. Miller, exr. W. Mathews, to Eliza Mathews. (Release) nom
 Same property. Eliza H. Mathews, admrx. G. H. Mathews. (Assign. all title)...nom
 Same property. W. S. Mathews, individ., and admr. W. Mathews to same. (Assign. and release)...nom
 Same property. Eliza Mathews, individ., and admrx. Phebe Mathews, dec'd, to August C. Hassey. (Assign. lease)...1,800
 Same property. Eliza Mathews to same. (Ratification, &c.)...nom
 11th st, s s, 175 w 3d av, 25x95. (Same as last.) Robert R. Stuyvesant to August C. Hassey. 5 1/2 years, per year...175
 Same property. R. R. Stuyvesant to Aug. C. Hassey. (Consent to assign. lease)...nom
 Same property. Aug. C. Hassey to Eliza Mathews. (Assign. lease)...nom
 Same property. Martha Smith to same...nom
 14th st, Ncs. 22, 24 and 26 E. (Assign. lease.) Samuel Boardman to Henry Draper et al., exrs. C. Palmer...nom

14th st, No. 101 E. Martin Hathaway and A. Valente to W. W. Wheeler. (Surrender lease).....nom
 14th st, Nos. 22, 24 and 26 E. (Assign. lease.) Joseph Scheider to the Exrs. C. Palmer.....nom
 23d st, No. 37 W. Abram D. Gillette to D. S. Hess & Co. 10 years from April 1, per yr. 1,800
 23d st, No. 35. James N. Gotendorf et al. to D. S. Hess & Co. 10 years from April 1...3,000
 49th st (No. 10 W.), s s, 250 w 5th av, 25x100.5. Lucretia C. Smith, widow, to John D. Wing. (Assign. lease).....20,000

KINGS COUNTY. N. Y.

DECEMBER 31, JAN. 2, 3, 5, 6, 7,

Adams st, s e cor Nassau st, 25x58. John M. Champney to Martha A. E. F. Demarest. (Mort. \$2,500).....\$2,800
 Ainslie st, n s, 125 w Leonard st, 25x100. Margaret wife of Arthur McQuaid to Edward McFadden.....\$3,000
 Bergen st, n s, 150 w New York av, 150x214.5 to Dean st, h s & ls. Susan M. Timson to Katharina Kinkel.....15,800
 Bond st, w s, 60 s President st, 20x75, h & l. Bond st, w s, 80 s President st, 20x75, h & l. Jacob G. Van Nostrand, New York, to William H. Smith. (Mort. \$680).....6,500
 Bowne st, northerly cor Van Brunt st, 180 to Hudson st, now Inlay st, x200x180 to Van Brunt st, x200. John Cunningham to Lydia A. wife of Russell W. Adams. (Morts. \$12,000).....100
 Broadway, s e cor Debevoise st, 36.6x54.6x25x80. Elizabeth Meyer, widow, and Charles Myer and Elizabeth wife of William Droge, heirs of Casper Myer, to George Gomer. (Mort. \$3,400).....8,600
 Same property. Geo. Gomer to Jacob Wolf. (Mort. \$3,400).....8,750
 Baltic st, n e s, 150 e s Smith st, 25x100. (Foreclos.) James Wiley to Daniel Riedmann, New York.....4,000
 Box st, s s, 250 w Manhattan av, 75x100. John B. Brown, Portland, Me., to The Greenpoint Sugar Co. (All title).....nom
 Same property. The Greenpoint Sugar Co., to The Brooklyn Cross Town Railroad Co.....4,800
 Church st, n s, 178 w Smith st, 22x100. John McCartney to Johanna Geyer, widow, New York.....exch
 Court st, w s, 54.7 s Sackett st, 18.2x80, h & l. (Foreclos.) Gerard M. Stevens to Peter S. Hors, Kinderhook, N. Y.....6,000
 Chestnut st, w s, 622 s Brooklyn and Jamaica turnpike, runs west 302.2 to Rapelye st, x south 275 x east 300 to Chestnut st, x north 275. David Gillespie, guard., to Irene C. D. Hull. (C. a. G.).....nom
 Clinton st (No. 44), w s, 105.5 n Pierrepont st, 22.6x100, h & l. Elizabeth R. Woodhull, widow, and Julia E. Smith, Emma Woodhull and Ada Putnam, heirs G. C. Woodhull, to August C. Nau.....7,900
 Same property. William A. Woodhull and ano., exrs. G. C. Woodhull, to same.....7,900
 Decatur st, n s, 285 w Reid av, 40x100, h & l. Kate wife of Lewis Acon to Jacob Philip.....6,000
 Dacatur st, n s, 245 w Reid av, 20x100, h & l. Kate wife of Lewis Acon to Jacob Philip.....3,000
 Decatur st, n s, 100 w Reid av, 85x100. Jacob Philip to Kate wife of Lewis Acon.....3,000
 Degraw st, s s, 68 w Court st, 32x25, three-story and basement brick house. Elmira B. wife of William H. Perrin to Edward Daly. (Error).....4,000
 Dean st, n s, 250 e Rockaway av, 50x107.2 Sarah L. Cook to Nicholas Amerman.....2,250
 Downing st, w s, 268 s Gates av, 40x101.6, h s & ls. Mary S. wife of Hydro P. Oatman to Jane and Emmalissa Purvis, Middletown, N. Y. (Morts. \$10,000).....20,150
 Dean st, s s, 400 e Franklin av, 20x110, h & l. Margaret wife of William Flanagan to Augusta L., wife of Robert L. Bamber. (Morts. \$4,500).....6,300
 Decatur st, n s, 270 e Lewis av, 20x100, h & l. (Foreclos.) Edward Goldschmidt to Alfred Dickinson, et al. trustees under will, S. B. Judah.....6,000
 Diamond st, e s, 100 n Nassau av, 50x100. Mary J. wife of George W. Moseley, Hartford, Conn., to Sarah E. wife of Samuel Self.....1,000
 Degraw st, s s, 130.3 e Washington av, runs south 96.11 x east 25 x south 27.4 x east 50 x north 124.3 to Degraw st, x west 75. (Foreclos.) Thomas M. Riley to Susan Miln.....3,000
 Elizabeth st, w s, 120 s e Conover st, 20x100. William Gilbride to Peter Kelly.....nom
 Elizabeth st, w s, 140 s e Conover st, 20x100. Peter Kelly to William Gilbride.....nom

Eldert st, s e s, 176.6 n e Broadway, 17x100. Augustus C. Thompson to James R. Klots. (Mort. \$3,000).....2,200
 Floyd st, n s, 341 e Marcy av, 20x100, h & l. Frederick Miller to Mary wife of Edward Miller. (Mort. \$1,500).....3,800
 Franklin st, e s, 80 n Oak st, 20x75. (Foreclos.) Thomas M. Riley to Abraham Totten.....4,300
 Floyd st, n s, 281 e Marcy av, 60x100. Frederick Miller to Katharina wife of Henry Loeffler.....2,000
 Grand st, n s, 150 w Olive st, 25x100. (Foreclos.) Thomas M. Riley to James Baird.....1,275
 Grand st, s s, 150 e Union av, 25x100. Anton Vigelius to John F. Mienhardt.....9,500
 Grand st, s s, if extended west to River, 76 w River st, runs south 100 x west to East River x north to said line if extended x east to beginning.....nom
 Also strip 35 feet wide being s 1/2 of Grand st. if extended &c.....nom
 Eliza wife of A. K. Meserole, Catharine V. C. wife of J. Henry Smith, Christina wife of B. Evertsen, Thos. J. Morrell, Mary T. Franklin, Lucretia L. wife of Thos. B. Rider, Jonathan R. Powell, Chas. R. and John Brown, Sarah B. wife of Geo. B. Walter, Jr., and Eliza M. wife of Frank J. Squire to The New York Ferry Co. (Morts. \$17,000, taxes, 1879).....65,000
 Gold st, e s, 37 n Concord st, 19x19. Hasley Curtis to Charles J. Wolfe. (Mort. \$1,500).....2,500
 Gold st, e s, 195.10 n Johnson st, runs east 65.6 x north 54.2 x east 19.6 x north 25.1 x south-west — x west 45 to Gold st, x south 47.4. Catharine wife of Patrick J. Rowan to Mary Langton. (Q. C.).....5,000
 Same property. Mary Langton to Patrick J. Rowan. (Q. C.).....5,000
 Grove st, s s, 150 w Johnson av, runs west 195 x south 100 x east 345 to Johnson av, x north about 92 x west 150 x north about 10 to Grove st; Linden st, n w cor Johnson av, 405x100. Gilbert Thompson to William H. Scott and Simon Sterne. (Morts. \$2,200).....3,200
 Harrison st, n s, 234.10 w Hicks st, 42.8x94.10. James W. Dearing to George B. Dearing. (Morts. \$11,000).....15,000
 Hancock st, n s, 110 e Bedford av, 120x100. William F. Jordan to Susanna E. C. wife of Walter C. Russell. (Mort. \$1,900).....6,600
 Hopkins st, n s, 250 e Marcy av, 25x100. Freeman A. Stagg, Stratford, Conn., and William H. Pink, Jr., to George Underhill. (Mort. \$3,500).....nom
 Hancock st, n s, 245 e Howard av, 18.8x100, h & l. Cecelia D. Ferrier, Catskill, widow, to M. Antoinette Elmendorf, 1877. (Mort. \$1,000, taxes &c.).....3,000
 Hicks st, e s, 100 s Middagh st, 25x100. Clara wife of Richard L. Leggett to Richard Marsland. (Mort. \$4,000).....nom
 Hanover pl, w s, 120 n Livingston st, 20x100. Louisa wife of Julius Metz to Arthur J. Metz, Orange, N. J. (Mort. \$3,500).....3,500
 Hopkins st, s s, 65 e Marcy av, 20x100. Sophia Fletcher to Barbara wife of Joseph Fischer. (Mort. \$1,400).....1,600
 Irving pl, e s, 175.6 s Gates av, 20x100. Mary A. Hirsch to Frank H. Klein.....2,000
 Kosciusko st, s e s, 118.7 s w Bushwick av, 23x 51.11. A. Stewart Walsh to Susan E. wife of William H. Wood. (All liens).....2,800
 La Grange st, e s, 150 n Maujer st, 25x91. Geo. Cloos to Gottlieb Weber. (Mort. \$700).....1,400
 Livingston st, n e s, 176.6 s e Red Hook lane, 21 x95. James C. De La Mare to James Mallon. (Partition).....4,700
 Lawton st, s e s, 114.8 n e Broadway, 17.7x90. (Foreclos.) Thomas M. Riley to Phebe J. Carlisle, Newburgh, N. Y.....2,000
 Lefferts pl, s s, 254.10 w Franklin av, 20x120. Sarah J. wife of Alanson Tredwell to Edward Merritt.....2,500
 Lincoln pl, s s, 300 w 7th av, 60x100, three unfinished houses. Isabella wife of John Gordon to William L. Moore. (Contract).....21,250
 Montieith st, n s, 156.8 w Bremen st, 18.4x100, h & l. George Loeffler to John Giering, Jr., New York. (Mort. \$1,000).....2,350
 Macon st, s s, 40 w Throop av, 20x80. (Foreclos.) Frank E. Blackwell to The National Life Ins. Co. of United States.....5,880
 Maujer st, s s, 100 w Ewen st, 25x100. William Herbert to George Underhill.....nom
 Same property. George Underhill to Mary wife of William Herbert.....nom
 Madison st, s s, 300.10 w Reid av, 19.10x100. (Foreclos.) John Dill, Jr., to Nathan Upham.....3,000
 Pacific st, s s, 140 e Clinton st, 25x100. Clara Hofheimer to Amelia wife of Jacob H. Gugenheimer, and Angelina wife of Sigismund Hofheimer.....nom

Same property. Amelia wife of Jacob H. Gugenheimer to Angelina wife of Sigismund Hofheimer. (Q. C.) (All title).....400
 Park pl, s s, 330 e Clason av. (Release mort.) Harriet A. Packard to Albert Woodruff.....1,500
 Park pl, n s, 234.7 e 6th av, 20x100, h & l. Maria Spader, widow, to Moses H. Dorfman.....8,400
 Prince st, w s, about 64.9 s Concord st, 27.1.3x south-west 44 x west 26 x north 261 x east 20 x north 34.7; Concord st, s s, 151.6 e Gold st, runs west 65.11 x south 350 x east 35 x north-east to beginning. Elicia Dorfinger to Joseph S. Hibbler. (C. a. G.) (1/2 part).....nom
 Pineapple st, s s, 73.9 e Columbia Heights, 27.3x 60, h & l, irreg. Samuel Daniels to Anna J. wife of Peter McCartee.....7,500
 Plymouth st, n s, 225 e Hudson av, runs north 100 x west to point 200 e Hudson av, x south to Plymouth st, x east to beginning. Abigail A. Martling to Caroline M. White.....nom
 Plymouth st, n s, 225 e Hudson av, 3.4x100. Abigail A. Martling to Caroline M. White. (Q. C.).....nom
 President st, n s, 135.6 w 8th av, 35.6x100. S. Isadore Davis wife of Augustus W. Davis to Christopher C. Watson. (Mort. \$1,500, taxes 1879).....2,250
 President st, s w s, 100 s e Nevins st, 40x100. Leon L. Ferrusset to Francis Halstead, Jr. (Mort. \$3,268).....exch
 River st, w s, 25 n South 1st st, 75x123 to East River x 75x135.9. The New York and Brooklyn Ferry Co. to The New York Ferry Co.....30,400
 Ross st, s s, 188 e Bedford av, 22x100. J. Alonzo Palmer to James Rodwell.....3,500
 Ryerson st (No. 41), e s, 382.9 s Flushing av, 20 x100. Elizabeth Allison to John E. Allison. (Mort. \$2,350).....4,750
 Same property. John S. Allison to John Reis.....3,000
 Schermerhorn st, s s, 195 w Powers st, 20x80. Delia wife of and Thomas E. Purdy to Matthew and William Hinman, exrs. &c., of William Hinman, dec'd.....nom
 Skillman st, e s, 571.3 s Willoughby av, 18.9x 100, h & l.....nom
 Lafayette av, s s, 300 w Throop av, 18.9x100. Ferdinand Reed to Lewis B. Reed, trustee.....8,532
 Smith st, w s, 125 n Church st, 25x100. John Cody to William M. Morehouse. (Q. C.).....nom
 Same property. William M. Morehouse to Margaret wife of John Cody. (Q. C.).....nom
 Stockton st, n s, 300 e Tompkins av, 25x100. Katharina wife of Henry Loeffler to Frederick Miller. (Mort. \$1,500).....3,500
 Sandford st, w s, 157.9 n Myrtle av, 25x100. Mary L. Rogers, widow, to Elizabeth Allison.....1,200
 Schermerhorn st, s s, 215 e Boerum st, 23x99.9. Joseph J. Bushnell, Quenemo, Kansas, to Adelaide E. wife of Ezra L. Bushnell. (Mort. \$3,000).....12,000
 Scholes st, s s, 300 e Union av, 25x100. Henry Hauselman and ano., exrs. Louisa Jenny, dec'd, to Mary Loesch.....nom
 Same property. Mary wife of Frank Loesch to Isidor Jenny. (All title).....nom
 Seigel st, n s, 50 w Leonard st, 25x100, h & l. (Foreclos.) John S. Williamson to Edward Hincken and R. H. Bowne, exrs. P. Rice.....4,000
 Spencer st, e s, 105 s Willoughby av, 25x100. Mary wife of Ruel Kimball to Annie M. wife of Francis Guinand.....1,600
 Sackett st, s s, 38.6 e Hicks st, 19.3x100. John H. Kelly to Anna M. Roes. (Correction deed).....nom
 Teneyck st, n s, 175 e Humboldt st, 25x100, h & l. Samuel Sutton to William and Regina, his wife, Werthmuller.....1,600
 Van Brunt st, w s, 25 n Partition st, 25x100. Susan wife of Max Griebel, Fanwood, N. J., to Hermann Falk.....3,000
 Wyckoff st, n s, 339.5 w Smith st, 23x100. Lavinia wife of William H. Beard to Margaret wife of James H. Roche.....5,000
 Witherspoon st, s s, 290 e Marcy av, 20x100. Thomas Walling and William H. Fenwick to Richard G. Phelps.....1,250
 Wolcott st, n e s, 140 n w Dwight st, 20x100. Joseph M. Pray and ano., exrs. of John Dike-man dec'd, to Anne wife of Thomas Dolan.....1,000
 Wyckoff st, s s, 150 e Union av, 25x100. Amalia Wild to Gustav Schwab. (Q. C.).....2,600
 West st, e s, 475 s Sackett st, 50x100. (Foreclos.) Thomas M. Riley to Samuel Newell, New York.....700
 Wyckoff st, s s, 100 e Graham av, 25x92.9x26.3 x101. J. Paul Bonner to Henry Funk.....1,350
 1st st, e s, 475 s Sackett st, 50x100. Samuel Newell, Clifton, N. J., to John Quinlan, East New York.....600
 South 1st st, s w s, abt 50 n w Union av, 25x95. Peter Mead to Samuel Sutton.....2,300

1st st, n s, 266.2 e Hoyt st, 33.4x85.10x33.4x84.2. John Layton to Margaret wife of Christian J. N. Dornheim.....4,200
 1st pl, n s, S3 w Smith st, 17.6x100, h & l. John Layton to Whitman Kenyon and Albro J. Newton.....6,500
 East 2d st, w s, 235.6 s Vanderbilt st, 75x250 to e s Gravesend av, Flatbush. James W. J. Pierson to William E. Murphy. (Mort. \$349).....454
 3d st, s e s, 50 n e 17th st, 25x100. George F. Jones to Henry Thompson. (Mort. \$2,500).....3,000
 3d st, n s, 205 e 5th av, 22x90. John Stoothoff to David H. McAlpin.....nom
 North 4th st, n e s, 125 n w 6th st, 25x100. Mary E. Fox to Ann Conlin. (C. a. G.).....3,000
 6th st, n e cor Hope st, 47x75x50x75. John T. Runcie, exr. E. Hopkins, dec'd, to Barnett B. Whaley and Mary L. Harris. (M. \$300).....4,500
 South 9th st, n s, 200.2 e 3d st, 20.10x109 to alley. Ann Richardson, widow, Lydia T. and Eleanor Richardson, Grace wife of Daniel A. Henderson, widow, and heirs Henry C. Richardson, dec'd, to Mary Ann McCurdy. (Morts. \$1,000.) (Taxes, 1879.).....8,200
 9th st, n s, 80 w 6th av, 93.3x110. Charlotte M. Gale to Anna J. wife of Jose Gomez. (Q. C.).....nom
 12th st, s s, 272.10 w 8th av, 40x100. Ulrich Matthey to Johanna Geyer.....exch
 37 h st, s s, 94.1 e 8th av, 20x100.2. Dominick and Peter O'Donnell to Thomas D. O'Donnell.....500
 39th st, s s, 450 w 3d av, 50x100.2. The New York Life Ins. and Trust Co., trustees John F. Delaplaine, dec'd, to Henry Stafford, New York, and Peter Doyle. (All title).....500
 39th st, s s, 500 w 3d av, 50x100.2. The New York Life Ins. and Trust Co., trustees John F. Delaplaine, dec'd, to Henry Stafford, New York, and Peter Doyle, Brooklyn. (All title).....500
 43d st, n s, 90 w 4th av, 20x100.2. Albert Woodruff to Mary wife of James Stanley.....650
 Av B, s s, 60.6 e East 7th st, 60x100.2. Anna R. Tobitt to the Trustees of the Reformed Protestant Dutch Church of Flatbush. (Mort. \$570; taxes, &c.).....570
 Atlantic av, s s, 210 w Stone av, 80x100. Florence L. Burchard wife of Charles L. to Louis Beal. 1877.....exch.
 Atlantic av, s s, 395.2 e Carlton av, 25x85.....exch.
 Wolcott st, s w s, 90 n w Van Brunt st, 25x100. John Kearney, exr. of Catharine Kearney or Carney dec'd., to Joanna P. Kearney.....6,000
 Same property. James, Mary, Ann and Margaret Kearney and Mary Keenan to Joanna P. Kearney. (Mort. \$6,000).....nom
 Baltic av, n s, 75 e Miller av, 25x100. Annie H. wife of Thomas B. Bowers to Amelia Hunsberry.....300
 Bedford av, s e cor Herkimer st, 30x90x9.2x92.2. Susanna E. C. wife of Walter C. to Mary A. wife of John Moore. (Mort. \$4,000).....\$500
 Chester av, n e cor Clementina st, 100x100.....
 Mianna st, s s, 300 e Chester av, 100x100.....
 Clementina st, n s, 100 e Chester av, 275x100. Henry H. Thompson to Thomas Rutherford. (Q. C.).....2,600
 DeKalb av, n s, 150 e Nostrand av, 25x—x25.9x142.7. Maria wife of John V. Brush to Jacob Vielhauer. (Mort. \$1,750).....nom
 Division av, n s, 283.4 e 10th st, runs north 32.2 to Broadway, s southeast 17.7 x south 26.6 to Division av, x west 16.8. (Foreclos.) Thos. M. Riley to John W. Searing, Saugerties, N. Y.1,600
 Same property. J. W. Searing to Emanuel C. Macelmechey.....2,000
 De Kalb av, s s, 550 e Nostrand av, 25x100. Nicholas Amerman to Mary Cooke.....5,000
 DeKalb av, n s, 387.6 e Nostrand av, 18.9x100 h & l. James F. Cooney to William F. Dorman. (Mort. \$3,000).....3,300
 DeKalb av, s s, 37.2 w Cumberland st, 21x94.5x21.5x90.5. Mayer Kahn to Charles B. Pendleton.....8,050
 Eldert av, e s, 275 s Broadway, 25x100.....
 Bennett av, w s, 150 s Broadway, 50x100.....
 Pamela J. Church, widow, and Virginia C. Gamwell, Pittsfield, Mass., and Minnesota C. Woodruff, West Stockbridge, Mass., heirs Silas L. Church to Frederick Cobb.....850
 Evergreen av, n e s, 41.8 n w Stanhope st, 16.8x100. Sigismund H. Hastings to Henry C. Becker. (Mort. \$1,200).....1,800
 Franklin av, n w cor Baltic st, 131x125. James D. Wilson, New York, to Mary W. Luyster.....6,500
 Franklin av, e s, 500 s Montgomery st, 25x100. Frederick P. Olcott, State Comptroller, to Theron R. Butler.....10
 Flushing av, n s, 100 e Humboldt st, 25x— John Rueger to Maria M. wife of Frederick Seburger.....4,000

Franklin av, e s, 131 n Butler st, 78.6x100.....
 Franklin av, s e cor Butler st, 53x—x140x175.....
 (Foreclos.) Samuel Marsh to William H. De Wolf, Hackensack, N. J.5,000
 Gates av, s s, 50 w Patchen av, 50x100. John Donnelly to Thomas Donnelly. (Mort. \$1,000).....100
 Grand av, e s, 286.1 n Gates av, 18x101.6. Horace Board to Nelson Hamblin.....2,450
 Graham av, e s, 75 s Boerum st, 25x100. Josephine Nolte to Catharine wife of Joseph Spaeth.....nom
 Greene av, s s, 425 e Marcy av, 20x100, h & l. Stephen C. Phillips to Cornelia H. wife of Cornelius O. Hendricks.....5,400
 Gates av, n s, 53 w Patchen av, 25x100, h & l. Frederick Herr to Frank R. Kennedy.....3,200
 Gates av, n s, 190 w Reid av, 160x200 to Quincy st. Maria A. Mix, widow, Anna M. wife of Charles Backman and Adaline Mix to Francis M. Peed. (Mort. \$8,000, taxes &c.).....nom
 Greene av, n s, 106 w Cumberland st, 21x90. Stephen N. Keefe to Samuel W. Burtis. (Morts. \$12,000, and taxes.).....13,000
 Howard av, w s, 27.8 n Bergen st, 79.6x100, h & l. Francis Halstead, Jr., to Leon L. Pernsset. (Mort. \$800 and taxes, 1879.).....exch
 Hamilton av, s w s, 51.10 n Henry st, runs southwest 48.1 x south 31.5 to Nelson st, x west 4.3 x north 33 x northwest 60.11 x northeast 74.7 to Hamilton av, x southeast 60. Theodore Curran, Newark, N. J., to John F. Henry, Brooklyn, and Henry E. Bowen, Netherwood, N. J. (Q. C.).....nom
 Lewis av, s w cor Floyd st, 50x100. Gouverneur Kortright to Francois Ballay.....2,300
 Manhattan av, e s, 75 n Kent st, 25x100, h & l. Samuel S. Free to Samuel and Abraham Oppenheimer.....7,000
 Meserole av, s e cor Leonard st, 75x100, hs & ls. Susan E. wife of Francis S. Street to John P. Merk.....5,500
 Myrtle av, s w cor Graham st, 23x70.7x25x70.5. Caroline wife of Benjamin F. Burnett, and Alletta A. Duryea to Mary E. wife of Thomas E. Holt, extrx. C. Duryea. (Q. C.).....3,000
 Miller av, e s, 100 n Liberty av, 50x100, East New York.....
 Blake av, s s, 46 w Monroe st, 22x100, East New York.....
 Eldert av, e s, 275 s Broadway, 25x100, East New York.....
 Bennett av, w s, 150 s Broadway, 50x100, East New York.....
 Frederick Cobb to Clara E. Cobb.....5,000
 Myrtle av, s s, 165 w Canton st, runs south 116.2 x west about 35 x north to northeast cor Jackson's land, x north to southeast cor Gascoyne's lot, x north 80 to Myrtle av, x east 40, h & l. (Foreclos.) Thomas M. Riley to John McLoughlin and ano. exrs. W. M. Whiteker. 10,750
 Nostrand av, e s, 80 n Putnam av, 20x80.....
 Nostrand av, e s, 20 s Madison av, 20x80.....
 George Wilson to Henry Smith, Jr., New York. (Morts. \$6,000, taxes &c., 1879.).....12,000
 Ocean av, n e s, 1050 s e Cedar st, 50x100. John Lahey, Flatlands, to Thomas O'Donnell.....164
 Ocean av, n e s, 950 s e Cedar st, 50x100. John Lahey to John Culleeny.....164
 Park av, s s, 150 w Yates av, 25x100. Mary wife of Edward F. Miller to Frederick Miller. (Mort. \$2,750).....5,050
 Ralph av, w s, 75 n Marion st, 25x75. Peter Guthy to Valentine and Mathilda Guthy.....2,000
 Smith av, e s, 100 s Pacific av, 25x100.....
 Schenck av, w s, 100 s Pacific av, 25x100.....
 Franziska wife of Gustav Seegers to Herman Richter, Palmyra, Pa. (C. a. G.).....exch
 Greene av, s s, 180 w Tompkins av, 20x100, h & l. Ransom and Edward W. Phillips to William H. Gammon.....8,000
 Johnson av, n w cor Bushwick av, 75x100. The Broadway Railroad Co., Brooklyn, to Moses Levy.....4,500
 Kent av, n e s, 75.3 s e Wilson st, 25x90.9x25x92.1. (Foreclos.) Thomas M. Riley to The Williamsburgh City Fire Ins. Co.....1,500
 Kent av, w s, 156 n Lafayette av, 20x91.5, h & l. (Foreclos.) Thos. M. Riley to Francis Fleet.....3,400
 Liberty av, s s, 50 w Georgia av. (Release mort.) Martin G. Johnson to Louisa Henrich.....200
 Manhattan av, e s, 43.9 s Box st, 18.9x100. Rose A. O'Reilly and Frank Meyer, exrs. John O'Reilly to Rose A. O'Reilly, widow.....nom
 Marcy av, w s, 18.9 s Hart st, 18.9x80. George Harper to Henry S. Hollingsworth.....4,500
 Same property. Henry S. Hollingsworth to Margaret wife of George Harper.....4,500

Marcy av, e s, 74 s Middleton st, 18x85. Thomas Vernon and Ianthie his wife, George R. Vernon and Mary Emma his wife to Frederick J. Stone. (Release of dower, &c.).....25
 Myrtle av, s s, 48.11 w Pearl st, 48.10 to alley, x75x48.10x75.....
 Livingston av, s w cor Sackmann st, 100x x—x100x229.6.....
 Lillie, wife of Robert A. Bond, to Frederick Guttenberg. (All title).....nom
 Same property. Isabella A. wife of Herman M. Schmeelk to same. (All title).....nom
 Stewart av, s e s, 500.9 s w Cowenhoven lane, 150x200x154.5x198.4. Jane F. wife of John B. Profet to Frederick Webster.....1,162
 St. Marks av, n e cor Nostrand av, 200x150.7. Sarah E. wife of William H. Taylor to Adolph Schwarzmann. (Mort. \$18,000).....28,000
 Throop av, w s, 50 s Floyd st, 20x100x32.6x11.10 x81.8. Sophia wife of Diederich Ficken to Friedriche Goetz.....3,000
 Willoughby av, n s, 160 w Throop av, 40x100. Martin H. Duane to Joseph Henderson.....2,800
 3d av, w s, 75.7 s 40th st, 25x100. Richard H., Robert W. and Maria J. Drummond to Michael Yeager.....1,000
 4th av, w s, 80 s 11th st, 20x70.9. William J. Northridge to Abby wife of Thomas Welwood.....1,000
 Same property. Abby wife of T. Welwood to Charles N. Peed.....1,000
 5th av, e s, 18 s St. Marks av, 17.10x78.10. William H. Scott to Edward K. Wilder. (Morts. \$5,000).....nom
 6th av, s w cor 15th st, 25x100. Johanna Geyer, widow, to Anna Purcell. (Morts. \$3,200).....3,500
 6th av, s e cor 12th st, 50x97.10.....
 5th av, s w cor Warren st, 25x93.4.....
 Thomas J. Farrell to Adelaide Reiners. (C. a. G.).....nom
 6th av, s w cor 15th st, 25x100. William H. Biers to Johanna Geyer. (Morts. \$2,200).....3,500
 8th av, n w s, 25 s w Union st, 25x100. (Foreclos.) Archibald C. Shenstone to Enoch Folsom.....1,200
 Brooklyn, Greenwood and Bath Plank road adjoining grantors, New Utrecht, runs west 96 to 18th av, x south 116 to Benson av, x east 101.5 to said road x north 124. Thos. Rutherford to Josephine wife of Gustav Van Beieren. 1877.....1,200
 New road, being part property formerly owned by Abraham De Groff, s e by land E. Lott, dec'd, 69.3 s w by land A. Murphy, dec'd, 84.8 n w by land A. De Groff, dec'd, 69.3 and n e by land A. De Groff, dec'd, 84.8, New Utrecht. Jacob De Groff to George W. Hunt.....1,000
 Plot containing 7 acres at Gravesend. William Cowan to Leonard W. Jerome.....3,120
 Plot at Gravesend, now occupied by Aplegate, John H. Bennett, New Lots, to Alzamora H. Battersby, Gravesend. (Q. C.).....nom
 Plot, being the continuation of south 1/2 of South 11th st, bet 1st st and permanent water line, East River. Richard Berry and ano., exrs. J. Berry, to The New York Ferry Co.....nom
 Public highway leading from Ocean av, to N. Williams house, s s, 1.73-1,000 acres. Jane E. wife of George Stillwell, Gravesend, to Leonard W. Jerome.....1,700
 Same road, s s, 1.74-1,000 acres. John L. Voorhies to Leonard W. Jerome.....1,700

WESTCHESTER COUNTY.

January 2 to 7.

EASTCHESTER.

Hertlein, J. A.—H. Behrman, s e s Greenwich st, W. Mt. Vernon, 100x100.....nom
 Marz, Joseph—W. J. Bown, e s 7th av, 325 s 2d st, 25x105.....nom
 Jaeger, Jacob—Geo. J. Bascom, e s 1st av, through to Union av, cor of 2d st, 66x157.....\$2,500
 Mitchell, Delia S., et al. (by H. W. Bates, ref.)—Alex. B. Crane (exr.), s e cor White Plains road and road to New Rochelle.....4,250

GREENBURGH.

Bowdoin, Frances—Alexander Hamilton, adj P. J. Armour, w s Croton Aqueduct, 2-2-3 acres.....nom
 Goldmark, Leo—Robert White, e s road from Hart's corners to Central av, adj Harlem R. R.500
 Dowd, Wm.—Arthur Cromwell, adj James Cambell, 8 1/4-1,000 acres.....1,221
 Odell, Benjamin—New York City & Northern R. R., a strip 66 ft. wide through grantor's land.....nom
 Haynes, James B.—New York City & Northern R. R., a strip 66 ft. wide through grantor's land, Saw Mill River Valley.....nom

Lefurgy, Isaac B.—New York City & Northern R. R., a strip 66 ft. wide through grantor's land, Saw Mill River Valley.....nom
 Storms, Abraham—New York City & Northern R. R., a strip 99 ft. wide through grantor's land, Saw Mill River Valley.....nom
 Hull, John H.—New York City & Northern R. R., a strip 66 ft. wide through grantor's land, Saw Mill River Valley.....nom

HARRISON.

The Mutual Life Ins. Co.—Francis H. Relph, s w s West st, adj L. P. Cummings, 2 parcels, 3 860-1,000 and 14 8-1,000.....6,000

HARRISON AND RYE.

Karr, Frank D.—International Trust Co., adj land of John A. Park, 78 116-1,000 acres, also junction Ridge road and road to Rye village, 17 94-100 acres.....nom

MAMARONECK.

Revere, John W.—Jacob Mayer, w s White Plains road, 85x143.....2,000
 Schillenger, John J.—John L. Ferguson, n s Boston turnpike road, near entrance to James Myers, 10 acres.....3,000
 Radford, Catharine J.—same, same property.....nom
 Weidenmann, Jacob—same, same property.....3,000

MT. PLEASANT.

Carpenter, Mary K., et al.—Edward E. Williams adj land of G. M. Purdy, 4 acres, and adj land of John Palmer, 4 acres.....nom
 Merritt, Love, et al. (by L. T. Yale, ref.)—Alfred Romer, e s highway from Pleasantville to Sing Sing, called railroad av, 1/4 acre...1,250
 Fountain, Ann E.—Addie Brundage, w s Washington av, Pleasantville, 50x134.....125
 Stout, Joseph S., et al.—Lewis Roberts, undivided 2-3 part s s Bedford road, Tarrytown Heights, 8-10 acres.....1,967
 Roberts, Lewis, et al.—New York City & Northern R. R. Co., a portion of above, 1 497-1,000.....nom

MT. VERNON.

Holdridge, Charlotte A.—Sylvia C. Hurd, e s 6th av, n 1/2 lot 460, 50x105.....2,700

POUNDRIDGE.

Fancher, Jefferson B.—John S. Hoyt, adj the Episcopal parsonage of Lewisboro, 8 acres...155

RYE.

Purdy, Mary W.—Mary A. Beattie, e s Purchase av, 98 n of Smith st, 48x125.....675

SCARSDALE.

Carpenter, Charles, et al. (exrs. B. J. Carpenter), s s, cor New York Post road and road leading to Mamaroneck, 58 acres...15,000

WHITE PLAINS.

Pullen, Hester—Thomas F. Carhart, w s Broadway, adj W. H. Albro, 7 1/2 acres.....8,000
 Banks, Sarah S.—Mary C. Hopper, s s Hamilton av, near Broadway, 100x293.....6,500
 Hopper, Mary C.—Sarah S. Banks, w s Ora-waupum st, 45x150.....1,600

YONKERS.

Donohue, B., et al. (by W. P. Fitch, ref.)—Halcyon Skinner, Jones pl, near Ashburton av, 25x100.....414
 Fitch, Catharine H.—Caroline A. Dyckman and ano., w s Warburton av, 100' n of Locust st, 36x100.....3,000
 Gribbon, Wm.—James M. Hildreth, s 1/2 lot 30 w s Bellevue av, map of James Blackwell...nom
 Same—same, lot 28, w s Bellevue av, map of James Blackwell.....nom
 Same—Geo. W. Hildreth, n 1/2 lot 30, w s Bellevue av, map of James Blackwell.....nom
 Same—same, lot 29, w s Bellevue av, map of James Blackwell.....nom
 Sherwood, John, et al. (by T. A. Atkins, ref.)—John Garcia, w s Woodworth av, 400 n of Ashburton av, 215x158.....8,000
 Sherwood, John—Eugene Sherwood, s s Carlisle pl, lots 8, 10, 12 and 14, 100x75.....5,500
 Same—John F. Sherwood, s s Ashburton av, part of lot 106, 10x158.....7,000
 Stewart, James—John Lennon, s s Parker st, lot 28, 25x100.....243

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. Whenever 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.

JANUARY 2, 3, 5, 6, 7.

Agostini, Louisa M., wife of Joseph, to Henry A. Barling and ano., exrs. Edward M. Robinson, dec'd. 54th st. P. M. Jan. 3, 5 years, 5 per cent. \$20,000
 Austin, William, to Eliza S. Bilby, Baltimore, Md. 115th st, n s, 100 e 2d av, 75.100.11; 115th st, n s, 125 w 1st av, 25x100.11; Av A, n w cor 120th st, 100.11x125; 2d av, n e cor 123d st, runs north 36.8 x east 47.6 x south 82.6 to 123d st, x west 87.6. Dec. 1, 1 year. 8,000
 Same to same. 1st av, s e cor 122d st, runs east 287.11 x south 100.10 x west 25 x south 100.10 to n s 121st st, x west to point 182.8 e 1st av, x northwest to e s 1st av, at point 10 south 122d st, x north 10 to beginning; 121st st, n s, 100 e 1st av, runs north 89 x southeast 121.6 to n s 121st st, at point 182.8 e 1st av, x west 82.8; 121st st, s s, 200 e 1st av, runs south 159.11 x southeast to n s 120th st, at point 244 e 1st av, x east 44 x north 201.10 to 121st st, x west 88. Dec. 30, 1 year. 12,000
 Baier, John, to Preston B. Spring. 83d st, n s, 375 e 3d av, 25x100. P. M. July 17, 1 yr. 2,250
 Bardes, Anna, widow, to Edward Deuninger. 2d av (No. 833), w s, 74.2 s 45th st, 24.5x100. Jan. 2, 5 years. 11,500
 Barrow, Catharine S., wife of John E., to Andrews Soher. 56th st. P. M. Dec. 18. 1 year. 18,000
 Same to same. 56th st. P. M. Dec. 18. 1 year. 18,000
 Bosworth, Mary H., wife of Frank H. to Henry Weil, Brooklyn. 46th st, s s, 368.9 w 5th av, 18.9x100.5. Jan. 3. installs. 1,613
 Boyd, James M., to Cornelius T. Boyd. 1st av, e s, extending from 113th st to 114th st, 201.10 x95. Dec. 31, 1 year. 16,430
 Burger, Margaret, wife of Joseph to Beal C. ckey. 121st st, s s, 300.7 e 2d av, 24.5x10. Dec. 12, 1 year, lawful int. 200
 Banks, William, to Jacob Freitag, Brooklyn. 36th st, s s, 225 w 2d av, 25x98.9. 34th st, n s, 170.10 e Lexington av, 20.10x100. Dec. 31, due Jan. 1, 1882. 20,000
 Baird, Clara E., wife of James, and Ida P. Odell to Andrew J. Odell. Alexander av, n e cor 140th st, 50x100. Dec. 16, due Jan. 1, 1883, 7 per cent. 20,000
 Birdsall, Marcelina V., wife of Wallace P., to Isaac Serven. 126th st, s s, 178.9 w 5th av, 37.6x99.11. Dec. 26, 1 year, 7 per cent. 3,500
 Boggs, John L., to Alfred W. Lowerre. Renwick st, e s, 75 s Spring st, 25x60. Jan. 6. 3 years. 4,000
 Braasch, William C. F., to Lydia C. Holt et al., exrs. Philetus H. Holt, dec'd. Water st. P. M. Jan. 2, due Jan. 1, 1885. 4,000
 Brown, Oscar T., to Jesse W. Powers. 126th st. P. M. Dec. 27, due Jan. 5, 1885. 12,500
 Brull, Joseph, to George M. Edebohls. 16th st, s s, 369 e 1st av, 25x103.3. (Lease.) Jan. 3, 1 year. 2,500
 Buckley, Jeremiah, to THE NORTH RIVER SAVINGS BANK, New York. 49th st. P. M. Jan. 7, 3 years. 5,000
 Christie, William and John A. Walker to Samuel S. Constant. 104th st, s s, 300 w 3d av, 25x100.11. Dec. 22, 4 months, 7 per cent. 5,500
 Same to William A. Cauldwell. Lexington av, e s, 25.11 s 104th st, 25x95. Dec. 27, 3 months, 7 per cent. 5,500
 Catlin, Nicholas W. S., to Lynde Catlin, New Haven, Conn. 17th st. P. M. Dec. 30. 5 years. 5,000
 Same to same. 17th st. P. M. Dec. 30. 5 years. 15,000
 Christie, Benjamin, to Deborah J., wife of Asa L. Shipman. 89th st, s s, 146 e 1st av, 20x100.8. Jan. 5, due Nov. 1, 1882. 2,000
 Christie, William, and John A. Walker to Mary T. Constant. Lexington av, e s, 75.11 n 103d st, 25x95. Dec. 26, 4 months, 7 per cent. 5,000
 Same to same. Lexington av, n e cor 103d st, 25.11x95. Dec. 24, 4 months, 7 per cent. 5,000

Same to William A. Cauldwell. Lexington av, e s, 75.11 s 104th st, 25x95. Dec. 27, 3 months, 7 per cent. 5,500
 Same to same. Lexington av, e s, 50.11 s 104th st, 25x95. Dec. 27, 3 months, 7 per cent. 5,500
 Croft, William F., to A. Iselin & Co. 64th st, n s, 245 e 5th av, 80x100.5. Jan. 2, due Jan. 1, 1881. 81,000
 Chappell, Bartbolomew B., to William Cartwright. 3d av, e s, 78 n 33d st, 24.9x81.1. Dec. 23, 1 year. 600
 Christie, William and John A. Walker, to Mary T. Constant. 103d st, n s, 95 e Lexington av, 25x100.11. Dec. 26, 4 months, 7 per cent. 5,000
 Same to same. Lexington av, e s, 25.11 n 103d st, 25x95. Dec. 26, 4 months, 7 per cent. 5,000
 Same to William A. Cauldwell. Lexington av, s e cor 104th st, 25x95x25.11x95. Dec. 27, 3 months, 7 per cent. 5,500
 Same to Mary T. Constant. Lexington av, e s, 50.11 n 103d st, 25x95. Dec. 26, 4 months, 7 per cent. 5,000
 Charlock, Marie L., widow, to Nicholas F. Palmer and ano., exrs. Frances B. Hegeman, dec'd. 45th st, s s, 230 w 6th av, 20x100.4. Dec. 31, 3 years. 5,000
 Cook, Mary, widow, and exrx. J. Cook, dec'd, and Peter Cook, to John Hartell. Norfolk st, e s, 275 s Houston st, 25x100. Jan. 2, due Jan. 1, 1883. 8,000
 Cooper, Joseph H., to James Bolton. 123d st. P. M. Dec. 30, 3 years, 5 per cent. 3,000
 Cullen, John, to Henrietta V. Durvea, Brooklyn. Willis av. P. M. Dec. 31, 1 yr. 316
 Davis, Ann E., wife of John B., to William E. Cauldwell and ano., exrs. Ebenezer Cauldwell, dec'd. Lexington av, w s, 67.7 n 106th st, 16.8x75. Dec. 31, 3 mos, 7 per cent. 4,800
 Same to Caroline C. Bishop. Lexington av, n w cor 106th st, 17.7x75. Dec. 29, 3 months, 7 per cent. 4,800
 Same to Rebecca E. Williams and ano., exrs. Francis B. Williams, dec'd. Lexington av, w s, 50.11 n 106th st, 16.8x75. Dec. 29, 3 months, 7 per cent. 4,800
 Dooley, Margaret, wife of Thomas to THE FRANKLIN SAVINGS BANK. 51st st, n s, 350 e 11th av, 25x100.5. Jan. 6, 1 year. 4,000
 Davis, Ann E., wife of John B., to Caroline C. Bishop. Lexington av, w s, 17.7 n 106th st, 16.8x75. Dec. 29, 3 months, 7 per cent. 4,800
 Same to same. Lexington av, w s, 81.3 n 106th st, 16.8x75. Dec. 31, 3 months, 7 per cent. 4,800
 Same to William A. Cauldwell. Lexington av, w s, 34.3 n 106th st, 16.8x75. Dec. 29, 3 months, 7 per cent. 4,800
 Davis, Ann E., wife of John B., to William S. Mikels. Lexington av, w s, 17.7 n 104th st, 16.8x55. Dec. 29, 3 ms, 7 p. c. 4,000
 Same to Lydia A. Mikels. Lexington av, w s, 50.11 n 104th st, 16.8x55. Dec. 29, 3 months, 7 per cent. 3,500
 Same to John H. Deane. Same property as last. Dec. 29, 3 months, 7 per cent. 500
 De Mott, Anna M., wife of John H., to Catharine E. Wattles. 54th st. P. M. Jan. 2, installs. 30,000
 Duncomb, Charles E., to Charles Duttweiler. West st, No. 358, e s, 16x25. Jan. 1, 6 mos. 373
 Egenberger, Joseph A., to Nicholas Toerge, Brooklyn. Division st, n s, 50 e Forsyth st, 25x75. Dec. 31, 5 years. 8,000
 Same to Johannes Uhl. Same property. Jan. 2, 2 years. 1,500
 Ebel, Caroline and Charles, to William S. Livingston, Jr. 3d st, s s, 175 w 1st av, 25x100.7 x25x100.6. Jan. 5, 1 year. 1,000
 Eger, Frederick W., and Julius, to Augustin Albinger. 32d st, s s, 296 w 1st av, 18x98.9. Jan. 5, due Jan. 1, 1885. 1,100
 Evason, Mercy, widow, to Mary A. wife of Lawrence H. Hutchison. 33d st, s s, 76 e 9th av, 19x98.9. Jan. 5, due on death of grantee. 5,000
 Folsom, George W., to Adelia A. Carpenter. Houston st, s e cor Ludlow st, 25x80. Jan. 1, 3 years. 8,000
 Fanning, William, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 117th st, n s, 380.4 w 3d av, 23.4 x82.11x4.7x85.6. Jan. 7, 1 year. 3,400
 Same to same. 117th st, n s, 363.8 w 3d av, 16.8 x82.11. Jan. 7, 1 year. 3,800
 Same to same. 117th st, n s, 147 w 3d av, 16.8 x100.11. Jan. 7, 1 year. 3,800
 Same to same. 117th st, n s, 280.4 w 3d av, 66.8x100.11. (4 mortg., each \$3,800.) Jan. 7, 1 year. 15,200
 Same to same. 117th st, n s, 247 w 3d av, 66.8 x100.11. Jan. 7, 1 year. 3,800
 Foster, Maggie E., wife of William, to Thos. Kilpatrick. 63d st, n s, 155 w Lexington av, 16.8x100.5. Dec. 31, 3 years. 2,000

THE REAL ESTATE RECORD.

Table listing real estate records, including names, addresses, and descriptions of property and fixtures. Columns include names, addresses, descriptions, and numerical values.

BROOKLYN, N. Y.

Detailed table listing real estate records specifically for Brooklyn, N. Y., including names, addresses, descriptions, and numerical values.

JUDGMENTS.

Table listing judgments, including names of parties, descriptions of cases, and numerical values.

Table with 3 columns: Name, Address, Amount. Includes entries like Washburn, William M.—Jacob Simonson, Jr. 581 90.

KINGS COUNTY, N. Y.

Table with 3 columns: Name, Address, Amount. Includes entries like Adams, Russell W. (impld., &c.)—E. W. Blake 4,182 70.

Table with 3 columns: Name, Address, Amount. Includes entries like Sibbrens, August—Mayor, &c., City New York 1,794 54.

MECHANICS' LIENS.

NEW YORK CITY.

Table with 3 columns: Name, Address, Amount. Includes entries like Broadway, No. 734, e s. John Creeden agt Samuel Peters \$177.

KINGS COUNTY, N. Y.

Table with 3 columns: Name, Address, Amount. Includes entries like Thirty-seventh st, n s, 100 w 4th av, 40x100. Hobby & Leeds agt Thomas Austin \$90.

SATISFIED MECHANICS' LIENS.

Table with 3 columns: Name, Address, Amount. Includes entries like Grand st, s w cor Mott st. Conrad Schwab agt Frank Schwab and Catharine L. Cruger \$54.

8 Seventh st, No. 38, s s, bet 2d and 3d avs. Andrew Weber agt William and Babetta Schmidt (Dec. 4) 551

*Discharged by depositing amount of Lien with Clerk.

KINGS COUNTY, N. Y.

January 2 to 9—inclusive.

Table with 3 columns: Name, Address, Amount. Includes entries like Seventeenth st, s s, 175 e 7th av, 100x100 Michael Dalton agt Louise Squier, A. C. Squier, Geo. Underwood and S. C. Hay (Dec. 29, 1879) —.

BUILDINGS PROJECTED.

NEW YORK CITY.

Table with 3 columns: Name, Address, Amount. Includes entries like Plan 6—Twenty-third st, Nos. 35 and 37 W.: one five-story brick store, 45x84, with one-story extension on rear, 45x8; gravel roofs and galvanized iron cornices; cost, \$30,000; owners, D. S. Hess & Co., 56 West 16th st; architects, D. & J. Jardine; mason, Samuel Lowden; carpenter, James Elgar.

Van Nortwich, F.—Mary A. Blaide, furn...	100
Wolf, David, West Hoboken—H. Nathan, grocery store, &c.....	3,000
JUDGMENTS.	
Allen, Benjamin—C. Suvert.....	53
Brady, Laurence, and Daniel Capan—The State of New Jersey.....	535
Dickinson, E. C.—The State of New Jersey	234
Farrier, H. E.—The Westchester Fire Ins. Co.....	2,327
Fuller, D. B.—H. Parliament.....	201
Koegel, Charles—George Grob.....	28
Lynn, Maurice—S. M. S. Ayre, et al.....	107
Ranzeau, Joseph—P. Lang, et al.....	236
Smith, H. E.—C. W. Alling.....	59
The Mayor and Aldermen of Jersey City— V. Geflinger.....	239

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Boettger, H. W., et al.—M. Morris, taken out of file.....	—
Callen, Thomas—P. J. Kipp, Spring st....	\$300
Dean, John—G. Beesley, Straight st.....	700
Fredericks, Martha A.—A. Hopper, West Milford.....	400
Hinze, Adolph—M. Morris, Vine st.....	23,000
Lambert, Catholina—Barbour Flax S. Co., Clay st.....	8,000
Schuyler, Mary—T. Chadwick, Summer st.	1,500
Van Houten, Henry—E. Davey, Straight street.....	123
Zimmerman, Julius—Paterson Savings Inst., Mill st.....	2,300

PATERSON CHATEL MORTGAGES.

Ballmeyer, John, Passaic—M. Kuhne, stock, furniture, &c.....	600
Bergan, J. J., Paterson—J. Haberle, horses, cows, &c.....	100
Blackwell, Henry, Paterson—G. Spaugen- macher, billiard table.....	250
Cundell, G. B., Paterson—J. C. Roe, con- tents of store.....	350
Bowel, George, Paterson—T. C. Sinwinton et al., slide lathe.....	250
Blackwell, Henry, Paterson—G. D. Voor- his, bar fixtures, &c..... (R)	270
Crowell, Mary R., Paterson—A. J. Mor- risse, furniture.....	100
Perry, Daniel, Paterson—H. Wians, con- tents of bar-room.....	85
Perkins, Samuel, Wayne—J. H. O'Benis, horses, cows, &c.....	350
Stelling, C. A., Passaic—F. H. Reinhard, stock in store.....	1,000
Pioneer Silk Co., Paterson—Leisler & Sommerhoff, looms, &c., in mills. (R)	225,285
Schulster, John, West Milford—V. Tuttle, horses, wagons, &c.....	154
Walthall, J. & Son, Paterson—Hamil & Booth, silk doublers, winders, &c.....	300
Youngman, John, Paterson—L. Burghard, bar-room fixtures.....	200

PATERSON JUDGMENTS.

Fogarty, Patrick—Shaw & Hinchcliffe.....	121
Finley, Annie—Shaw & Hinchcliffe.....	122
Wallace, E. L.—Mary Barton.....	174

TO ARCHITECTS AND OTHERS.

The patentee of an improvement on
Iron Shutters and Doors,
who believes it to be of value, would assign a liberal
interest in the same for a **Nominal Consideration**
to a party in a position to introduce the im-
provement. Address H.
Paterson, N. J., P. O.

West Side Association,

No. 64 West 34th Street.
A special meeting of this Association will be held
at 64 WEST 34TH STREET, this (Saturday) Evening,
at Eight o'clock.
Report of General E. L. Vile, Chairman, on the Im-
provement of the Eleventh Avenue.
All interested are invited to attend.
WALTER G. ELLIOTT, Ass't Secretary.

The Clark's Island Granite Works,

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

J. L. MOTT'S

"ST. GEORGE"
ELEVATED OVEN AND
"DEFIANCE"
LOW OVEN
KITCHEN RANGES,

Suited to all sizes and styles of Buildings. Sizes spe-
cially adapted for use in Flats.

"DEFIANCE" BROILER,

A new and desirable addition to the Defiance Range

"SOCIAL"

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

Mott's "STAR"

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

MOTT'S "PIONEER"
Wrought Iron

HOT AIR FURNACES
Portable and brick set; all sizes.

GRATES AND FENDERS,

New and Handsome Designs.

ANDIRONS in Brass and Bronze, Antique and
Modern Designs.

SCHWEIKERT'S Improved Patent Ash Chute.
Folding Washstands.

Patent Folding Self-Acting Urinal.

A most ingenious and desirable Urinal for private
houses.

DEMAREST'S

Patent Water Closets.
Thoroughly reliable and strictly first class in every
respect.

MOTT'S

ENAMELLED BATHS & WASH TUBS
IMPROVED KITCHEN SINKS,
AND ALL KINDS OF FIRST CLASS SANI-
TARY GOODS.

All goods warranted. Estimates furnished. Send
for Circulars.

All Sanitary Goods can be seen in operation a-
our Showrooms.

THE J. L. MOTT IRON WORKS,

OFFICE AND SHOW ROOMS,

Nos. 88 and 90 Beekman Street, N. Y.

Hair! Hair!! Hair!!!

A. McNEELY, Wholesale Dealer in
PLASTERING HAIR,
Nos. 28 and 30 ADELPHI STREET,
Bet. Flushing and Park Aves., BROOKLYN.
Fine Goat Hair a Specialty.
Dealers supplied with Packages to suit the Trade.
Box 287, Mechanics' & Traders' Exchange.

MURTAUGH'S
STANDARD DUMB WAITERS And General
HAND HOISTING ESTABLISHMENT.
147 EAST 42d STREET.—65,000 now in use.
Double acting Dumb Waiters for French Flats;
works from two opposite directions. Patented Sept.
25th 1877.
Established in 1855.—J. MURTAUGH.

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WILLIAM GIBSON'S SONS,
Glass Stainers and Artists in Household Art,
SHOW ROOMS AND FACTORY,
142 E. 33d St., bet. Lexington & 3d Aves.
NEW YORK. Established in 1833.
GIBSON'S PATENT CRYSTALLINE and 13th CENTURY
ANTIQUE GLASS
A SPECIALTY.
DECORATIONS IN PAPIER-MACHE, CEMENTS, &c

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

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

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

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

VICTOR BUHR,
Manufacturer of Fancy Stair Newels,
Removed to 225 WEST 28th STREET, N. Y.

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

GARRETT WARD,
STAIR BUILDER,
123 and 125 West 28th St., N. Y.

SAFETY HOD ELEVATOR
FOR BUILDERS.
SUPERIOR IMPROVED PATENT.
E. BALDWIN DEMAREST. Office, 343 & 345 West 53d St.

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.

TWENTY-SIXTH DIVIDEND.
OFFICE OF THE
Star Fire Insurance Co.,
No. 141 BROADWAY,
NEW YORK, Jan. 2, 1880.

At a meeting of the Board of Directors held this
day, a semi-annual dividend of FIVE (5) PER CENT.
was declared, payable on demand.
JAMES M. HODGES,
Secretary.

G. W. RADER & CO., Manufacturers of
Salt Glazed SEWER PIPE, Works
609-11-13-15 & 17 West 51st St., 606-10 & 612 West 52d
Street, New York. Office, 611 West 51st Street.
G. W. RADER. M. SCHMITT.

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 partnership commences on the 23d day of December, 1879, and ceases the 23d day of December, 1881.

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.

CRATAEUS
ORNAMENTAL
GLASS N.Y. CITY

EMBOSSED 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., &c.
Vaults, Roofs and Doors cut to order, and all kinds
of Cemetery Work. Rubbed Mantels, Sills and Lintels,
Heartbs. Tile, &c., &c.
Hamilton Av., cor. Hicks St., Brooklyn.
Residence, 31 Third Place—Box 107, Mechanics' &
Traders' Exchange, Fulton Street.

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

NOTICE—THE FIRM OF WILMERLING, 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 WILMERLING, 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. Eylard, 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. EYLARD,
JOHN CURRIE WILMERDING,
H. L. HOGUET, Jr.,
General Partners.
HENRY L. HOGUET,
J. C. WILMERDING,
per L. K. Wilmerding, Atty.,
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 PART-nership. 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. WHEELOCK, 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 of New York, and County of New York.
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 of New York, and County of New York.
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 CHARLES G. THUR-
30th day of December, 1879, 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 Domestics.
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.