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The time has come when the REAL ESTATE RECORD may congratulate owners of and dealers in realty on the healthy condition of the market. Never having been identified with the small, though reckless, crowd of speculators who see a "coming boom" in the sale of every vacant lot, we cannot be charged with taking, at all times, a too sanguine view of the situation. On the contrary, if any fault has been found with us, it has always been on the part of those who claimed that we erred when, in years past, we did not endorse their rose-colored views.

Now, however, with the evidence before us of renewed activity, not observable, always, to the uninitiated, we can point to the observations made in these columns for a year past, as to the progress this market was making toward a position where all the energy and activity of those interested would be called into play. Not that there is any occasion for boasting, as to greatly enhanced prices. Such a condition would be fatal to a permanent healthy state of the real estate market.

On the contrary, with the exception of some notable Broadway and Fifth avenue property, there has been no extraordinary increase in values. And yet, activity, at reasonable prices, has at last set in, and there is a market, not only for improved and unimproved city property, but, also, for suburban acres.

The various items of news, given in our market review, this week, embrace important transactions in almost every part of this city, Westchester county and New Jersey, and these, added to the successful public auction sales, give indication of as lively and sound a market as we have seen since the close of the panic.

NOTES, POINTS AND FORECASTS.

That New York Central will double its stock and declare thereupon five per cent. dividends, the law not permitting the payment of more than eight per cent. on the present capital stock.

That Erie will either declare no dividend on the Preferred stock or else a disappointing one. The road has earned six per cent. on the Preferred and two and a half on the Common, but there are so many improvements needed that the surplus will be used

up in making them, for Erie cannot come into the market for a new loan.

That Missouri, Kansas & Texas is an excellent purchase for a long term, in view of the enormous growth of Texas, the business of which, in a railroad way, is monopolized by the Iron Mountain and the Missouri, Kansas & Texas.

That an effort will be made when Congress meets to open up the Indian Territory. The agitation will add to the market value of St. Louis and San Francisco, and Missouri, Kansas and Texas pending the discussion.

That there may be a partial break in stocks next week, due to a doubt as to who may carry the election November 2d, but a buoyant market is expected just immediately before and immediately after the election.

That stocks will be dull toward the end of November and through December, with perhaps a serious break in prices, to be followed in January by the highest prices known in the history of the "street."

That mining shares will continue to drop, unless there is a "strike" on the Comstock.

That there can be no revival of the speculation in mining shares without the help of the Comstock, unless some of the new mines come to the front as dividend payers. The most hopeful properties are the Horn Silver, the Bassick, the Bull Domingo, the Silver Cliff, the Plata Verde and the Chrysolite. The Hukill also ought to be a dividend paying property soon.

That there may be something in Erie after all; for now a strange rumor is circulated to the effect that the Lackawanna extension to Buffalo has really been undertaken to capture Erie stock at low figures. The extension will cost \$10,000,000: but vastly more than that sum will be saved in the price of Erie, for those who intend to purchase it and make it a part of the Wabash system. In other words, the Erie and Lackawanna combined will enter the field in opposition to the New York Central and with as many tracks, and the advantage of a water line to Buffalo.

That the great ambition of Jay Gould's life is to once more become possessed of Erie. He was expelled from its management in disgrace; and it will be a fitting sequel to his financial career were he to capture it and make it a part of a great trans-continental line.

That the rise in St. Paul has caught Russel Sage and Jay Gould short of that stock in the eighties. The street has lots of paper bearing Russel Sage's signature, in which he gives calls on St. Paul for ninety.

That the weakness in the Gould stocks is because that great operator is really crippled by having made mistakes as to the future price of the Grangers and Lake Shore. He

was short of Lake Shore last spring, and is short of St. Paul and Northwest to-day.

That Huntington and the California railway operators are preparing for a grand coup shortly after the completion of the new line to the Pacific Ocean. When the Atchison & Santa Fe reaches Florida City, about January 1st, it will be found that a combination has been made between the Central Pacific, the Atchison & Santa Fe, the Louisville & Nashville and the Chesapeake & Ohio for through traffic between Norfolk and San Francisco.

WHOLESALE BROADWAY.

In hurrying to and from their places of business, New Yorkers are apt to overlook the changes that have been wrought of late in that section of our great thoroughfare, which ought, henceforth, to be known as "wholesale Broadway." We have, heretofore, alluded to the extraordinary improvements, projected and underway, as well as the great demand for offices from the Battery up to Murray street. To-day, we desire to call attention to the improvements and changes along that great thoroughfare above Murray street, and the shifting of various lines of trade. We then find, with, of course, here and there minor exceptions, the wholesale business lines defined as follows:

Murray to Duane street—shoes and hardware.

Duane to Canal street—drygoods, commission and wholesale.

Canal to Great Jones street—wholesale clothing, hats, millinery and notions.

This section includes, of course, the cross streets, of which Broadway is the centre line of demarcation. Property that has been lying dormant along Broadway, in the vicinity of Prince and Bleecker streets, now shows considerable signs of activity, as the clothing and millinery trade is demanding constantly more and more room; and this increased activity, continuing up to and even beyond the Grand Central Hotel, shows itself by the renting of stores and lofts at figures which would have been considered high, two or three years ago. The increase, also, in that section has not been made at the sacrifice of property located further down town. It does not at all, for instance, affect the rental of stores in and around Worth, Thomas, White and other streets. On the contrary, several drygoods firms, that were above Canal street, have recently moved again below that street, so as to be in the midst of the wholesale drygoods market, which now stretches from Duane to Canal street.

Rents, all along Broadway, went up last year twenty per cent., and present indications are that another increase, from ten to

twenty per cent., will be demanded and given, shortly after the New Year sets in.

It is very singular to notice, in this connection, how the small jobbing trade, in all lines of business, has been driven entirely out of this market. Wherever the jobbing trade is at all prominent, it has been concentrated in the hands of a few, but very extensive and wealthy firms. Manufacturers, agents and commission houses now occupy the warehouses of the small jobbers of the past, and while the representatives of American manufacturers occupy most of them on the line of Broadway, the importers of foreign goods adhere, generally speaking, to the side streets.

Another very peculiar feature, ever showing the constant fitness of things, must strike the observer who remembers how, only a few years ago, that section of Broadway used to be the promenade on fine afternoons. It has ceased to be such, since the introduction of rapid transit in our midst—now that we are being whirled up-town, in a luxurious and comfortable manner. The metamorphosis of Broadway, from a retail to a wholesale street, occurs about the same time that most of the retail shopping has turned into the various avenues, and while the street is filled from morning to night with wholesale buyers, from all parts of the Union, the New York promenade of the past now seeks the upper regions of our city, away from the cumbersome drygoods boxes, business wagons and carts.

NEW YORK'S MAYOR.

The discussions in the newspapers about the various candidates for Mayor are hardly worth the paper they are written upon. It really makes very little difference who is elected to that office. The effort of legislation for the last thirty years has been in the direction of so controlling the action of our city's chief magistrate that he can do no harm. It follows that the Mayor of New York is simply a clerk, who has to spend some six hours a day in signing warrants for the expenditure of monies, over which he has no control, and for objects about which he has scarcely any acquaintance. This legislative jealousy of our mayors has not been justified by the character or career of our chief magistrates. They have generally been reputable gentlemen, who really intended to do the city good service. Of course we have had two or three mayors whose characters were not unimpeachable. But, on the whole, the men selected by the voters have very fairly represented the average intelligence and honesty of the business class of the metropolis. Our present Mayor is a very fair sample of the great majority of his predecessors. He is an amiable, honest, cultivated and well meaning gentleman; but his administration has proved a failure, because of the limitation to his authority, both by legislative and judge-made law. But what little power the law, legislative and judicial, leaves the Mayor, is taken from him by the politicians. With one or two exceptions, no Mayor has been elected for the last twenty years who did not, before he was nominated,

agree to make certain nominations or consent to a division of the offices among the party leaders who supported him. This has been Mayor Cooper's bane. He was elected by a combination of Republicans and Anti-Tammany Democrats. And he has been forced to make appointments which he knew were not for the best interests of the city. It is quite safe to say that both of the candidates for Mayor who are to contest the election on the Second of November will be under bonds to make such nominations as have been agreed upon by the party leaders on both sides. What New York wants is a new charter, embracing the following points:

1. A Mayor with ample authority to remove and appoint the heads of all the departments.

2. A Common Council chosen from the city at large, with minority representation, so as to give the voters of both parties proportionate influence in the local legislature.

3. Civil service reform; all the minor officers to serve for life or good behavior; the chiefs of each department to have authority to fix compensation for their subordinates within a certain minimum and maximum rate.

This would give us a Mayor with authority. It would put a stop to the spoils system, by making the minor officials' position permanent; and would rapidly reduce expenditures; for each head of department would be responsible for the salaries paid by him to his subordinates. It is estimated that \$4,000,000 could be saved annually in the cost of our city government if the necessary clerical and other work was paid for at ordinary business rates.

But we despair of anything of the kind being done. The politicians in both parties are opposed to any reform; and the history of similar attempts shows that no voluntary organization of citizens is competent to deal with the problem.

THE SILVER QUESTION AGAIN.

The case before the United States courts respecting the exact status of the American silver dollar of 412½ grains may have important consequences if carried to the Supreme Court and Judge Shipman's decision be reversed. It is an attempt upon the part of our importers to nullify the law passed in April, 1878, partially remonetizing silver in this country. The United States has always been a bi-metallic nation, with the exception of the interval between 1873 and 1878, the five most disastrous commercial years in our history. The importers wish to force the government to accept less than the face value of the silver dollar. They are backed by able counsel, led by General H. E. Tremaine, while the government is represented by the two Assistant District Attorneys, who are not men of any mark nor competent by training to deal with so large a subject as the money metals of the world. The best legal talent of the country should be engaged on each side of this case. According to the constitution of the United States, silver and gold are equally recognized as lawful money.

Should there be an adverse judgment against silver by the highest court of the country it will have very important consequences all over the civilized world. It was the action of the American Congress which passed the Bland bill over the President's veto, which has raised the price of bar silver from 46 to 52 3-8 pence per ounce, English standard. Were silver to be fully remonetized by the United States, and every owner of bullion permitted to convert it into the standard dollar, there is no doubt but that silver would increase in value until it reached the 56 or the par of sixteen to one, as compared with gold. This country produces silver as well as gold. The Continent to the west of us—Asia—uses silver exclusively. Seven-ninths of the world uses the white, to the exclusion of the yellow metal, but then the leading commercial nations, such as England, Germany and Portugal, use gold as the exclusive unit of value. But the nations which use gold exclusively number only two hundred million, while the nations which use silver exclusively number over nine hundred million.

In discussing this subject the *Mining Record* of the 16th says, regarding the demonetizing of silver in this country:

The inevitable logical effect of such a practical depreciation of silver by the chief producer of the metal—as is the United States—would be that France, Holland, Germany, Belgium and the rest of Europe would be forced to subject their hard money to the like shrinkage, in which event France alone would undergo a loss of \$78,000,000, of which \$32,500,000 would fall upon the Bank of France. Add to this loss that of the rest of Europe (\$52,000,000) and there would be a total outright loss in that quarter of \$130,000,000. Europe, having been thus forced to cut down the valuation of one of the money metals \$130,000,000, the British and Dutch Indies, China and Japan, of course, would have to make a like reduction, and to the extent of, at least, \$172,500,000. Thus the immediate aggregate loss to the commercial world would exceed \$300,000,000, supposing merely that, driven by our example, Europe and her Asiatic possessions should cut her present silver valuation down to the standard, with respect to gold, of 450 grains per dollar of one hundred cents, in the same manner that these New York bankers insist we shall do.

That loss, large as it would be, would prove, however, but a trivial incident compared with that earth wide unsettlement of all values which must inevitably ensue; an unsettlement incalculably greater and more destructive than that which took place during 1873 and 1876 notoriously consequent upon the attempt of Germany to demonetize \$300,000,000 in silver, at a loss of say \$25,000,000. Silver having been reduced by this country in value from 412½ to 450 grains, and by Europe and Asia from about 400 to 450 grains as the money equivalent of one hundred cents in gold, such would be the general monetary disturbance wrought in all lands that the commodity value would not remain stationary at its present rate, that is to say of 450 grains equivalent to a dollar in gold. Such a radical monetary change would be but the beginning of the end of silver money—and as a consequence, the commodity value would speedily fall so far below the newly-fixed legal tender value that the work of adjusting the ratio of value of gold and silver would have to be done over again almost immediately; and so often thereafter would this have to be done, that silver in a short time would cease to be a money or a precious metal in any practical sense of either word!

The chief interest this matter has for owners of realty, as well as all who have stocks of any kind of goods on hand, is that it would cause an enormous shrinkage in values. Any contraction of the currency, whether of gold, silver or paper, means lower prices, and the lower as the shrinkage is greater. Our present prosperity is due to the addition of the gold and silver available in the country to the paper money which was in circulation previous to 1879. We have

added all the paper we had then and some \$593,000,000 of gold and silver bullion besides. If now we should take the back track and stop the coinage of the silver dollar, or if the courts should declare that the United States cannot make a silver dollar of 412½ grains the par of a gold dollar, then must we expect to see silver set aside as one of the money metals and a shrinkage to the amount of the silver available for coinage—about \$130,000,000 in all. We do not believe that the highest court will endorse the view of the anti-silver people, but will sustain the decision of Judge Shipman.

COLLISIONS IN THE AIR.

The recent collision on one of the elevated roads, by which one of the engineers lost his life, having been attributed to foggy weather, all sorts of methods have been suggested how to prevent such accidents. The most ludicrous, of course, has originated in the cranium of a city father. He suggests that train men, standing on the platform of the rear cars, shall blow horns or other instruments so as to warn the train approaching from behind.

We suggest, on the contrary, that the rules which were in vogue before the lease of the roads to the Manhattan Company be adopted by the present administration. These rules were drawn by practical men while yet the Metropolitan Company ran its own business, and the Manhattan Company ought to adopt at least the following most important rule of all:

When a train is delayed on the road in foggy weather, the whistle will be used to notify trains coming behind. On the up-track four short, sharp sounds of the whistle will be given, and these will be repeated at short intervals until trains move on; and all trains going on the up-track, on hearing these signals before them, will stop immediately, and begin to give those signals to warn trains coming up behind them. After the train which has stopped is able to move on it will then give a long, steady blast of the whistle, which will be a notice to all trains behind that the track is now clear, and all the trains immediately behind the train so giving this signal, will take and repeat this signal as a notice to trains behind it to move on. On the down-track the same signal will be employed, except that the signal shall be six short, sharp sounds of the whistle, which shall be the signal on the down-track. This will be repeated by trains coming on behind, and when all is clear the engine which caused the delay will give two long, steady blasts of the whistle, being a notice that all is clear, and will then move on, and this notice will be repeated by the train immediately behind, and all trains will move on at the giving of this signal.

THE ADVANCE IN HIGH-PRICED SECURITIES.

In THE REAL ESTATE RECORD of October 2d, in an [article "About Investments," we ventured to predict that when the inevitable rise in the price of securities came, it would be felt at first and mainly in the high-priced stocks. We argued that a five per cent. investment ought to be worth par. We enforced this view at some length; and if our readers are curious as to the figures, they will notice that since the appearance of the arti-

cle, Lake Shore, New York Central, Michigan Central, Burlington & Quincy, Northwest, St. Paul, Morris & Essex, have advanced from six to thirteen points. Nor do we believe the highest figures have been reached. We have time and again said that this year would see the highest prices ever known to the stock market.

Of course there is money also in the low-priced stocks; and in some of them located in the extreme West, a great deal of money. But it requires special knowledge of local conditions to deal wisely in those new securities. But there can be no mistake as to the value of the great trunk lines of the country. Our population is increasing rapidly, the trade between the States is steadily growing, and every branch road or extension North, West or South, only adds to the volume of traffic on the transportation lines which find their way to the cities on the seaboard. We look for a steadily advancing market, with occasional set backs, of course.

MR. RUFUS HATCH.

The interviews which this gentleman writes with himself, and publishes as advertisements in the daily papers, are generally very interesting reading. They, doubtless, advertise Mr. Hatch, as a broker, but they do not do him any credit as a judge of the value of securities or as a prophet of the market. For the past year, or more, Mr. Hatch, on paper, has been a pronounced "bear." If the public, or operators generally, had taken his advice they would have lost their money. If Mr. Hatch, himself, had operated as he talked, he must have lost several very large fortunes. His special aversion seems to be the Vanderbilt stocks, especially New York Central. He extolled the wisdom of W. H. Vanderbilt, in selling eight per cent. Centrals and purchasing four per cent. Governments. He declares Lake Shore and Northwest certificates to be chromos, "for which the public are paying a ridiculously high figure." Only a few weeks since, before St. Paul reached the eighties, he published a document, in which he proved that corporation to be substantially bankrupt. But the perverse purchasing public have kept on buying St. Paul, from \$68 up to \$103; has added nearly twenty points to Lake Shore and twelve to New York Central. The stocks upon which Mr. Rufus Hatch vents his sarcasm and wrath are those which lead the market and go up, while others stand still or go down. Queer, isn't it, Mr. Hatch?

Property owners should bear in mind that on the First of November next ten per cent. additional will be added to all unpaid Croton water rates.

TALK OF THE STREET.

"I hear," said the writer, "that Erie is about to pay a dividend upon its preferred stock, while a statement is shortly to be made showing that the common stock has earned at least two per cent."

"That may be true," remarked a broker supposed to be acquainted with the doings of the Erie directors, "but I do not think that Erie will

declare any dividend on its preferred stock. The money will be needed for important improvements. A new track from Paterson to Ridgewood is to be laid. The cut across the country, so as to save thirty miles of steep grade this side of Port Jervis, will consume a good deal of capital. There are other improvements which Erie is forced to make to meet its rapidly extending business."

"But," said the writer, "according to the *Pall Mall Gazette*, Erie was reorganized upon the English plan, and the shareholders of English roads object to the money being expended in anything but dividends. It is claimed that if money is needed for construction account, it should be raised by the selling of new bonds."

"All that may be," said the broker, "yet I tell you that Erie cannot afford to go into the market with a new issue of bonds. It has debt enough already, and as the improvements must be made, the surplus will be taken to make them. Then, again, under the reorganization, it is provided that the road will remain under its present management until three consecutive dividends are paid on the preferred stock. Now, it is not likely that the present owners will care to surrender their authority by the premature payment of dividends."

"What do you hear about Central?"

"The rumors in that case," was the reply, "is that the stock is to be doubled and perhaps increased. Instead of ninety million of stock there will be two hundred million, on which will be paid four or five per cent., and perhaps an extra dividend."

Said the writer, "Chauncey M. Depew told me last summer that there would be no more scrip dividends, because of the hostility it would excite in the Legislature and in the community."

"Yes," was the reply, "but is this a scrip dividend? The stock is now so high that people do not like to handle it. It does not go up to its full figure, because 137 and 138 looks very high now. But, suppose, instead of ninety million shares there was two hundred million. The stock might easily sell for 70, and perhaps 80, and could be readily dealt in."

Here, a gentleman in the habit of dealing in securities interposed.

"My notion is that Central will declare no extra dividend, certainly no scrip dividend. But what is to prevent that road using up its large surplus in the taking up of the various mortgages as they fall due? This, in time, would give to the stockholders the monies which now rate as mortgages. In other words, the debts upon which interest are paid would become funds invested in the name of the stockholders. If this policy were adopted, you would see Central go to 250 for, although the road may not pay more than eight per cent., the property will be worth vastly more in view of its debts becoming liquidated, and the principal being divided eventually among the stockholders."

Said the writer, "talking of Centrals, how about Central Pacific?"

Said a well-known capitalist, "that stock was floated upon the New York market last year at \$85 a share. It was clumsily managed, though the statement accompanying the report was very good. The stock has been inactive since then, the prime movers waiting for more propitious times to start another 'boom.' Central Pacific pays six per cent. It has been selling from \$72 to \$75. At that rate it pays more than eight per cent per annum. It would be a cheap stock if one could be sure of the future of the road, but Central Pacific has taken on a great many obligations. It has leased lines to Oregon, branches on the Pacific coast, and it has built a Southern Pacific from San Francisco through Arizona and out through New Mexico to meet the Atchinson and Santa Fe, at a place called Florida City. All

these enterprises take money and cannot be immediately productive. Then the mining business has not been profitable lately, though the wheat business of the Central Pacific road must just now be enormous. There may be a 'boom' in Central Pacific stock, or there may be a 'break.'

"What is the matter with Metropolitan and Manhattan?" asked the writer of a gentleman who professed to know about these properties.

"Oh," said he, "the future of the elevated roads is assured. The business of New York is steadily increasing. Its population is growing, and in time these roads will carry parcels, freight and have through trains by night and day. They are destined to pay enormous dividends in time. Then it is very certain that the Manhattan lease will not be broken."

"But," urged the writer, "if there is an annual deficit of four hundred and seventy odd thousand dollars, as there was last year, what is the Manhattan Company to do?"

"There won't be any such deficit," was the answer. "At the rate the business of the road is increasing, Manhattan will not be behind in the interest until next January, and then it will be for only a small amount. There is some talk of Cyrus W. Field being cornered in Manhattan stock, but that is probably all the merest gossip. Manhattan is potentially a valuable stock, and before the World's Fair opens will be selling for par."

"Yes; but," urged the writer, "what will it do when it finds that there is not money enough to pay the ten per cent. guaranteed dividends?"

"Oh, there are several ways out. A scrip dividend may be declared or money may be advanced by the friends of Manhattan stock, or if the worst comes to the worst, what is to prevent the Metropolitan directors from returning the amounts due them, under some arrangements, back to the Manhattan Company? You see it is to the Metropolitan corporation that the dividends are pledged, not to the individual stockholders. It is feasible, therefore, for Messrs. Navarro, Porter and Garrison to pass the dividend to their stockholders, and allow the Manhattan to retain it to meet other obligations. I reason, of course, that the New York elevated will have its 'pound of flesh' and will not compromise with the Metropolitan."

"What do you think of the future of the market?" was asked of another well-known capitalist.

"A hesitation," was the answer, "just before the election, and perhaps a fall in prices, due to the apprehension that perhaps Hancock might be elected. A buoyant feeling will take place in the hurrah after the election, but bear in mind that November is never a 'bull' month. The panic of '73 culminated in November, the great break in stocks took place last year on the 21st of November. People fail to keep in mind the fact that during the latter part of November and early part of December all the local taxes of the countries are paid. The land and personal taxes, city, county and state have all got to be paid within about a month, as I have said, towards the last part of November and the middle of December. There is, therefore, a call for money in every direction. It is so universal that it has rarely been noticed. Of course, the money is disbursed again and forms the basis for the rise which so often occurs in January. Therefore, I do not look for any decided 'bull' movement during November. But sometime after New Year's—it may not be until February—we will see the greatest rise that has occurred since the fall of '79."

"What stocks will be most benefited?"

"Those west of the Missouri and Northwest. Those places where emigration is the greatest and where land has risen most in value. Take the

situation in the Southwest. The State of Texas is growing with enormous rapidity. It is becoming very populous. Its land is getting dearer; its productions are on a very large scale. The opening of the road between Houston and New Orleans will divert a great deal of traffic in the direction of the Gulf, but it will also help swell the revenues of the two railroads which now penetrate Texas—the Iron Mountain and the Missouri, Kansas and Texas. The extension of the Pacific road west is already adding largely to the business of these two roads. Then it is not unlikely that the matter may be agitated in Congress of throwing open the Indian Territory to white settlement. Should it be done, look out for a scramble in the stock of Missouri, Kansas and Texas. That road now runs through two hundred miles of an artificial desert. The land is as fine as any the sun ever shone upon, but it is kept desolate by a lot of wandering savages, who will neither till the soil themselves nor permit white men to do so. The stock of the Kansas road could easily go to par were the Territory to be thrown open, on account of the large business it will do immediately, as well as the profits which will accrue from the sale of the lands on each side of the road guaranteed to them in the charter which they secured from Congress."

"How about the extension of the Missouri, Kansas and Texas to Mexico?"

"It will undoubtedly be undertaken, but a movement will probably be made in the stock so as to get the best possible price for the bonds and the new stock to be issued. Whatever monies are spent in Texas to extend the road towards the State of Mexico will add just as much to the traffic over the road. The stock may be kept depressed for a time, but it is sure ultimately to command very high figures."

ABOUT MINES.

MINING STOCKS WHICH HAVE PAID.

All the mining stocks have not proved a snare and a delusion. Ontario, which was put on the market in May, 1877, at \$20, has declared over \$30 in dividends, and is selling for about \$30. The Standard has declared \$21 in dividends, \$12 of which have been paid within eighteen months. It was put on this market in the summer of 1878 at \$21, while it is now selling at about \$28 a share.

The Green Mountain was put on the market at \$1.50 something over a year ago, and is selling to-day for \$3.55. It has regularly paid five cents per month a share, and has besides declared some extra dividends. Its new sixty stamp mill, will soon go into operation, when the dividends will be increased to ten cents per month per share. The same persons who have floated, and who have maintained the price of Green Mountain during all the depression, also put the Rising Sun on the market, which has risen some twenty points in value and pays regular dividends. In a few weeks will be listed the Gold Stripe mine, which has the same backers as the Green Mountain and Rising Sun, and of which Prof. W. C. Blake speaks in the highest terms. The Cherokee, owned by the same parties, will, it is supposed, be listed towards the end of the year and will pay dividends in the early Spring. This mine is really a continuation of the Green Mountain, which is literally a mountain of low grade gold ore. The Homestake was floated two years ago at \$21 a share, and is now worth \$33, although it has paid but about \$6.90 in dividends. It is beginning, however, to pay extra dividends. But it must be confessed that these mines and a few others are the exceptions. The great bulk of them have been marketed at high figures; have paid but very few dividends and are selling at low figures compared with their cost.

BOSTON CONSOLIDATED.

This is a Bodie mine which contains good rock,

but the people who are in it were the same who made the deal in Consolidated Pacific. Whoever touches this property does it at their peril. The operators in the stock are skillful and unscrupulous.

CALAVERAS.

There has been a reorganization in this company by which a combination has been made with the Mnion Water Company and the Boston Hydraulic Gold Mining Company. It is claimed that the reorganized company will pay dividends from the start, as the Calaveras will now have all the water it can use. This has proved a very treacherous stock to those who dealt in it. It started at 500,000 shares, and was floated at first from 35c. to 50c. per share. It was run up by manipulation to \$2.10 per share, and the brokers did a large business in the buying and selling of the stock. But it was found that while the Calaveras Company had a mill and thousands of acres of gold bearing gravel it had no water, whereupon the stock fell until it lately was quoted at 26c. The whole course of the stock has shown questionable manipulation, and any one who deals in it does so at their own peril. If people who purchase securities are dealt with unfairly by the sellers, for that the latter are to blame, but if the buyer deals a second time with the person who has injured him, then he is to blame.

CAN THIS BE SO?

It will be remembered that a short time since the work in the Sutro tunnel, leading into the North end mines, was 'stopped at the request of the Bonanza firm. Indeed the President of the Sutro Tunnel Company, Mr. Brush, gave as a reason for the stoppage of the work, that Mr. John Mackey asked them to suspend operations, as he did not wish at present to levy more assessments. Now the story comes, that the real reason for not continuing the work is because there is a bonanza in the Mexican mine, which the Bonanza firm do not care to open up just yet. There are mining men in this city who believe that there is a bonanza in Mexican, Union and Nevada, but that it is not the policy of the Comstock operators to show them up at present. A correspondent of the San Francisco Post alleges that the ore body in the Union lies north of the cross-cut No. 1. and that another ore body is south, near the Mexican line. He says there is no ore on a corresponding point with the cross-cuts now being run on the 2,400 foot level. We give this theory for what it is worth; for we believe, all reports to the contrary, that Mackey, Fair and Flood are as anxious as anybody to develop another bonanza. Their mills are idle, their workmen unemployed, and all their properties depreciated because of the absence of pay ore on the Comstock. That John Mackey has some doubts of soon finding an ore body, is shown by the fact that he is about to leave the Comstock to pay a visit to his family in Paris.

THE HORN SILVER.

The managers of this great mine seem to profit by experience. They have given up their absurdly located smelting works in Chicago, and erected others near Salt Lake City. It is reported that one of their furnaces has been rendered useless, because they allowed some experimentalist to smelt ores without the preparatory roasting. A new furnace must be erected. This property has been wretchedly managed so far. The gentlemen in charge are entirely honest, but their business training was in other pursuits, and they have, so far, made sad work in trying to run a great mine. The proper market for their lead is San Francisco, not New York. We speak thus frankly about this property, because so much was naturally expected from it, in view of its eminently respectable board of directors.

EXPLANATION NEEDED.

Ought not the gentlemen who gave their names

to mining companies as officers to make some excuses, at least to the public, who bought shares of doubtful securities on their recommendation or endorsement? Take the Chrysolite—Mr. Daniel S. Appleton belongs to a very eminent business firm. How was it he became associated with—well, we do not care to mention names—it might be libellous. But he must now know that the management of that company was scandalous, and that the new officers found a most unfortunate condition of affairs when they assumed control. The business public ought to hold gentlemen to a stern accountability when they permit their names to be used without proper inquiry into the antecedents of their associates. Then there is the Spring Valley Hydraulic Company. The stock was peddled out to the public at \$10 per share. The buyers were guaranteed a regular dividend; and a number of most respectable and honest bank officers were prominent members of the organization which floated the stock of this company. From \$10, the original subscription price, the stock has reached a figure which is hardly quotable. It would be a real public service for some journal to give a list of the capitalists and bankers who have given the weight of their names to questionable mining enterprises.

A WORD ABOUT THE BULLION CLUB.

In November, 1878, a number of gentlemen, foreseeing the interest in mining which the Eastern people were beginning to feel, and believing that there was danger of undue excitement, and that, perhaps, fraudulent schemes would be foisted upon the public, met at an office in Broad street and organized the Bullion Club. Among the original members were John McGinnis, Jr., Brayton Ives, Platt K. Dickinson, Spencer Trask, Gen. Horace Porter, D. G. Croly, W. T. Hatch, Charles E. Quincy, James M. Francis, Wm. D. Snow, and other equally well-known capitalists, bankers and brokers. It was the intention of the club to bring together people interested in mining, so as to make the business legitimate. Unhappily, the scheme of the club was not fully carried out. It took rooms up-town, which was a mistake; and, while its members profited by an interchange of views, the business, instead of being confined to legitimate dealers, got into the hands of unscrupulous Californians and Coloradians. Persons without any reputation on the Pacific coast, or with worse than no reputation, found bank presidents, leading capitalists, and well known merchants to give their names to most preposterous and deceptive schemes. The members of the Bullion Club saved themselves and their friends, but not the community, from the disastrous speculations in Leadville and other deceptive properties. The members met weekly, and heard lectures, not only from eminent scientists and experts, but they entertained mining men from all our mineral districts. The club is now about to take a new departure. It proposes to extend its sphere of operations and enlarge its membership. The circular it has issued to leading capitalists will be found below. This document, however, omits one important value of the club to its members, viz: the personal knowledge that the club obtains about mine promoters, experts, superintendents, and operators in mines generally. It is a remarkable circumstance that nearly every person who figured conspicuously in connection with the Leadville mines had reputations so bad, which, were they known to the public, would have stopped dealing in their principal securities. This is a kind of knowledge which cannot be printed, for it is libellous. It can be made known in a club. Annexed is the circular:

BULLION CLUB ROOMS,
Down Town Office, 137 Broadway, Room 234.
New York, October, 1880.

SIR:
The Bullion Club has now been in existence

nearly two years. It has proved of value to its members in spreading information on mining matters; in discrediting many fraudulent schemes, and in bringing together capitalists and many persons who had valuable mining properties to dispose of.

There are still many abuses in the capitalization and management of mines, as the excitement which attends all speculative movements cannot be entirely controlled. With the coming season, the Bullion Club proposes to extend the sphere of its usefulness.

Among the objects its members have in view are the following:

First.—The gathering of news from all the mining camps of the country, through the medium of its own extensive list of corresponding members, from newspaper publications, official reports and expert testimony; this news to be kept exclusively for the benefit of its members.

Already its index of mining companies, showing officers' names, capitalization, etc., affords information of nearly a thousand organizations.

Its scrap books of extracts from the leading papers from the mining regions contains near two thousand columns.

United States explorations, geological surveys on the 40th parallel, maps, etc., etc. Hayden's reports, with other accumulations of valuable matter, constitute the beginning of what is intended to be made a valuable collection.

It has also on file many special reports of mining organizations, and these are solicited from all mining organizations to whom this circular may be sent.

Second.—The Club proposes, to the extent of its ability, a reform in our mining laws, State and National, with a view to fostering mining as an industry, and correcting, in every possible way, the abuses connected with the organization and management of companies. The statutes of this State require amendment, as the manufacturing law under which companies are now required to organize, is not altogether suited to the business of mining.

Third.—The bullion interests of the company require some special organ to represent them to the Government. While Great Britain, France and Germany use gold and silver exclusively in their retail traffic, in the United States all the channels of trade are choked up with small bills, which do not permit our money metals to circulate among the people. Europe, which does not produce the money metals, help to keep up their value, by using them in the retail traffic of the people, as well as in the arts, while the United States, which produces half the bullion of the world, does all it can to discredit its own productions by circulating small notes in lieu of the precious metals. Under this state of things, when exchanges turn against us, gold and silver will rapidly leave our shores; as under present laws they are not diffused among the people, but sequestered in the vaults of those managing the exchanges.

Fourth.—It should be the mission of the Bullion Club, also, to help bring about a universal coinage, and to throw light upon the controversy between mono-metalism and bi-metalism. The unification of the precious metal coinage of the world requires the intelligent assistance of just such an organization as the Bullion Club.

Fifth.—Another value of this organization is that it affords a headquarters for capitalists, bankers, brokers, mine owners, civil and mining engineers, experts and others interested in productive mining industries, to meet and form business and other engagements of a practical nature.

Instead of the mining headquarters being in the halls of the hotels, it should be in our club rooms, where business could be conducted in a quiet and more satisfactory way.

The mining business has come to New York, and notwithstanding the errors and misfortunes of those who first invested, with but little investigation into the merits of the schemes proposed, it is now certain that immense sums of money are available in the metropolis for mines and mining all over the country.

Sixth.—The Bullion Club, regarding the mineral resources of the country as an unsurpassed heritage, which has been largely perverted to the purposes of speculation, when they should have been developed as national supports and industries, loses no opportunity, through weekly lectures, at its parlors, by men of eminent attainments, both practical and professional, to educate and inform its members upon all branches and subjects connected with mining and metallurgy.

Gentlemen wishing to join the Bullion Club will please address the Secretary, at No. 137 Broadway, Room 234. Initiation fee, \$50. Yearly dues, \$25.

JOHN MCGINNIS, JR.
Chairman Board Directors.

D^r G. CROLY,
Secretary.

CORRESPONDENCE.

THE PROPOSED HYGHEARIUM.

To the Editor of THE REAL ESTATE RECORD:

It may interest your readers to know that there has been an unexpectedly favorable response to the proposition first made public through your journal for a sanitarium to utilize the buildings and grounds of the great World's Fair, which it is proposed to hold near this city in the year 1883. Dr. Wm. A. Hammond, in a private note, writes me: "Your plan is a good one, and it is perfectly feasible, even to giving the ozone of certain localities." He offers to help the enterprise in every possible way. Dr. Ghisliani Durant, another well-known eminent local physician, writes me: "Not only the scheme is feasible, but is already a *fait accompli*. Horne, in 1782, Clinical Experiments. *Percival*, 1774, Experiments and Observations on different kinds of Air. *Wall*, in this century, on the use of fictitious airs, in medicine; and since a great number of medical writers, especially French, have advocated and made use of artificial atmosphere." I might quote others, but this will suffice. Dr. Hubbard, of Brooklyn, warmly endorses the enterprise. It would give a reputation for all time to the capitalist who would identify his name with an enterprise which promises to be of such benefit to sick and suffering human beings.

Oct. 21st.

D. G. CROLY

MADISON AVENUE BRIDGE.

To the Editor of THE REAL ESTATE RECORD:

This most important improvement, which has so long been delayed, it is said, is about to be pushed forward to completion. A glaring mistake is, however, to be made in its construction, namely, in making a drawbridge of it. I ask what traffic is so important on the Harlem River that so great a thoroughfare as this bridge will be, should be interrupted by a draw. Above the Third Avenue Bridge and the Railroad Bridge there are located several lumber yards, a large iron manufactory, a stone yard and some minor interests that more or less have to do with water transportation; but all these interests should become subservient to the greater interest of the large and growing population which reside on the north side. As a truth the Railroad Bridge and the Third Avenue Bridge should forever be closed against this petty traffic by water that now reaches above them. Above the site of the Madison Avenue Bridge there are no interests save those of the projectors of summer excursions to High Bridge, which demand any respect; and these can all be served by making the center arch of the bridge sufficiently high to permit the smoke stack of excursion boats to pass, and then all these boats should be made to take their passengers from just above the Railroad Bridge. Your correspondent saw at Third Avenue Bridge a few days since over one hundred wagons and carriages, several street cars and over a thousand persons detained by the opening of the draw to let one small tug boat pass. The conflict of this petty interest as against the other large interest was ridiculous. The Harlem River is a tidal stream, and as such is open to all navigation under certain United States laws, but this right may be withdrawn by act of Congress, and in this case the large amount of traffic that goes over the river should demand this relief. The Madison Avenue Bridge should be a broad, solid stone floored bridge, like the Chestnut Street Bridge, in Philadelphia. When this Philadelphia bridge was built the river traffic was compelled to bow to the greater interest, which the bridge was built to serve. The real estate owners on the north side should wake up to the importance of the Madison Avenue Bridge being made a fixed structure and not a draw.

WILLIS A. BARNES.

A TIMELY COMPLIMENT.

To the Editor of THE REAL ESTATE RECORD:

SIR,—I could wish that your weekly editorials could be "read, marked and digested" by every voter in our big city. The article to-day on "All Right, of Course" is very timely and significant. In conclusion, will you permit me to "steal the thunder" of our greatest American, and say "Push Things." Truly Yours,
NEW YORK, Oct. 16th, 1880. NO HARM.

MARKET REVIEW.

REAL ESTATE MARKET.

For list of lots and houses for sale see pages iv and v of advertisements.

There was a very good attendance at the Exchange Salesroom, throughout the week, not a day being neglected by dealers and brokers, who gathered there not only from Pine street, but also from the upper and outlying parts of the city. All present appeared to be infused with the idea that the worst days the Real Estate Market had seen had passed, and that the time was now ripe for energetic dealings. True, it was admitted that as yet the minds of buyers were somewhat clouded by political probabilities, dependent of the coming election, but as real estate is a slow moving article, even those who continually look at the market through political spectacles, were disposed to help along activity, wherever there was a chance to display itself. Hence the properties offered at public sale by various auctioneers found plenty of bidders, not any of whom were rampant or aggressive, but slow and determined. The Twenty-third street property, running through to Twenty-second street just west of Fifth avenue, found many admirers. It came finally into the possession of Mr. James F. Sutton, who is said to have secured it for Mr. Ambrose C. Kingsland. He paid \$97,500 for the whole, and Mr. Eno, who is an expert as to that locality, bid within a thousand dollars of this amount. On the same day a store in Church street, only fifty feet deep, was sold for \$32,000. The sale of lots along the West End or Eleventh avenue, Eighty-fourth street and the Boulevard, by Siegmund T. Meyer & Sons, also attracted considerable attention. As will be seen by the detailed list at foot, the prices were not high, but the lots were disposed of to various buyers, who paid enough for the property, as far as sold to cover the encumbrances. When these had been secured, the referee, in accordance with law, suspended the sale and though there were any number of bidders on hand, anxious to purchase the remaining Boulevard lots, they were not offered; the amount obtained for the other property being considered sufficient to cover all encumbrances, including expenditures. Mr. Chester Lyons' sale of lots on West One Hundred and Thirtieth street, also attracted numerous bidders, and though the property was finally knocked down to the plaintiffs, some well known investors bid within a very small margin of the prices actually realized. Other public sales of minor importance took place during the week, particulars of which will be found elsewhere.

In Brooklyn, during the past week, there were several auction sales, notably one of property on the corner of Columbia street and State, which was disposed of for \$40,000; also an executor's sale of Atlantic avenue property corner of Oxford street, for \$5,800; and on the north side of Greene avenue, 200 feet west of Patchen avenue, 125x100, for \$11,000.

In the suburbs, Messrs. A. J. Bleecker & Son sold during the week, two parcels at auction. At the Court House, in Elizabeth, N. J., they sold by order of Mr. Runyon, the Master in Chancery, the Netherwood Hotel, one mile from Plainfield, to Messrs. Wm. L. Pomeroy and John Y. Plummer, for \$40,000. They also held a partition sale at Harrison, Westchester County, of the Estate of Wm. H. Taylor, deceased, and sold nine acres, within a mile and a half of the depot, to Morris H. Taylor, for \$3,000.

During the coming week, Messrs. E. H. Ludlow will sell (on Tuesday) by order of the executors of Owen Keenan, deceased, several houses recently repaired and well rented, on East Seventy-ninth street and Second avenue; also vacant lots on the same street and Lexington avenue. The sale will be peremptory. Mr. Charles Strauss, of Broadway, who acts in behalf of the executors, states that 60 per cent. can remain on bond and mortgage.

Mr. John T. Boyd will sell during the week, by order of Mr. Best, receiver for the German Savings Bank of Morrisania, several parcels in the annexed district, particulars of which, as well as of the sale of the Keenan Estate, will be found in our advertising columns.

GOSSIP OF THE WEEK.

Those connected with the Real Estate market do not show the least disposition to await the result of the elections, now only a dozen days off. Investors, builders and brokers have been actively at work,

bringing long pending negotiations to a proper issue, and while, of course, numerous transactions are still pending, others have sufficiently far progressed to permit their insertion in this column.

The southwest corner of White street and Broadway, fronting over forty-five feet on Broadway, has been sold for about \$310,000, to a prominent Boston dry-goods firm.

Messrs. Siegmund T. Meyer & Son have also sold, at private contract, considerable improved property in and around Broadway, namely: six buildings, fronting 150 feet on Bleecker street, between Broadway and the Bowery, aggregating \$78,000. This purchase has been made by a publishing firm, which line of business is concentrating steadily along Bleecker, Bond and Great Jones streets. This firm has also sold a building on the east side of Broadway, between Spring and Prince streets, 40x100, at private terms, also No. 550 Pearl street, to Mr. E. Knight, for \$25,000.

A transaction of considerable importance, amounting to no less than \$180,000, has been the talk of Pine street during the past few days. Though money has been paid down on the contract alleged to have been made, we are unable to give the definite locality, except to say that the property comprises lots in the nineties, between Eighth and Ninth avenues.

Messrs. L. J. & I. Phillips have also sold during the week a Broadway parcel, between Bleecker and Canal streets, the details of which have not reached us at the hour of writing this.

Just as we go to press, we hear that Mr. Isaac Honig has sold several parcels of unimproved property on Park avenue, Eighth avenue and on Eighty-first street, west of Central Park, but the information reaches us at too late an hour to publish the particulars in this issue.

Mr. Joseph Blaut reports having sold three lots, on the east side of Fifth avenue, fifty feet north of Eighty-sixth street, on private terms. The New York Life Insurance Company owns lots in the immediate vicinity, and they hold their lots at from \$37,000 to \$40,000 each.

Mr. John D. Crimmins has purchased from the estate of E. H. Scherhorn the lots on the south side of Sixty-eighth street, between Second and Third avenues, fronting four hundred feet on the street, with the intention of improving them, without delay. Mr. L. J. Carpenter has been the broker in this transaction. Mr. Crimmins intends to build there six houses of 16 8 front, eleven houses of 18 2 front, and probably 20-foot houses on the remainder of the plot. He thinks of starting work there at once, building houses on the Philadelphia plan, which can be disposed of at an average of \$10,000 each, but no more than six of them will look alike, and no monotony will spoil the aspect of this new row of houses when erected.

The Sixty-ninth street lots, between Madison and Fifth avenues, alluded to in this column last week as having been sold by Mr. Crimmins, were disposed of by him to Mr. Heber R. Bishop and David Dows.

It was also reported, yesterday, that Mr. A. J. Kerwin had purchased the entire block between Fifty-ninth and Sixtieth streets, Avenue A and the East River, thirty-three lots, for \$33,000.

Two lots on the north side of Eighty-ninth street, between Fourth and Lexington avenues, have been sold at private contract, by Mr. J. B. Smith, for \$4,250 each.

Benner & Zeller have sold three lots, containing a cottage and stable, on Prospect avenue, near One Hundred and Seventy-eighth street (Twenty-fourth Ward), to K. Bender, for \$3,500.

Riker & Co. have sold, at private contract, two lots on the south side of Sixty-sixth street, 130 feet east of Park avenue, for \$10,000 each. The same firm has also sold, for John Davidson, No. 159 East Seventy-First street, a three-story brown stone house, 20 feet front, for \$23,250.

We desire to call the attention of investors and builders to the advertisement, in another column, of Mr. Fowler, one of the most enterprising real estate brokers on the extreme West Side. Now that the attention of buyers is being turned to that section, we advise them to consult this gentleman, who can direct them in regard to some good investments.

The attention of builders is directed to the excellent Eighth Avenue corner offered by Mr. Honig in another column. He also offers other property with builders' loan.

Among the enterprises which seem to be attracting considerable attention on the part of investors, who are seeking a safe channel into which to put their surplus funds, we find that of The New York and New Jersey Riparian Land and Dock Improvement Company, whose advertisement will be found in our columns. This Company has in its board of directors some of the most reliable and trustworthy business men of New York and New Jersey, and the enterprise itself is of so practical a nature as to inspire the utmost confidence in the minds of monied men. The mere announcement of the enterprise has caused real estate in Bayonne City to be enhanced in value.

Considerable activity is manifested in Brooklyn Prospect Park lots. Wyckoff Brothers have sold the southwest corner of Seventh avenue and Lincoln place, 70x110, for \$7,000; the buyer will improve same with a handsome modern style residence. The same firm also sold a lot, 20x100, on Lincoln place, south side, west of Sixth avenue, for \$1,800, for investment.

From Westchester County also news reaches us of increased activity. Mr. Geo. W. Carrington has sold to Mr. Fred H. Cossitt a tract of vacant land, containing forty five acres, for about \$1,000 an acre, on North Broadway, Yonkers. This identical property was sold before the panic of 1873 for \$4,000 an acre.

Jay Gould has purchased the Woodward property, sixty-two acres lying back of Irvington-on-the-Hudson, and within five minutes of Hall's Corner, a station on the New York and Northern road, for \$10,000. The Germania Bank is the seller.

Hon. Samuel J. Tilden has just purchased a forty-acre tract of land adjoining Greystone for a deer park. It is said the price paid was \$100,000. Mr. Tilden has recently been offered \$500,000 for his beautiful country home, but he does not wish to sell it.

Building operations continue without abatement, especially in the central and eastern sections of the city. Mr. Robert L. Stuart is about to erect on the northeast corner of Fifth avenue and Sixty-eighth street a magnificent mansion, fronting sixty feet on the avenue and one hundred and thirty feet on the street. The excavation for the foundation is already underway. Mr. Jacob Ruppert's house, on the corner of Ninety-third street and Fifth avenue, is to be a model of architecture with its ornamental towers and exquisite elevation, of which further details will be given hereafter.

In our list of projected buildings, published this morning, there is an avalanche of new structures; the most important of which are two buildings on Fifty-seventh street, near Lexington avenue, owned by Mr. Navarro; twelve four story apartment houses, on the southeast corner of Fourth avenue and One Hundred and Ninth street; four four-story dwellings, by Abraham Dowdney, on the northwest corner of Fourth avenue and Seventy-fifth street; four four-story stores and tenements, on the south side of One Hundred and Twenty-fifth street, west of Seventh avenue by W. H. Russell, and five four-story dwellings, on the southeast corner of Madison avenue and One Hundred and Twenty-third street, by Mr. T. F. Treacy.

Mr. Wm. O'Gorman, a well-known builder in the annexed district, is now erecting six two-story brown stone dwellings, on the north side of One Hundred and Thirty-eighth street, east of Willis avenue, also eight two-story brick dwellings on One Hundred and Thirty-ninth street, east of Willis avenue. Mr. O'Gorman now has no less than twenty-five buildings under way.

At 234 and 235 Broadway, Mr. Thomas Maddock will erect a new, brown stone front office building—old building now being demolished—Mr. Maddock took title in April last by foreclosing a mortgage, the consideration then was \$123,000.

Thanks to the energetic efforts of Mr. N. J. Newwiter, late consul to Japan, and now a property owner, there is a prospect of Fifth avenue, between Ninetieth and One Hundred and Tenth streets, being soon Macadamized, the same as it is now from Fifty-ninth street upward. A resolution to that effect has been introduced in the Board of Aldermen, referred by them to the appropriate committee, and Alderman Ferley intends to report it favorably for final action, at the next meeting of the Board.

Speaking of the Board of Aldermen, reminds us of the fact that our attention has been called by builders and lumber dealers to the compliment paid incidentally to the lumber trade, by the nomination of Mr

Wm. R. Grace to the Mayoralty, he being the President of the Lumber Export Company, the largest concern of the kind in this vicinity.

It may interest those who watch the progress of our good sister city across the river, that building operations in Brooklyn are just as active there as they are on Manhattan Island.

The well-known firm of Brown & Seymour, of Montague street, Brooklyn, having dissolved co-partnership, the business will henceforth be conducted under the style of Chas. A. Seymour & Co.

The following are the sales at the Exchange Sales-room for the week ending Oct. 23:

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

Table listing real estate sales with columns for address, description, and price. Total sales amount to \$318,800.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole and T. A. Kerrigan have made the following sales for the week ending Oct. 20:

Table listing sales in Brooklyn, including Bayard st., Columbia st., and Herkimer st. Total sales amount to \$3,000.

Table listing real estate sales in Manhattan, including McKibben st., Penn st., Raymond st., and others. Total sales amount to \$97,095.

BUILDING MATERIAL MARKET.

BRICKS.—There does not appear to be many new developments on the market for Common Hard Brick. We find receivers reporting a good, steady trade, with the distribution of a general character.

HARDWARE.—The market does not show much change. Nearly all dealers report a good full demand from regular sources and covering an ordinary assortment of supplies.

LATH.—A slight change has come over the character of the market, and the turn is in favor of the buyer. Following our last report, quite a number of sales were made at \$2 per M.

LIME.—Matters remain just about the same on this market as for several weeks past. All the receivers report a good steady demand, with the supply finding sale about as rapidly as placed upon the market.

LUMBER.—Business shows some irregularity, but in the aggregate proves very good, and to the majority of dealers, both wholesale and jobbing, the situa-

tion appears satisfactory. Local consumption is taking a good proportion of stock, and the shipping orders on home account afford an outlet for quite large amounts.

Spruce shows some irregularity, and the selling interest does not retain quite so powerful a control on the market for the offerings they are making. The supply of logs at the mills continues scarce, and it is claimed that if every stick "hung up" could now be run, it would not greatly alter the chances of a light stock of lumber during the balance of the season.

White Pine commences to show a pretty full accumulation and additions are constant, but there is no loss of tone on the market. Indeed, on the contrary, as dealers see their stock nearing completion, they talk with corresponding increase of strength and place calculations at full limits.

Yellow Pine retained a strong market for desirable supplies, and the demand, covering about all regular sources, is very good. Considerable stock is available here, but it is not of a character to attract attention.

Hardwoods of attractive character continue scarce here with light and uncertain offerings from primary sources, and prices rule very strong all around, but especially for Walnut, Oak, Cherry and Ash.

At the yards there is signs of a good fair degree of animation with all classes of stock in favor, and the market retaining a generally firm tone.

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

An Am brig. 335 tons, from Wilmington to Rio Janeiro, deals, \$30; an Am schr, 296 tons, from Wilmington, N. C., to Pernambuco, deals, \$30; an Am schr, 472 tons, hence to Montevideo, general cargo 16c per foot, and \$16 for lumb r and primage; a Br barque, 560 tons, from Brunswick to Montevideo or Buenos Ayres, lumber, \$19 net, up-river ports \$3 extra; an Am schr, 377 tons, from Pascagoula to Trinidad, lumber, \$10; a Br barque, 448 tons, from Bridge-water, N. S., to the North Side of Cuba, lumber, \$7; an Am schr, 132 tons, from Annapolis, N. S., to New York, lumber, \$3.50; an Am schr, 165 tons, from Jacksonville to Bermuda, lumber, \$3; a schr, 122 tons, from Pascagoula to Corpus Christi (six trips), lumber, private terms; an Am schr, 250 tons, hence to Demerara and Trinidad, \$16, and back from Brunswick, lumber, \$7; a schr, from Portland to New York, lumber, \$1.75; a schr, 284 tons, from St. Mary's to Boston, flooring boards, private terms; a schr, 273 tons, from Waterboro to Savannah, hay, \$5 per ton, and back to New York, hard pine, private terms; a schr, 350 M lumber, from Pensacola to Boston, \$9.25; a schr, 250 M

lumber, from Brunswick to Boston, \$7.50; a schr, 160 M lumber, from Brunswick to Boston, \$7.50; a schr, 220 M lumber, from Darien to Boston or Portland, \$7.50; a schr, 140 M. lumber, from Jacksonville to Philadelphia, \$9.50, option of Elizabethtown or Perth Amboy, \$9.75, free of wharfage; a schr, 325 M lumber, from Mobile to North of Hatteras, \$9; a schr, 200 M lumber, from Fernandina to Philadelphia, \$7.50; a schr, 300 M lumber, same voyage, \$7; a brig, 370 M and a schr, 380 M lumber, from Brunswick to Philadelphia, private terms.

Exports of lumber from the port of New York: Table with columns for destination (West Indies, South America, East Indies, etc.) and volume (This Week, Since Jan. 1).

GENERAL LUMBER NOTES. STATE.

The Albany lumber market, for the week ending October 19, is reported by the Argus as follows:

We have no any change to report in quotations for Pine Lumber. The receipts continue slightly in excess of what was coming forward a year ago. The shipments from the District, river side and slips, have been large and promise to continue to the close of the season. The trade during the week has been very good, embracing all kinds of Lumber, but largely of common box. The majority of buyers and orders have been from the East.

Coarse Lumber is firm and unchanged in price. We have some few receipts from the water power, as well as from the steam saw mills. The unexecuted orders are still very large.

In Canada no falling off in prices is reported; the shipments are very free.

The shipments from Saginaw Valley from the week ending October 11th were 15,327,000 feet; the markets had been fairly active; shipments checked by low freights.

The receipts of lumber by lake at Buffalo for the week were 2,532,000 feet and 115 car loads with lower canal freights. At Oswego, 6,783,000 feet.

The receipts at Albany by canal from the opening of navigation to October 15th were:

Table showing receipts at Albany by canal: Bds. & Sctg. ft. Shingles, M. Timber, c. f. Staves, D. 1879.. 248,066,900 9,751 5,400 638,200 1880.. 311,684,500 4,784

Freights from Bay City to Buffalo and Tonawanda, \$2.50 per M. feet; from Saginaw, \$2.75. From Buffalo to Albany \$2.50; from Tonawanda to Albany, \$2.25 per M. feet. Lake Ontario freights from Port Hope to Oswego, \$1.25 per M. feet, from Toronto to Oswego, \$1.50, and from Oswego to Albany, \$1.90. From Ottawa to Albany \$3.50 per M. feet.

River freights are without change.

THE WEST.

SAGINAW VALLEY.

Lumberman's Gazette, Office,

BAY CITY, Oct. 18, 1880.

The market is overrun with coarse grades of lumber and the demand is inactive. Good lumber is scarce and in demand, a number of sales having been reported at quotations. Among these are sales of 500,000 feet of lumber at \$7, \$14 and \$35 and another of 1,000,000 feet to eastern parties at \$7.50, \$15 and \$31. The rise in freights which occurred a little more than a week ago, has not been without its good results. A large fleet came in soon after the rise, and more were following, but the bad weather of last week detained them at Sand Beach and Port Huron. It will be observed that the shipments from this port, the past week, have been quite heavy, and much larger than the average for some time. If we can have a few weeks of favorable weather, the market will present a very active appearance.

From the weekly summary of the Chicago Northwestern Lumberman, we make the following extracts:

Canadian shipments have about ceased, the bulk of what is in shipping order have been forwarded. An Ottawa paper asserts that 47,000,000 feet sold to American parties will be wintered over at Chaudiere Falls.

At Quebec a fine lumber market is reported so far as regards price, but no sales are noted. A heavy local consumption is named with considerable demand. Pine and spruce are wanted, especially the latter, which is scarce since the logs have, to a great extent, been stuck in the low stage of water of the small streams.

From Boston we have reports of undiminished firmness in prices, with a consumptive demand absorbing the arrivals. The prospect is favorable for a reasonable demand throughout the fall and winter. No speculative element is noticeable, and no accumulation of stock. The demand for Eastern stock is active, with considerable strength in spruce, which can be obtained only in limited quantities. Southern pine is firm, with a good feeling, and prospects of an advance in the not distant future.

Bangor, Maine, has a demand beyond her ability to supply until another season's stock comes in. Spruce is now bringing from \$3 to \$5 more than a year ago. The lack of water to bring down logs and to keep the mills running has been a serious drawback to the prosperity of the manufacturers of this State.

Philadelphia advices report hardly so active a demand, but prices remain unchanged.

Oswego has had an unusually good trade, and is for the third time this season lacking in the usual supply of desirable assortments. The receipts to Oct. 11, are 50,000,000 feet in excess of those to the same date last season. Prices are firm.

Toledo loses a little in the volume of demand as might well be expected from the intense heat of the political campaign in the so-called fall election.

Saginaw feels a lighter demand as the season advances, and while desirable stocks are quickly picked up at firm figures, common and coarse stocks are held at a little lower price. The sales of the past week have been light as compared with previous reports.

Cadillac, Mich., reports more orders than cars, leaving the shippers behind on their orders. The prospect of a large demand for bill and car-sill lots will cause the mills to run into, if not all, the coming winter.

Upon the Mississippi trade is good. We have reports from a number of the markets, all of which are buoyant.

St. Paul and Minneapolis are firm in prices, and short of cars. Winona has a demand at full list rates beyond the facilities for shipping. Dubuque is loading all the cars that can be got, and manufacturers are refusing bills of special sizes and long lengths. Prices are firm and orders are accumulating. Clinton reports a large demand, firm prices and an arreage of one month in filing orders.

Burlington says "trade is good," and reports a receipt of stock as fast as it can be handled. Quotations are firm.

Looking at the market from all points, we discover no material change other than is naturally to be looked for in the midst of the excitement of a political campaign, except at Chicago, and her condition is as usual, an abnormal one, although we begin to think that the circumstances which hedge the trade of the greatest lumber market of the world are normal only when they are in a condition of disquiet.

The Hardwood report of the Northwestern Lumberman is as follows:

Trade has been more active than for the week which ended at the writing of our last report, and in some kinds prices have advanced. B box, in white-wood, is worth \$3 per thousand more; clear counter tops in black walnut are higher, and the better grades in hickory elm are quoted at an advance of \$5. The demand has swallowed up the receipts, and the same old story of inability to fill orders is heard in every direction. Our furniture factories are using an enormous amount of lumber just now; the box factories and cooper shops are busy, and the prediction that the general market will stiffen up still more is oftener heard than otherwise.

We learn from a visit to the furniture factories and stores that the demand for furniture of better material than walnut has not set in actively yet, but the indications are full of promise that Western tastes will in time follow those of the East. In New York, mahogany is all the rage. Mills are busy sawing it, and people who can afford mahogany furniture think it is the proper thing to have. In Grand Rapids, Mich., and Cincinnati, it is being manufactured for the trade, but we do not know of but one manufacturer here who is making it, and that for his retail trade only. In the East the furniture men were partly driven to its use owing to the difficulty in obtaining walnut. It had to be transported long distances, and heavy rates of freight followed it. They became convinced that they could not compete with the West in walnut wares, consequently they endeavored to create a demand for mahogany work—and succeeded. Somewhat similar conditions governed here. While walnut was abundant, mahogany was dearer than in New York. In the Western markets this state of things is gradually changing. Mahogany can now be laid down here for \$110, and as soon as more direct communications shall be established with Mexico, the price will be reduced from \$79 to \$90. At that rate it will not be long before the West will be able to obtain that wood at fair prices, and have the walnut into the bargain. Doubtless the time is not far away before the warehouses of the town "out West," as a New York trade journal recently termed Chicago, will show as liberal a display of furniture of foreign woods as New York, and at the same time have the upper stories filled with walnut goods which the Eastern market cannot so readily or cheaply obtain.

In Cleveland, the lots of hardwood offered are readily taken at current quotations. The market generally could not be firmer. A number of contracts that have been taken by Cleveland manufacturers will necessitate a considerable consumption of walnut, oak, elm, ash, birch and maple.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.,

The hurry and bustle of the last month of the lumber manufacturing season is visible on every hand. The mills are all trying to make up for lost time and patch up broken or short stocks. The preparations for the woods add to the general confusion while the demand for lumber is such that every one is kept busy delivering. Taken altogether we have never seen such a rush and push as is going on now among the fraternity. There is very little dry lumber in the whole West, nearly all the shipments are only half seasoned and many sorts is sent fresh from the saws.

Stocks along the Mississippi are rather diminishing than increasing, and are not so large as they were a year ago, and will be wholly inadequate to maintain any such trade as we have had for the last three months until next June even with all the sawing which can be done by the railroad mills during the winter. The demand for lumber from the Southwest is growing. We note one shipment of 500,000 feet of

uppers from Ashland (away up on Lake Superior), to Kansas direct by car, a thing which would have been regarded as impossible one year ago.

At Chicago there has been considerable lumber received, but such has been the demand that the prices on all durable stock, especially uppers, has been fully maintained, and piece stuff, common grades only, has been shaded 1 1/2 cents. The figures of stocks on hand at Chicago, printed elsewhere, however, will afford all a chance for study, but ought not to occasion any uneasiness among outsiders as yet, for should the trade hold up all the surplus there will be needed.

St. Louis is selling over a million feet per day, but cannot get cars enough to fill orders.

Minneapolis can do no more business than she is doing in lumber, until she can get more cars.

The Lumberman's Board of Trade met at secretary Sturtevant's office last evening, and discussed the proposed rise in lumber. Nothing definite was done, but is expected common lumber and flooring will be increased in price \$1 per 1,000 feet within two weeks.

THE EAST.

The Boston Commercial Bulletin as follows:

There has been a continued good feeling in Western lumber, and the commission men report a satisfactory business. Prices are gradually stiffening, and figures that would buy a few weeks ago are refused to-day. For an extended review of the market for Western lumber we refer our readers to an article in another column, which treats especially of the strength of Hardwoods. The market for Eastern lumber remains firm, the dry weather continuing to exert a bullish influence. As long as the streams are low, lumber will be scarce. There is a noticeable lack of lumber vessels at our wharves, compared with the same time last year. The demand is now more equalized, as the dealers are laying in their winter stocks.

THE PROVINCES.

The Montreal Journal of Commerce says:

There being the same duty (\$2 per M feet) going to the States, on Culls worth \$5 to \$8 M feet, as on choice lumber worth \$26 to \$35 per M feet, being nearly 40 per cent. on cull lumber and only 5 to 10 per cent. on upper qualities, operates as a great drawback to our manufacturers. Probably half of the stock is sold at or under cost, and the balance proportionately dearer to compensate. Local trade not very large owing to the very small amount of new buildings being erected this season. Coming toward the close of navigation, there is a great stir moving lumber, principally deals, for the Quebec market. Barges are in great request. Freight to Quebec from Ottawa advanced to \$2.50 per M feet; freight to Montreal, \$1.15. Cull pine lumber is plentiful enough, but clear and upper qualities are very scarce and high. In American market, Michigan, upper quality, is worth \$15 to \$17 per M more than it sold for last year. Cull lumber seems to be accumulating here. The demand from Europe for manufactured lumber in the shape of sash, doors, blinds, &c., is on the increase, and has already reached unprecedented proportions.

The Montreal Herald has the following on lumbering in New Brunswick.

The lumber business on the St. Croix River is suffering greatly for the want of water, and if they don't have rain soon the mills will be stopped, which will be a serious matter, as most, if not all, the concerns on the river have orders for all the lumber they can manufacture from now till the 1st of December. On the upper St. John waters, operations in cutting lumber will be largely increased this winter. The demand for lumber is much improved, and operators feel encouraged to proceed. Where last year one individual cut 20,000,000 feet of logs, this year five or six operators will cut from 5,000,000 to 10,000,000 feet each. They will pay \$5 more per month for labor than they did last year.

The Montreal Gazette as follows:

QUEBEC, October 15. The sale of timber limits by the Government of Quebec to-day, at the new Parliament buildings, was a great success. All the lots offered, except a few in the Lower St. Lawrence, were sold at an advance on the upset price, and there was a brisk competition for the berths on the Upper Ottawa Block A.

The Toronto Monetary Times, as follows:

It is a matter of decided interest that the sawn lumber trade of Canada continues to show so much activity. An improved one is noticeable this season over the whole market; mills have been working night and day, and the demand from the States has been, and still is, brisk. Exports of the article are greatly in excess of the last four years, as the following figures, giving the money value of the shipments of sawn lumber from Ottawa, for five months of three successive years, show:

Table showing lumber shipments from Ottawa: Columns for years (1878, 1879, 1880) and months (May, June, July, August, September, Total).

The increase of shipping visiting Montreal this season, up to 1st inst., is equal to 22.4 per cent. in the number of vessels, steam and sail, and 34.8 per cent. in total tonnage over last year, same period. The figures indicate, besides, that vessels are of a larger size this year than last. The number and tonnage of sea-going vessels that arrived in Montreal harbor,

from the opening of navigation to the 1st October in the following years:

Table with 3 columns: Year, No. of Vessels, Total Tonnage. Rows for 1877, 1878, 1879, 1880.

METALS.—COPPER.—Ingot moves slowly and only in small lots, as wanted by the home trade, and while the general stock remains under very good control, sellers are compelled to shade somewhat, in order to realize. We quote at 18 3/4@18 7/8c. for Lake. Manufactured Copper not quite so active, but the movement, on the whole, fair, and values steadily maintained. We quote as follows: Brazier's Copper ordinary size over 16 oz per square foot, 28c. per lb; do do do, 16 oz and over 12 oz per square foot, 30c per lb; do do, 10 and 12 oz, per sq foot, 32c per lb; do do, lighter than 10 oz per sq foot, 34c per lb; circles less than 84 inches in diameter, 31c per lb; do 84 inches in diameter and over, 34c per lb; segment and pattern sheets, 31c per lb; locomotive fire box sheets, 28c per lb; Sheathing Copper, over 12 oz per sq foot, 26c per lb and Bolt Copper, 28c per lb. IRON.—Scotch Pig has not sold much lower since our last report, and, with the pressure of supplies somewhat reduced, the general market appears to have a trifle better tone. Holders, however, are as a rule, willing to listen to all really full bids. We quote at \$20.00@23.50 per ton, according to brand, delivery and quantity. For American Pig the market has been dull. Occasionally, a fairish sort of trade takes place, but there is no animation whatever to the general movement, and even a further shading on cost fails to attract buyers into handling more stock than required for immediate consumption. The production has not abated to any extent, and supplies are accumulating at primary points. We quote at \$24@25 per ton for No. 1; \$20@22 do for No. 2; and 18@20 for No. 3. Rails show about the same features. Steel have a good demand, and rule quite firm in price, but iron slow of sale, and, with competition from foreign made, have favored buyers. We quote at \$40@43 for iron and \$53@56 for steel, according to delivery. Old Rails \$26@27.00 per ton; scrap \$25@26. Manufactured Iron without much inquiry beyond the ordinary trade wants, and the tone of the market slack, though holders are asking pretty much former prices on the leading grades of stock. We quote Common Merchant Bar, ordinary sizes at 2 3/4@2.4c. from store, and Refined at 2 5/8@2.6c.; wrought beams at 3 1/2c. Fish plates quoted at 2 1/2@2 3/4c.; track bolt and nuts, 3/4@3 3/4c.; railway spikes, 3/4c.; tank, 3@3.1c.; angle, 3c.; best flange, 6c.; and domestic sheet on the basis of 3 1/2c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD.—Domestic Pig has continued to sell only in small lots, as required by consumers for early necessity, and did not show much strength on prices, though on the general range about former figures are retained. We quote 4 1/4@4 7/8c. The manufactures of lead are steady and quoted: Bar, 6c; Pipe, 6 1/2c., and Sheet, 7c., less the usual discount to the trade; and Tin lined pipe 15c. Block Tin pipe, 40c., on same terms. TIN—Pig has been held with confidence and offered carefully, on the stimulus of the favorable accounts from abroad, but the demand did not take very full proportions, and was based principally upon immediate wants of buyers. We quote 19 1/4@19 3/4c. for Australian, 19 3/4@20c. for Straits, 19 1/2@19 3/4c. for English Refined, 19 1/4@19 3/4c. for do. Common. Tin Plates have had an irregular market, but on the whole, the undertone was weak in the absence of demand outside of jobbing calls. We quote I. C. Charcoal, third cross assortment, \$6.00@6.12 1/2 for Allaway grade, and \$6.25 for Melyn grade; I. C. Coke \$4.87 1/2@5.00 for B. V. grade; \$5.12 1/2@5.25 for Yespity grade; Charcoal terne \$5.25@5.50 for Allaway grade, \$11x20: \$11@11.12 1/2 for do., 20x28; Coke terne, \$4.80@4.87 1/2 for Glais grade, 14x20, and \$10@10.12 1/2 for do., 20x28—all in round lots. Spelter met with a light demand from regular sources, and ruled about steady at 5@5 1/4c. Sheet Zinc finds an average trade demand, and remains steady at about 7 1/4@7 1/2, according to quantity.

NAILS.—The general control of the supply in first hands continues very good, and owners are offering with moderation, while their limit of valuation is preserved well up to former limits, the list rate remaining unchanged. The "cutting" on prices through outside lots, however, is greater than for sometime and as low as \$2.90@3 per keg is mentioned for some sales.

We quote nominally 10d to 60d common fence and sheathing, per keg, \$3.15@3.25; 8d and 9d, common do, per keg, \$3.40@3.50; 6d and 7d, common, do per keg, \$3.65@3.75; 4d and 5d, common, do per keg \$3.90@4.00; 3d and 4d, light, per keg, \$4.65@4.75; 3d, fine, per keg, \$5.40@5.50; 2d, per keg, \$5.40@5.50. Cut spikes, all sizes, \$3.40@3.50. Floor casing and box, \$3.90@4.55. Finishing, \$4.15@4.90.

CLINCH NAILS.

1 1/2 inch, \$5.65@5.80; 1 3/4 inch, \$5.40@5.50; 2 inch, \$5.15@5.30; 2 1/2 inch, \$4.90@5.00; 3 inch and longer, \$4.65@4.75.

PAINTS AND OILS.—There is a seasonable movement in Paints, but no very liberal business doing, or much of an unusual character to advise on the general market. Supplies and assortments are quite equal to the requirements of the situation in pretty much all cases, without reaching an uncomfortable surplus, and on prices a steady tone appears to be

preserved on most styles. Leads have shown some irregularity in sympathy with the fluctuations on the value of their base, but the lists rates have not been changed. Luseed Oil has been in very good, general trade demand, and, while showing no decided buoyancy, the tone appears to be firmer, and crushers will not contract for future delivery, except at an advance. We quote at 57@61 per gallon from crusher's hands.

PITCH.—Business shows about the usual volume and form, and there is nothing of unusual interest on the market. Supplies fair, and holders willing to accept about former rates. We quote at \$1.90@2.00 per bbl., for City delivered.

SPIRITS TURPENTINE.—The jobbing movement has been small, the extreme cost tending to induce great caution among consumers. In a wholesale way, there has been more doing partly for export, and higher prices reached, but finally the figures went so high as to check demand and draw out supplies, causing a reaction, and an unsettled feeling. As this report is closed, the quotations stand at about 45 1/2@46c. per gallon, according to the quantity of stock handled.

TAR.—A fair trade has been done in jobbing parcels, and at comparatively full rates, the call coming in the main from regular sources. The wholesale market somewhat unsettled, but a limited supply keeps the control of the situation mostly in the hands of sellers. We quote \$3@3.25 for Newberne and Washington, and \$3@3.37 1/2 for Wilmington, according to size of invoice.

CONVEYANCES.

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

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

ALPHABETICAL INDEX.

NOTE.—Names in SMALL CAPITALS CONVEY proper from husband to wife.

GRANTEES.

- Abearn, Mary, wife of Lenihan or Lennahan, John.
Arthur, Chester A.
Bank for Savings City of N. Y.
Barnard, Cordelia C., wife of S. W.
Barney, Ashbel H.
Beach, James.
Bedlow, Henry.
Benedict, Grace A., wife of C. J.
Birdsall, Marcelina V., wife of Wallace F.
Blumenthal, Joseph.
Bonnell, Harper and J. H.
Borger, Philipp.
Boyd, J. M.
Brosi, Louis.
Brown, Eleanor.
Brown, G. H., J. C. and Sarah B.
Brown, James, exrs. of.
Buck, Charles.
Burns, Mary E., widow.
Carney, James.
Cauldwell, W. A.
Chase, W. J.
Chester, C. T.
Christie, William.
Coggeshall, E. C.
Cohen, Jacob.
Coit, Franklin.
Conway, Daniel.
Cox, Kenyon.
Crombie, Isabella H., wife of T. J.
Crown, T. N., ex-tr. of.
Deane, Bertha, wife of J. H.
Deane, J. H., (2).
Decker, P. G.
Doherty, Horace K.
Donovan, Timothy.
Dow, Mary A.
Ecker, E. B.
Ellis, Caroline S., wife of J. W.
Fanning, Spencer A., (2).
Fox, G. P. and J. C.
Frame, Matthew.
Gosling, Abraham.
Graham, Cornelia.
Gladdis, David E.
Gaffney, Deborah L.
Haggerty, G. A.
Hardy, John.
Harrison, D. V.
Heidelberg, Henrietta, widow.
Hillenbrand, Joseph.

- Hitzelberger, Christo- pber.
Hogencamp, Martin.
Hopkins, Eliza B., widow.
Kaliske, Theodore and Fabian S.
Kent, James.
Kilpatrick, Thomas, (2).
Kine, Thomas.
Kuhn, Daniel.
Lord, Margaretta, H.
Walker, J. A., (7).
Walter, Paul E.
Walter, T. H.
Ward, Ann M., widow.
Washing, Sigmund.
Weeks, F. H.
Weil, Jonas.
Welsh, J. H.
West, Agnes S. and W. H., (2).
Wood, J. L. R.

REFEREES.

- Joline, A. H.
Loewy, Benno.
Platt, L. C.
Schell, Francis.
Smyth, Bernard, as auctioneer.
Wood, Henry.

GRANTORS.

- Adrian, Stephen.
Ahearn, John.
Alexander, Morris.
Allyn, J. W.
Angus, Catharine, wife of Thomas.
Baier, John.
Bell, Sarah J.
Barnes, R. W.
Bascome, Mary E.
Bauer, Lydia, wife of Solomon.
Bauer, Moritz.
Bliss, E. F.
Brettell, Frederica.
Bronson, Willett.
Cashman, M. H.
Cheever, J. H.
Chester, Eliza, widow.
Christie, William, (7).
Coates, Margaret.
Cohen, Samuel.
Coit, W. A., (2).
College of St. Francis Xavier.
Cox, Mary E.
Davids, Mary D.
Deane, J. H., (2).
DeForest, W. H.
Doherty, H. K.
Dunham, Lucinda S.
Egbert, Barbara Ann.
Esdra, Clara L., wife of A. A.
Fanning, S. A., (3).
Farley, J. T.
Foster, Julius.
Fountain, Ann E., wife of A. E.
Fox, G. P. and Mary, his wife.
Fox, J. C.
Fernschild, William.
Goldstein, Michael.
Gosling, Carrie.
Gray, Moses.
Gregory, Eliza T., wife of G. G.
Harrison, E. M.
Hart, Anna D., wife of G. S.
Heidelberg, Henriette, (2).
Henry, M. H.
Hirsch, Rosa.
Hoffman, Joseph.
Hoffman, Mary M.
Hogencamp, William.
Hothan, August and Matilda, his wife.
Howland, S. S.
Hunncke, Elizabeth, wife of Henry.
Jaffray, Emma H., wife of Howard S.
James, F. E.
Jenny, Ann M., (2).
Johnson, Samuel.
Juch, Wilhelmina.
Jumel, S., heirs of.
Kaliske, A. S.
Karutz, Albert.
Kilpatrick, Thomas.
Kine, Anna.
Lowerre, G. H.
McCoy, P. J.
McEntee, J. J. and Catharine A. C., his wife.
McKenna, John.
Mapes, Kate L. S., (4).
Meagher, James.
Meeker, H. N.
Metzger, Isaac.
Meyer, I. T.
Meyer, P. L.
Mills, Frances A.
Mooney, James and T. J.
Moore, Laura, trustee of.
Morgenthau, Henry.
Morris, W. H.
Myers, R. W.
Neilson, John.
O'Brien, Anna M., wife of C. J.
O'Connell, Mary, wife of J. M.
Perrin, E. O.
Pickhardt, Wilhelm.
Piser, Abraham.
Purdy, Mary R.
Reed, S. T.
Ryan, Patrick.
Saltenstein, Betsy.
Sauer, Anthony.
Scrymger, C. H.
Schultz, Oswald.
Shand, Peter, (3).
Sisters of the Poor of St. Francis.
Smith, Hugh.
Snowden, Cora A.
Snowden, Mary L.
Stearns, H. K., (2).
Stearns, J. N.
Stevenson, V. K.
Stone, Leander.
Stratton, Amos B.
Sullivan, Catharine, (2).
Taintor, Giles E.
Thurston, Annie E., wife of F. A.
The New York Produce Exchange.
Von Au, Ernst.
Walker, J. A.
Walker, T. H.
Ward, Margaretta H., (2).
White, W. H.
Wintrop, Sarah.
Wood, Fernando, Jr.

NEW YORK CITY.

OCTOBER 14, 15, 16, 18, 19, 20.

- Amity st, n e s, 42 n w Wooster st, 32.6x104.6.
George T. Fox to Joseph C. Fox. Morts. \$11,000. Sept. 22, 1865.....nom
Same property. Joseph C. Fox to George T. Fox and Mary his wife. Mort. \$11,000. Sept. 22, 1865.....nom
Broadway, Nos. 44 and 46, and Nos. 45 and 47 New st, being Broadway, e s, 167.4 s Exchangepl, 39.3x175 to New st, x40.1x167, two four-story brick stores. Henrietta Morton, widow, to Vernon K. Stevenson. Morts. \$4,000. Oct. 15.....115,000
Boulevard, n w cor 81st st, runs north 204.4 to 82d st, x west 257 to 11th av, x204.4 to 81st st, x east 254.10. Joseph L. R. Wood to Fernando Wood, Jr., Yorktown. Sept. 4.....nom
Boulevard, s e cor 7th st, runs east 145.8 x south 100.5 x east 49.2 x south 100.5 to 69th st, x west 92.6 to Boulevard x northwest 225.8, two one-story frame shanties. Edward F. Smith to Hugh Smith. July 1.....95,000
Broome st, No. 573, s, 244.8 e Hudson st, 22x68, two-story brick dwell'g. Eliza B. Hopkins, widow, to Catharine wife of Thomas Angus. Mort. \$3,000. Oct. 13.....8,000

Broadway, n e cor Liberty st, 25.3x92x15.2x6
x7.5x14.1x48 to Liberty st, x110.2.....

Kingsbridge road e s, 81.5 s 159th st, runs
north 500.5 x northwest 234 to e s 10th av,
x north 789.3 to point 28.9 south 165th st, x
southeast to Harlem River, at point 83 north
of n s 164th st if extended, x south along
river to point 40 north 159th st if extended,
x west to beginning.....

Kingsbridge road, e s, 70 s 166th st, runs north
to point 63 south of 175th st. x south 6.2
10th av, at point 188.2 south 175th st, x
south to point 120 north 165th st, x north-
west to beginning.....

10th av, e s, 102.8 n 163th st, runs north to
point 199.6 south 175th st, x southeast 74.10
to Highbridge Park, x south or southwest
and southeast along said park to point op-
posite centre line 170th st, x east to Harlem
River, x south along river to point 28 south
of n s 165th st if extended, x northwest to
beginning. Also land under water Harlem
River.....

William J. Chase, Bridgehampton, Conn., to
Francois H. Jumel, Louise C. L. Jumel,
Plante, Marie, R. M. Jumel de Seooka, Made-
line R. T. Marrast, and Jean A. and Jean
Amedee and Alix M. V. Tauziade Scubrian,
of France, heirs S. Jumel. 1-6 part. Oct. 12
..... other consid and \$25,000

Canal st, Nos. 74 and 76, s s, 40x50, two five-
story brick tenem'ts. Peter Nugent, exr.,
&c., John Smith, dec'd, to Mary wife of John
M. O'Connell. Re-recorded. May 1, '75. 14,950

East Broadway, No. 29, s s, 143.8 e Catharine st,
25x87.6, three-story brick store and dwell'g.
John A. Loring, Boston, Mass., and Henry
Bedlow to Morris Alexander. Mort. \$4,000.
Sept. 15..... 7,600

Houston st, s s, 25 w Clinton st, 25x100.....

Avenue B, w s, 111.11 s 2d st, runs west 80 x
south 20 x east 35 x south 5 x east 45 x
north 25.....

3d st, n s, 104 e Avenue C, 21x96.2.....

Augusta B. Neilson to John Neilson. Re-
lease, &c. Aug. 21..... nom

Hester st, No. 51, n s, 21.10x46.8x21.10x46.6,
three-story frame (brick front) store and
dwell'g. Jacob Cohen to Retsy Saltenstein.
Mort. \$3,000. Oct. 19..... 7,400

Stone st, n s, 76.9 e Whitehall st, runs north 54.1
x north and east 2.6 x south 55.10 to Stone st,
x west 2. Joseph Richardson to The New
York Produce Exchange. Oct. 18..... 2,500

Thompson st, No. 97, w s, 200 n Spring st, 25x
100; three-story brick store and dwell'g.
James Kent, Fishkill, N. Y., to John W.
Alynn and William H. White, San Francisco,
Cal. Oct. 19..... 7,750

Thompson st, No. 105, 25x100, four-story brick
store and tenem't and three four-story brick
tenem'ts in rear. Gettchen wife of Emanuel
Strauss to Albert Karutz, Brooklyn. Mort.
\$7,000. Oct. 15..... 13,000

Washington st, s e cor Harrison st, 53x37.6.
Daniel V. Harrison, Montclair, N. J., to Ed-
win M. Harrison. Q. C. July 10, 1878..... nom

6th st, No. 614, s s, 193 e Av B, 16.8x97, four-
story brick tenem't. Daniel Kuhn to The
Sisters of the Poor of St. Francis. Mort.
\$3,000. Oct. 15..... 7,250

9th st, No. 640, s s, 158 w Avenue C, 25x96, five-
story brick store and tenem't. Jonas Weil
and Bernhard Maier to Ernst F. Bliss. Morts.
\$5,300. Oct. 14..... 9,700

15th st, No. 254 W., s s, 143.2 e 8th av, runs
south 66.6 x again south 37.1 x east 25.1 x
north 103.4 to 15th st, x west 25.4, two-story
frame dwell'g and three-story frame dwell'g
in rear. Peter Shand to Kate L. S. Mapes.
C. a. G. 1/2 part..... nom

15th st, s s, 143.6 e 8th av, 25x103.1. Agnes S.
and William H. West, her husband, to Kate
L. S. Mapes and Peter Shand. C. a. G. Sep-
tember 24..... 3,000

16th st, Nos. 514 and 516 E., s s, 220.6 e Av A,
50x103.3, two five-story brick tenem'ts and
two three-story tenem'ts in rear. Franklin
Coit to William A. Coit. Q. C. Oct. 15..... 200

Same property. Eleanor Brown to William A.
Coit, assign. of sheriff certificate. Oct. 20. nom

18th st, No. 434, s s, 400 e 10th av, 25x92, three-
story frame dwell'g. Kaufman Simon to
Sarah Winthrop. Oct. 18..... 200

24th st, No. 321, n s, 250 e 2d av, 25x98.9, five-
story brick store and tenem't and three-story
brick tenem't in rear. Agnes S. and Wil-
liam H. West her husband to Kate L. S.
Mapes and Peter Shand. C. a. G. Mort.
\$10,000. Sept. 24..... 667

Same property. Kate L. S. Mapes, widow, to
Peter Shand. C. a. G. 1/2 part. Morts.
\$11,000. Sept. 30..... consid. omitt

27th st, No. 316, s s, 205 e 2d av, 20x98.9, four-
story brick store and tenem't. Daniel Con-
way to Anna M. wife of Cornelius J. O'Brien.
Mort. \$3,500. Oct. 15..... 6,000

30th st, s s, 116 e 9th av, 20x98.9. Partition.
Lewis C. Platt to Frances A. Mills, White
Plains. April 30, 1875..... 11,000

31st st, No. 120, s s, 245 w 6th av, 20x119.5x20.5
x115.5, three-story stone front dwell'g. John
Hardy to Mary E. Bascome. Oct. 18..... 1,800

32d st, No. 338, s s, 206 w 1st av, 18x98.9, three-
story brick dwell'g. Henry Rothschild to
August Hothan and Matilde Hothan his wife.
Mort. \$3,000. Oct. 13..... 4,000

43d st, No. 20 E., s s, 95 w Madison av, 22x100.5,
four-story stone front dwell'g. James R.
Brevoort, late trustee of Laura Monroe,
dec'd, to Edward S. Renwick, trustee Laura
Monroe, dec'd. July 27..... nom

Same property. Edward S. Renwick, trustee
Laura Monroe, dec'd, to Edwin O. Perrin.
Mort. \$17,500. July 28..... 31,500

45th st, No. 116, s s, 210 w 6th av, 20x100.5,
four-story stone front dwell'g. Mary A.
Dow, New Rochelle, to Mary D. Davids.
Mort. \$14,000. Oct. 12..... 27,000

50th st, Nos. 133, 135 and 139 E., three four-
story stone front dwell'gs. John Murphy to
Henry K. Stearns. Contract. Oct. 12..... 52,500

50th st, No. 137 E., n s, 125 e Lexington av, 20x
97.9, four-story stone front dwell'g. James
Carney to Henry K. Stearns. Contract. Oct.
12..... 17,500

50th st, No. 316, s s, 150.6 e 2d av, 18.6x100.5,
three-story stone front dwell'g. Simon Mann
to Julius Foster. Mort. \$6,000. Oct. 16..... 9,600

52d st, No. 228, s s, 270 w 2d av, 20x100.5, three-
story stone front dwell'g. Mary wife of
Francis Spicer to Samuel Cohen. Oct. 13. 11,000

52d st, s s, 125 e Lexington av, 25x100.5, new
building projected. Edward C. Coggeshall
to Samuel T. Reed. Bad error. Mort.
\$20,500. Oct. 9..... 27,500

53d st, s s, 100 e 5th av, 25x100.5, two-story
brick stable. Charles Buek to Emma H. wife
of Howard S. Jaffray. Oct. 14..... 67,000

54th st, No. 144 E., s s, 207.1 e Lexington av,
17.1x100.5, three-story brick (stone front)
dwell'g. Sigmund Warshing, Conn., to
Leander Stone. Mort. \$6,500. Sept. 23..... 12,000

54th st, No. 66, s s, 137.6 w 4th av, 18.9x100.5,
four-story brick (stone front) dwell'g. Mary
E. wife of Orlando L. Stewart to Mary R.
Purdy. Mort. \$13,000. Oct. 1..... 27,000

56th st, s s, 175 w 2d av, 75x100.5, vacant. John
Lenehan or Lannahan to Oswald Schultze.
Morts. \$5,040. Aug. 17..... 13,000

Same property. Oswald Schultze to Moritz
Bauer. Mort. \$12,000. Oct. 19..... 14,500

56th st, No. 26, s s, 394 w 5th av, 20x100.5, four-
story brick (stone front) dwell'g. Henry E.
Sprague to Anna D. wife of George S. Hart.
Oct. 20..... 37,000

56th st, s s, 178.8 e 5th av. Release mort.
Adrian, Jr., and Columbus O'D. Iselin to
Elizabeth L. wife of Henry E. Hawley. Oct.
14..... nom

57th st, s w cor 4th av, 50x100.5, four one-story
frame buildings. Henry D. Sayre to Frank-
lin E. James and Clarence H. Scrymser.
Morts. \$32,000, taxes 1878, 1879 and 1880.
Oct. 12..... 50,000

57th st, No. 126, s s, 330 w 6th av, 20x100.5,
four-story brick (stone front) dwell'g. James
Meagher to Giles E. Taintor. Morts. \$24,000.
Oct. 16..... 30,000

57th st, No. 22, s s, 380 w 5th av, 20x100.5, four-
story brick dwell'g. Caroline S. wife of John
W. Ellis to Mary M. Hoffman. Oct. 18..... 60,000

58th st, No. 50, s s, 117.6 w 4th av, 17.6x100.5,
four-story brick (stone front) dwell'g.
Thomas Kilpatrick and John H. Bonnell to
Henriette Heidelbach. Mort. \$15,000. Sep-
tember 13..... 32,000

58th st, No. 48 E., s s, 135 w 4th av, 20x100.5,
four-story brick (stone front) dwell'g.
Thomas Kilpatrick and Harper Bonnell to
Henriette Heidelbach. Mort. \$18,000. Sep-
tember 13..... 38,000

59th st, No. 224 E., s s, 248 w 2d av, 32x100.4. }
59th st, No. 226 E., s s, 280 w 2d av, 25x100.4. }
Thomas Kine to Horace K. Doherty. Octo-
ber 15..... nom

Same property. Horace K. Doherty to Anna
Kine. Oct. 15..... nom

60th st, No. 342, s s, 160.6 w 1st av, 20.6x100.5,
two-story frame stable. Thomas O'Reilly to
Eliza T. wife of George G. Gregory. Octo-
ber 19..... 3,600

61st st, No. 208 E., s s, 121 e 3d av, 17x100.5,
four-story brick (stone front) dwell'g. Thomas
H. Walter to Richard W. Myers. Morts.
\$13,000. Oct. 14..... 14,000

62d st, n s, 425 e 10th av, 25x100.5. Mary E.
Burns, widow, to John McKennan. October
15..... 4,000

62d st, No. 103, n s, 20 e 4th av, 20x62.2x20x61.1,
three-story stone front dwell'g. Mary E.
wife of Myrick Plummer to Amos B. Strat-
ton. Mort. \$7,500. Oct. 1..... 17,500

63d st, n s, 75 w 4th av, 25x100.5, vacant..... }
63d st, n s, 100 w 4th av, 50x100.5, vacant..... }
Ashbel H. Barney to Moses Gray. Agree-
ment to sell and buy. Sept. 27..... 55,000

Same property. Agreement as to manner of
payments for same. A. H. Barney with
Moses Gray. Oct. 15.....

69th st, s s, 398 e Av A, 75x100.4, portion of
Jones' Woods Colosseum.....

East River, w s, 75.3 s 69th st, runs west 76 x
south 25.1 x east 75 to East River, x north
25.1, portion of Jones' Woods Colosseum... }
John, William and Bernard Schutz and Dora
wife of Louis Reep to Ernst Van Au, Brook-
lyn. Oct. 15..... 150

69th st, s s, 250 w 10th av, 25x100.5, vacant.
Foreclos. Henry Wood to Michael H. Cash-
man. Oct. 20..... 2,200

71st st, No. 461, n s, 570 w 9th av, 20x102.2,
three-story stone front dwell'g. Charles T.
Chester, Englewood, N. J., to Eliza Chester,
widow, Englewood, N. J. Mort. \$3,000.
Aug. 8, 1878..... 16,000

75th st, n s, 225 e 3d av, 25x102.2, vacant.
Christopher Hitzelberger to Isaac Metzger.
Oct. 1..... 3,000

77th st, s s, 275 w 8th av, 75x102.2, vacant.
William B. Lynch to Margaretha H. Ward.
Mort. \$9,650. See 47th st, Leasehold Cons.
Oct. 14..... 33,000

78th st, n s, 212.6 w 4th av, 2.6x102.2, vacant.
James M. Varnum to Samuel S. Howland.
Oct. 16..... 500

80th st, No. 231, n s, 228.9 w 2d av, 25.5x102.2,
two-story frame dwell'g. Isabella H. wife
of Thomas J. Crombie to John Baier. Morts.
\$3,000. April 26..... 3,700

82d st, s s, 231.6 w Av A, 50x102.2, vacant.
Michael McGrath to Thomas H. Walker. Oct.
16..... 5,500

83d st, No. 339, n s, 388.9 e 9th av, 20x102.2,
three-story brick dwell'g. The Bank for
Savings, City of New York, to Barbara Ann
Egbert. Oct. 18..... 9,000

85th st, s s, 178.10 w 3d av, 76.7x102.2. Foreclos-
ure by advertisement. Bernard Smyth,
auctioneer, certifies to sale of above property
to Samuel Johnson. Subject to morts.
\$3,500 and taxes &c., \$742.70 for..... 7,500

85th st, Nos. 317 and 319, n s, 225 e 2d av, 50x
102.2, two four-story brick tenem'ts. Matthew
Frame to Lydia wife of Solomon Bauer.
Morts. \$20,000. Oct. 18..... 32,000

87th st, s s, 96 e 1st av, 110x100.8. Joseph Hil-
lenbrand to the College of St. Francis Xavier.
Confirmation deed. Oct. 7..... nom

87th st, s s, 193.9 e 1st av. Release mort. The
Emigrant Industrial Savings Bank to the
College of St. Francis Xavier. Oct. 8..... nom

91st st, n s, 70 e Lexington av. Release mort.
Randolph Guggenheimer to James Donohue.
Oct. 16..... nom

Same property. Name to same. Release mort.
Oct. 16..... nom

Same property. Daniel P. Ingraham to same.
Release mort. Sept. 1..... 6,400

94th st, No. 173, n s, 156.3 w 3d av, 18.9x100.8,
three-story brick (stone front) dwell'g.
George A. Haggerty to Anthony Sauer.
Mort. \$5,000. Oct. 14..... 10,000

104th st, s s, 200 w 3d av, 50x100.11. John A.
Walker to William Christie. Q. C. Oct. 19. nom

104th st, s s, 250 w 3d av, 25x100.11. William
Christie to John A. Walker. Oct. 19..... nom

105th st, n s, 200 e 4th av, 100x100.11. John A.
Walker to William Christie. Q. C. Oct. 19. nom

110th st, s s, 205 e 4th av, 33.4x100.11. John A.
Walker to William Christie. Q. C. Oct. 19. nom

110th st, s s, 155 e 4th av, 50x100.11, vacant.
Bertha A. wife of John H. Deane to Ann M.
Jenny. Mort. \$4,000. Oct. 9..... 9,000

113th st, s s, 245 w 3d av. Release mort. The
Citizens Savings Bank, New York, to Paul E.
Walter and William M. Semmacher. Octo-
ber 16..... 1,000

113th st, s s, 245 w 3d av, 25x100.11, new build-
ings projected. Paul E. Walter, Brooklyn,
to Ann E. wife of Alfred E. Fountain. Mort.
\$1,500. Oct. 4..... 2,800

113th st, n s, 104.6 e 3d av, 50x100.11, vacant.
John H. Deane to Ann M. Jenny. Mort.
\$4,500. Sept. 25..... 7,500

114th st, s s, 195 e 1st av, 14x100.11. Timothy
Donovan to Margaret Coates. Oct. 14..... 1,750

Same property. The Emigrant Industrial Sav-
ings Bank to Timothy Donovan. Release
mort. Sept. 30..... 1,750

114th st, No. 409, n s, 95 e 1st av, 50x100.10, two-story brick dwell'g and two-story brick stable. Eva Wagner, widow, to Joseph Hoffman. Mort. \$4,000. Sept. 27.....8,000

115th st, n s, 120 e 1st av, 25x100.5. Deborah L. Gaffney to William Fernschild. Agreement to sell, with conditions as to immediate improvement of the property. Oct. 16.....2,350

117th st, No. 521, n s, 223 e Av A, 25x100.10, three-story brick dwell'g. Joseph Scheider to Sarah J. Bell, Shrewsbury, N. J. Mort. \$6,000. Sept. 6.....100

118th st, n s, 94 e 1st av, 50x100.11, projected build'gs. Cornelia Graham, Newburgh, N. Y., to Richard W. Barnes. Oct. 12.....3,601

118th st, No. 338, s s, 200 w 1st av, 18.6x100.11, three-story frame dwell'g. Mary E. wife of James Mulligan to Frederica Brettell. Mort. \$3,500. Oct. 14.....4,500

121st st, s s, 99.10 w 1st av. Release mort. Edwin A. Bradley to Ellen B. wife of Arthur Bennett. Oct. 1.....nom

Same property. Release mort. William A. Caldwell to Ellen B. wife of Arthur Bennett. Oct. 1.....nom

122d st, No. 337, n s, 175 w 1st av, 25x100.11, two-story frame dwell'g. David E. Gladdis to Patrick Ryan. Mort. \$3,000. Oct. 15.....3,850

126th st, No. 11, n s, 140 e 5th av, 20x99.11, three-story brick (stone front) dwell'g. Marcelina V. wife of Wallace P. Birdsall to Clara L. wife of Arthur A. Esdra. Morts. \$15,000. Oct. 12.....20,000

126th st, n s, 195.9 e 6th av, 53.6x99.11..... }
 126th st, n s, 267.1 e 6th av, 17.11x99.11..... }
 Joseph Blumenthal to Henry Morgenthau. Q. C. Oct. 14.....nom

127th st. Receipt of sum agreed upon in party wall agreement. Edward H. M. Just to Susan wife of S. S. Stevens. Sept. 6.....150

128th st, n s, 180 e 5th av, 58x99.11. James Beach to Annie E. wife of Franklin A. Thurston. Confirmation deed. Oct. 14.....nom

184th st, s s, 200 e 11th av, 300x81.8x300x71.5 }
 11th av, e s, 214.4 s 183d st, runs north 14.6 x east 125 x north 99.11 x east 375 x south 130.7 x west about 500..... }

Plot 130.6 e Kingsbridge road, and 199.10 s 183d st, runs north 99.11 x east 37.6 x south 99.11 x west 37.6..... }
 Arthur C. Snowden, Norwalk, Conn., to Cora A. Snowden, Norwalk. Q. C. Oct. 15.....1,000

Same property. Arthur H. Snowdan to Mary L. Snowden, Norwalk Conn. Oct. 15.....858

Av C, No. 215, w s, 23 n 13th st, 22.10x65, five-story brick store and tenem't. Edward B. Ecker, Brooklyn, to Philip L. Meyer. September 9.....10,000

Av C, No. 215, w s, 23 n 13th st, 22.10x65, five-story brick store and dwell'g. Philip L. Meyer to Isaac T. Meyer. Mort. \$5,500. Sept. 16.....11,000

Av C, No. 180, e s, 26 n 11th st, 25.9x83, four-story brick store and dwell'g. Catharine wife of Thomas Sullivan to John J. McEntee. Re-conveyance. Oct. 20.....4,000

Same property. Same to Catharine A. C. wife of John J. McEntee. Oct. 20.....4,000

Same property. John J. McEntee to Catharine Sullivan, Oct. 20.....4,000

Same property. John J. McEntee, exr. Bridget McEntee, to same. Oct. 20.....4,000

Lexington av, n w cor 75th st, 102.2x100, projected build'gs..... }
 75th st, n s, 100 w Lexington av, 30x102.2, vacant..... }
 Edward Oppenheimer and Isaac Metzger to John T. Farley. Morts. \$27,000. Oct. 1.84,500

Lexington av, e s, extdg from 102d st to 103d st, 201.10x100, vacant..... }
 102d st, n s, 100 e Lexington av, 217.6x100, vacant..... }
 103d st, s s, 100 e Lexington av, 217.6x100, two three-story frame dwell'gs..... }
 William B. Lynch to Margaretta H. Ward. Mort. \$25,000. See 47th st, Leasehold Cons. Oct. 14.....91,000

Lexington av, n e cor 103d st, 175.11x95..... }
 103d st, n s, 95 e Lexington av, 25x100.11..... }
 John A. Walker to William Christie. Q. C. Sept. 19.....nom

Madison av, n e cor 86th st, 100.8x62.3, two-story frame dwell'g and one-story frame stable. Contract. Thomas J. Reilly, Brooklyn, to John N. Stearns, New York. Mort. \$16,000. Oct. 4.....30,000

New av, east of Mt. Morris sq, n e cor 122d st, 100.11x100, sheds..... }
 122d st, n s, 100 e New av, 225x100.11..... }
 123d st, s s, 175 e New av, 150x100.10, one-story frame store, sheds, &c..... }
 Spencer A. Fanning to John H. Deane. Morts. \$66,000. Error. Oct. 14.....78,015

Same property. Louis Brosi to Spencer A. Fanning. Morts. \$26,000. Aug. 24.....78,000

1st av, s w cor 58th st, 100.4x100, vacant. James D. Lynch to James Meagher. Oct. 11.....27,600

1st av, e s, 25.10 n 112th st, 50x95, vacant. Spencer A. Fanning to John H. Deane. Mort. \$5,000. Oct. 18.....5,515

1st av, e s, 25.10 n 112th st, 25x95, vacant. Francis H. Weeks to Spencer A. Fanning. March 30.....2,750

1st av, e s, 50.10 n 112th st, 25x95, vacant. Ann M. Ward, widow, to Spencer A. Fanning. March 30.....2,750

2d av, No. 2040, n e cor 105th st, 100.11x100..... }
 105th st, n s, 100 e 2d av, 100x100.11, two-story frame dwelling and frame church..... }
 Thomas Murphy, Chester A. Arthur, James H. Welsh and James M. Boyd to James and Thomas J. Mooney. Re-recorded. Morts. \$3,500. Nov. 5, 1868.....2,600

2d av, n e cor 105th st, 100.11x100. Release morts. The Mutual Life Ins. Co., New York, to John McCloskey. Oct. 14.....8,000

Same property. John McCloskey to Peter J. McCoy. Oct. 12.....15,000

2d av, n w cor 106th st, 100.11x100, new building projected. John H. Deane and William A. Caldwell to Wilhelmina Juch. September 25.....21,600

4th av, s e cor 106th st, 100.11x100. John A. Walker to William Christie. Q. C. Oct. 19.....nom

4th av, s e cor 105th st, 100.11x100. John A. Walker to William Christie. Q. C. Oct. 19.....nom

5th av, No. 427, e s, 44.5 n 88th st, 16.6x100, five-story stone front dwell'g. Cordelia C. wife of Samuel W. Barnard to Morris H. Henry. Morts. \$30,000. Oct. 15.....50,000

5th av, n e cor 49th st, 33.10x100, vacant..... }
 49th st, n s, 100 e 5th av, 25x100.5, vacant..... }
 Anthony Mowbray to William H. De Forest. Morts. \$30,000. March 12.....110,000

5th av, s e cor 74th st, 101.4x100, vacant..... }
 74th st, s s, 101.4 e 5th av, 50x102.2, vacant..... }
 Kenyon Cox to Wilhelm Pickhardt. Morts. \$125,000. Oct. 11.....217,500

8th av, Nos. 791 and 793, n w cor 48th st, 25x100, three-story brick store and dwell'g. Theodore and Fabian S. Kaliske to Alexander S. Kaliske. Mort. 20,000. Oct. 18.....34,200

10th av, No. 459, w s, 49.5 n 37th st, 24.8x100, one and two-story frame (brick front) store and dwelling. Philipp Borger to Michael Goldstein. Mort. \$5,000. Oct. 15.....9,000

12th av, n e cor 99th st, and 99th st, s s, 100 e 12th av. Release mort. J. S. Ross, ref., to Sophia R. C. Furniss et al. Oct. 14.....60

MISCELLANEOUS.

All grantor's share in property of the firm of Christie & Walker, conveyed upon dissolution of the firm. John A. Walker to William Christie.....nom

All real estate wherever situated, remaining undivided, whereof W. S. Hogenkamp, late of Patterson, N. J., died seized. Martin Hogenkamp, Patterson, to William Hogenkamp. All title. Aug. 11.....500

General assignment. Abraham Gosling to Carrie Gosling.....nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

185th st, n s, 150 e Lincoln av, 25x100. Samuel M. Brown et al., exrs. James Brown, and George H., John C. and Sarah B. Brown and Mary L. Potter and Margaretta H. Lord, children of said J. Brown, to Elizabeth wife of Henry Hunneke. Oct. 5.....1,700

144th st, n s, 154 e 3d av, 50x100. Mary E. Crow, exr. T. N. Crow, to Stephen Adrian. Oct. 19.....5,900

150th st, s s, 112 w Mott av, 20x100. Grace A. wife of Charles J. Benedict to Rosa Hirsch. Mort. \$2,500. Oct. 20.....4,700

157th st, n s, northwest 3/4 of lot 191 map Melrose, 33.4x100. Foreclos. Benno Loewy to Abraham Piser. Oct. 4.....1,175

Alexander av, w s, extdg from 139th st to 140th st, 200x100. Henrietta Heidebach, widow, to Thomas Kilpatrick. Sept. 15.....17,000

Berrian av, w s, lots 99 and 100 map part to Charles Berrian, 50x100. Eleanor McKillop to George H. Lowerre, Yonkers. Oct. 5.....100

Concord av, w s, 28 n Cliff st, 63x90..... }
 Concord av, w s, 112 n Cliff st, 42x90..... }
 Paul G. Decker to Willett Bronson. Mort. \$9,800. Oct. 15.....nom

Jerome av, n w s, 300 n e James st, 100x125. Foreclos. Francis Schell to William H. Morris. Oct. 18.....2,000

Mott av, e s, 194.6 n 150th st, 19x83.5x29x105.6. Henry L. Morris to Lucinda S. Dunham. Aug. 12.....1,000

Palisade av, w s, adj. I. G. Johnson, 2 56-100 acres..... }
 Riverdale av, e s, 2 59-100 acres, extending to Westchester av..... }
 Riverdale av, w s, 230.6 s Sidney st, 1/4 acre. Plot bet Johnston av and Kingsbridge road and Richardson and Boynton's land, 1 695-1,000 acres..... }
 Kingsbridge road, n e s, adj. land of Merchants and Mechanics Bank, Troy, 3 226-1,000 acres..... }
 Kingsbridge road, s w s, 100 n of brick warehouse of Langdon Rolling Mill Co. extdg to Independence av and Spuyten Duyvil creek, 4, 13-100 acres..... }
 Kingsbridge road, s s, at n e cor of salt meadow of Van Cortland, 2 1/2 acres..... }
 Plot on centre of right of way bounding said rolling mill lands 446 from s w s Kingsbridge road extdg to Spuyten Duyvil creek, 624-100 acres, also land under water, Spuyten Duyvil creek, in front of lands of D. B. Cox, 5 acres, except such land as is within boundary of belonging to City and County of New York and the Spuyten Duyvil and Port Morris R. R., also other lands under water in front of said D. B. Cox, on Spuyten Duyvil creek, 1 1/2 acres, also land under water, Hudson river, in front of D. B. Cox's, 7 395-1,000 acres, with certain exceptions, also two other plots under water, Spuyten Duyvil creek, in front of D. B. Cox's, 1 9-10 acres, the other five acres with certain exceptions..... }
 Adrian H. Joline, referee, to Mary E. Cox, Kingsbridge. Foreclos. June 4.....450

Lot 145 map Belmont. Mary wife of John Ahearn to Henry N. Meeker. Oct. 6.....nom

Same property. Henry N. Meeker to John Ahearn. Oct. 7.....nom

Lots 219, 220, 221 and 222 amended map Central Mott Haven, with use of wharf in front James Stephens to John H. Cheever. C. a. G. Morts. \$10,000. July 17.....nom

LEASEHOLD CONVEYANCES.

Broadway, Nos. 542 and 544. Assign lease. Samuel Zeimer to Leopold Sinzheimer.....10,000

New Church st, n w cor Liberty st. Cancellation of lease. Christian E. Detmold to Caspar Spiess.....nom

47th st, n s, 92 w 5th av, 108x100.5x100x92.5. Margaretta H. Ward, individ. and as extrs. Thomas Ward, to William B. Lynch. Assign. lease. See Cons. Lexington av.....75,100

48th st, s s, 411.6 w 5th av, 20.6x100. Assign. lease. Constant A. Andrews to Laura L. wife of Rene La Montague.....nom

48th st, s s, 654.3 w 5th av, 18.9x100.5. Assign. lease. John C. Muller to Oscar R. Meyer. 17,000

Same property. Consent to assign. The Trustees of Columbia College to John C. Muller.....nom

5th st, n s, 205 e 3d av, 25x97. Augustus Van H. Stuyvesant to Peter Schaeffer. Oct. 18, 3 1/2 years, per year.....200 and 275

Same property. Assign. lease. Adaline A. Hone to Peter Schaeffer.....consid. omitted

12th av, s e cor 41st st, 95.9x75. Assign. lease. James S. Metcalfe to Thomas W. Cushing and Bushrod W. Gibbs.....nom

KINGS COUNTY, N. Y.

Oct. 14, 15, 16, 18, 19, 20.

Adelphi st, w s, 236.10 s Park av, 25x100. John C. Thompson, Jr., New York, to Ada Dunscomb, New York. Mort. \$2,800. Oct. 13.5,000

Boerum st, n s, 175 w Leonard st, 25x100. (Foreclos.) Thos. M. Riley to Frederick and Catharine Schmitker.....1,000

Butler st, n s, 250 w Bond st, 20x100, h & l. Maria L. Labagh, New York, to Maria L. Labagh.....gift

Butler st, s s, 100 w Smith st, 25x100. Thomas C. Pollock to Sarah M. Jennings. 1878.....4,700

Clifton pl, n s, 450 e Bedford av, 16.8x100, h & l. Levi Fowler to James D. Rankin. Mort. \$4,382.....6,500

Clinton st, w s, 100 s Sackett st, 25x90, h & l. Czar Dunning, exr. Joseph Platt, dec'd, to Maria G. wife of Charles S. Caswell. Mort. \$9,000.....13,500

Conover st, w s, 16 n Wolcott st, 25x100. James H. Downey, Mary A. Considine, Julia Bennett and Maggie Downey to Jane Kennedy. Mort. \$300.....2,850

Clay st, s s, 275 w Oakland st, 25x100. James Judge to Martin Judge.....800

Same property. Martin Judge to Catharine Judge.....800

Decatur st, s s, 157.10 e Patchen av, 19.9x100, h & l. Christopher C. Watson to James Kennedy, New York. Mort. \$1,100.....2,500

Decatur st, s s, 335 e Patchen av, 20x100. Margaret wife of Thomas Alder to Henry S. Vanderveer, Newtown, L. I. Mort. \$1,200, taxes, &c. nom
Dean st, n w cor Troy av, 18.4x48.8x31.5x52.9. Nicholas McManamy, Kansas City, Mo., to Isabella Wheaton. 250
Dunham pl, w s, 88.10 s South 6th st, 18.7x92.6. Susan G. Cavanagh to Michael Cavanagh. nom
Elm st, s e cor Coney Island Plank road, 252.8x101.8x280.1x103.8. Alexander Patterson to the Trustees of School District No. 5, town of Gravesend. 1,100
Garden st, w s, 138.2 s Joralemon st, 15.1x85. Garden st, w s, 113.2 s Joralemon st, 25x85.
Garden st, w s, 373 n State st, 26.3x85.
Sidney pl, w s, 294.6 n State st, 20.2x100.
Pierpont st, n s, 170.9 w Fulton st, 16x75.10 x16x74.9.
Wyckoff st, s s, 275 e Smith st, 55x100.
Edward G. Tinker to Henry C. Tinker. nom
Garden st, w s, 77.2 n State st. Release mort. John C. Overhiser to James W. Dearing. nom
Garden st, w s, 77.2 n State st. Release mort. Harry E. Dodge, exr., &c., E. Dodge, to James W. Dearing. 9,583
Grand st, s s, 25 w Graham av, 25x100. Frederick Huth to Jacob Gabriel. C. a. G. nom
Grove st, s e s, 230 n e Broadway, 120x84. Foreclos. Gerard M. Stevens to William H. Meeks and ano., exrs. Jacob P. Gerard, Jr., dec'd. 6,500
Halsey st, n s, 33.4 e Throop av, 50x100, h & l. Duncan E. Mackenzie to Albiori K. Buckley. 4,800
Halsey st, s s, 300 e Lewis av, 40x100. Foreclos. Gerard M. Stevens to Mary and Elizabeth Briggs. 500
Same property. Mary and Eliz. Briggs, Plainfield, N. J., to David B. Westlake. C. a. G. 1,000
Hall st, e s, 304 n Myrtle av, 20x100. John C. Thompson, Jr., New York, to Ada Dunscomb, New York. Mort. \$2,500. 4,500
Hart st, s s, 135 w Throop av, 190x100. Susan E. wife of George J. Collins to Ruth S. wife of Melville C. Baker. 12,000
Henry st, s e cor Degraw st, 60x92. Henry L. Clarke to Michael Shearman. 16,000
Humboldt st, w s, 396.10 a Van Cott av, 25x82.8 x25.3x79.1. Hannah wife of Peter Hulst, Keyport, N. J., to Hinrich Bode. 375
Lefferts pl, n s, 192.8 e Clason av, 18x125, h & l. William Kennedy to Katharine wife of Charles E. Cooke. 9,600
Liberty st, n s, 217 w Elderts lane, 100x100, Flatbush. L. N. Eastman to Jennie Kininger. 300
Luquer st, s s, 240 e Clinton st, 22.8x100. John McDermott to Elizabeth D. Campion. Mort. \$1,700. 2,400
McDonough st, s s, 595 w Tompkins av, 20x63.7 x20.2x66.4, h & l. Edgar W. Crowell to Ellen C. Valentine. 5,500
Monroe st, n s, 207 w Ralph av, 20x100. Frederick C. Vrooman to Benjamin S. Headen. Mort. \$2,000. 4,500
Morrell st, e s, 25 n Varet st, 25x100. Charles Koster, New York, to Benjamin S. Clark, trustee. Mort. \$2,000. 4,050
Montgomery st, n s, 300 w Utica av, 200x255.7 to Crown st, x200x255.7, Flatbush. Foreclos. George B. Wall to The Farmers Loan & Trust Co, recvr. R. Bowne and ano. 1,000
Navy st, e s, 288 s Tillary st, 25x100. Foreclos. Gerard M. Stevens to Bernard Malone. 1,800
Prospect st, n s, 75 e Charles st, 25x100. Matthew Smith to Abijah Haviland. 1,150
Prospect pl, n s, 148 e Carlton av, 21x131. Estella Christie to Marietta H. Moore. Mort. \$10,000. 16,000
Pacific st, n s, 80 e Smith st, 20x80. The Mechanics' & Traders' Nat. Bank to Mary Holahan. 2,700
Pacific st, n s, 35 w Nevins st, abt 20x90, h & l. George F. and Andrew L. Rogers and Henry N. Rogers, Boston, Mass., to John Hobbs. 5,000
Quincy st, n s, 148 w Marcy av, 16x100, h & l. Jacob G. Dettmer to William McCarroll. Mort. \$3,000. 4,600
Remsen st, n e cor Hicks st, 26x100, h & l. Mary E. Parmelee, widow, to Charles N. Peed. 19,500
Rodney st, n s, 175 e Lee av, 20x100. Correction deed. Edward Burcham to Andrew Harman. Q. C. nom
State st, n s, 100 e Furman st, 20x61. Bridget O'Connor, widow, to Margaret E. wife of John Dinington. Mort. \$2,000. 4,500
St. Johns pl, s s, 197.7 e 7th av, 9x100. Edgar M. Cullen to Willett Bronson. 1,000
Same property. Release mort. The Brooklyn Trust Co. to Edgar M. Cullen. nom
Sackett st, s s, 151.4 w 3d av, 21.4x100. Mary W. Dwight, widow, to Catharine Blake. 450

Strong pl, e s, 352.11 s Harrison st, runs east 50 x east 56.2 x south 47 to centre line of old Degraw st, x northwest 114 to Strong pl, x north S.1. Benjamin A. Hegeman, exr. Charles Kelsey, dec'd, to Matilda E. wife of Benj. F. Webb. 1,200
Same property. Phebe M. wife of H. L. Clarke to same. Q. C. 500
Sackett st, s s, 103.4 w Court st, 23.4x100. Foreclos. Thos. M. Riley to John W. Jones and ano., admsrs. W. Tyson, dec'd. 1,300
Starr st, s s, 230 e Central av, 20x100. James F. Ednie to Abraham Phelps. 500
Same property. A. Phelps to Catharine Ednie. 500
Tiffany pl, n w s, 21.7 s w Harrison st, 22x74.11. Foreclos. Gerard M. Stevens to Anton Malkus. 1,700
Tillary st, n s, 75 e Bridge st, 25x100. Foreclos. Thomas M. Riley to Frank E. Sawyer. 3,225
Union st, n s, 50 e Newell st, 50x95. William McA. Wiswall, Philadelphia, Pa., to Thomas Chatterton. 2,500
Union st, n e s, 167 n w 5th av, 33.4x90. The Superior Roofing Works to H. B. Hubbard and M. Rushmore. Release. 25
Union st, n s, 167 w 5th av, 33.4x90. James Gowdy to Harmanus B. Huffard and Merwin Rushmore. Q. C. 35
Union st, n e s, 167 n w 5th av, 16.8x90. H. B. Hubbard and M. Rushmore to John Pateron. Mort \$2,300, assessmts, &c. exch and 25
Union st, n e s, 183.8 n w 5th av, 16.8x90. Same to George B. Lewis. Mort. \$2,300, assessmts, &c. exch and 25
Van Dyke st, s w s, 160 s e Conover st, 20x100, h & l. Richard H. C. Jordan to Joseph Simons. 1,550
Walworth st, w s, 412.6 n Tillary st, now Park av, runs west 80 x north 12.6 x east 16 x south 9 x east 64 to Walworth st, x south 3.6. Ann Mannering, widow, to William J. Mannering. 80
Warren st, n s, 104.10 w Court st, 20.9x62.6. Alfred Bear to Jennie W. Shaurman, widow. C. a. G. 800
Willow st, s s, 350 w Cypress av, 29.5x100. Mira H. Crook to George Knappmann. 125
North 2d st, n s, bet 2d and 3d sts, 25x80. Mary wife of John Ahearn to Henry N. Meeker. nom
North 2d st, n s, bet 2d and 3d sts, 25x80. Henry N. Meeker to John Ahearn. nom
4th pl, s s, 126 w Clinton st, 21x133.5. Maria J. wife of William Gilman to Johannes and Sophia L. Lange. 7,000
4th st, e s, 20 s South 2d st, runs south 38 x east 83.6 x south 38 x east 20 x north 96 to South 2d st, x west 20 x south 20 x west 83.6.
5th st, s s, 25.4 e Fillmore st, 21.6x80.9x21.6x
Frederick Latimer to Brainerd G. Latimer. 1/2 part. Mort. \$7,300. 9,000
4th st, w s, 40 n South 2d st, 22x48. The City of Brooklyn to The Brooklyn Eastern District Dispensary and Hospital. nom
6th st, s w s, 257.10 n w 6th av, 60x100. Henry Quin to Mary J. Quin. Q. C. nom
6th st, s w s, 317.6 n w 6th av, 0.4x100. Mary J. Quin to William Rogers. Q. C. 90
6th st, s w s, 317.6 n w 6th av. Release mort. J. M. Greenwood to William Rogers. nom
Same property. Release mort. Mary E. Brady to same. nom
7th st, s s, 297.10 w 7th av, 20x100. Gustavus D. Pike, Stamford, Conn., to Eliphalet N. Peck, Stamford, Conn. Mort. \$5,000. nom
7th st, w s, 87 n Grand st, 23x86.16. Thirza Shipway to Mary A. Martin. C. a. G. Mort. \$1,500. nom
Same property. Mary A. Martin to Samuel Shipway. C. a. G. Mort. \$1,500. nom
8th st, n s, 120.9 e 3d av, 25x100. Charlotte E. wife of Peter Planteno to August Berbert, New York. Mort. \$1,500. 2,000
9th st, n s, 97.10 e 6th av, 50x80. Albro J. Newton to William Irvine. 2,750
9th st, s w s, 350 s e 5th av, 25x85. Israel Muller to Anna F. wife of Charles Long. August 14. 1,100
North 9th st, s s, 100 w 6th st, 50x100. Ellen L. wife of William Souls, Thompson, Conn., and Betsey P. wife of Daniel B. Stearns to William L. Schoener. Q. C. nom
10th st, w s, 227.6 e 6th av, 18.9x100, h & l. Benjamin F. Tracy to Richard Moore. Mort. \$2,300. 4,500
East 14th st, part lot 51 D D Stillwell property, Gravesend, 25x100. James S. Voorhies to James and Winifred McD. Bremen his wife. 80

16th st, n e s, 347.10 s e 10th av, abt 25x100. }
16th st, n e s, 322.10 s e 10th av, abt 25x100. }
George W. Roderick to Elizabeth Lockitt and ano., exrs. Eliz. Lockitt. Foreclos. 500
39th st, n s, 200 e 6th av, 25x112.11x35x111.11. John Sweeney to Daniel Reid. 50
Atlantic av, n s, 45.9 w Clinton st, 45.9x80, hs & ls. William A. Coit to John C. Kutz. Mort. \$12,000. Oct. 18. 13,000
Buffalo av, e s, 80 s Union st, runs east 100 x south 77 x southwest to Buffalo av, x north 156.
Union st, s s, 100 e Buffalo av, runs south 157 x northeast — x north 122 to Union st, x west 45.
Foreclos. George B. Wall to The Farmers' Loan & Trust Co., recvr. of R. Bowne and ano. 100
Bath av, n w cor 17th av, 108.4x125, New Utrecht. Thomas Rutherford to James Tynan. 1,000
Bedford av, n w cor Hancock st, 87x100. Richard A. McCurdy and ano., exrs. Robert H. McCurdy, dec'd, to William J. Northridge. 15,000
Bedford av, w s, 207.9 n Myrtle av, 25x100. Catharine E. wife of M. L. Martens to William A. Littell. 1/2 part. 100
Clason av, s e cor Baltic st, 90x90. Alfred S. Barnes to Faith Home for Incurables. nom
Clermont av, e s, 251.3 n Lafayette av, 18.9x100, h & l. Thomas Pagan to Margaret wife of John Barberie. Mort. \$5,500. 10,000
Central av, s w s, 25 s e Palmetto st, 25x100. The New York Co-operative Building Lot Assoc. to Sophia Anderson. 300
Same property. John Davidson to Sophia Anderson, New York. Release mort. nom
Clinton av, s w s, 200 n w Hamilton av, 75x120.10x75x121.9, New Utrecht. Mary A. Ahearn to Henry N. Meeker. nom
Same property. Henry N. Meeker to John Ahearn. nom
Eldert av, e s, lot 37 block 18 map No. 2 first section Mfg. Dist., East New York. Charles Dillmann, East New York, to Charles Nelson. Aug. 20. 300
Evergreen av, e s, 39.5 n Cedar st, 19.4x75. Benjamin S. Headen to Frederick C. Vrooman. Mort. \$1,000. 2,500
Franklin av, s s, 180 w 3d st, 89x113.8, Flatbush. Maria C. French et al., the widow and heirs Thomas French, to James Southerland, Parkville, L. I. 800
Same property. Anna E. Neafie wife of Henry P., Mattie J. wife of Franklin S. Smith, heirs T. French, to James Sutherland. Q. C. nom
Greene av, n s, 520 w Reid av, runs north 100 x west to Delmonico Farm line, x southeast along said line to Greene av, x east 7. Jonas Smith, Stony Brook, N. Y., to John Doherty. 1,350
Gates av, s s, 471 w Nostrand av, 54x100, h & l. James A. Thomson to Joseph C. Hoagland. Mort. \$10,500. 20,500
Graham av, w s, 50 s Stagg st, 25x100, h & l. Adam Hennrichs to Joseph and Emma Ganter his wife. 10,000
Hudson av, s e cor Marshall st, 50x50. James Nevin, Brooklyn, and Lawrence Nevin, New York, to The Brooklyn Gas Light Co., Brooklyn. Mort. \$2,475, taxes, &c. 5,100
Howard av, s w cor Madison st, 100x80. Bridget E. Murray to William B. Dugan. 1,500
Johnson av, s s, 243 e Bushwick av, 25x100. Henry Bossert to Juliana Schneider. Mort. \$80. 1,300
Johnson av, e s, 150 s Elm st, 25x100. Sarah Reed, widow, to Patrick A. Reed. 500
Kingston av, n w cor Bergen st, 40x100. }
Bergen st, n s, 100 w Kingston av, 60x114.5. }
Sale under foreclosure by advertisement. Jacob Cole certifies to sale of above property to Hannah E. Miller for. 3,000
Kingsland av, w s, 100 n Richardson st, 25x100, h & l. Charles Hauptert to Jacob Hantz. Mort. \$1,000. 1,000
Lafayette av, s s 380 w Franklin av, 16x100, h & l. Patrick Lambert and James H. Mason to Abigail A. Smith. 5,500
Lafayette av, s s, 150 w Reid av, 20x100. Abby wife of Moss Phillips to Abbie Simpkins. 550
Lexington av, s s, 312.6 w Marcy av, 18.9x100, h & l. Levi Fowler to Nathan Carpenter. Mort. \$1,250. Aug. 2. 2,500
Same property. Nathan Carpenter to Howard E. Turner, New York. Mort. \$1,750. 4,000
Lexington av, n s, 194 e Tompkins av, 21x100. }
Grand av, s s, 174 e Tompkins av, 51x100. }
Jabez Burns to Agnes wife of Jabez Burns. Mort. \$11,000. 500
Liberty av, s s, 400 w Elderts lane, 50x100, New Lots. Foreclos. Thomas M. Riley to Samuel Joseph. 50

White, Martha, wife of Charles, to John H. Deane. 125th st, s s, 75 w 1st av, 75x100.11. Oct. 14, demand. 2,000
 Wright, Isaac E., to John R. Peters and ano. J. R. Peters. Madison av, e s, 76 s 127th st, 23.5x110. Oct. 15, 3 years. 14,200
 Wright, Isaac E., mortgagor, with John Bottomley and the exrs. of J. A. Peters. Agreement as to priority of mortgages. nom
 Wright, Martha J., wife of Isaac E., to Jacob F. Wyckoff. 121st st, s s, 230.9 w 2d av, 29.3 x100.10. Oct. 13, 1 year. 3,000
 Zemansky, Nathan, THE CENTRAL TRUST CO., New York, trustee for Maria L. Pringle. 49th st, n s, 203.9 w 3d av, 18.9x100.5. Oct. 13, due Oct. 15, 1885. 5,000

KINGS COUNTY, N. Y.

OCTOBER 14, 15, 16, 18, 19, 20.

Appleton, Catharine R., to Sidwell S. Randall. Gates av, n s, 70 e Downing st, 22.6x98.9x abt 12 or 13x15.7x10x84. Sept. 22, 3 years. \$750
 Baker, Ruth S., wife of Melville C., to Susan E., wife of George J. Collins. Hart st. P. M. Oct. 15, 3 years. 11,500
 Blake, Catharine, to Mary W. Dwight. Sackett st, s s, 151.4 w 3d av. P. M. Oct. 1, 6 years. 250
 Bode, Hinrich, to Hannah, wife of Peter Hulst. Humboldt st. P. M. Oct. 11, 5 years. 275
 Brombacher, Max H. C., to Frederick A. Stohlbmann. Cumberland st. P. M. Oct. 16, due Jan. 1, 1891, 5 per cent. 5,000
 Baker, Ruth S., wife of Melville C., to John H. Loeff. Hart st, n s, 223 w Throop av, 20x100. Oct. 7, due Jan. 1, 1884. 3,000
 Same to Albert Hahn. Hart st, n s, 245 w Throop av, 20x100. Oct. 7, due Jan. 1, 1884. 3,000
 Barberie, Margaret, wife of John, to Thomas Fagan. Clermont av. P. M. Oct. 1, due Oct. 13, 1883. 1,500
 Bowman or Boman, George G., et al., heirs B. Boman or Bowman, to Mary C. O'Hara. 21st st, s s, 160 w 4th av, runs south 100 x west 25 x south 100 to 22d st, x west 25 x north 200 to 21st st, x east 50. Sept. 1, 3 years. 2,000
 Bronson, Willett, to The Brooklyn Trust Co. St. Johns pl. P. M. July 12, 1 year. 700
 Brown, George W., to Geo. H. and R. A. Grannis, exrs. G. B. Grannis. South Portland av, w s, 342.3 s DeKalb av, 20x100. Oct. 13, 3 months. 12,000
 Buckley, Albion K., New York, to Duncan E. MacKensie. Halsey st. P. M. Oct. 13, due Nov. 1, 1880. 4,800
 Burns, Jabez, to James W. Pratt. Lexington av. See Conveys. Oct. 1, 2 years. 5,000
 Craig, Henry, Augusta, Me., to Frank H. Pelouze, Washington, D. C. Warren st, n e s, 175 n w Smith st, 25x100. Sept. 28, note. 2,056
 Cobb, Clara E., to William M. Howland, trustee for Sarah O. M. Hurlbut and Mary C. Sieg. New York. Miller av, e s, 100 n Liberty av, 50x100; Blake av, s s, 46 w Monroe st, 22x100; Eldert av, e s, 275 s Broadway, 25x100; Bennett av, w s, 150 s Broadway, 50x100. Oct. 1, due Sept. 30, 1882. 750
 Carpenter, Nathan, to Levi Fowler. Lexington av. P. M. Aug. 2, 1 year. 500
 Dearing, James W., to The Emigrant Industrial Savings Bank, New York. Garden pl, w s, 77.2 n State st, 5 lots, each 19.2x95. 5 mortgages, each \$7,400. Oct. 15, 1 year. 37,000
 Duswalt, Anton, to August F. H. Mueller. Wyckoff av, w s, 100 n Broadway, 25x100. Oct. 18, 3 years. 1,000
 Davenport, Frances S., wife of James B., to William Bradley. 7th av. P. M. Oct. 14, 3 years. 2,500
 Same to same. 7th av. P. M. October 14, 3 years. 3,500
 Doherty, John, to Jonas Smith, Stony Brook, L. I. Greene av. P. M. July 15, 1 yr. 1,000
 Devereaux, Ambrose J., Hartford, Conn., to M. O'Flaherty, Hartford, Conn. South 2d st, s s, 123.7 e 10th st, 6.5x120x80x35.10 x north-east to beginning. 1/2 part. Aug. 12, 1 yr. 300
 Doty, Hannah, widow, Lyons, N. J., to The Mutual Life Ins. Co., New York. Bergen st, No. 512, s s, 239.19 e 6th av, 20.3x131. Oct. 12, due March 1, 1882. 2,000
 Fitzpatrick, Patrick, to William O. Moore. Walworth st, e s, 475 s Park av, 25x100. Oct. 16, 5 years. 500
 Ganter, Joseph and Emma, his wife, to Adam Hennrichs. Graham av. P. M. Oct. 16, 6 years. 6,000
 Guinan, John, to John Y. McKane. Chestnut av, s s, 86.10 e Bay av, 100x100. Sept. 28, 1 year. 1,365
 Gabel, Jacob, to Henry Dencker. 16th st, s s, 360 w 5th av, 20x139.11. Oct. 1, 5 years. 800

Grinnell, John C., and James M. Mooney to Henry C. Murphy, Jr. Putnam av. See Conveys. Oct. 20, due June 1, 1885. 3,000
 Same to same. Putnam av. See Conveys. Oct. 20, due June 1, 1885. 2,000
 Hobbs, John, to George F. Rogers. Pacific st. P. M. Oct. 9, 2 years. 1,500
 Headden, Benjamin S., to Frederick C. Vrooman. Monroe st. P. M. Sept. 30, due Oct. 15, 1883. 1,100
 Haviland, Abijah, to Matthew Smith. Sands st, n w cor Charles st, 25x97.6x25x97.5 extdg to alley. Oct. 1, 1 year. 1,000
 Irvine, William, to Albro J. Newton. 9th st. P. M. Oct. 1, 5 years. 2,000
 Jennings, Sarah M., wife of George H. Jennings, to The Jefferson Ins. Co. New York. Butler st, s s, 100 w Smith st, 25x100. Oct. 18, due Feb. 1, 1881. 2,000
 Loffler, George, to John P. Schaefer. Park av, s s, 149.8 w Broadway, 22x100. October 1, installs. 1,400
 Lange, Johannes and Sophie L., to Amelia S. Boyer. 4th pl, s s, 126 w Clinton st, 21x133.5. Oct. 15, 3 years. 2,700
 Malone, Bernard, to Henry W. Niemann, guard. Navy st, e s. See Conveys. Oct. 15, due June 29, 1883. 2,500
 McGinn, John, to Elias J. Underhill and ano., exrs. D. C. Underhill. 39th st, n s, 325 e 8th av, 100x100.2. Oct. 18, 5 years. 500
 McGrael, John, to James Calvert. 42 1/2 st, s w s, 125 n w 4th av, 25x100.2. Oct. 6, installs. 300
 Moore, Richard, to Benjamin F. Tracy. 10th st. P. M. Oct. 15, installs. 1,600
 Mott, Jesse, to Andrew Valentine and ano., exrs. H. Whitson. McDonough st, s s, 120 w Yates av, 40x100; Decatur st, n s, 100 w Yates av, 20x100. Oct. 1, 1 year. 1,200
 McMannis, William, New York, to Thomas Rutherford. 18th av. P. M. Sept. 1, 5 yrs. 700
 Morro, Sarah A., wife of John A., to Benjamin Andrews. 4th pl, s s, 224.6 w Court st, 16.8x133.5. Oct. 15, 5 years. 2,000
 Malone, Bernard, to Malcolm R. Lawrence. Navy st, e s, 283 s Tillary st, 25x100. Oct. 19, demand. 500
 Marrin, Mary T., widow, to James Shevlin. Plymouth st, n s, 180 e Bridge st, 20x99.7. Oct. 20, due Nov. 1, 1883. 1,000
 McInerney, Joseph, to Mary E. O'Sullivan. Rodney st, e s, 380 s w Marcy av, 20x100. Oct. 19, 1 year. 1,000
 Nash, Catharine, widow, to Fannie A. wife of David D. Kirby, New York. Prince st, No. 208, w s, 268 s Willoughby st, 14.9x85. Oct. 19, due Nov. 1, 1885. 1,200
 Northridge, William J., to Richard A. McCurdy and ano., exrs. R. H. McCurdy. Bedford av, Hancock st. P. M. October 15, due Nov. 1, 1880. 15,000
 Nunan, John, to Denis Murnane. Harrison st, s s, 75.4 w Tiffany pl, 22.4x71.3x22.9x70. Oct. 1, 2 years. 1,400
 O'Brien, William, to Charles H. Christmas. New York. Hicks st. P. M. May 22, 5 years. 200
 Oliver, Charles H., to William H. Hazzard. DeKalb av, n s, 140 w Debevoise st, runs north 79.8 x west 40 x northwest - x south 72.7 to DeKalb av, x east 40. October 19, demand. 4,800
 O'Rourke, John H., to Abraham Duryee, New Utrecht. 9th st, s s, 80 e 6th av, 20x92.6. Oct. 16, 3 years. 3,000
 Same to Henry Drew, Jamaica. 9th st, s s, 60 e 6th av, 20x92.6. Oct. 16, 3 years. 3,000
 Same to Maria Drew. 9th st, s s, 40 e 6th av, 20x92.6. Oct. 16, 3 years. 3,000
 Same to Robert Titus and ano., exrs. G. Downing. 9th st, s s, 20 e 6th av, 20x92.6. Oct. 16, 3 years. 3,000
 Same to Jacob Ryerson. 9th st, s e cor 6th av, 20x92.6. Oct. 16, 3 years. 4,000
 Pike, Gustavus D., Stanford, Conn., to Thomas N. Chase, Atlanta, Ga. 7th st, s s, 297.10 w 7th av, 20x100. Oct. 16, 1 year. 1,000
 Player, Amelia, wife of James E., to Ditmas and John V. Jewell. Atlantic av, s s, 75 e Miller av, 25x103. Oct. 13, 3 years. 105
 Ryan, Joseph, to the Williamsburgh Savings Bank. Broadway, n e s, 67.6 n w Lawton st, 22.6x100. Oct. 14, 1 year. 3,300
 Reilly, Thomas J., New York, to John J. Kiernan. Nostrand av, n e cor Jefferson st, 120x100. July 7, 1 year. 4,000
 Sawyer, Frank E., to John S. Denton, Jamaica. Tillary st, n s, 75 e Bridge st. P. M. Oct. 20, 1 year. 2,000
 Sheridan, Patrick, to John L. Van Pelt, New Utrecht. Vernon av, s s, 450 e Marcy av, 20 x100. Oct. 1, 5 years. 3,000
 Same to Peter L. Williamson, Flatbush. Vernon av, s s, 470 e Marcy av, 20x100. October 1, 5 years. 3,000

Smith, Daniel P., San Francisco, to Eliza J. Smith, widow. Pacific st, n s, 250 w New York av, 80x200 to Atlantic av. Oct. 19, due July 1, 1884. 1,000
 Stenger, Elizabeth, to August Mathis. Graham av, e s, 50 n Montrose av, 25x100. October 18, due July 1, 1885. 2,500
 Styles, John E., to Josiah Partridge. St. Marks av. P. M. Sept. 27, due Oct. 1, 1883. 2,000
 Same to William E. Green. St. Marks av. P. M. Sept. 27, due Oct. 1, 1883. 3,000
 Same to Charles T. Inslee. St. Marks av. P. M. Sept. 27, due Oct. 1, 1882. 3,000
 Same to same. St. Marks av. P. M. Sept. 27, due Oct. 1, 1883. 3,000
 Same to same. St. Marks av. P. M. Sept. 27, due Oct. 1, 1882. 3,000
 Same to Alice C. Frith and Elizabeth Cochran. St. Marks av. P. M. Sept. 27, due Nov. 1, 1883. 5,500
 Same to Thomas Cochran, et al., trustees Laura L. Cochran. St. Marks av. P. M. Sept. 27, due Nov. 1, 1883. 5,000
 Same to same. Trustees Agnes Cochran. St. Marks av. P. M. Sept. 27, due Nov. 1, 1883. 5,000
 Same to Thomas Cochran, trustee Mary H. Echols. St. Marks av. P. M. Sept. 27, due Nov. 1, 1883. 5,000
 Same to same. St. Marks av. P. M. Sept. 27, due Nov. 1, 1883. 5,000
 Schnitker, Frederick, to Ernest B. Henszner. Boerum st, n s, 175 w Leonard st, 25x100. Oct. 14, due Jan. 1, 1885. 3,000
 Scholes, Henry B., to Eliza A. Wall, widow, New York. Keep st, n w s, 100.4 n e Wythe av, 200x100. Oct. 16, 1 year. 10,000
 Smith, Abigail A., to Patrick Lambert and James H. Mason. Lafayette av. P. M. Oct. 15, installs. 4,500
 Steengrafe, Adolph, to John J. Coger. Lafayette av, n s, 40.6 e Navy st, 20x96.10. Oct. 25, 1 year. 5,000
 Sutherland, James, to Maria C. French, widow. Franklin av. P. M. Oct. 13, installs. 550
 Swimm, Martha L., wife of Theodore W., to Edwin A. Bradley, New York. Putnam av, s s, 228.8 w Marcy av, 17.4x100. Oct. 8, due Jan. 8, 1881. 1,370
 Schoener, William L., to Samuel E. Crowell. North 9th st, s s, 100 w 6th st, 50x100. Oct. 14, 1 year. 3,500
 Shearman, Michael, to Henry L. Clarke. Degraw st, s s, 77 e Henry st, 15x60. Oct. 9, 5 years. 5,000
 Same to same. Henry st, s e cor Degraw st, 20 x62. Oct. 9, 5 years. 9,000
 Same to same. Henry st, e s, 40 s Degraw st, 20x62. Oct. 9, 5 years. 8,000
 Same to same. Degraw st, s s, 63 e Henry st, 15x60. Oct. 9, 5 years. 5,000
 Same to same. Henry st, e s, 20 s Degraw st, 20x62. Oct. 9, 5 years. 8,000
 Tibbits, Ada W. C. wife of John B., Bennington, Vt., to The Mutual Life Ins. Co., New York. Hicks st, e s, 155.9 s Clark st, runs south 163.1 x east 181.10 to w s College pl, x north 93.9 x east 66.8 crossing College pl, x north 25.9 x west 48.4 x north 14.6 x west 25 x north 29.9 x west 175 to beginning. Aug. 27, due Sept. 1, 1881. 75,000
 Thetford, Charlotte, wife of William E., to the Sag Harbor Savings Bank. Sag Harbor, L. I. Hudson av, e s, 225 s Lafayette st, 25x100. Oct. 15, 1 year. 3,500
 Tilney, Janet, wife of Joseph, to the Mutual Life Ins. Co., New York. Clinton av, No. 352, e s, 126.8 s Lafayette av, 100x200, to Waverly av. Sept. 18, due Sept. 1, 1881. 30,000
 Trisch, Heinrich, or Heinrich Drisch, to Daniel Bringolf. Georgia av, w s, 125 n Bay av, 25x100. Oct. 1, 5 years. 350
 Turner, John, mortgagor, to Thomas J. Falls, New York. Agreement reducing and extdg. mort. 700
 Tynan, James, New Utrecht, to Thomas Rutherford. Bath av. P. M. Sept. 1, 3 years. 700
 Van Wagner, Augusta G., wife of Edward J., to Richard W. How. Myrtle av, s s, 275 e Tompkins av, 40x100. Oct. 14, 1 year. 839
 Westlake, David B., to Thomas H. Robbins. Halsey st. P. M. April 9, due June 1, 1880. 1,500
 Ward, Ferdinand, to Moses Bruhl and William L. Walter, exrs. S. Bruhl. Pirrepoint st, n s, 77 w Henry st, 25.3x122.1 to Love lane x 25.3x120.6. Oct. 14, 1 year, 5 per cent. 20,000
 Wicks, Gilbert, to Charles H. Betts. 11th st, n s, 235.7 w 4th av, 20.2x100. Oct. 15, due Oct. 1, 1883. 800
 Williams, John, to Thomas Rutherford. 18th av. P. M. Sept. 1, 5 years. 500

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

OCTOBER 14TH TO 20TH—INCLUSIVE.

Table listing mortgages and assignments in New York City for the period October 14th to 20th, 1880. Includes names like Barlow, Amelia; Bascome, Mary E.; and amounts such as \$2,500 and \$1,800.

KINGS COUNTY, N. Y.

OCTOBER 14TH TO 20TH—INCLUSIVE

Table listing mortgages and assignments in Kings County, N. Y. for the period October 14th to 20th, 1880. Includes names like Ames, Elizabeth Q.; Anderson, Anders F.; and amounts such as \$10,000 and \$1,000.

CHATELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

OCTOBER 14TH TO 20TH—INCLUSIVE.

SALOON FIXTURES.

Table listing chattel mortgages in New York City, categorized under 'Saloon Fixtures' and 'Household Furniture'. Includes names like Barnes, W. H.; Gleeson, Lena; and amounts such as \$175 and \$200.

HOUSEHOLD FURNITURE.

Table listing household furniture mortgages in New York City. Includes names like Alden, Anna S.; Adams, Tillie; and amounts such as \$75 and \$75.

Table listing miscellaneous mortgages and assignments in New York City. Includes names like Fink, Caroline E.; Flanagan, Lavinia; and amounts such as \$564 and \$300.

MISCELLANEOUS.

Table listing miscellaneous mortgages and assignments in New York City. Includes names like Abbott, Mary E.; Bornsheuer, W.; and amounts such as \$700 and \$300.

Ehlen, J. N. 345 East 37th st....Manhknk & Moorhouse. Grocery Fixtures, Horse, &c. 537
Fowler, J. M. 139 and 141 Elm st...Margaret Fowler. Presses, Type, &c. (R) 500
Frederick, C. 426 6th av....H. Loechner. Tailor's Fixtures. 1,000
Gaide, C. 203 Forsyth st....F. Krumm. Grocery Fixtures, Horse, &c. (Dated Oct. 16, 1879). 500
Greenebaum, E. 529 East 13th st....A. J. McQuade. Printing Fixtures. 100
Gleason, Rosanna and John. 10th av and 29th st....A. J. D. Wedemeyer. Fixtures. 319
Haas, D. 106 6th av....A. Siegel. Butcher Fixtures. 400
Harris, J. 26 Canal st....J. Rosenberger. Truck. 208
Hewett, S. F. 213 West 35th st...J. C. Allen. Horses, Trucks, &c. 2,000
Kane, T. 616 East 9th st....J. Cunningham, Son & Co. Coach. 888
Koch, A. 76 Varick st...T. Crane. Cigar Fixt Kraft, F. 532 East 12th st...Maria Detlef Grocery Fixtures. 100
Kuestner, J. 169 Av A....L. Kuestner. Book and Stationery Store 2,000
Lennox, J. 84th st near 3d av....Mary L. Lennox. Horses and Carriages. (R) 1,386
Lindemann, J. C. 191 Worth st....H. Rauch and M. Parpart. Machinery and Fixtures. 1,000
Meyer, M. 206 East Houston st...M. Marx. Cigar Fixtures. (R) 150
Moritz, H. C. and Mina. 342 East 20th st.... Sarah A. Heaney. Store Fixtures and Furn Muller, H. J. 544 West 16th st...Augusta A. Levett. Engine, Machinery, &c. 1,000
Munson & Morris. "Tourist Cigarette Co." 44 Tompkins st....H. T. Munson. Machinery and Fixtures. 1,423
Martin & Guenther. 154th st, near Courtlandt av...M. Von Garichten. Chair Factory Fixtures and Machinery. 450
Namias, F. 56 University pl....S. Nahon. Cigar Fixtures. 350
O'Hara, J., Jr. 831 2d av....Yager & Bauer. Butcher Fixtures. 100
Peteler, Alois. Lexington av and 42d st... Westchester Co. Nat. Bank. Vanderbilt Hotel Furniture, Fixtures, &c. 1,200
Pittfield, Elizabeth. 1st av near 120th st...W. Austin. Building, Improvements, &c. Dated Dec. 7, 1878. 300
Pastor & Rapp. 444 6th av....Emeline Rapp. Fixtures, Horse, &c. 600
Phillips, E. H. 117 Nassau st...E. W. Parker. Paper (New York People) Fixtures, &c. 250
Reynolds, A. L. 90 Bank st and 97 and 99 Greenwich av...J. Reynolds. Grocery Fixtures, Horse, &c. 800
Riegert, C. 306 East 46th st....J. Madalinski. Butcher Fixtures. 160
Ritzewoller, Bertha. 302 Bowery....J. Oesterlein. Fixtures. 1,317
Sands, B. M. 18 West 4th st...S. Sands, et al. Bath Tubs, Furniture, &c. (R) 2,000
Schmidt, J. 103 West 14th st....L. F. Duparquet & Huot. Range, &c. 120
Sharkey, P. 357 East 20th st....E. Willis. Coupe. 734
Swan, W. T. 413 East 10th st....J. Cunningham, Son & Co. Coach. 648
Sinzinger, F. 87 Christopher st....J. Wagner. Butcher Fixtures. 375
Thielmann, C. 86 Av B....D. Gundall. Barber Fixtures. 50
Tribit, Tho. A., and B. W. Berger. 112 5th av...J. Hardley. Office Furniture. 100
White, Josephine M. 28 Duane st...G. W. White. Restaurant Fixtures. 500
Wait, W. S. 147 and 156 East 53d st....R. Hennessey. Horses, Carriages and Furniture.(R) 2,000
Wassung, P. 93 Essex st....F. Wassung. Cigar Fixtures. 800
Wells & Co. 26 West 14th st....R. Hatch. Photographic Fixtures. 1,500
Wells, H. E. 26 Spruce st...A. H. Woodhull. Stamps, Dies, &c. 380
Wendler, E. 3d av near 167th st....F. Schoenrock. Drug Fixtures. (R) 600
Wood, W. 181 Sullivan st....W. Westerfield. Office Fixtures, Horses, Wagons, &c. 1,547
Wren, G. 112th st near 3d av....Catherine McCarthy. Horse, Wagon, &c. 100
Zimmer, L. 43 1st av....C. Schwarzkopf. Cigar Fixtures. 300

BILLS OF SALE.

Becker, A. 43 1st av....L. Zimmer. Cigar Fixtures. 300
Brady, P. 257 West 29th st....D. J. Johnson. Saloon Fixtures. 200
Cocks, H. Croton Landing, Westchester Co., N. Y....H. G. Sherman. 1/2 Interest in Furniture. 500
Cocks, H....H. G. Sherman. 1/2 Interest in Brick Yard Fixtures, Horses, &c. 500
Cocks, H....H. G. Sherman. 1/2 Interest in Coach. 200
Fleming, Thos. 96 Pine st...D. Carey. Bar Furniture. 600
Goldmark, Leo. City....J. A. Stevens. Drama Oigs. 150
Kane, E. A. 757 3d av....W. T. Mills and ano. Saloon Fixtures. 1,300
Koester, L., exr. 855 2d av....J. Haffner. Saloon Fixtures. 800
Levy, Saml. 102 Prince st....J. T. Kelly. Flower Fixtures. 130
Needham, E. A. 6th av and 124th st....L. Lochmann, Jr. Grocery Fixtures. 466
Newman, A. M. 137 Eldridge st....A. Stumpff. Cigar Fixtures. 100

O'Connor, Michael. 115 Roosevelt st....J. Smith. Dry Goods Fixtures, Dated June 11, 1878. 200
O'Dwyer, J. 391 Canal st....W. L. B. Taylor. Photographic Gallery Fixtures, Furniture, &c. 300
Scheele, Fred. 422 6th st....Anna Bohling. Grocery Fixtures. 525
Sheridan, W. H. F. 806 3d av....Henry Putzel. Cigar Fixtures. 200
Stumpff, A. 137 Eldridge st....Ernestine Newman. Cigar Fixtures. 100
Taaffe, W. F. 38 Vesey st....T. J. Gaffney. Printing Fixtures. Morts \$1,500. 50
Tower, W. City....P. Wood. Horse "Charles Bader." 100
Weigert, L. 48 Monroe st....Mathilda Muehl. Butcher Fixtures. 100
Weinman, O. C. 173 7th av....Mary A. Mathieson. Drug Store. 500
Wentz, John. 238 East 10th st...D. Ganz. Dyeing Fixtures. 80
Wolfe, S. 94 Christopher st....F. Briggs and H. Faustmann. Bar Fixtures. 375
Worden, A. City....J. Walker. Milk Wagon, &c. 150

AGREEMENT.

Standard Machinery Co. with American Book Exchange. Agreement to sell and purchase presses, &c. 6,456

ASSIGNMENT.

Waldron, Nelson, to G. F. Scott. Assignment of receipts, &c., in performance to be given at Madison Square Theatre.

BROOKLYN, N. Y.

Abbott, Mary E. 8i Fulton st....J. W. Boyle. Restaurant. \$700
Adams, C. A. 419 Hicks st....Alfred Loder. Horse and Wagon. 55
Bacon, W. H. 5 Willoughby st....Damon & Peels. Printing Press. 60
Biggers, J. M....Harriet Decker. Horse and Wagon. 300
Branch, J. Court st....W. H. Griffith & Co. Pool Table. 275
Carroll, Lizzie 173 Java st...J. F. Mason. Furniture. 605
Clapper, W. H. and Nancy E. 97 South 6th st...Robert and R. S. Dix. Engine, Boiler, &c. Conklin, Kate a. wife of Theodore. 33 Schermerhorn st....Henry Simmons. Furniture. 2,500
Cooper, William....Ambrose K. Ely. 1/2 part of 6 Lighters. 3,000
Cunningham, John. 77 Main st....W. H. Griffith & Co. Pool Table. 275
Coombs, T. 500 Adelphi st...Charles Weed. Furniture. 1,000
Cowell, G. Cor Lincoln pl and 5th av....H. C. S. Jarvis. Horse, Truck, &c. 150
Cummings, W. M. 529 Washington av....Phelps & Son. Piano. 90
Delapottier bros....James Ferris. Wagon. 50
Dilger, J. E. 427 Hicks st....Jacob Raechle. Grocery Store. 400
Dayton, F. 1627 Fulton st Lewis Acor. Pool Table, &c. 200
De Llanos, Concepcion F. 13 and 15 Park Row, New York....Ellen Walters. Type, Fixtures, &c. 175
Doris & Son. 242 Clinton st.. Jane C. Dorin. Soda Generators, &c. 450
Elliott, T. P. 11 Gold st...Thomas Elliott. Fixtures, &c. 2,000
Fitzsimmons, F. 599 Myrtle av...H. Clusen & Son. Bar Fixtures, &c. 1,500
Fitzsimmons, F. 121 3d av....H. Clausen & Son. Bar Fixtures, &c. 1,000
Fitzsimmons, F. 354 Flushing av....H. Clausen & Son. Bar Fixtures, &c. 1,000
Fritzen, Eliza. 113 President st...J. F. Mason. Furniture. 165
Farrell, T. 670 4th av....David Jones. Saloon Fixtures. 500
Foster, Annie S. 393 Myrtle av....E. D. Phelps. Piano. 368
Gascho, Sophia. 827 Myrtle av....Frederick Herr. Dry Goods, &c. 500
Gray & Co., D. T. Cor Park av and Schenck st H. D. Dumont. Machinery, &c. 850
Harrington, Fanny W. 310 President st....William Spence. Furniture. 207
Hall, Wm. 954 3d av....John Irwin. Furniture. 375
Harned A. S....Robert Jones. Wagon. 200
Harper, Annie. 474 1/2 16th st....J. F. Mason. Furniture. 190
Henry, J. 200 5th st....W. H. Griffith & Co. Pool Table. 250
Honighausen, P. 612 Broadway....William Bunnary. Butcher Shop. 375
Hopkins, L. C. 93 Wall st, New York, and Roberts Stores, Brooklyn....Martin Evans. Weighing Beam, &c. 422
Joseph, J. P. Michael Burke. Wagon. 175
Jenkins & Weeks. 474 Adelphi st....F. Ratchford Starr. Horses, Wagons, &c. 2,000
Lackey, C. E. Franklin st....C. Peasell & Co. Billiard Tables, &c. 260
Lonergan, D. Cor Jay and Tillery sts....W. H. Griffith & Co. Pool Table. 250
Maloney, Sarah. 68 Cheever pl....J. F. Mason. Furniture. 138
Mones, G. 1866 Atlantic av....John Devlin. Pool Table, &c. 175
Mones, H. 287 Broadway....John Devlin. Pool Table, &c. 175
Mordaunt, Fannie. 706 Nostrand av....R. R. Berwick. Furniture. 1,500

McAleer, P. 152 Wylie av....Charles Kirk. Bar Fixtures, &c. 1,000
McClafferty, N. 163 York st....William Green. Cigar Store. 150
Meincke, Mary M. 191 St. Johns pl....W. H. Westervelt. Furniture. 1,000
McArdle, H. Douglass st., near Hoyt st... Doctor & Co. Horse, Wagon, &c. 719
McMahon, J., John. Lafayette av., near Clason av....Mary Rheims. Horses. 130
Orts, H. 205 Johnson av....Julius Burmeister. Tools, Fixtures, &c. 300
Partington, Sarah. 46 State st....Joseph Partington. Machinery. 500
Person, A. Cor. Union and Hicks sts.. S. S. Brumley. Bakery, &c. 500
Queen, Mrs. H. E. 753 Putnam av....Phelps & Son. Piano. 95
Quigley, Rose. New Utrecht...J. S. Mackay. Horses, Wagons, &c. 153
Radcliff, Amanda N. 131 Washington av....J. F. Mason. Furniture. 125
Ramsay, Malcom....E. A. Kent & Co. Canal Boal Mary G. Ramsay. 3,500
Robinson, J. D. 268 Washington st...W. H. Woodcock. Press. 275
Rowell, G. B. 1029 Myrtle av....H. M. Wilson. Drug Store. 600
Reckless, C. S. 909 Fulton st....F. A. Platt. Fixtures, &c. 300
Robb, Mary K. 54 Court st....B. J. Bell. Fixtures, &c. 623
Schmidt, C. 553 Broadway... Peter Reitzner. Bar Fixtures, &c. 600
Schuck, Margaretha. 284 Court st....P. H. Briggs. Billiard Tables, &c. 1,000
S evens, O. 46 and 47 Hall st....R. F. Stevens. Furniture. 1,000
Starkey, J. 14 North 5th st....W. H. Griffith & Co. Pool Table. 225
Talcott, A. L. 200 Ryerson st....Mrs. O. N. C. Bishop. Furniture. 1,600
Timon, E. 655 Atlantic av....W. H. Griffith & Co. Pool Table. 275
Tinken, William. 842 Broadway... Martha Reese. Butcher Shop. 300
Tracy, James H....Ann Kelly. Horses and Coaches. 1,500
Truax, T. T. 4 De Kalb av...E. D. Phelps. Piano. 68
Voss, Missouri. Red Hook lane...R. F. Stevens. Wagons. 135
Webb, S. 616 Atlantic av....John Devlin. Fixtures, &c. 75
Watts, B. N. 163 Division av. and 9 7th st., Brooklyn and Queens Co... James Van Sise. Cows, Horses, &c. 8,000

BILLS OF SALE.

Buehler, Christopher, to Henry Tallmann. Milk Route, &c. 90
Boarer, James, to John S. Beales. Horse and Wagon. 350
Betz, William, to Frederick Brehm. Crockery, &c. 537 Myrtle av. 300
Gibbons, James, to Christopher Buchler. Horse and Wagon, 240 Plymouth st. 100
Horan, John, to H. M. Noble. Stock and Fixtures, 1423 Fulton st. 100

JUDGMENTS.

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

NEW YORK CITY.

October
16 Armour, Philip D., Herman O. and Joseph F. - Trans-Atlantic Fire Ins. Co. of Hamburg, Germany. costs \$335 27
18 Ashley, William W.-F. W. Roth.. 52 50
18 Allen, Amelia-J. M. Christaller. costs 72 83
20 Adams, Simon W-Wm. Stens.. 110 97
21 Archer, Washington-John Kelly late sheriff, &c. 1,485 53
16 Bescher, John-Matthias Vollmer... 176 43
16 Brownold, Charles-Simon Auerbach. 114 00
16 Beattis, Lucy-Catherine Luhman.. 59 87
16 Black, John C.-Trans-Atlantic Fire Ins. Co. of Hamburg, Germany. costs 335 27
16 Burghart, Charles-R. A. Gunn. 552 13
16 Barrett, Henry J.-Leopold Zimmermerman. 109 37
16 Buckley, William T.-Elias Ponvert. costs 91 84
16 Bensel, Peter C.-Wm. Weber. 336 43
18 Brown, John-J. M. Haffen. 49 50
19 Burnett, Bryan B.-Sam. Mettler. 95 21
19 Benely, James-David Steiner. 118 96
19 Bryan, James-H. F. Anderson. 69 93
19 Buckley, William F.-H. B. Gardner. 97 64
19 Brogan, Nicholas-H. H. Gariand.. 269 46
20 Billings, Oliver P. C., as receiver of the Marshall Packing Co.-G. C. Robinson. 450 44
20 Bergen, William P.-D. D. Ives... 197 50

Table listing names and amounts, including Brown, William H., the same, Calliess, Louis, Burns, Jabez, Buchanan, James and Thomas, etc.

Table listing names and amounts, including Herring, Rudolph A., Holgate, John W., Ide, Henry-Zeimer & Feldstein, etc.

Table listing names and amounts, including Tompkins, Henry-James Oliphant., Thone, Elizabeth-Mina Stab., Terbell, Mary C., etc.

KINGS COUNTY, N. Y.

Table listing names and amounts under Kings County, N. Y., including Oct., Adler, Edward-J. Fallert., Arndt, Henry-A. Arndt., etc.

Table of Satisfied Judgments, New York. Lists names and amounts, including entries for Marlborough, Murray, Metcalf, etc.

SATISFIED JUDGMENTS, NEW YORK

October 15 to 21—inclusive.

Table of Satisfied Judgments, New York (continued). Lists names and amounts, including entries for Baylls, Braisted, Bush, etc.

Table of Satisfied Judgments, Kings Co. Lists names and amounts, including entries for Michel, Manchester, Mitchell, etc.

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

SATISFIED JUDGMENTS, KINGS CO.

October 15 to 21—inclusive.

Table of Satisfied Judgments, Kings Co. (continued). Lists names and amounts, including entries for Belden, Bernheimer, Altenbrand, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of Mechanics' Liens, New York City. Lists addresses and amounts, including entries for Fifty eighth st., No. 209 W., etc.

KINGS COUNTY, N. Y.

Table of Mechanics' Liens, Kings County, N. Y. Lists addresses and amounts, including entries for Twenty-sixth st., centre line, etc.

SATISFIED MECHANICS' LIENS.

Table of Satisfied Mechanics' Liens, Kings County, N. Y. Lists addresses and amounts, including entries for Av A, n w cor 115th st, etc.

* Discharged by depositing amount of lien with Clerk. † Cancelled and discharged of record by order of Court.

KINGS COUNTY, N. Y.

Oct. 14 to 20—inclusive.

Table of Mechanics' Liens, Kings County, N. Y. (continued). Lists addresses and amounts, including entries for Bergen st., n s, 222 e Vanderbilt av, etc.

BUILDINGS PROJECTED.

NEW YORK CITY.

Table of Buildings Projected, New York City. Lists addresses and descriptions, including entries for Plan 881—Fifty-fifth st., No. 152 E, etc.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Essex County, N. J., including names like Abendroth, W. P., Allen, H. C., and various street addresses and values.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Essex County, N. J., including names like Allen, D. C., Beck, Henry, and various street addresses and values.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, N. J., including names like Fraser, W. G., Hall, H. M., and various descriptions of property and values.

JUDGMENTS.

Table listing judgments in Essex County, N. J., including names like Duncan, L. W., Fisher, F. L., and various descriptions of cases and values.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, N. J., including names like Bulkley, William, Brehm, Emil, and various street addresses and values.

Table listing real estate conveyances in Hudson County, N. J., including names like McCoy, E. L., McCotter, D. G., and various street addresses and values.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Hudson County, N. J., including names like Barclay, James, Campbell, Hulda, and various street addresses and values.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, N. J., including names like Blaeser, Julia, Blaeser, Julius, and various descriptions of property and values.

BILLS OF SALE.

Table listing bills of sale in Hudson County, N. J., including names like Dougherty, Catharine, Hanbury, William, and various descriptions of property and values.

JUDGMENTS.

Table listing judgments in Hudson County, N. J., including names like Quimby, I. N., Reinhardt, John, and various descriptions of cases and values.

MECHANIC'S LIENS.

Table listing mechanic's liens in Hudson County, N. J., including The Ocean Transportation Co. and various descriptions of property and values.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Passaic County, N. J., including names like Adams, Daniel, Beam, Margaret, and various street addresses and values.

Table listing real estate conveyances in Poughkeepsie, including names like McCann, Elizabeth, Moore, Syrena, and various street addresses and values.

Table listing judgments in Poughkeepsie, including names like Cooper, Angelina, Grant, J. J., and various descriptions of cases and values.

ORANGE CO., N. Y.

Table listing real estate mortgages in Orange County, N. Y., including names like Bower, John, Cudney, James, and various street addresses and values.

JUDGMENTS.

Table listing judgments in Orange County, N. Y., including names like Corey, George, Fawcett, Thomas, and various descriptions of cases and values.

SCHENECTADY, N. Y.

Table listing real estate conveyances in Schenectady, N. Y., including names like Chapman, A. J., Crane, Jonas, and various street addresses and values.

Table listing real estate mortgages in Schenectady, N. Y., including names like Clu'e, Jacob, Paige, Arvilla, and various street addresses and values.

Table listing assignments of mortgages in Schenectady, N. Y., including Thomson, A. J. and various descriptions of property and values.

JUDGMENTS.

Table listing judgments in Schenectady, N. Y., including names like Brown, George, Barhydt, C. C., and various descriptions of cases and values.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Schenectady, N. Y., including Barker, James and various descriptions of property and values.

ULSTER COUNTY, N. Y.

Table listing real estate mortgages in Ulster County, N. Y., including names like Atkins, Jonas, Dunn, Chas, and various street addresses and values.

JUDGMENTS.

Table listing judgments in Ulster County, N. Y., including names like Casey, John, Hoyt, John, and various descriptions of cases and values.

Table listing names and amounts, including Ludlow, Jennie—W Ludlow, exr, Mechanic and Carroll sts 500, McClellan, C A—J H Day, Paterson av 1,000, Puczuiski, Hannah—Van Dervort & Slingland, Ward st 2,500, etc.

JUDGMENTS.

Table listing judgments, including Brinkerhoff & Van Winkle—Second Nat. Bank 234, Haskell, C C, Paterson—Sweetzer, Pembrook & Co 1,368, Hurze & Boeltger, Paterson—S J Watson 489, etc.

PATERSON CHATTEL MORTGAGES.

Table listing chattel mortgages, including Eowman, M L, Paterson—R A Westervelt, one piano 150, Gurrell, Elizabeth, Paterson—W Van Houten, one piano 135, etc.

DIRECTORY OF

RELIABLE REAL ESTATE AGENTS.

We have carefully investigated the responsibility of all Real Estate Agents named in this Directory, and find them to be in every way competent and responsible. We therefore recommend them to capitalists and real estate operators generally as being the best agents to be secured in their respective section, as shown by letters from prominent business firms, which may be seen at the office of the REAL ESTATE RECORD.

COLORADO.

Table for Colorado agents: County, Name, P. O. Address. El Paso.....CHAS. HALLOWELL.....Colorado Springs

CONNECTICUT.

Table for Connecticut agents: Fairfield.....JAS. STAPLES.....Bridgeport, Hartford.....SEYMOUR & GLAZIER.....Hartford, New Haven.....ED. Y. FOOTE.....New Haven

ILLINOIS.

Table for Illinois agents: Montgomery.....JOHN M. CRESS.....Hillsboro, Moultrie.....H. M. MINOR.....Livington, St. Clair.....JOHN B. BOWMAN.....East St. Louis

KANSAS.

Table for Kansas agents: Franklin.....SHAFFER & BECKER.....Ottawa

MASSACHUSETTS.

Table for Massachusetts agents: Bristol.....GREEN & SON.....Fall River, Essex.....JAS. M. SOUTHWICK.....Newburyport, Suffolk.....J. JEFFRIES & SONS.....Boston

IOWA.

Table for Iowa agents: Fayette.....ZEIGLER & WEED.....West Union, Hamilton.....MORGAN EVERTS.....Webster City, Howard.....JNO. G. STRADLEY.....Cresco

MICHIGAN.

Table for Michigan agents: Hillsdale.....WITTER J. BAXTER.....Jonesville, Ingham.....J. H. MOORES.....Lansing

MINNESOTA.

Table for Minnesota agents: Stearns.....L. A. EVANS.....St. Cloud

NEW JERSEY.

Table for New Jersey agents: Essex.....S. D. CONDIT.....Orange, Hudson.....EMMONS & CO.....Jersey City, Union.....E. H. STROTHER.....Hoboken, Union.....WALLACE VAIL, P. M.....Plainfield

NEW YORK.

Table for New York agents: Westchester.....WM. B. TIBBITS.....White Plains

PENNSYLVANIA.

Table for Pennsylvania agents: No. 737 Walnut st, EDWARD WORTH.....Philadelphia

RHODE ISLAND.

Table for Rhode Island agents: Newport.....FRANK B. PORTER.....Newport

TEXAS.

Table listing Texas agents: Dallas.....JONES & MURPHY.....Dallas, Lee.....C. S. MELLETT.....Giddings, Wood.....I. E. WARD.....Mineola, Peas River City.....B. E. LOWER.....Hardamon Co., North West, Texas

LUMBER MARKET QUOTATIONS.

Prices current on lumber at Albany for the week ending October 19, 1880.

FREIGHTS.

Table listing freight rates: To New York. 3/4 M feet.....\$1 00, To Bridgeport.....1 25, To New Haven.....1 25, To Providence.....2 00, To Pawtucket.....2 25, To Norwalk.....1 25, To Hartford.....2 00, To Middletown.....1 75, To New London.....1 75, To Philadelphia.....2 00

The current quotations of the yards are as follows:

Large table listing lumber prices: Pine, clear, 3/4 M.....\$48 00@60 00, Pine, fourths, 3/4 M.....43 00@55 00, Pine, selects, 3/4 M.....38 00@50 00, Pine, good box, 3/4 M.....17 00@28 00, Pine, common box, 3/4 M.....38@42, Pine, 10 inch plank, each.....21@25, etc.

MARKET QUOTATIONS.

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

BRICK.

Table listing brick prices: Pale.....3 25, Jerseys.....@, Long Island.....@, "Up-rivers".....5 00 @ 5 25, Haverstraw Bay, 2ds.....5 00 @ 5 25, Haverstraw Bay, 1sts.....5 50 @ 5 75, Favorite brands.....6 00 @ 6 50, Hollow Fire Clay Brick.....9 00 @ 9 25

FRONTS.

Table listing front prices: Croton and Croton Points—Brown 3/4 M \$10 00 @ 11 00, Croton " " —Dark.....11 00 @ 12 00, Croton " " —Red.....11 00 @ 12 00, Philadelphia.....@, Trenton.....21 00 @ 22 00, Baltimore.....38 00 @, Clark's Ottawa White.....25 00 @

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front Brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

FIRE BRICK.

Table listing fire brick prices: Welsh.....27 00 @ 35 00, English.....27 00 @ 30 00, Silicia.....35 00 @ 40 00, American, No. 1.....27 50 @ 45 00, American, No. 2.....30 00 @ 40 00

CEMENT.

Table listing cement prices: Rosendale.....3 80 @ 85, Portland, Saylor's American.....2 25 @ 2 50, Portland (English).....2 60 @ 2 85, Portland Lafarge.....3 20 @ 3 40, Portland K. B. & S.....3 00 @, Portland Burhan.....2 65 @, Lime of Teil.....2 20 @ 2 30, Lime of Teil.....3 ton 15 00 @ 18 00, Roman.....3 75 @ 3 25, Keene's & Martin's coarse.....6 00 @ 6 50, Keene's & Martin's fine.....10 50 @

DOORS, WINDOWS AND BLINDS

DOORS, RAISED PANELS, TWO SIDES.

Table listing door prices: 2.0 x 6.0.....1 1/4 in. \$ 84, 2.6 x 6.6.....1 1/4 1 18, 2.6 x 6.8.....1 1/4 1 24, 2.8 x 6.8.....1 1/4 1 30

DOORS, MOULDED.

Table listing door prices: Size, 2.0 x 6.0.....\$1 54, 6. x 6.6.....1 90, 2.6 x 6.8.....1 96, 2.6 x 6.10.....1 98, 2.6 x 7.0.....2 02, 2.8 x 6.8.....2 02, 2.8 x 7.0.....2 11, 3.0 x 6.10.....2 23, 3.0 x 7.0.....2 33

GLAZED WINDOWS.

Table listing window prices: Dimensions of windows, 2.1 x 3.6.....\$1.08 1.15, 4. x 3.10.....1.20 1.27 1.37, 2.7 x 4.6.....1.47 1.54 1.67 1.71, etc.

cc. means counted checked—plowed and bored for weights. Hot Bed Sash Glazed.....3.0 x 6.0... 3.20, Hot Bed sash Unglazed.....3.0 x 6.0... 1.05

OUTSIDE BLINDS.

Table listing outside blind prices: Per lineal foot, up to 2.10 wide.....\$ @ \$ 25, Per lineal foot, up to 3.1 wide.....@ 37, Per lineal foot, up to 3.4 wide.....@ 30

INSIDE BLINDS.

Table listing inside blind prices: Per lineal foot, 4 folds, Pine.....@ 0 56, Per lineal foot, 4 folds, Ash or Chestnut.....@ 0 90, Per lin. ft., 4 folds, Cherry or Butternut.....@ 1 07, Per lineal foot, 4 folds, Black Walnut... @ 1 30

FOREIGN WOODS—Duty free.

Table listing foreign wood prices: Cuba.....3 @ 11, Mexican, small.....8 @ 9 1/2, Mexican, large.....10 @ 11, Florida.....3 @ 75

MAHOGANY.

Table listing mahogany prices: St. Domingo, crotches, ordinary to good.....15 @ 20, St. Domingo, crotches, fine.....20 @ 30, St. Domingo, logs, small.....5 @ 8, St. Domingo, logs, large.....8 1/2 @ 14, Frontera, Mexican, large.....9 @ 12 1/2, Frontera, Mexican, small.....6 @ 8, Other Mexican.....6 @ 12 1/2, Honduras.....6 @ 12 1/2

ROSEWOOD.

Table listing rosewood prices: Rio Janerio, ordinary to good.....2 1/2 @ 4 1/2, Rio Janeiro, good to fine.....5 @ 8, Bahia, ordinary to good.....2 1/2 @ 4 1/2, Bahia, good to fine.....5 @ 8, Honduras, per ton.....10 00 @ 20 00, Satinwood.....3 @ 25, Tulipwood.....6 @ 7, Lignumvitæ, large.....25 00 @ 50 00, Lignumvitæ other sizes.....10 00 @ 20 00

HAIR—Duty free.

Table listing hair prices: Cattle.....16 @ 18, Goat.....21 @ 25

GLASS.

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

WINDOW GLASS, Prices Current per box of 50 feet.

Table listing window glass prices: Sizes, 6 x 8—10 x 15.....\$8 00, 11 x 14—16 x 24.....8 75, 18 x 22—20 x 30.....11 25, 15 x 36—24 x 30.....12 75, 26 x 28—24 x 36.....13 50, 26 x 36—26 x 44.....14 75, 26 x 46—30 x 50.....16 25, 30 x 52—30 x 54.....17 25, 30 x 56—34 x 56.....18 75, 34 x 58—34 x 60.....19 50, 6 x 60—40 x 60.....21 00

Table with columns for dimensions (e.g., 8-10 x 15), price per unit, and quantity. Includes a 'DOUBLE' section.

Sizes above—\$10 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Discounts, French—@—per cent. American @—per cent.

Per square foot, net cash.

Table for Greenhouse, Skylight and Floor Glass, listing various glass types and their prices.

IRON.

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

Table listing iron products like Fig. Scotch, Coltless, etc., with prices per ton.

BAR—Common.

Table for Common Bar, listing sizes like 1 1/2 x 6 x 1 flat and prices.

BAR—Refined.

Table for Refined Bar, listing sizes like 1 1/2 x 6 x 1 flat and prices.

Table listing various iron rods, ovals, bands, and hoops with their respective prices.

Sheet.

Table for Sheet iron, listing various grades and prices per ton.

Table for Patent plished, Rails, American steel, and Rails, American iron.

LATH—Cargo rate.

Table for LIME, listing Rockland, common, Rockland, finishing, etc., with prices.

LABOR.

Table for LABOR, listing various trades like Masons, Plasterers, etc., with daily rates.

LUMBER.

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

Table for LUMBER, listing various types of pine, spruce, and hemlock with prices.

Table listing various types of wood like Spruce plank, Hemlock boards, etc., with prices.

Cargo rates 10 per cent. off.

PAINTS AND OILS.

Table for PAINTS AND OILS, listing various products like Chalk block, China clay, etc., with prices.

PLASTER PARIS

Table for PLASTER PARIS, listing various grades and prices.

SOLDERS.

Table for SOLDERS, listing No. 1 and No. 2 with prices.

SLATE.

Table for SLATE, listing various types like Purple roofing slate, Green slate, etc., with prices.

STONE.—Cargo rates, delivered at New York.

Table for STONE, listing various types like Amherst freestone, Bay of Fundy, etc., with prices.

Table listing various types of flag and platform materials with prices.

NATIVE STONE.

Table for NATIVE STONE, listing various types like Common building stone, Base stone, etc., with prices.

TIN PLATES.—Duty, 1 1/2-10c. # D

Table for TIN PLATES, listing various types like I. C. charcoal, I. C. coke, etc., with prices.

ZINC, Duty, sheet, # D, 2 1/2 c. Sheet, ask # D, 7 1/2 @ 7 1/2 open, 8 @ 8 1/2

FIRE-PLACE HEATERS.

We invite the careful consideration of Owners, Architects and Builders to our new apparatus for warming and ventilating dwellings with

Burns equally well, hard or soft coal or wood. Heats also upper rooms, and is unequalled in especial adaptation to FLATS or suites on one floor.

OPEN STOVE VENTILATING CO., 78 Beekman St., New York

John F. Carr, MAHOGANY, HARD WOOD, PINE

California Red Wood Lumber.

543 to 557 West 23d Street, Bet. 10th and 11th Aves., NEW YORK

IMPROVED

DUMB WAITER,

CANNON'S PATENT. Remains Stationary at any point, empty or loaded, without being fastened.

ADAPTED FOR Flats, Tenement Houses, Restaurants, Private Houses, Light Work in Factories, and for Invalid Waiters.

Illustrated Catalogue, with full particulars, upon application to

BUTLER & HUNTING,

SOLE AGENTS, 53 Dey Street, New York,



TO INVESTORS.

THE NEW YORK & NEW JERSEY RIPARIAN LAND AND DOCK IMPROVEMENT COMPANY, CAPITAL TWO MILLION DOLLARS, divided into shares of TWENTY-FIVE DOLLARS each, offer a limited amount of their working capital stock for sale on very favorable terms.

This company control a large frontage on the New Jersey side of New York Bay, adjoining the New Jersey Central Railroad, and are about to dredge out a Ship Canal, 200 feet wide, 26 feet deep, running out 3,500 feet into New York Bay toward the Narrows; thereby creating a new outlet to the ocean for the produce of the Great West and Southwest. They also are to create upward of 100 acres of solid ground out in the Bay, upon which Grain Elevators, Warehouses, and factory buildings can be erected.

The importance of this enterprise to the commercial and manufacturing interests to New York and New Jersey, as well as to the growing Western country, can well be understood by those who are seeking safe investments if they avail themselves of the opportunity to be thoroughly informed by calling at the office of the above-named company, 64 and 66 Broadway. The few thousand shares of stock now on the market can be obtained through the EXECUTIVE COMMITTEE, or through any Banker or Broker of Wall street, who can communicate with said committee.

ELISHA W. ANDREWS,
President.

Thos. L. James,
Treasurer.

H. E. SEWALL & CO.—THE GENERAL CO partnership heretofore existing between the undersigned, under the firm name of H. E. SEWALL & CO., is this day dissolved by mutual consent.

Dated, New York, September 30th, 1880.
HENRY E. SEWALL,
RUFUS R. SEWALL,
A. V. WINANS.

H. E. SEWALL & CO.—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.

1. That the name or firm under which said partnership is to be conducted is H. E. SEWALL & CO.

2. That the general nature of the business to be transacted is the purchase and sale of coal.

3. That the names of all the general and special partners and the residences of each are as follows: Henry E. Sewall, who resides in the City of New York, in the State of New York; Rufus R. Sewall, who resides in Keyport, in the State of New Jersey, are the general partners, and Anthony V. Winans, who resides in the City of New York, in the State of New York, is the special partner.

4. That the said Anthony V. Winans, the said special partner has contributed the sum of eighteen hundred (\$1,800) dollars in cash, as capital to the common stock.

5. That the said partnership is to commence on the first day of October, one thousand eight hundred and eighty, and is to terminate on the thirtieth day of September, one thousand eight hundred and eighty-five, unless sooner dissolved by mutual consent, in accordance with the provisions of the aforesaid statutes.

Dated this 29th day of September, one thousand eight hundred and eighty.

HENRY E. SEWALL,
RUFUS R. SEWALL,
A. V. WINANS.

THE UNDERSIGNED, DESIROUS OF FORMING A Limited Partnership, pursuant to the provisions of the Statutes of the State of New York, hereby certify:

1. That the name or firm under which such partnership is to be conducted is H. TILESTON & CO.

2. That the general nature of the business to be transacted is buying and selling on commission stocks, bonds, specie, securities and cotton.

3. That the names of all the general and special partners interested in said partnership are as follows: Henry Tileston, who resides at New Brighton, in the County of Richmond, and State of New York; and James Davis Tileston, who resides at New Brighton, in the County of Richmond, and State of New York, are the general partners; and Cornelius Fellowes, who resides at No. 570 Fifth Avenue, in the City of New York, in the County and State of New York, is the special partner.

4. That the said Cornelius Fellowes has contributed the sum of fifty thousand dollars as capital to the common stock.

5. That the period at which the said partnership is to commence is the 21st day of October, A. D., 1880, and the period at which the said partnership is to terminate is the first day of October, A. D. 1884.

Dated at the City of New York, this 20th day of October, A. D. 1880.

H. TILESTON,
J. DAVIS TILESTON,
C. FELLOWES,
KOBBE & FOWLER, Atty's.

Steam Stone Works.

All kinds of Cut-Stone Furnished and Set,
LITTLE 12TH STREET, NORTH RIVER.
FORDYCE & BROWN

J. L. MOTT'S

“ST. GEORGE”

ELEVATED OVEN AND

“DEFIANCE”

LOW OVEN

KITCHEN RANGES,

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

“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, Unequaled for Heating. Power and Economy in Fuel. Also,

MOTT'S “PIONEER”

Wrought Iron

HOT AIR FURNACES

Portable and brick set; all sizes.

GRATES AND FENDERS,

New and Handsome Designs.

ANDIRONS in Brass and Bronze, Antique and Modern Designs.

SCHWEIKERT'S Improved Patent Ash Chuit.

Folding Washstands.

Patent Folding Self-Acting Urinal.

A most ingenious and desirable Urinal for private houses.

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Patent Water Closets.

Thoroughly reliable and strictly first class in every respect.

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ENAMELLED BATHS & WASH TUBS—IMPROVED KITCHEN SINKS,

AND ALL KINDS OF FIRST CLASS SANITARY GOODS.

All goods warranted. Estimates furnished. Send for Circulars.

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

THE J. L. MOTT IRON WORKS,

OFFICE AND SHOW ROOMS,

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

Skylights, &c.

All persons are hereby cautioned against the Purchasing, Using, Vending or Selling, or having in their Possession, for Sale or Use, any Metallic Skylights, whether wholly or in part embraced within certain Letters Patent, of which I am the Sole and Exclusive owner, without my permission and license, as such will be prosecuted to the fullest extent of the Law.

Copies of said Letters Patent may be inspected at my office, or that of my Counsel, and all duly authorized Skylights will bear my label.

All so-called Patents of other persons are contingent to infringements upon mine, and calculated to deceive.

GEORGE HAYES,
71 Eighth av., N. Y.

By his Attorney and Counsel
JAS. H. WHITELEGGE,
136 Chambers st., N. Y.

STEAM HEATING
FOR FACTORIES, PUBLIC INSTITUTIONS AND PRIVATE DWELLINGS.

ANNIN & CO.,

Agents for the

Page Steam Heating Company
OF NORWICH CONN.

This Steam Heater is the most economical in fuel, perfectly safe from any explosion, and requires no more care than a hot air furnace; it can be attended to by any domestic. Personal reference given from those in use. Parties who intend to heat their houses with steam will find it to their interest to call on us, as we guarantee satisfaction or no pay.

ANNIN & CO.

BROOKLYN TUBE WORKS.
Foot of ADAMS St., Brooklyn.

JANES & KIRTLAND.

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FOX, JANES & WALKER

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AND THE

BEEBERANGES

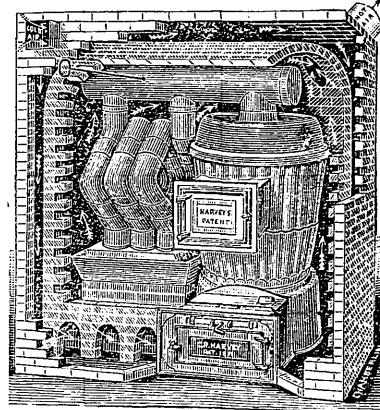
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AT WHOLESALE AND RETAIL,

Architectural Iron Work, Stable Fittings, &c.

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HARVEY'S
PATENT IMPROVED FURNACES.



Perfectly Gas-tight, Powerful Heaters, Economical and Durable, over 3,000 in use in this city. Refers to the following Builders:

R. W. Buckley, Robt. McCafferty, Rich'd. Hennessy Daniel Hennessy, D & E. Herbert, Hume Bros., Brian McKenny, A. Mowbray, Breen & Nason, John and Geo. Ruddle, C. H. Tucker & Son, Joseph Thompson, John Laimbeer, Freeman Bloodgood.

Office and Salesroom,
NO. 1325 BROADWAY, N. Y.

1850. THIRTIETH YEAR. 1880.

MANHATTAN LIFE

Assets, Jan. 1, 1880 \$10,049,156 00
Surplus over all Liabilities 1,819,660 00
Ratio of Assets, \$122 to each \$100 of Liability.

INSURANCE COMP'Y OF NEW YORK.

An entire generation of careful and successful management. Nearly \$2,000 each business day for 30 years paid to policy-holders.

Non-participating policies issued—at low rates—giving low, unvarying cost of insurance and buying insurance—not dividends.

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J. L. HALSEY, Secretary

REAL ESTATE.

BARGAINS

IN

WEST-SIDE**LOTS.**

My revised list of

WEST-SIDE**LOTS**

NOW READY.

L. N.**FOWLER'S****REAL ESTATE****EXCHANGE,****10TH AV. AND 104TH ST.****THE ONLY REAL****ESTATE OFFICE**

West of Central Park.

REAL ESTATE.

S. F. JAYNE & CO.**Managers of Estates.****273 West 23d Street, New York,**
S. F. Jayne. A. M. Cudner.**V. K. Stevenson, Jr., Real Estate**
V. Broker and Auctioneer, 25 Pine Street, between
Nassau and William streets. Branch Office, 661
Fifth Avenue. Loans Negotiated. Mortgages Cashed.
Sales of Stocks, Bonds and Furniture by Auction.**FOR SALE.—26 LOTS IN HARLEM**
located bet. 7th and 8th avs., below 130th st. A
cash purchaser will get a great bargain. Also, 4 lots
on 72d st., near Park av.; \$50,000.
F. CRAWFORD, 956 Third av.**GUERINEAU & DRAKE,**
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Description of any property which you may have to
SALE or to RENT solicited.**Entire Charge taken of Property.****Robert Auld,**
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Renting and Collecting a Specialty.Description of any Property which you may
have for Sale or to Rent is solicited.**Leonard J. Carpenter**
REAL ESTATE,56 & 58 EAST 23D ST., Y. M. C. A. Building
Entire charge taken of property.**James H. Donaldson,**
Real Estate,1242 THIRD AVENUE,
Near 72d street.

Entire charge taken of Estates. Rents collected

WILLIAM LALOR,
Real Estate.**George W. Carrington,****Real Estate Broker and Auctioneer, re-**
moved to 111 BROADWAY, Room B.**C. CARREAU,**
REAL ESTATE,
419 1/2 GRAND, NEAR CLINTON STREET.
Special Attention paid to the Renting and Sale of
Property, as well as the entire charge of Estates.**TIMPSON & PEET,**
Real Estate,No. 1505 BROADWAY,
Southwest cor. 44th St.

Special attention given to Management of Estates

DUNN & OATMAN, Real Estate Brokers.
Real Estate bought, sold and exchanged.
Estates taken charge of and rents collected. Real
Estate given as security for the faithful accounting of
rents and other receipts. 206 BROADWAY.**L. Froehlich,**

No. 163 East 54th St.

New houses, choice locations, near Madison av.
from \$14,000 to \$45,000; other locations from \$6,500
upwards. Desirable lots everywhere; very cheap.**GEO. H. SCOTT, SINCLAIR MYERS**
SCOTT & MYERS, Real Estate
Brokers and Auctioneers
NO. 8 PINE STREET.**O. G. BENNET, REAL ESTATE,**
Office, 150 Broadway, Cor. of Liberty Street.
Appraiser of Real Estate. Insurance effected in
Standard Companies only. Loans on City Improved
property at 5 per cent. interest.

REAL ESTATE.

BUILDERS ATTENTION.For sale cheap, 6 lots on the Northeast corner of
Eighth avenue and 128th street, 4 on the avenue and
2 on the street.

ALSO

4 lots on the north side of 125th street, and 4 in the
rear, between 6th and 7th avenues. Terms easy.Apply to Isaac Honig, 111 Broadway, Rooms G and
H. Basement.**TO LEASE FOR BUSINESS PURPOSES,**
elegant frontage on Fifth Avenue, near Hotel
Brunswick. WHITING & DAVIS,
297 Fifth Avenue.**RIKER & CO.**998 6th Avenue,
call attention to Hunter's Island, near New Rochelle.
Contains 300 acres, price and terms favorable.**CHOICE LOTS, ON SIXTH, SEVENTH,**
and Eighth Avenues, and crossing Streets, in
vicinity of Prospect Park. For sale on easy terms,
some with builders loans.
WYCKOFF BRO'S, 132 Flatbush Av., Brooklyn.**Samuel Kilpatrick,****Real Estate Broker,**

5TH NATIONAL BANK BUILDING,

Corner 23d street and 3d avenue.

Improved and unimproved property for sale and
exchange.**NOTICE.****THE CO-PARTNERSHIP**

heretofore existing between

JULIUS BROWN

AND

CHARLES A. SEYMOURis this day dissolved by mutual consent. The business
heretofore conducted by them as real estate brokers
and successors to the late S. HONDLOW, will be con-
tinued at the same place.

By Charles A. Seymour & Co.

Oct. 12

303 MONTAGUE STREET.

DOUGLASS & TRAPHAGEN,**Real Estate & Mortgages**

271 Broadway.

Money to loan on First-class New York and Brook-
lyn property at 5 and 6 per cent. Choice building lots
for sale in desirable localities.**7 BUILDING LOTS, SOUTH SIDE 116TH**
St. (Boulevard), 5th and Madison av., 4 do on 86th
st. north side 150 feet from 5th av., 5 lots north side
99th st., 175 feet East of 5th av., 10 building lots on 71st
st., south side near 8th av. R. C. FERGUSON, 150
Broadway, Room 24.**GEO. C. GOELLER,**Real Estate Agent; Notary Public. Third avenue,
cor. 134th st. Mott Haven, N. Y. City. Houses and
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