

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

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No. 137 BROADWAY

The pressure on our columns, both for news and advertisements, has forced us to lengthen our pages which we hope our readers will regard as an improvement. This is but the beginning of other changes in the way of new type and the like, which will, we hope, make this journal still more attractive in its "make up." There is every indication that the year to come will show a larger real estate business than was ever before transacted in the metropolis. The signs are multiplying that the investors and speculators, who have made such large profits in stocks and general merchandise, will now invest in real estate, so as not only to permanently secure what they have gained, but to get the additional profit which clear-sighted business men are unanimous in thinking can be got by investments in real estate at present figures.

INDEX FOR VOLUME XXVI.

Our subscribers receive with this issue of the REAL ESTATE RECORD, their regular semi-annual index for the last six months, covering all that was contained in vol. XXVI. of THE RECORD, dating from July to January.

Especially pains have been taken to make this index as thorough and complete as possible, and no street, avenue, place or lane has been overlooked either in New York or Brooklyn.

Those of our subscribers, who should fail to receive the Index to which they are entitled can obtain the same by making early application at this office.

NOTABLE INVESTMENTS IN REAL ESTATE.

The year opens with two important transactions which cannot fail to stimulate still further activity in real estate. It will be seen by our market reports that foreign capitalists have invested half a million of dollars in Broadway business property, capitalists too, who hail from a section of Europe known for its solidity and cautious dealings.

The next equally important transaction is the silver lining that at last appears on the Western horizon. More than a dozen lots have been sold, as will be seen elsewhere, along Sixty-first street, between Ninth and Tenth avenues, and these lots have been taken

possession of by a builder, who intends to improve them without delay. This is really an overflow from the East Side, where no more lots at reasonable prices can be had, and the West Side will at last be taken in hand and built up—not with the magnificent mansions some over sanguine owners have pictured to themselves but nevertheless, with houses that will answer the now constantly increasing demand for homes in the upper section of the island.

The year 1881 opens auspiciously and may it end with the same feeling of satisfaction and confidence in the future of our market that inaugurates the New Year.

THE MADISON AVENUE EXTENSION.

We publish to-day a diagram of the section of Broadway that is to be affected by the proposed extension of Madison avenue to Union square, along with a letter from a public spirited citizen, who gives cogent reasons for this much-needed improvement. The scheme, though it may on the surface appear to be a gigantic one, does after all only involve a comparatively small amount of money for the required expenditure—a sum total of one million and a-half being deemed sufficient to do all that is required to relieve Broadway at its now over-crowded junction with Twenty-third street. Our intelligent correspondent further makes the striking observation that the carriage way as it now exists along Broadway, between Eighteenth street and Twenty-second street, is not only owing to its narrowness the source of great annoyance, but of actual danger to both the occupants of carriages and to pedestrians. It is virtually a throat altogether too narrow for New York's proper digestion.

The map we publish to-day shows how this can be remedied. The distinct lines on the diagram cut off from the east side of Broadway sufficient to obviate the present difficulty of over-crowding this most important thoroughfare of our city, while at the same time, the opportunity is offered for the arrangement of a new plaza at the Twentieth street point, where it is proposed to have the beginning of Madison avenue. The great desideratum, however, is the extension of Madison avenue southward to the point named and the virtual establishment of a new avenue running parallel to Fifth avenue and actually not secondary as to the amount of capital invested therein.

We have heretofore spoken of the great necessity of relieving Broadway from Seventeenth street to Twenty-third, and especially at the latter junction. The letter of our correspondent and the accompanying diagram with the line of the proposed extension distinctly marked throw the fullest light possible on an improvement that ought to be enthusiastically supported by the prop-

erty owners' interests and be taken in hand at once by the members of the new incoming municipal administration.

THE BROADWAY UNDERGROUND ROAD.

There seems to be some hitch about the building of the Broadway Central Underground Road. From time to time, articles appear in the newspapers, to the effect that in a few days the work will be commenced; but, somehow, nothing has been done. On the 18th of December, the General Term of the Supreme Court denied a petition made by Mr. George T. Curtis, to appoint commissioners to open the road, on the ground that the owners of one-half the property along the line of the proposed road had not given their consent.

We have before us a printed circular, addressed to the directors of the said Underground road, which we judge accounts for the difficulty the new company has had, both here and abroad in raising money. This document alleges that Vandenberg and his associates have no rights on Broadway, and never had. The charter of the Central Underground Railway Company, passed in 1868, gave no right to tunnel Broadway. The circular then goes on to say:

I was one of the incorporators named in that act. Vandenberg was not (see Act). Among the forty or more incorporators were many who were very strong, financially, politically and otherwise. After electing a board of directors, among whom were "Boss" Tweed and "Hank Smith," nothing further of notice was done until 1872, when a strong combination of capitalists, lawyers and railroad men—among them, Brown Brothers, Seligman & Co., Gen. Daniel E. Sickles, G. P. Lowery, Trenor W. Park and Samuel J. Tilden—took the Central Underground charter in hand and made application to the Legislature for an amendment to give the company rights on Broadway, which application failed, while at the same session (1872), the Legislature did give a charter to Commodore Vanderbilt for an underground railway, which covered pretty much the same route granted in 1868 to the Central Underground, thus practically repealing that charter.

The circular makes other equally strong statements, and as copies were sent not only to the leading capitalists in this country, but also in England, it seems to have prevented the raising of the money, which, at one time, there seemed some likelihood of being invested in this scheme.

But the fact is, it is not a tunnel which is wanted under Broadway. "Never go underground until you can't help yourself," was the motto enunciated by Cyrus W. Field at the dinner given upon the completion of the elevated roads. He had reference to the experience of the London Underground Road and in fact all tunnels under mountains, whether long or short. As a contrast to the elevated road system it is "Hyperion to a Saty." The one is the pleasantest kind of traveling known, the other the most unpleasant.

But, should we not have an underground

railway on Broadway, connecting with the Forty-second Street Depot?

We certainly should. The railroad system of the city is incomplete until the central and lower portion of the city is connected with the Grand Central depot for the accommodation not only of passengers but freight. What is needed is not a tunnel, but an excavation, a continuation of a so-called sunken track; in short, a new double track railway from Forty-second Street to the Battery.

This would land passengers from all parts of the country at any of the hotels on or near Broadway, obviating the necessity of stopping at the Forty-second Street Depot or even having the baggage transferred at that point. This excavation could have plenty of light and ventilation, for it could be lit with patent lights along the whole distance and at night the electric light would make it brighter even than during the day. The plethora of travel and business at the Grand Central Depot would thus be relieved, as not only passengers and their baggage but express parcels and goods for the Broadway stores could be sent direct to their destination. The same Broadway property holders who have refused their consent to the tunnel scheme would eagerly support a programme such as we have outlined above, for it would make Broadway for a hundred years to come the most valuable street in the world, for, with the double track underground road, the business now driven away to Third, Sixth, Eighth avenues, and Fourteenth street, would once more be monopolized by the central thoroughfare not only of New York but of the vast population which live along the line of the railroads to the east, north and west.

In this connection it should be remembered that the charter for the Central Underground Road was originally framed by those who were opposed to a Broadway railroad. Its only claim for a right to build a tunnel under that thoroughfare was based upon the usual privileges of railroads to build connecting or branch lines. This scheme may now be considered practically dead. It has been before the public for years before the Elevated roads were constructed. It has passed through numberless transformations, not less than a dozen different organizations having taken it up and tried to give it vitality. But, somehow, the money is never forthcoming and the work is never commenced. It is the tunnel scheme itself which is in disfavor. Passengers will not patronize a mere underground hole. They demand air, light and ventilation, which the Central Underground scheme cannot give. The property holders on Broadway see nothing for them in a tunnel that will build up Westchester County at the expense of New York. Hence their opposition to George Ticknor Curtis' demand for the appointment of commissioners to begin the work.

Broadway, in the meantime, continues to be an object of interest to railway speculators of all kinds. The "Grooved Pavement Company" is the last absurdity. This organization proposes to put five sets of tracks in Broadway, with three rails in each set. These "ruts" to be used for all kinds of vehicles that now make use of that street. This scheme was concocted by Dr. Lambert, of life insurance fame, and we are surprised to notice that among the signers to the peti-

tion are some capitalists who have heretofore been supposed to be conservative.

EXTRAVAGANCE IN CITY PRINTING.

The demand for an additional \$9,000, just made by the supervisor of the *City Record*, comes with ill grace on the part of a Municipal Bureau at a time that its operations, if not its very existence, are the subject of peculiar comments among some of the taxpayers of New York.

It is claimed, and it strikes us not without reason, that steadily, and by degrees, those directly and indirectly connected with the printing and publication of this useless sheet are assuming the position before the community formerly occupied by the New York Printing Company. It was during the Tweed regime that the latter concern flourished to an extent hitherto unknown in the municipal annals of New York. Nevertheless, there was method and brain in the conduct of the sheet then known as the *Daily Transcript*. Cornelius Corson, an expert and an adept at figures, would have hesitated, for instance, in presenting to the community such a labyrinth of figures, wasteful and extravagant in typographical composition, as was presented the other day in the *City Record* in its official report of the city election. All this may have been "fat" to the printer of the *City Record*, but it leaves anything but a bone for the poor tax-payer. This the more so, when it is remembered that this identical type, "fat" and all, was printed at an enormous expense in an extra supplement of the *New York Times* of December 23d.

The money expended on this *City Record* amounts to \$37,200 per annum, as shown by the official appropriations. Nobody is benefited by this expenditure except the Supervisor, his assistant and the printer. The substance of all that is contained in its columns could be printed without expense to the city in the REAL ESTATE RECORD, and through its large circulation the same information be diffused among all of the property owners and tax-payers of New York.

It is not, however, this \$37,200 which the so-called *City Record Ring* swallows, but it will be seen, by looking over the annual appropriations, that a sum not less than \$100,000, apparently for the purpose of stationary, binding of documents, etc., for the courts and departments passes through the fingers of the gentlemen connected with the printing and mechanical department of the *City Record*.

To cap the climax, and to show how the old ring baby has only changed its name, we but retail common rumor by stating, that, flushed with the success which has heretofore attended their operations, the *City Record* clique have agreed upon a plan for securing from the new Legislature additional powers enabling them to establish, with the aid of moneys derived from the municipal exchequer, a system for printing and publishing all matters connected with the city government on a scale compared to which the old Tweed ring printing office was a mere flea bite.

ABOUT SHIPS.

During the month of November, thirteen iron and steel vessels, with an aggregate tonnage of 25,410, were launched on the Clyde. This is the largest turnout since the corresponding month in 1876. It is said that

were all the steamships placed in line which are now building on the Clyde, they would make more than a mile in length. These vessels are for every commercial nation, save alone the United States, whose navigation laws forbid the purchase of foreign vessels to its citizens, while its tariff prohibits the building of American vessels in this country, except at a heavy loss. Every other nation with a steam marine encourages its foreign commerce by liberal subsidies for carrying the mails. Strangely enough, the press of New York unanimously oppose any aid by Congress to help American steamship lines, and none are more zealous in opposition to government aid than the *Journal of Commerce* and the *Commercial Bulletin*, the special organs of the maritime interests. In a few months great fleets of iron and steam vessels will throng our magnificent harbor, but no one of them will bear the stars and stripes.

We refer to this matter because it affects vitally the prosperity of this port, once famous for its ship-building. We are almost forgetting how to construct sea-going vessels. The Secretary of the Navy in his last report pleads for the education of naval constructors, so as to keep alive a theoretical if we cannot have a practical knowledge of how to build naval vessels. The most disheartening aspect of the whole affair is the apathy of the American people, more particularly our merchant class, to the exclusion of the American flag from all the harbors of the world. This apathy cannot last always, and some time or other we will have an American marine and a navy to defend it.

It may be that it will require some great national disaster to wake our people up. Six weeks after a declaration of war any nation with a fleet could take possession of our seaboard. We have no navy, no guns, no defenses. The enormous wealth of our principal seaports is at the disposal of any great nation whose interest it might be to attack us. In six months from the first of January more money could be collected from New York and the other unprotected cities, than would pay for a splendid navy and the maintaining of it for a decade.

HINTS TO REAL ESTATE INVESTORS.

As many persons are now looking about for investments in real estate, perhaps a few hints might help them in the purchases they make.

First—Improved city property is generally the best purchase for those who wish to make a permanent investment. Be careful to buy in a new and settled or a growing neighborhood, and to avoid such locations as are plainly deteriorating. Certain sections of the city become in time unfashionable and therefore undesirable to investors. The late A. T. Stewart generally bought cheap properties in decaying neighborhoods. One cannot mistake in buying on leading avenues or on streets where new and good houses are being constructed. In this an investor will be guided by the judgment of the builders and real estate operators, who very rarely make mistakes.

Second—If you buy unimproved property purchase just ahead of improvements. You will have to pay more but the return will be quicker. Do not go one, two or three miles away from the line of advancing buildings, but purchase a few blocks off from where the row of new edifices are being constructed.

Watch what may be called the tide of building. It pours up certain avenues, as, for instance, lately up Fifth, Madison and Lexington avenues. Bye and bye it will sweep around the upper end of the Park. Indeed the city is being built down from Harlem, and the two confluent waves, one from the East Side, below the Central Park, one from the Northeast side, beyond Mount Morris, will meet together and sweep over the plain just above the Central Park. In the meantime there is another advancing tide from Fifty-ninth street up on the West side, but its progress is much slower than the building movement upon the east and north side of New York Island.

Third—Choose avenue lots and the lots of the broad streets in preference to the side streets and the narrow ones. The increment of value, that is of fancy value, is always greater on the avenues and broad streets than on the side streets. While a cross street lot advances a thousand dollars, an avenue lot may advance three or four thousand dollars.

Fourth—North side lots and west side lots, that is, north on the cross streets and west on the avenues running north and south, are the best property to purchase and keep. A lot on the south side of the street and the east side of the street or avenue will always sell for less than on the north side of the street or west side of an avenue. The only exception probably, is Fifth avenue and Eighth avenue, on the opposite sides of the Park. There are those, however, who believe that when the great apartment houses begin to be built on the West Side, property there will fetch more than it does on the east side of the Park.

Fifth—Remember that the four or five lots nearest the avenue are of more value than the lots on the rest of the block. If the choice of lots is given you on a street, select those nearest the principal avenue on the north side.

Sixth—If your means are limited and you purchase for a long investment, you cannot do better than buy north or west of the Central Park. In these days of elevated roads there is no reason why lots should remain from \$20,000 to \$30,000 south of the Park and from \$3,000 to \$4,000 north of the Park. Nor is there any justification for lots being worth from \$15,000 to \$25,000 east of the Central Park and from \$3,500 to \$5,000 west of the Central Park. It is evident that any one who purchases the cheaper property and can wait, will realize a handsome return for his money. In dealing with property in the Twenty-third and Twenty-fourth Wards, remember that it is not profitable to buy lots. It is acres that are required on the other side of the Harlem River.

Seventh—Build near or buy near, but not too near, the elevated roads. Nothing is more certain that in time all the vacant property within three blocks on each side of the elevated roads will be densely built up. The history of every railroad running out of a large city shows that population will settle in the neighborhood of the stations, no matter how uninviting the country. Any one who has ridden along the Hudson River or the Morris & Essex road, or the various lines that run between here and twenty miles distant on the Jersey roads, will be convinced that it is impossible for any road near a large city to run through an uninhabited region.

Eighth—Healthfulness should be kept in mind. Property on this island is most desirable on this account, for, although there may be more or less malaria where streets are newly opened or ground recently dug up, it should be borne in mind that in the improved parts of New York there is scarcely any fever and ague. It is not by any means a common complaint in the settled portions of the city, and when once the island is built up it will equal in healthfulness any densely inhabited locality in the world.

Finally, it should be borne in mind that in all large cities the property of most value for residence purposes is eventually on the West Side. There is really no exception to this rule among all the capitals of the world. It cannot be doubted that before the close of the present century our finest residences will be on the Boulevard and Riverside Park and on Washington Heights. The time is coming when a river view will command a very high price, but, as yet, this has not been thought of in connection with real estate, for fashion has run to the backbone of the island, and the *elite* of our wealthy people have made their homes on Fifth avenue. After population sweeps about the upper end of the Park the wealthiest people will choose their building sites on the West Side, nor will they be satisfied with houses built close upon the street. They will want grounds and approaches to their property. As it happens, the most picturesque portion of this island, as well as of the country north of the Harlem River, is on the West Side, and as these will be rendered available in a little while by the elevated roads, it will not be many years before the most fancy property of New York will be on the bluffs overlooking our beautiful Hudson River.

WILL NEW YORK CONTINUE TO FLOURISH?

Just now the metropolis is prosperous; the price of realty is advancing, new buildings are going up by the hundred and the vacant spaces between the Park and the Harlem River, as well as west of the Central Park, threaten to be built up within the next ten years. But it seems the Canadians indulge in a fond dream that in about eight years New York will have reached its maximum of population and trade. After that fated year, 1888, the tide will turn and Montreal will become the great shipping port of the North American Continent. In eight years the Welland Canal, connecting the waters of Lake Ontario with those of Lake Erie, will have been completed. It will call into existence a fleet of steamships of about 1,500 tons burden and drawing not more than fourteen feet of water. These, it seems, can be laden at Duluth, on Lake Superior (the zenith city of the unsalted seas), and can be navigated, without a change of cargo, to Liverpool or London. In other words, the whole commerce of the West and Northwest will then find its outlet, not through the Erie Canal and New York City, but by way of the Welland Canal to Lake Ontario, the River St. Lawrence and so to its European destination.

Returning, these same fifteen hundred ton steamers can transport the commodities of Europe right to the very heart of our continent. Should this dream be realized, New York, Boston, Philadelphia, Baltimore, as well as the whole sea coast, would lose the

greater part of their commerce and the cities of the future would be Montreal, Cleveland, Chicago, Detroit and newer settlements on the lakes further to the Northeast. So our real estate patrons had better make all the money they can before 1890. It is even threatened that as soon as the Welland Canal has twelve feet of water that a very large commerce will be diverted from the Erie Canal, but it is admitted that Oswego will be benefited at the expense of Buffalo, for the St. Lawrence will be frozen up for so large a part of the year that the cargoes will have to be unladen at some lake port, like Oswego, to pay tribute again, though by a new channel, to New York. And it is undoubtedly true that the opening of the Welland Canal will give a great impetus to the trade of Oswego, and that the new reorganized railroad, the Ontario & Western, will benefit by this diversion of the grain traffic from Buffalo, but we apprehend our Canadian friends are indulging in too rosy a dream. One serious item in the account against them is the winter season, which locks up the lakes and the River St. Lawrence for fully one-half of the year. No doubt the Welland Canal, when opened, will be used, and that it will make certain changes in the grain and provision traffic of the country. It will clearly build up Oswego, but after that is not the solution of the transportation problem in the cheapening of railway freight? All recent railway reports show how greatly railroads have lowered their freight charges. The last annual report of the Lake Shore brings this out in a marked manner. The railroads which run all the year and at every season will have an advantage over the water route, which can be used only during the summer and part of the spring and autumn, so we do not fear that this diversion of traffic will permanently injure the trade of New York. No doubt, Montreal has a future and will grow with the growth of the trade of the continent, especially of the grain trade, but New York has got the start and, somehow, to-day every railway in the country pays tribute to it. The roads which have centred in Philadelphia and Baltimore found it indispensable to make New York their terminal point. It is this vast concentration of the whole railway system of the country which has built up this city, despite all the talk of rival water courses. No doubt, in the fullness of time, some inland city may take precedence of New York. The great cities of the world are never on the seacoast. London, Paris, Berlin, Vienna, Madrid and Peking are all inland. It is not commerce which has built up the great cities, but the fact of their being the capitals of nations. Had Washington been situated where Chicago or St. Louis now are, that would undoubtedly have been, in time, the most populous city in the country, but its location is such that it can never aspire to be a real metropolis. There is no danger but that New York will keep the lead during the present century.

MAY IT NOT BE OVERDONE?

We are building railways at a rapid pace. From every part of this vast country comes the demand for additional railway facilities. As we have said before, the year 1881 will see two miles built for every one in any previous year and for every one mile actually constructed, ten will be projected. Of

course, this means large profits for the existing railway systems, and it will make prosperous for a time all the metal industries and the allied manufactures. But, the facts should be constantly kept in mind that this building of railroads is changing our investments from floating and available to fixed and permanent. In other words, new railroads create no new wealth that is immediately available. The wealth of the world comes from land and labor, from the products of the soil and the work of human hands. The mere transferring of these products of human labor from one part of the country to another is a great convenience, but it adds nothing to the actual surplus capital of the community. Individuals and sections of country profit by these railway extensions, because it gives them markets for their productions. If three hundred millions should be spent during the coming year in railway building, just so much money would be withdrawn from other uses and will not be available for years to come. In Great Britain, these frequently recurring railway excitements always culminated in panics and nearly all our own commercial reversions were attributable, wholly or in part, to railroad building in excess of the creation of new capital.

According to statisticians, the annual increase of wealth in a nation does not exceed two and a quarter per cent. No doubt, the statistics of the last three years would, so far as this country is concerned, show that the aggregate increase of wealth might have been three or three and a quarter per cent. But, then, these were exceptional years with us, and this suggests the true theory of panics. If the rate of interest in current business is six and seven per cent., while the actual addition to the wealth of the country is less than three per cent., it follows that the time must come when borrowers cannot meet their obligations. Any single individual can see that if he carries on business with money borrowed at six per cent., while the business itself only pays three per cent., that he must come to a stop when his money runs out. And this is exactly what the community is doing in the aggregate all the time, and it accounts not only for the small proportion of people who get rich, but for the panics which occur in every seven to eleven years in nations, commercially active, such as Great Britain and the United States. A panic is simply an agreement not to pay debts, or rather it is the compulsory bankruptcy of the body of business men who pay six per cent. and carry on a business which pays less than three per cent. A commercial crisis is the wiping out of obligations.

But, it may be asked, what has this to do with the overbuilding of railways?

Only this much. Money put into railways is for the time lost to the community. The capital represented the result of past savings made from the trade in consumable articles. All wealth is the result of actual production; but railway building is all consumption. It follows, that the more rapid the building of railroads, the sooner will come the time when our money will run out and when we must stop employments which consume capital and raise cotton, grain, the metals and manufactures until we have a surplus made from the creation of new wealth, which is not spent so as to become fixed, rather than floating capital.

But, it may be urged, the money for these

new railway enterprises comes from abroad. On the continent of Europe the governments own the railways, and private capital there can find no outlets in that direction. Hence the large amount of German, Holland and Belgian money put in the construction of American railroads.

True enough, all this, but we do not get the money for nothing. We have to give our bonds and obligations and pay interest thereupon, and these remain a permanent charge against the country. We are rapidly accumulating an immense bonded debt, due to foreigners, and we are having and will have prosperous times so long as we are receiving and spending the money of other people. But pay-day will come and we will not be able to meet all our obligations. It may be five years off or seven, but come it will.

The moral of all this is, put your money in productive real estate, such as farms and residences in a growing city, or put it in vacant property which can be easily made productive and is in the line of improvement; always keeping in mind of paying for what you get and not mortgaging your possessions. The man who owns productive property unmortgaged can laugh at panics, and, in this connection it is well to keep in mind that France has no commercial reverses. Of late years, a crisis or panic has been unknown in the French nation, for the reason that the Frenchman never gets in debt. They buy for cash and pay money down in every commercial transaction. Distress in other nations injures French trade, but it only diminishes profits, it does not cause failures.

But there is no trouble in the immediate future; we are getting intoxicated on prosperity and no one will believe the prophet when he tells them there is danger of tumbling in the gutter of insolvency.

THE PALACE CAR BUSINESS.

A short time since we pointed out the probability that the great railroad consolidations would finally do their own express, freighting and palace car business. These organizations came into existence to supplement the short comings of the railway system. This last was disjointed, and covered only limited sections of the country. The forwarder of wheat or cattle in the extreme West, did not want to deal with half a dozen railway companies—so he patronized the freight line organizations, which have running arrangements with all the roads. And so with the express and palace car companies. But what with consolidations, leasing and pooling the railway systems of the country are becoming unified and it is natural to expect that the companies in time will secure to themselves the profits now made by the freight, express and palace car companies.

A leading official in the Pullman Palace Car Company informs us, however, that in his opinion palace cars can best be run by an organization outside of the ordinary railway companies. In the first place the Pullman Car Company has patents which cannot be infringed for many years to come. The Wagner Company is forced to pay a royalty, for it uses the Pullman patents. Hence the extension of Vanderbilt's influence over the railroads increases the revenues of the Pullman company. Then there are contracts on many of the roads, running for 5 to 10 years. A Pullman car built to-day, costs from 14,000 to 15,000 dollars. But the bulk of the present Pullman cars were built in cheap times and so large were the profits of the company that it can supply cars to new roads for 7,000 or 8,000 dollars. In other words, the surplus profits of the Pullman Company have been used to mark down the price of the cars so as to render opposition all but impossible. The Rock Island Road tried to run their own cars for several years, but last year they gave up the con-

test, and now the Pullman cars are used on that road, to the profit of the railroad company.

The Chicago & Alton road thought at one time of trying the experiment of running its own sleeping cars, but its experts tested the matter for six months and they found that they were to lose money if they stocked their road with a sufficient number of sleeping cars.

Then, so much money is needed in extensions and improvements, that there is none to spare for the construction of expensive and costly sleeping cars.

The Pullman Car Company pays 8 per cent. while last year it earned nearly 20 per cent. During all the hard times it had a surplus every year. It not only runs sleeping cars, it is a manufacturing company. It has extensive works at Detroit, Mich., and during last year it spent over a million dollars in the construction of an immense factory in South Chicago. Here it will build not only palace cars but cars of all kinds as well as locomotives and make a specialty of car wheels. This business will be very prosperous for several years to come, and while George H. Pullman lives there is every reason to believe the company's business will be safe and profitable. He is a successful man, although he believes the public should have the worth of their money. It was the Pullman Company that built the cars on the Sixth avenue road, which are so much superior to the cars on the Third avenue road. Manufacturing is not always profitable. The time comes when the market is glutted and prices fall. The Pullman Car Company will have its vicissitudes; but certainly the future looks as bright for its business as for any other in the country. The capital stock is only six millions and, some day, should a consolidation take place with Wagner, there may be a large scrip-dividend.

ANNUAL REPORT OF THE BROOKLYN BUILDING DEPARTMENT.

The annual report of the Building Department of Brooklyn shows that during October of 1880 there were 69 more permits granted for erecting new buildings than for any year since 1873, and that as a rule the buildings are much superior to those that have been put up in former years. The buildings in greatest demand are the two-story and basement dwellings. The total number of plans for new buildings for the year is 903, embracing 1633 buildings, divided partly as follows: Private dwellings, 761; dwellings, more than one family, 264; stores and dwellings, 144; tenements, 25; shops, 69; factories and foundries, 62; churches, 5; storehouses, 20. The total number to be built of brick is 1,082, of which 523 are brown stone fronts, and of frame 551, at an estimated cost of \$6,415,804.

Seven hundred and sixty-eight brick houses and 554 frame houses have been completed, 464 are now being built. The greatest number in one ward is 197, in the Twenty-second Ward, 174 of these being brick. The Twenty-first Ward puts up 168, of which 105 are frame; the Eighteenth Ward, 181, of which 100 are frame. The only other wards exceeding 100 are the Seventh Ward, 116, of which 100 are brick. The Nineteenth Ward, 121, of which 107 are brick, and the Twenty-third Ward, 109, of which 107 was brick. The wards showing the smallest number of buildings were the Fifth, with 1 brick building, and the Fourth with 7 brick buildings.

The alterations of buildings foot up 859, of which 839 were approved, and 813 have been completed. The total estimated cost is \$635,582.

Of violations of the building laws, 310 have been reported; 22 were for building without permission.

The department seems to be in fine working order, and we certainly have found the officers to be gentlemen who have earned our thanks for their uniform courtesy.

The attention of our readers is called to the advertisement of the Iron Steamboat Company, published in another column, an enterprise which reflects the progress being made in the shape of additional means of communication required for the army of excursionists that is year after year centering more and more in and around New York and its magnificent harbor.

Madison Avenue Must be Extended.

THE PROPER METHOD FOR THE RELIEF OF BROADWAY AND TWENTY-THIRD STREET.—THE PUBLIC AS WELL AS PROPERTY OWNERS TO BE BENEFITTED.

To the Editor of THE REAL ESTATE RECORD:

Your article on a "Much Needed Improvement," in THE REAL ESTATE RECORD of Dec. 18, is a very good and timely one; the only wonder is that public attention has not been called to that subject long since, for not only has locomotion on foot and in carriages at the intersection of Broadway, Fifth avenue and Twenty-third street become very inconvenient, but at times positively dangerous, as everyone must have experienced who has had occasion to make one of the crossings at that point on a fine afternoon, between three and six o'clock. What with the three lines of omnibuses and five lines of street cars which meet and cross each other at that point, the traffic is frequently interrupted for five or ten minutes at a time, and the accumulation of carriages becomes so great, both in Fifth avenue, Twenty-third street and Madison square, that even the best efforts of the "two stalwart policemen" are hardly sufficient to regulate traffic, or to enable the crowd of ladies and elderly persons to run safely the gauntlet of impatient coachmen and car drivers.

Broadway, from Twenty-second down to Seventeenth street, is also much too narrow for all the traffic that attempts to pass to and from the upper part of the city at that point, much of the space being taken up by the horse car railroads, and though the carriage way at Twenty-second street is nearly 75 feet wide, it narrows to only about 45 feet at the intersection with Eighteenth street. Through this limited space is forced nearly all the immense and daily increasing business with the upper part of the city west of Fifth avenue. To it crowds at least three-quarters of the vehi-

cles coming from or going towards Fourth avenue, lower Broadway and University place, and the consequence is that at almost any time on a clear day, particularly in the afternoon, one may find a jam of trucks, horse cars or omnibuses in some portion of it.

The street between these points is now generally avoided by private carriages, they putting down and taking up their loads in the streets adjacent to the large retail shops, such as Arnold, Constable & Co., Aitken & Miller, &c., and, unless some remedy is found for this difficulty, the retail trade must suffer considerable damage sooner or later, because people will find their way to shops higher up town, which are more accessible.

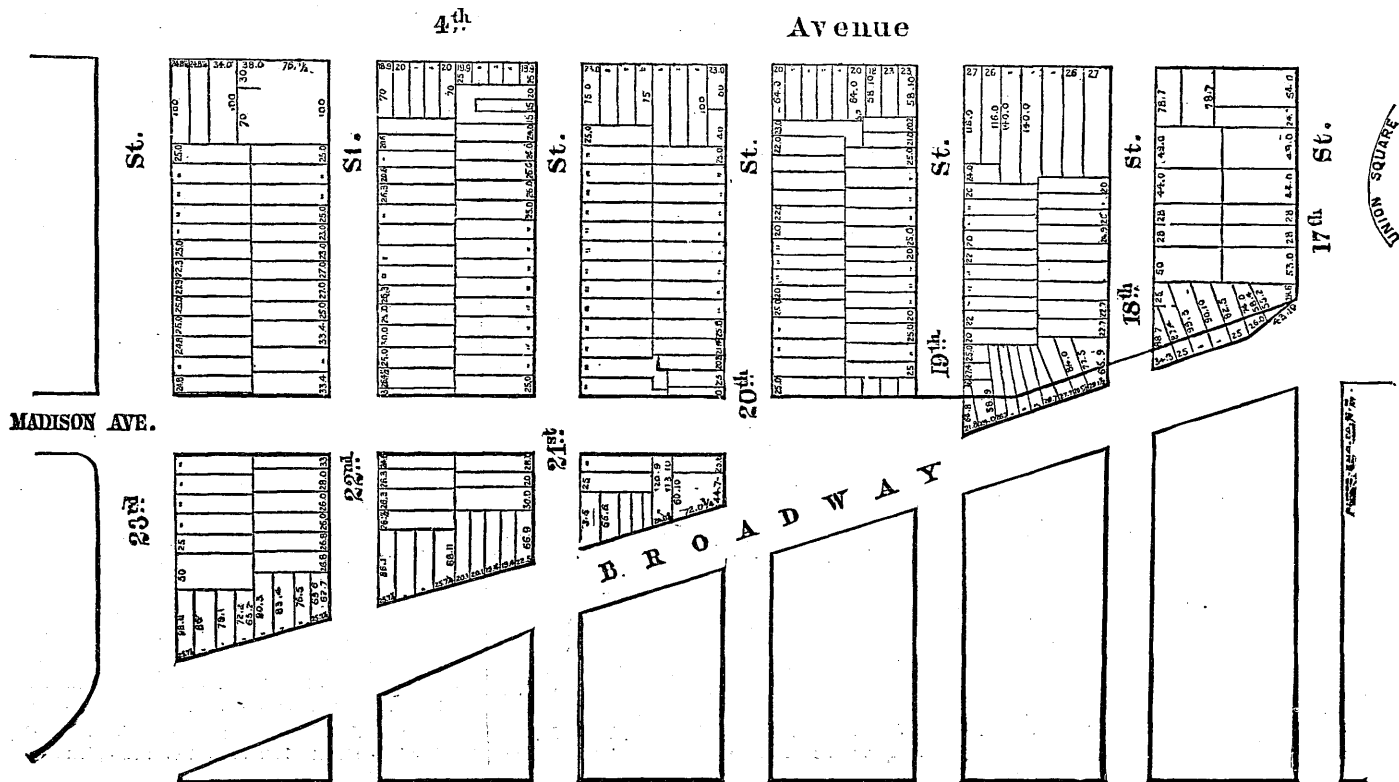
If the expense would not be too great, Broadway ought to be widened on the east side to an equal width of say seventy-five feet from Twenty-second street to Union square, the buildings generally not being first-class; but that might prove rather expensive, as the cost would fall on comparatively a small area. The best plan and the one of most general utility would be the one you propose in your recent article, viz.: The extension of Madison avenue from Twenty-third street to a point on Nineteenth street about fifty feet east of Broadway, and thence widen the latter street twenty-five feet until it strikes Union square. This plan would not only give the desired relief and add immensely to the value of all adjacent property, but would give us another magnificent avenue worthy of this great metropolis. It would, moreover, insure the future of Madison avenue, now only a tributary street, and would greatly increase the value of the property

below Forty-second street, which at present is hardly worth the half of realty in the same line on Fifth avenue. The cost of the property on the line of the above extension on a detailed valuation made by Mr. E. H. Ludlow, would not exceed one and a half million of dollars, and even admitting that the other expenses amounted to as much more (which they would not), the assessments on Madison avenue property would be a mere bagatelle compared with the enhanced value; for a large share of the cost (it being a general improvement) would fall on the city at large. No street in New York city that does not run through from east to west or from north to south, or, in other words, which is not a thoroughfare, has ever been a success. University place, for example, which, like Madison avenue, has not a suitable outlet on the southern end; Fourth avenue, which practically ends at the tunnel; Lafayette place, which long ago ought to have been extended through to Fourth avenue at one end, and to Crosby street at the other; West Broadway, formerly known as Chapel street; and last, but not least, Fifth avenue, below Twenty-third street, with South Fifth avenue, which, owing to the delay in the completion of the latter street and the opening across Washington square, was left out in the general rush of business up town. The same experience, to a greater or less extent will certainly befall property owners in Madison avenue, unless the extension is carried out. No time will ever be more favorable for it than the present; and we hope that, for the sake of property, as well as for the general good, you will continue to push this work in your valuable paper.

C. R. ROBERT.

The Proposed Extension.

It will be seen that the proposed extension of Madison avenue below Twenty-third street, as shown by the blank space on the diagram cuts through several blocks leaving a grand avenue running due south toward Union Square.



ABOUT THE ONTARIO AND WESTERN.

Writer.—I come to make some inquiries about this property and what its future is likely to be. I see you are selling stock in England.

Official.—Yes, 50,000 shares of this stock has been taken to London and 50,000 to Amsterdam and other Continental points. We think the stock has great prospective value.

Wr.—How soon will the improvements on the road be completed?

Off.—Our chief engineer says fifteen months, but it may be eighteen months or even two years before we are all in running order. You know we have between eight and nine million to spend, and we hope to make a first class road with very little waste. We have no loan or improvement company, no inside syndicate. The reconstruction of the road, for it amounts to that, will give us a property which will enable us to carry freight with any road in the country.

Wr.—If it is a fair question, what is your Western connection to be?

Off.—We have the choice of several, but it is yet undetermined which we will take. There will be plenty of time before we can complete our own road.

Wr.—I see the Welland Canal may be opened by next summer with twelve feet of water. Will that make any difference to the Ontario and Western Road?

Off.—Our main dependence is the immense business which will necessarily come to Oswego upon the opening of the Welland Canal. The waterway at Oswego is fourteen feet deep and forty-six feet wide. The ice forms later in the fall and breaks up earlier in the spring than it does at Buffalo. With our road in proper order freight can be put through to New York from Oswego in twelve hours. The lake business is enormous. Instead of Montreal profiting by the opening of the Welland Canal, it will be New York and incidentally Oswego and the Ontario & Western Railway. During the summer and fall in the duller times, we will not be able to begin to do all the business offered to us; while in the winter season we will have our Western connections by railway the same as other companies. The time is coming when people of this city will realize that the Ontario & Western with its connection with the lake traffic at Oswego will retain the business of the great western lakes for the metropolis. Without the facilities which we will afford there will be danger that Montreal and the St. Lawrence will take away the trade of the West from this city.

Wr.—With all that, I do not see the stock of the Ontario & Western has any present value. There certainly will be no dividends for years to come. For what with your tunnel and improvements along the road, at least two years will be consumed before you are ready for business. Then, if you should have a large traffic, you will require rolling stock and improvements.

The writer left with the impression that the general public did not fully realize the importance to New York of this new avenue of commerce.

THE NORTHERN PACIFIC RAILWAY LOAN.

(From the *Evening Post*.)

A part of the largest railroad loan ever taken by a single syndicate in this country is now offered to the public for subscription by Messrs. Drexel, Morgan & Co., Winslow, Lanier & Co., and August Belmont & Co., with their associates in this country and Messrs. J. S. Morgan & Co. in London. We refer to the \$40,000,000 loan of the Northern Pacific Railroad Company of which \$20,000,000 are offered to subscribers, the books to open on Monday next. No more of the bonds will be offered at any price during the year 1881. Over \$36,000,000 in cash had been spent on the Northern Pacific Railroad prior to the issue of these bonds, the proceeds of which are to be first used for the completion of the gap between the Eastern and Western finished parts of the road. All the bonds issued under the old organization have been converted into preferred stock, so that the present issue of bonds has the advantage of the large investment named. The security of the bonds consists (1) of a first lien on the road at the rate not exceeding \$25,000 per mile of completed road, (2) of a first lien upon the lands granted to the company, the remaining amount of which, according to the last annual report of Auditor French to the Secretary of the Interior, is 39,406,000 acres, which at \$2.50 per acre (his estimate) "will realize the sum of \$97,515,000," and (3) by a sinking fund

which at its minimum will extinguish the entire issue of bonds before maturity—forty years hence. This sinking fund is derived from two sources, first, a semi-annual contribution from the net earnings of the company equal to one per cent. of the bonds outstanding, and second, from the sale of lands. All of the money so received and the accumulations thereon must be invested in these bonds up to 110 and interest. Purchasers of land covered by these bonds can pay therefor with these bonds at 110 and interest in lieu of cash. The sales of the lands of the company have thus far averaged about \$3.50 per acre and have yielded more than \$10,000,000. The land sales for the eleven months of this year amount to \$2,156,348. The present management of the company is one of the strongest in every respect that was ever organized. Further particulars concerning the loan can be obtained from the bankers named.

THE SALE OF THE TONTINE BUILDING.

In our article of last week, giving some reminiscences of the Old Tontine Coffee House, which is to be sold at auction on the 11th instant by Messrs. A. H. Muller & Son, we failed to give the names of the seven surviving lives out of about two hundred. They were, in 1870, shortly before the suit leading to the present sale was instituted: "William Bayard, Jr., Maria Bayard, now the widow of Duncan B. Campbell, Robert Benson, Jr., David Murray Hoffman, now known as Murray Hoffman, Gouverneur Kemble, Mary Ray, now the widow of John A. King, and Horatio Gates Stevens." These seven names are quoted from Mr. William B. Winterton's report as referee, and he states that the whole property became vested in the persons then entitled to the shares standing in the names of these seven surviving lives (nominees). Since that time some of the above persons have died.

MARKET REVIEW.

REAL ESTATE MARKET.

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

Notwithstanding the stormy weather, and the closing days of the year, the Exchange Salesroom was visited during the past week by a large number of investors, dealers and brokers, who frequently lingered there for considerable time, even after the public sales of the day had been disposed of, in order to manipulate their private transactions. Bernard Smyth sold at auction the southeast corner of John and Nassau streets, 22x51.10, to Geo. S. Puffer, for \$28,200. Messrs. L. J. & I. Phillips sold on the day following, No. 24 Vandam street, 24.9x100, to Thomas Reid, for \$10,100. Messrs. A. H. Muller & Son sold No. 74 Third avenue, 25.10x100 (leasehold), for \$13,750, to S. M. Milliken. The same auctioneers disposed of Nos. 95 and 97 Eighth street, 355.9 west Fifth avenue, for \$11,625.

The Staten Island property, being about eight acres of land and a small frame house on Richmond avenue, Southfield, belonging to the old firm of Duncan, Sherman & Co., was sold to R. W. Cameron, for \$13,175, by E. H. Ludlow & Co.

In Brooklyn, during the past week, Messrs. Cole & Murphy sold at auction the church at the northeast corner of McDonough street and Tompkins avenue, for account of the receiver of the Globe Mutual Life Insurance Company, to C. E. Wendt, for \$40,100. Mr. Thos. A. Kerrigan sold under foreclosure, the northwest corner of Van Brunt and Partition streets, 25x100, for \$10,400. The Parson's property, on Broadway, Flushing, was sold under foreclosure during the week, for \$7,250.

The auctioneers are beginning to make their announcements for the new year. We have already commented on the Supreme Court sale of the Tontine Building, to be held by A. H. Muller & Son, on the 11th instant, and refer investors for further particulars to our advertising columns. Mr. Harnett announces for the 13th instant, a sale of five lots on the corner of Broadway and Forty-third street, of which, also, details will be found in another column.

GOSSIP OF THE WEEK.

The week closes and the year begins with the real estate market under full headway of activity, with every indication of higher prices as the season progresses. New capital, foreign as well as domestic, is now seeking investment in the soil of New York, and, though speculation is not rampant, the constant accession of fresh capital requiring a reasonable return, not to be found outside of real estate, gives extraordinary strength to the market.

Mr. J. C. Parrish, representing a number of foreign capitalists, some of them residents of Amsterdam,

Holland, has purchased for these gentlemen Nos. 78 and 80 Broadway, a marble front office building, 84 feet south of Wall street, fronting 48.11 feet on Broadway, and 53.4 on New street, for about \$500,000. The southern wing of the building has a depth of 112.11 feet, and the northern 108.5. The property belonged to the Charter Oak Life Insurance Company, of Connecticut, and would have been secured at a lower figure by leading capitalists now occupying offices in this building, but for the foresight of the real estate management of this insurance company, they well knowing the steady and increasing demand for such structures in the lower part of Broadway. Even Jay Gould and Russell Sage, it is said, were, at one time, anxious to purchase this property, and might possibly have had it for \$450,000 three months ago. The price now obtained, though somewhat less than half a million, is considered so advantageous by the investors that they have since refused to part with it at an advance. It is understood that the contract of sale and purchase, which was signed at Hartford a few days since, will somewhat disturb the present tenants, and that the new owners intend to add on probably two stories in order to supply more office accommodations in a locality, the most eligible for business purposes. Mr. Edmund C. Stedman, a broker, who occupies offices in this building, and has paid an annual rent of \$500 for them, has already been informed by the new owners that after the first of May next he will be required to pay a rent of \$2,500 per annum. If other tenants are raised in the same proportion, the purchaser has made one of the best investments of the year.

Messrs. Robert and Ogdon Golet have just taken title to the entire block bounded by Eighth and New avenues, One Hundred and Thirty-fifth and One Hundred and Thirty-sixth streets, 199.10x350, the consideration being \$80,000. The sale was effected by Messrs. Scott & Myers.

The same firm have sold at private contract eight lots on Ninety-fifth street, between Eighth and Ninth avenues, for \$36,000; also one lot on One Hundred and Twenty-second street, 250 feet west of Seventh avenue, for \$3,000; also, for Mr. Wm. F. Croft, the four-story brown stone house No. 15 East Sixty-fourth street, for \$42,500.

Messrs. L. J. & I. Phillips, have sold considerable property during the past week, notably on Greene and Crosby streets, of which they refuse to furnish particulars. It is known, however, that in the line of vacant property, they have sold, for Mr. John A. Monsell, ten lots on the north side of One Hundred and Twelfth street, 150 feet west of Seventh avenue, and seven lots on the north side of One Hundred and Eleventh street, 200 feet east of Eighth avenue, for \$51,000.

The report that four lots, owned by Mr. C. F. Barney, on Sixty-seventh street, between Fifth and Madison avenue, have been sold for \$30,000 each, is not correct. Mr. Barney in a letter addressed to THE RECORD, says "I have refused to sell them at \$32,000 a lot."

Mr. Amos R. Eno has sold, through Mordecai & Bellamy, ten lots on the south side of Sixty-first street, 150 feet west of Ninth avenue, for \$80,000. Adjoining these lots, eight more have been sold by Mr. Livingston, and the purchaser, a builder, it is said intends to improve them all with first-class brown stone flats.

Five lots on the northeast corner of Madison avenue and Sixty-seventh street, four on the avenue, and one on the street, have been sold to Mr. David Dinkelspiel, for \$120,000. The latter has since resold them with an advance of \$10,000, to Mr. Daniel Hennessy.

Mr. S. M. Brown, of Harlem, has sold at private contract during the week, the southwest corner of Fifth avenue and One Hundred and Twenty-fifth street, 100.10x185, for \$70,000. The same broker has sold to Mr. Geo. A. Hamilton, two lots on the north side of One Hundred and Twenty-eighth street, 60 feet west of Madison avenue, for \$11,000.

The six lots on the northeast corner of Eighth avenue and One Hundred and Twenty-eighth street, recently sold by Isaac Honig to Moritz Bauer for \$22,000, have been resold by the latter to Mr. Hardy, for \$25,000.

Mr. John Gorman, of Third avenue and Eighty-second street, has sold the southeast corner of Lexington avenue and Seventy-ninth street, 50x102, and end of lot adjoining, 20x34, to F. R. Walker, for \$23,250. He has also sold two lots on the north side of Seventy-ninth street, twenty foot front each, between Second and Third avenues, adjoining the schoolhouse, to a builder, for \$11,000; also to the Mr. Walker above mentioned, a three-story brown stone house on Eighty-fifth street, between Fourth and Lexington avenues, for \$9,600.

Mr. James J. Coogan has purchased No. 121 East Thirty-ninth street, 118 feet west of Lexington ave-

nue, 20x98.6, a four-story brick dwelling, from Wm. P. & A. M. Parsons, for \$22,000.

The reconstruction of the corner of Broadway and Prince street, recently acquired by Mr. John Jacob Astor, will begin on February first, when present leases expire. Ground will then be broken for the erection of two six-story brick and stone warehouses, with a frontage of 50 feet on Broadway, and 200 feet on Prince street. The cost of the two large stores is estimated at \$350,000.

It is reported that the Dominican Fathers in charge of the Church of St. Vincent Ferrer, will shortly erect a new monastery on the northeast corner of Lexington avenue and Sixty-fifth street. The cost of the building will be about \$100,000.

It should have been stated in this column last week, that the sale of ten Brooklyn lots, amounting to \$26,000, and the purchase of 350 West Twenty-third street, by Mr. John A. Monsell, were effected by Mr. Jere Johnson, Jr. The Brooklyn lots were on the corner of Union street and Eighth avenue.

Jere Johnson, Jr., has sold during the past week the following Brooklyn property: Seven lots on the south side of Fulton street, 2x75 each, for \$24,500; thirty-four lots on south side of Hancock street, between Nostrand and Marcy avenues, for \$33,600; twelve lots on Jefferson street, between Marcy and Nostrand avenues, for \$9,840; twelve lots on Hancock street, in rear of above, for \$9,840; twelve lots on Jefferson street, near above, for \$10,400, and twelve additional lots on Hancock street, for \$10,400.

That things in Long Island are about as lively as on Manhattan Island, is evident by the above. Going further on, along the coast, we find that Mr. Henry C. Murphy and associates have purchased from Mr. William A. Engeman, the Brighton Bathing Pavilion at Coney Island, and the shore front from the Pavilion to the Concourse, including the wooden pier, for \$100,000. It is understood, that an iron pier will replace the wooden one during the coming year.

From other parts of Long Island, we hear of active real estate operations. Mr. James Roosevelt has purchased seventy-five acres at Cove Neck. The Seligman property at Jamaica has been sold to Mr. Edward Morrison. Mrs. Daniel B. Conklin has purchased Mr. Kally's property on Broad street, Greenport, and at Bridgehampton. Messrs. Orrin Warren and B. H. Seabury have secured from the heirs of the late Isaac Ludlow, several sites for the purpose of erecting summer cottages. Mr. Richard Esterbrook, Jr. who already owns property in this place, has purchased twenty-four more acres on Ocean avenue. From various other sections of the Long Island coast we hear of numerous negotiations pending so as to accommodate the thousands of pleasure seekers during next summer.

The following are the sales at the Exchange Sales-room for the week ending December 31:

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

John st, No. 32, s e cor Nassau st, 22x51.10, five-story brick building, George F. Puffer. (Public auction sale)	\$28,200
Vandam st, No. 24, s s, 235.2 e Varick st, 24.9x100, two-story brick and four-story brick tenement. Thomas Reid. (Exr's sale)	10,700
8th st, Nos. 95 and 97, n s, 355.9 w 5th av, 50x93.11, two-story brick dwell'g. Isaac S. Young. (Mort. \$11,500.) (Assignee's sale)	11,625
22d st, No. 540, s s, 200 e 11th av, 75x98.8, leasehold. B. C. Thornell. (Assignee's sale)	30
*24th st, n s, 400 w 6th av, 25x114.6, Wm. H. Sandford and ano. (trustees)	12,700
33d st, No. 315, n s, 227.4 w 8th av, 23.10x98.9, four-story stone front dwell'g. Thomas Asfencio. (Am't due, about \$13,400)	18,500
*69th st, s s, 325 e Av A, 75x100.4	}
East River, s w cor 69th st, 25x80	
(Amount due, abt \$8,910)	4,500
83d st, No. 222, s s, 254.2 e 3d av, 17x102.2, three-story brick dwell'g. Eliza Gardner. (Am't due, about \$5,925)	5,500
*1st av, w s, 43.9 n 122d st, 24x75	}
1st av, w s, 19.9 n 122d st, 24x75	
122d st, n s, 75 w 1st av, 25x91.9	
Michael Roche. (Amount due, abt \$43,500)	}
3d av, No. 74, w s, 77.5 n 11th st, 25.10x100, leasehold. S. M. Miliken. (Assignee's sale)	
*11th av, w s, 50.5 s 43d st, 25x100, James E. Brittingham. (Amount due, abt \$3,625.)	13,750
9,140	
Total	\$150,251

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan J. Cole and Cole & Murphy have made the following sales for the week ending December 29:

*Canton st, e s, 88.6 s Auburn pl, 62.2x irreg. Thomas Martin	\$2,160
Gold st, w s, 347.3 s Willoughby st, 22.6x100.3 Mr. Plumer	6,150
Madison st, No. 53, n s, 140 from Franklin av, 20x100, three-story brick dwell'g. Henry S. Williams. (Public auction sale)	5,100
McDonough st, n w cor Tompkins av, 125x100. C. E. Wendt. (Receiver's sale)	40,100
*Plymouth st, s s, 110 e Bridge st, 23.6x100. Peter Hawson	2,011

*Union st, n e s, 213.4 s e Hoyt st, 16.8x100. John L. Van Pelt	2,000
Van Brunt st, n w cor Partition st, 25x100. Fred'k W. Rebhans	10,400
*Gates av, s s, 75 w Stuyvesant av, 18.9x100. Henry W. Stryker	2,500
*Gates av, s s, 93.9 w Stuyvesant av, 18.9x100. J. R. Stilwell et al.	2,500
Tompkins av, e s, 50 s Kosciusko st, 50x100. William Blenbock. (Assignee's sale)	3,000
Total	\$75,921

BUILDING MATERIAL MARKET.

BRICKS.—There is a continued strong market for Common Hards, with a slow but sure gain on values. The holiday season and the unfavorable weather have tended to restrict operations somewhat during the current week, but this has been neutralized by light supplies and a demand to pile away against future wants, which prevented any accumulation afloat. The major portion of the arrivals have come forward on barges from Haverstraw, and in many cases appeared to be under engagement before receipt, and the disposal of the offering was a matter of no difficulty whatever. Up to the present writing about \$7.75 per M. appears to be the average top rate, but 25c. per M. more is asked by some receivers on the ordinary run of quality with favorite brands higher still. Stock from Jersey and Long Island is valued in full proportion to that from the Hudson, and, indeed, a few of the makers at points on the "Sound" insist that a much better price must be guaranteed before they will commence shipping at all. We learn of no sales afloat, and the price is nominal. Fronts selling mostly from yard, and command good full rates in all cases. The year closes upon a generally firm and promising market for all holders of stock.

CEMENT.—The market retains a firm tone, and generally the supplies available are moderate, with a pretty good demand current for Rosendale. In the majority of cases \$1.25 per bbl. is quoted, and supplies are understood to be coming through by rail at this rate. We are informed, however, that the figure is not quite so universal as supposed, some quiet offerings making at a shading from this and of lots from dealers hands. American Portland is selling well, and current quotations are fully sustained. Foreign grades in good demand for the season, and generally reported as retaining a healthy, uniform tone.

HARDWARE.—There is scarcely any business doing except on city account and this does not amount to much, buyers merely taking some odd invoices to meet an unexpected necessity, etc. Offerings are fair but not full, the desire being to prevent an increase of accumulation until after the yearly inventory shall have been completed. As before, the tone is apparently steady, and sellers all talk full prices on their stocks. The manufacturers of wood screws have fixed upon discounts to go into effect January 1 as follows: Flat Head Iron, 50 per cent. Round do. 45 per cent. Flat Head Brass, 50 per cent. Round do. 40 do.

LIME.—The market is well sustained, and full former prices remain current on all grades. Supplies come to hand slowly, are exhausted at once, and the demand is quick enough to make a place for much larger quantities.

LATH.—The market has continued strong, and is gradually verifying the predictions and expectations of receivers. Some fair arrivals have taken place since our last, but all were wanted, and with sufficient anxiety to induce an increase upon bids, upon which an advance of 10c. per M. is established, fixing the selling basis by cargo at \$2.10 per M. The demand, however, is not yet satisfied, and buyers may be found ready to negotiate, though rather disinclined to agree to the still higher figure asked on the few parcels offering to arrive. Some dealers who are carrying stocks on storage are indifferent operators, as they feel that at market rates they have a supply close at hand if much in need of it, but others have neither an accumulation on storage or much if any of their own and are somewhat anxious to purchase.

LUMBER.—Business naturally has been quite dull during the holiday week, and there is no feature in the present condition of the market worthy of special note. Dealers quite generally appear very well satisfied with the results of the past year's operations and are looking forward to a good trade soon after the commencement of the new year, though much will of course depend upon the weather and especially so far as local consumption is concerned. The export trade is quite promising, and it is believed that supplies laid aside for this special outlet will all be wanted before opportunity is afforded for additions, except at heavy expense for transportation, etc., and this of course would entail an addition to cost. Shippers assert that in such an event they would be compelled to withdraw, as margins are already calculated to a nicety and cannot be widened, so far as most regular outlets are concerned.

Spruce of attractive quality could be placed if offered, and at a pretty full rate. There is, however, neither any great amount offering upon the open market or under call for it, and the position more or less nominal, though not unusually so for the season. Some schedules continue to offer, but manufacturers respond slowly and the amounts closed are small. About \$17@18 quoted for random and as high as \$22 asked for specials.

White Pine is under good and quite determined control with holders offering stocks carefully and indifferently. There has been some little hurry to work through a few pending negotiations before the end of the year, but the new demand was moderate and unimportant especially on local account. This however, is a seasonable feature, and on the whole expected, more especially during the present week. We quote \$17@20 per M. for West India shipping boards; \$23@25 for South America do.; \$15.50@16.50 for box board; \$17.00@17.50 for do. wide and sound do.

Yellow Pine is not finding much demand and the market has a somewhat slack tone. Held lots have in some cases been offered quite low by owners anxious to close out, but for really attractive supplies the position is at least steady, and some sellers are claiming full figures. There is no indication of any scarcities in the immediate future so far as ordinary grades are concerned, but it would be a difficult matter to induce manufacturers to contract for extra sizes at present. We quote random cargoes at about \$23.50@25 per M.; ordered cargoes, \$24@26 do.; green flooring boards, \$24@25 do.; and dry do. do. \$25@26.0. Cargoes at the South \$14@17 per M. for rough, and \$19@20 for dressed.

Hardwoods are generally held with much firmness on a line of the quotations previously given, but the supply offering is small and business dull. Choice walnut, cherry and ash are wanted, and oak is also scarce, especially quarter cut. We quote at wholesale rates by carload about as follows: Walnut, \$77@85 per M.; ash, \$33@36 do.; oak, \$35@40 do.; maple, \$30@35; chestnut, 1st and 2d, \$30@35 do. do.; culls, \$18@20 do.; cherry, \$45@47 do.; white wood, 1/2 and 3/4 inch, \$25@27.50, and do. inch, \$33@35 do.; hickory, \$35@45 do., for Western, and \$65@75 for good nearby stock.

Among the yard dealers the reports are of a moderate distribution of stocks this week and without new features of importance. Stocks, however, are firmly held, and in all cases full former rates asked.

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

An Am barque, 435 tons, from Savannah to Buenos Ayres, lumber, \$18.50 net; an Am barque, 495 tons, from Boston to Boca Wharf, Buenos Ayres, lumber, \$18.62 1/2 net; an Am barque, 577 tons, from Portland to Buenos Ayres, lumber, \$13.50 net; an Am barque, 717 tons, Portland to Montevideo or Buenos Ayres, lumber, \$12.50 net; an Am barque, 514 tons, from Calais to Montevideo or Buenos Ayres, lumber, \$15 net; an Am brig, 420 tons, from Pensacola to Caibarien, lumber, \$7; an Am schr, 191 tons, from Frontera to New York, cedar and mahogany, about \$12.50; an Am schr 217 tons, Wilmington, N. C., to Martinique, lumber, \$8 and foreign port charges; an Am barque 644 tons, hence to San Fernando, Trinidad, 10,000 old shooks, 2 1/2 c. and 150 M lumber, \$6; a schr, 216 tons, from Georgetown, S. C., to Barbados for lumber, \$9.50; a schr, 281 tons, from Mobile to Hayti, lumber, \$8; a schr, 189 tons, from Jacksonville to St. Pierre, Martinique, lumber, \$9; an Am schr, 173 tons, from Portland to Guadalupe, shooks and heads, 25c., and back from Pascagoula, lumber, private terms; a schr, 215 M lumber, from Brunswick to New York, \$8.50; two schrs, 345 and 641 tons, from Savannah or Brunswick to Baltimore, lumber, \$5.75; a schr, 389 tons, from Jacksonville to New York, lumber, \$8.50; a schr, from Petersburg to New York, oak lumber, \$5.25, and pine, \$3.50; a brig, 250 M lumber, from Pensacola to New York or New Haven, \$8.50; a brig, 350 M lumber, from Pensacola to New York, \$8.50; three schrs, each 150 to 170 M lumber, from Norfolk to New York, \$3.50; a schr, 230 tons, hence to Charleston, stone, \$1.50, and back with lumber, \$6; a schr, 207 tons, hence to Jacksonville, stone, \$1.30, and back with lumber, \$8.50; a schr, 211 tons, hence to Jacksonville with stone, and back with lumber, \$10.50 for the round.

Exports of lumber from the port of New York:

	This Week, feet.	Since Jan 1, feet.
West Indies	231,865	28,583,614
South America	292,816	19,117,879
East Indies, Africa, etc	140,555	7,959,412
Europe, Continent		2,857,021
Europe, United Kingdom	15,000	8,282,200
Total	680,236	66,805,156

GENERAL LUMBER NOTES. THE WEST.

The Northwestern Lumberman has the following on the Chicago market:

With the close of navigation the receipt of lumber has practically ceased, but there are still some arrivals by rail, and during the past week these have aggregated 3,255,000 feet of lumber and 2,900,000 shingles. The receipts of the corresponding week last year were 1,980,000 feet of lumber and 1,185,000 shingles, showing an increase for the current season. The total receipts of the season to the present time reaches 1,530,070,000 feet of lumber and 643,108,000 shingles, an increase of 93,268,103 feet of lumber and a decrease of 12,925,000 shingles, as compared with 1879. There is room for heavier rail receipts in the shape of large dimension sizes of joist and timber, and, as the winter operations of the mills will warrant, the heavy building operations of the city and vicinity now in progress or contemplated for the immediate future, will, no doubt, receive supplies through this channel.

Receipts and shipments of lumber and shingles from January 1 to and including December 29:

	Receipts		Shipments	
	Lumber	Shingles	Lumber	Shingles
1880..	1,530,070,000	643,108,000	791,477,763	121,113,000
1879..	1,437,801,897	655,133,000	728,408,595	141,836,000

The shipments of the past week, as compared with the earlier season, make a meagre showing, owing to several causes, one of which is the continued stringency in the supply of cars, which still are so difficult to obtain as greatly to hinder trade. The approach of the holidays, combined with the fact of severe weather for several weeks, have proved another factor to decrease the volume of trade. The shipments of the week are reported at 6,938,000 feet of lumber, which, according to the adopted rule of figuring, should read 15,618,856 feet, or two and a half million feet per day. The comparison with the shipments of last year shows the past week to differ only about one car load from the corresponding week of last year. Shingle shipments, on the contrary, have largely decreased, the report showing but 714,000 shipped this year, against 2,308,000 for the corresponding week of 1879.

The total shipments of the season now aggregate 791,477,763 feet, or as corrected, 1,213,750,767 feet of lumber and 121,113,000 shingles. Figured upon our

usual basis, the excess of shipments over 1879 now reaches 92,108,692 feet of lumber, and effectually wipes out the excess of receipts which is elsewhere figured to date at 92,268,103 feet. Trade is in a healthy condition, although under the influences heretofore noted, rather quiet; prices are firmly held, and some varieties of stock are quite difficult to find. The general feeling among the dealers is one of satisfaction at the outlook for the future, although no heavy demand is anticipated until after the holidays are past.

HARDWOODS.—Trade continues unusually good for December, with unchanged prices. On some grades, particularly in ash, prices are unyielding, and an advance would not be a surprise. The market is very clear of dry ash, and the fact that outside parties are frequently in quest of it here shows that the stock is small at other points. Dealers are paying producers an advance of from \$6 to \$8 on the better grades, over prices at the beginning of last winter, and even at such an increase, contracts for large amounts can not readily be placed. We notice the arrival at one yard of several cars of very fine ash from Ohio, and beyond this none to speak of has come to town during the week.

We doubt if a stick of oak timber, six months sawed, can be found in the city, and green is very scarce. The busy season with the ship-yards is now at hand, and they have but little timber to work with. These yards use in the neighborhood of 1,500,000 feet of oak annually, and we suppose private repairs consume nearly as much. This winter we look for more than the usual amount to be called for, as the shipping season has been one of marked financial success, and owners feel able to repair liberally. Notwithstanding the scarcity of stock, the lack of cars is what concerns the ship builders most. They use green oak, later from the saw the better, and it can be obtained if cars can be had to bring it from Indiana. We hear of cars, two weeks on the way, when they ought to have reached here in two days.

In Indiana much oak is being cut this winter; in some sections snow favors sledding, but where it does not, tracks are made to do service. The timber every year is cut further back from the streams and main roads, which of course adds to the cost of production. High prices and favorable weather will cause the lumbermen of that State to make a raid on the monarchs of the forest this winter that will tell. Some of our dealers are getting out heavy supplies in the Mackinaw district, Mich., and report logging progressing finely. The weather is uniformly cool, and there is just enough snow for good work.

The Lumberman also has the following:

Throughout Michigan, good logging conditions are found; in none is an excess of snow reported, in some the lack of it is successfully supplemented by ice roads, made with sprayers, the weather having been remarkably favorable for this purpose.

The Wisconsin logging operations are progressing equally favorably, and thus far during the season the lumbermen of the northwest could not have had better logging conditions, if they had made them themselves.

On the Mississippi river, from Minneapolis to St. Louis, we find but one complaint, and that is the lack of cars to transport the lumber which is sold and which is being ordered daily. From present indications the spring will open on stocks more thoroughly reduced throughout the northwest than ever before. Prices, so far as we can learn, are firm, and little or no disposition is evinced to see who can get rid of the most lumber at the least profit. For once, dealers in all sections seem to appreciate the value of what they have in their yards, and no feeling of fear is manifested regarding the effect of a big log crop on the business of another season. Cars do not grow more plenty, as it was hoped would be the case, and unless the recent heavy failures of grain speculators should operate to check the movement of cereals, we can see no immediate prospect of relief from the difficulty. Good trade and good prices, however, continue at all points, notwithstanding this drawback.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.,

Chicago continues to sell two million feet per day, and is reasonably contented with the situation. St. Louis sells about three quarters of a million, and seems happy with her lot. The other western markets are enjoying a large winter business with only reasonable stocks to draw from. Prices are unchanged, with nothing in the business horizon to indicate any fluctuation in the value of standard goods until after another crop shall be on the market. There is no change in the situation or prospects in the pineries. All the indications are favorable for a 6,000,000,000 cut in Michigan, Wisconsin and Minnesota, which will tax the manufacturing capacity of the mills to the utmost. In the West there is little danger of overloading the market except in Missouri and Kansas where the lake and river lumbermen meet in sharp competition. There is one feature of importance which is liable to be overlooked, the value of stumpage in the West is at least 50 cents above last year's figures, while Michigan is from 75 cents to \$1 higher. The timber is more remote from the streams, and the cost of hauling logs as well as transporting supplies, may be set down at least 25 cents per M above last year's cost. To this may be added a few cents more for the increased expense of "driving." This gives an assurance that next year's figures will be at least one dollar higher on common lumber. It must be in order to keep up the reasonable margin on lumber.

THE EAST.

The Boston Commercial Bulletin says:

Western lumber is still inactive and the arrivals, though light, are ample for the present requirements of the trade. Yet, notwithstanding the quietness which is usual and expected at this season, we hear of one commission dealer who disposed of ten cars of pine on Wednesday—an exceptional transaction, but proving that the market is not utterly flat. The continued cold weather and the increased arrivals have conspired to weaken the price of Eastern lumber, and we note a decline of about \$1 per thousand in our quotations.

THE PROVINCES.

We draw upon the Montreal Journal of Commerce for the following:

If further evidence were needed than what had already been afforded to prove the revival of the lumber trade in Canada this year, which is acknowledged to have constituted a component part in the country's restoration to prosperity, we think it might be found in the annual circular of Messrs. J. Bell Forsyth & Co. Quebec has long been the leading timber port of Canada, and the circular referred to contains complete and reliable returns of the supply, export, and stock of timber, deals, staves, etc., at that port, together with the usual comparative statements (carefully compiled), prices current, arrivals and tonnage, etc. Our limited space will only permit of the publication of a few extracts from this interesting circular. After referring to the late opening of the season, it states: "The arrivals of steamships exceed those of previous years, and are more than double of what they were five years ago, being 261 steamers, 492,670 tons, this year, against 215 steamers, 327,647 tons in 1879; in 1875 we find them to be 117 steamers, 171,619 tons, and 89 steamers, 113,387 tons in 1879. While this large increase in the carrying trade is done by steam, there is no diminution in sailing ships, 895 vessels, 706,346 tons, being entered against 666 vessels, 492,670 tons last year. It will also be observed that 634 sailing vessels, 555,451 tons, cleared at this port (lumber laden) this season. When we penned our remarks just a year ago we were able to state that decided improvement had taken place in the timber trade, and with increased consumption and prices tending upwards in the British markets, we may look forward hopefully to the future. Happily for all interested the expectations of the most sanguine have been fully realized; the manufacturers after contending with three years of great depression, during which time they were often compelled to sell at less than the cost of production, have this year felt the benefit of prices which must have left very handsome returns, and were in many cases unprecedentedly high! The trade of this port is in a sounder and more satisfactory state than it has been for years; the short supply of all woods this season, as will be noticed by glancing at the supply returns, as well as the full average export leaving us with exceedingly light stocks, the greater portion of which are held by the shippers, and which must suffice not only for the spring shipments, but also for part of the summer requirements."

COMPARATIVE STATEMENT OF EXPORTS AND STOCKS ON HAND IN QUEBEC.

Export.—From customs returns for years ending 1st December:	1879	1880.
Timber—		
Oak, feet.....	1,681,000	2,316,840
Elm, feet.....	544,040	1,041,800
Ash, feet.....	172,490	293,620
Birch, feet.....	196,480	558,840
Tamarac, feet.....		
White pine, square, feet....	5,300,440	11,552,560
Waney, feet.....		
Red pine, feet.....	813,800	1,433,200
Staves—		
Standard, mille.....	660	392
Puncheon, mille.....		
Barrel, mille.....	843	921
Deals—		
Pine, standard.....	4,202,219	5,823,263
Spruce, standard.....	2,852,509	3,200,130
Lathwood—		
Red pine and hemlock, cords.....	595	628
Total stock including merchantable and cull on the 1st December:		
Timber—		
Oak, feet.....	1,149,200	656,026
Elm, feet.....	331,536	237,610
Ash, feet.....	265,840	136,317
Birch, feet.....	31,629	176,693
Tamarac, feet.....	85,727	112,991
White pine, square, feet....	12,139,523	6,197,618
waney, feet.....	2,217,888	797,346
Red pine, feet.....	1,669,395	1,372,572
Staves—		
Standard, mille.....	405	206
Puncheon, mille.....	770	271
Barrel, mille.....	1	12
Deals—		
Pine, standard.....	2,233,400	1,626,158
Spruce, standard.....	682,634	515,110
Lathwood—		
Red pine and hemlock, cords.....	174	90

The market for white pine opened higher than the closing prices of the autumn previous, and with the arrival of fresh timber came a more decided improvement, which guaranteed good figures throughout the season. The export of pine for the season of 1880 has been greatly in excess of that of either 1878 or 1879, and fully up to the average of the past ten years, while the stock wintering in Quebec is one-half of what it has usually been for the past twenty-five years. Red pine ruled scarce throughout the season, but notwithstanding the shipments have been double those of 1879, and the stock remaining over is below the average for the past five years. Good oak has been strong and in demand quite equal to the supply, the receipts only amounting to 1,790,236 feet, the exports drawing largely upon the stock carried over from former years. Elm was well supplied, but in such request that very little is left over. The timber is getting more difficult to procure each year. Ash has moved freely throughout the season at rather improved prices. Both the supply and export of pine deals are indicative of a wonderful increase in this branch of the lumber trade. Deals have been in good demand all the season, and in June and July very large shipments were made, creating a temporary scarcity. Spruce deals have been in active request and shipped in large quantities.

The shipments for the season just closed were the

largest of any year since 1877, in which the tonnage was largest of any year since the close of 1872, being 870,627 tons, 786 sailing vessels laden.

FOREIGN.

The London Timber Trades' Journal as follows:

We are glad to observe that at last there is an improvement in the deliveries from the docks, and trust that this will turn out to be a favorable omen of a better demand. From the Surrey Commercial Docks there went out last week about 400 standards of deals, &c., and nearly 450 standards of flooring in excess of the corresponding week last year; this is quite an unusual circumstance, as for many weeks past the deliveries have been comparatively very small.

There seems to be very little disposition on the part of buyers to enter into engagements for next year, and matters are consequently at almost a complete standstill as regards the f.o.b. trade. There is, of course, much speculation as to how prices will go, but there is nothing as yet to afford any positive indication on the subject.

LIVERPOOL.

The importation for the past week has been upon a greatly reduced scale from that of the previous two or three weeks, yet the quantity poured upon the market has, for the time being, rendered it almost stagnant, and consequently in North American goods, of which the import has chiefly consisted, there has been very little done. The stock of spruce has been suddenly increased by the arrival of vessels which should in ordinary circumstances have been here in October, but as they were detained by the long continuance of easterly winds, the last of the fleet bound from the West overtook them off the coast, and hence we have had the simultaneous arrival in one month of the import which should have been spread over October and November. Hence the trade in these goods has for the time become stagnant, for whilst merchants on this side are willing to buy at a price, the rates do not by any means come up to the limits of the sellers, and in consequence a large quantity is going into store. The building trade of the country continues in a very dull condition, and with the stocks on hand, which at present seem ample for all probable requirements, there seems no warrant for the high prices for next year's supply, of which we hear some rumors from Canada and the Baltic. It will take some time to disabuse the minds of the buyers in the future that the cry of "short supplies" is to be relied upon, for from nearly all quarters we have heard this pronounced from early spring, only to find that we have had a large production poured into this market in the fall of the year from Canada, New Brunswick, and Nova Scotia, with the result that much of this in port will have to be stored to wait a market.

At present the healthiest article in this market seems to be oak, the stock being about 200,000 cubic feet less than it was this time last year, and importers of parcels by the fall fleet are holding for prices which seem extreme compared with recent rates, but they are prepared to store, and wait a market in the future, rather than sell under the prices for which they now hold.

NAILS.—The demand has been moderate and uncertain from pretty much all sources and the market dull throughout. Former prices were quoted and are as a rule asked, but desirable customers are not allowed to escape for a small fractional difference. An Association rate has been fixed at \$3 per keg, but this is not a settled rate for the market as yet, and we quote from the above down to \$2.75 for 10d. to 6d.

PAINTS AND OILS.—Demand generally continues moderate and uncertain and few parcels are now taken except under force of the most urgent wants.

In the majority of cases holders make a showing of firmness, and asking rates are pretty much all as before, but for actual sales considerable irregularity has been shown with the turn principally in buyers favor. Linseed Oil has met with a moderate demand from ordinary trade sources, and about former rates were obtained, but there is no open or free market, and a larger movement could only be brought about by further shading cost. Our outside figures are rarely reached. We quote at about 55@56c. for City, and 60@61c. for Calcutta, from first hands.

PITCH.—The supply is small and well under control with no offering beyond the demand, this, however, is light at the moment and business dull. We quote at \$2.15@2.25 per bbl. for City delivered.

SPIRITS TURPENTINE.—Business has not shown much animation and was confined in the main to ordinary jobbing parcels. Stocks, however, remained under good control, and holders, sustained by encouraging advices from both Europe and the primary points, have insisted upon full figures in all cases. As this report is closed, the quotations stand at about 45½@46¼c. per gallon, according to the quantity of stock handled.

TAR.—Demand without much animation, as the case still tends to keep buyers down to a close limit of actual necessity. Holders, however, have very little stock to carry and show a most confident tone. We quote \$4@4.12½ for Newbern and Washington, and \$4@4.25 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 property from husband to wife.

- GRANTORS. Albert, Rose E. F., wife of Johnston, Olivia, wife of Halpern. C. A. Amthor, G. F. (3). Jones, Catharine M., widow. Andrews, G. F. Jones, Helen A., byguard. Andrews, J. R., exrs of Jones, A. H. (2). Andrews, Sarah J., widow. Keyes, Helen A., byguard. Barry, Maria E. Keyes, A. D. Barclow, R. G. Knower, Aun K., wife of Bleakley, Amelia D., widow. E D. Kucklick, Rochus. Lane, James (3). Bliss, C. H. Langbein, Leonard. Bloomfield, Mary, wife of C. A. Lawton, Newbury D. Bookman, Jacob (2). Light, W. J. Bowley Savings Bank. Lightstone, Simon (2). Braem, Emily M. F., wife of Henri M. Lipman, Julius. Brinckerhoff, Margaret I., wife of W. E. Luyster, C. W. Burchell, H. J. Manhattan Life Ins. Co. Caldwell, W. A. (3). Martin, W. A. Childs, Mary E., wife of Emery E. Mary, Salomon. Chisoin, Mary A., wife of, and W. E. Mathews, William. Churchill, F. H. McBrien, Selena. Citizens Saving Bank. Montgomery, J. H. Clark, C. A., guard. Mutual Life Ins. Co. (2). Clarkson, Abbie B. O'Conner, John. Coffman, Eniza, wife of Wm. Parsons, W. F. and A. M. Cohen, Jacob. Pinkney, Mary G. Concklin, W. W. Pirson, Sarah J., wife of Coudert, F. R., Charles L. L. Porter, T. D. Croft, W. R. Richards, R. G., exrs. of Cullen, John. Richards, R. H. and W. Cunningham, Edward. Sanger, Henry. Deane, J. H. (6). Russell, James. de Perez, Maria D., widow. Scharnikow, Heinrich. De Wolf, Lillian. Schmid, Jacob. Dinkelspiel, David (3). Schoobher, Louis (2). Dodge, W. E. Serre, Jean P., L. L. and Dougherty, Margaret A., widow. Rose C. Siegel, Benjamin. Driggs, J. S. Sittick, H. G. (2). Duryea, Henrietta V., wife of Andrew. Spaeth, Julius (5). Early, John (2). Spencer, W. S. Evans, George. Sturges, T. L. Fanning, S. A. Tailer, R. W. Folsom, C. H. Thomas, T. G. Foy, Patrick. Tiffany, C. L. Francis, Roger A. Tracy, Edward. Gilbert, Bertha A. Tracy, J. F. Gilford, George and T. B. Tryon, Sarah. Girsch, Dorothe. Uhinke, Jacob. Going, Joseph. Wallace, Ruth A. Gould, Lavinia. Warden, W. D. Gray, Christopher. Weaver, Lottie S. Green, Anna M., wife of Daniel. Weil, Max. Whitfield, G. B. Guggenheimer, Randolph. Wilson, Henry (2). Hamilton, G. J. Wilson, James. Herzfeld, Joseph. Wulson, Jane, widow (2). Hewlett, Joseph. Wilson, J. C. Hiscox, Samuel. Wilson, M. A., exrs. Hobart, H. L. Wilson, Melissa C., wife of R. T. Hoffman, Ella S., wife of J. T. Wissmann, C. A. Hunt, C. H., recvr. Withaus, Julia C., exrs. of (3). Hyslop, Mary A., heirs of Wolfe, Catharine Lorillard, et al., trustees. Irving Savings Inst. Wood, J. L. R. Johnston, Elizabeth, wife of R. E. Wright, S. J. Johnston, Emmeline, wife of W. H. Wunderlich, Anna M. and ano., exrs. J. Wunderlich, J., heirs of.

REFEREES.

- Dixon, W. P. (5). Newcombe, R. S. Erbe, Alfred. Smith, E. H. Glover, J. H. Speir, Gilbert M., Jr. Graham, DeWitt C. Stetson, F. L. Hoyt, H. M. Truax, C. H. Martens, G. T.

GRANTEES.

- Adrian, M. J. Bronner, Sophia. Aldous, Frederick. Buhler, Daniel. Algie, R. J. Bull, R. H. (2). Amthor, G. F. (3). Chanuler, Emma (2). Anderson, S. J. Chapman, Julia A. (2). Armstrong, W. H. Childs, Mary E., wife of Babcock, H. D. E. E. Babcock, S. D. Coar, John. Baker, J. P. Cohen, Elizabeth. Barry, Annie. Cowen, Henry. Beiermeister, Conrad and Dina. Coogan, J. J. Bennett, Cornelius. Coudert, F. R., Charles and L. F. Bernheimer, Isaac and Simon. Cowen, Newman. Crichton, Henry (2). Bliss, C. H. Crosby, D. G. Bond, G. W. Cummings, Frances M. Bradhurst, H. M. and Catharine A.

- Davidson, John. Deane, J. H. Decker, T. W., T. W., Jr., H. E. and G. C. Dennistoun, T., exr. of. Dickie, E. P. Dinkelspiel, David (2) Donovan, Timothy. Early, John (2) Ecker, E. B. (2) Eggert, Wm. Ely, Smith, Jr. Eno, A. R. (3) Evans, George. Falihee, Michael. Fanning, S. A. (6) Faulkner, Emma F. Feldmann, Heinrich, and Elise his wife. Field, H. T. Gifford, Silas D. Glover, W. B. Gloet, Robert and Ogden. Guggenheimer, Randolph. Hassey, A. C. Henderson, J. C. Henry, Mehtable L., wife of M. H. Herrman, M. S. Hildburgh, Henry. Hoffman, E. A. and C. F. Hoffman, Glorvina R. (2) Hoffman, Mary Grace. Horton, H. L. Hunnewell, Isabella P., wife of W. H. Hyams, Elias. Ingraham, G. L. Innes, Isaac (4) Janssen, Dirk C. F. Juch, Wilhelmine (4) Kaufman, Friedericke, wife of Abraham. Keller, Morris. Keys, Jesse G. Knower, E. D. Korn, Bertha S. Kucklick, Rochus. Kuhn, Daniel, Jr. Lane, James (2) Langbein, G. F. & J. C. J. Le Roy, H. S. Lightstone, Simon (2) Loew, F. W. Lynd, R. B. (3). Lyons, J. J. Marcus, Fanny. Martin, W. A. (2) McCloud, James. McConkey, Hester C. Mehrbach, Solomon. Meyer, P. F. Miller, Louisa C., widow. Mott, H. I. Murphy, Patrick. Neville, Catharine D. Norton, Sophia, wife of Hart Z. O'Connor, John. Orr, J. C. Palmer, William. Pierson, E. L. Reynolds, Edward (2) Koeder, Simon M. Russell, James. Sachse, Frank (2). Sanford, Margaretta C., wife of P. G. Schmid, Jacob. Schoolherr, Louis (2) Schreyer, Peter. Silberstein, Michael. Silleck, H. G. Siller, Hugo. Sloane, John. Spaulding, Bernard. Steiger, Margaretha, wife of Ferdinand. Steinkamp, C. H. Sternberger, Simon. Taidiken, J. G. C. Tailer, R. W. Thacher, T. A. Thomas, T. G. Thorn, Emily A., wife of W. K. (2). Tracy, Edward. Tracy, T. F. Uhinke, Jacob. Vuite, H. T. Wendel, J. G. Wheeler, Harriet F. L., wife of Ward. Wilcox, C. H. (2) Wilkinson, Ellen A., wife of Robert. Wilson, Phynetta A. (2) Withaus, G. H. and E. J. Wright, I. E. (2) Yost, Caroline M. K. Zollikoffer, Emily A., wife of O. F. (3)

NEW YORK CITY.

DECEMBER 24, 25, 27, 28, 29, 30.

- Broadway, Nos. 18 and 20, five-story brick store. Beaver st, Nos. 5 and 7, two four-story brick stores. begins Beaver st, n s, 79.9 e Broadway, runs east 51.2 x north 116 x west 154.10 to e s Broadway, x south 33.6 x east 106.5 x south 7 x east 0.6 x south 19.6 x east 6 x south 74. Mary A. wife of and William E. Chisolm, College Point, L. I., to Isabella P. wife of W. Hollis Hunnewell, Boston, Mass. December 28. \$100,000 Broadway, No. 200, e s, bet Fulton and John sts, 23.6x160x22.6x160, five-story brick (stone front) office building. Gustav H. Withaus et al., exrs. Julia C. Withaus, to Gustav F. Amthor. Dec. 29. 160,000 Same property. Gustav F. Amthor to Gustavus H. and Edwin J. Withaus and Emily A. wife of Oscar F. Zollikoffer. C. a. G. December 29. 160,000 Broadway, w s, 84.9 n 68th st, 28.1x93.2x25x 109, two-story frame dwell'g. Broadway, w s, 56.8 n 68th st, 28.1x59x25x 71.10, two-story frame dwell'g. Lottie S. Weaver to Glorvina R., Eugene A. and Charles F. Hoffman. Mort. \$12,000. December 30. 24,000 Boulevard, s w cor 70th st, 179.6x118 to 10th av, x 159.10 to 70th st, x 35.5, three-story frame store and dwell'g, and three-story brick store and dwell'g, two-story frame store and dwell'g, and two-story frame shop, and one-story frame dwell'g. The Mutual Life Ins. Co., New York, to Edward B. Ecker. C. a. G. Dec. 24. 50,000 Boulevard, w s, abt 130 s 84th st, 21.11x85.11x 13.1x86.2, vacant. Foreclos. Richard L. Newcombe to Edward B. Ecker, Brooklyn. Dec. 4. 3,050 Bond st, No. 26, n s, 458.5 w Bowery, 26.9x 100, three-story brick dwell'g. Great Jones st, No. 29, s s, 395.1 w Bowery, 26.9x100, two-story brick shop. Partition. William P. Dixon to Henry L. Babcock. Dec. 15. 29,800 Cherry st, No. 150, n s, 410 e Catharine st, 25.4 x127, five-story brick store and tenem't and six-story brick tenem't in rear. George B. Whitfield to Rochus Kucklick. Dec. 27. nom Same property. Rochus Kucklick to August C. Hassey. Mort. \$11,500. Dec. 27. 19,500 Chrystie st, No. 13, w s, 25x77.8, two-story frame (brick front) store and dwell'g, and two-story frame dwell'g in rear. Heinrich Scharnikow to Dirk C. F. Janssen. December 23. 5,650 Chambers st, No. 155, n s, 250 w West Broadway, 25x75, five-story brick (stone front) factory, &c. John Early to James Lane. 1/2 part. Mort. \$20,000, Oct. 31. 18,500

- Same property. James Lane, Brooklyn, to Richard H. Bull. Mort. 18,000. Dec. 22. 32,000 Same property. John Early and James Lane to same. Q. C. Dec. 29. nom Same property. Samuel Hiscox to John Early and James Lane. April 25, 1871. 38,000 Fulton st, No. 144, s s, 160.2 e Broadway, 27x107.1 x27.4x107, five and four-story brick hotel. Gustav H. Withaus et al., exrs. Julia C. Withaus, to Gustav F. Amthor. Dec. 29. 60,000 Same property. Gustav F. Amthor to Gustavus H., and Edwin J. Withaus and Emily A. wife of Oscar F. Zollikoffer. C. a. G. December 29. 60,000 Greene st, No. 128, s e s, 25x100, three-story brick dwell'g. William Mathews, Harrison, N. Y., to Simon Sternberger. Dec. 24. 15,500 Gorck st, w s, 71.4 s Stanton st, runs west 50 x south 3.8 x west 50 x south 14.2 x east 100 to Goerck st, x north 17.10, portion of two-story brick shop, sheds, &c. Partition. William P. Dixon to Peter F. Meyer. Dec. 30. 1,525 Grand st, Nos. 383 and 383 1/2, s s, 100 e Norfolk st, 35x100, three-story brick store and dwell'g. William A. Martin to Newman Cowen. Mort. \$8,800. Dec. 30. 15,000 Greenwich st, No. 621, e s, 37.2 n Leroy st, 18.6 x46x18 6x47.1, three-story brick dwell'g. Henry L. Hobart to William A. Martin. Mort. \$3,000. Dec. 30. 4,800 Lewis st, Nos. 49 and 51, w s, 100 n Delancey st, 50x100, two four-story brick stores and tenements, and two four-story brick tenem'ts in rear. Abbie B. Clarkson to Daniel Buhler. Dec. 23. 10,000 Mercer st, n e cor West 3d st, 50x105, Nos. 1 to 7, West 3d st, five two-story brick stores and dwell's. The Manhattan Life Ins. Co. to Edward P. Dickie. C. a. G. Dec. 30. 60,000 Norfolk st, n w s, 50 s w Rivington st, 20x80, 1st av, No. 395, w s, 24.8 n 23d st, 24.8x75, four-story brick store and tenem't. Leonard Langbien to George F. and J. C. Julius Langbein. Mort. \$8,000. December 22. other consid. and 4,000 Pine st, No. 73, s s, 117.8 w Pearl st, 21.11x68.3 x22.1x68.11, four-story brick store. Partition. William P. Dixon to Samuel D. Babcock. Dec. 15. 9,000 Stanton st, No. 317, s s, 75 w Goerck st, 25x75, a portion two-story frame stable and shed. William P. Dixon to Peter F. Meyer. Partition. Dec. 30. 3,400 Washington st, No. 187, e s, 26.5x75.5x25.1x 82.10. James Lane, Brooklyn, to John Early. Correction deed. Dec. 18. nom West st, e s, 100.1 n Morton st, 25x109.2x25x 107.4, portion of frame planing mill. Partition. William P. Dixon to John G. Wendel. Dec. 15. 13,500 Wooster st, No. 145, two-story brick store and dwell'g, 25x140. Eliza wife of William Coffman, Lillian DeWolf, New York, and George F. Andrews, Chester, N. Y., and Mary wife of Charles A. Bloomfield, Metuchen, N. J., to Amos R. Eno. Q. C. Dec. 28. nom Same property. Sarah J. Andrews, widow, to same. Dec. 28. 12,000 Same property. Charles Andrews and ano., exrs. J. R. Andrews, to Amos R. Eno. December 28. 12,000 7th st, No. 69, n s, 375 e 2d av, 25x93.6, four-story brick dwell'g. William E. Dodge to Heinrich Feldmann and Elise Feldmann his wife. Dec. 27. 14,000 10th st, No. 362, s s, 243 e Av B, 25x92.3, four-story brick store and tenem't. Amelia D. Bleakley, widow, to Henry T. Field. 1-3 part. Mort. \$3,250. Dec. 29. 1,750 14th st, No. 245, n s, 53.1 w 2d av, 26.2x102.3, four-story brick (stone front) dwell'g. Gustavus H. Withaus, et al., exrs. Julia C. Withaus, to Gustavus F. Amthor. Dec. 29. 25,000 Same property. Gustav F. Amthor to Gustavus H., and Edwin J. Withaus and Emily A. wife of Oscar F. Zollikoffer. C. a. G. December 29. 25,000 16th st, No. 423, n s, 275.2 w 9th av, 24.11x92, five-story brick store and tenem't. Julius Lipman to Morris Keller. Mort. \$6,000. Dec. 1. exchg 17th st, n s, 238 e 2d av, 19x106. Joseph Herzfeld to Friedericke wife of Abraham Kaufman. nom 18th st, s s. Party wall agreement. William M. Robinson with Thomas Ward, Sing Sing. nom 19th st, No. 245, n s, 485 w 7th av, runs west 15 x north 91.8 x east 75 x south 30.10 x west 15 x south 0.10 x west 45 x south 62, three-story brick dwell'g and two and one-story brick stable. Maria E. Barry to Annie Barry, Q. C. gift 22d st, No. 48, s s, 211 e 6th av, 23x98.9, four-story brick stone front dwell'g. Catharine Lorillard Wolfe, et al., trustees, to Mary Grace Hoffman, widow. Dec. 13. nom 22d st, No. 48 E, s s, 70 w 4th av, 21x98.9, Emily M. F. Braem wife of Henri M., to Emma F. Faulkner. Dec. 28. nom 26th st, No. 114, s s, 200 e 4th av, 16.8x98.9, four-story stone front dwell'g. William L. and James F. Morsell, Stamford, Conn., to Hester C. McConkey, Stamford, Conn. C. a. G. Dec. 17. nom

Same property. Hester C. McConkey, Stamford, Conn., widow, to Frances M. and Catharine A. Cummings. Dec. 18.....10,500

27th st, No. 9, n s, 182 e 5th av, 18x98.9, four-story brick dwell'g. Alfred D. Keyes to Margareta C. wife of Philip G. Sanford, Saugatuck, Conn. Mort. \$5,000. Dec. 29.....3,000

30th st, No. 238, s s, 175 w 2d av, runs south 98.9 x west 25 x north 35.9 x east 4 x north 63 to 30th st, x east 21, five-story stone front store and tenem't, and three-story brick tenem't in rear. Foreclos. Alfred Erbe to Patrick Murphy. Dec. 28.....16,500

34th st, No. 165, n s, 80 e 7th av, 20x74.1, three-story brick dwell'g. Charles A. Gilbert, Brooklyn, to Emma Chandler. Mort. \$4,000. Dec. 23.....10,507

Same property. Bertha A. Gilbert widow, Brooklyn, to same. C. a. G. Dec. 23.....4,493

34th st, No. 157, n s, 166.8 e 7th av, 16.8x98.9, four-story stone front dwell'g. Foreclos. John H. Glover to Melitable L. wife of Morris H. Henry. Dec. 23.....17,150

37th st, s s, 200 w 3d av, 20x98.9. Timothy D. Porter to Thomas A. Thacher, New Haven, Conn. Dec. 28. 1878.....nom

37th st, No. 32, s s, 328.2 w 5th av, 20x98.9, three-story brick dwell'g. Ann K. wife of Elisha D. Knower to Elisha D. Knower. July 20, 1874.....17,000

39th st, No. 121 E., n s, 118 w Lexington av, 20 x98.6, four-story brick (stone front) dwell'g. Contract. Wm. P. and A. M. Parsons to James J. Coogan. Dec. 27.....22,000

41st st, No. 234, s s, 179 w 2d av, 26x98.9, five-story brick tenem't. Anna M. Wunderlich, widow and Frederick and Pauline or Lina Wunderlich, heirs J. Wunderlich to Frank Sachse. Mort. \$10,000. Dec. 30.....13,400

Same property. Anna M. and ano., exrs. J. Wunderlich to Frank Sachse. Dec. 30.....13,400

44th st, No. 132 E., s s, 83.8 e Lexington av, 16.4 x83. John O'Connor, Newark, N. J., to Frederick R., Charles and Louis L. Coudert. Mort. \$10,000. Aug. 7.....nom

Same property. Frederick R., Charles and Louis L. Coudert to John O'Connor, Newark, N. J. Aug. 7.....nom

45th st, s s, 250 e 11th av, 75x100.5. John H. Deane to Thomas F. Tracy. C. a. G. Mort. \$5,025, taxes 1880. Dec. 30.....nom

45th st, s s, 250 e 11th av, 75x100.5, vacant. Thomas F. Tracy to Randolph Guggenheimer. Mort. \$6,075, taxes 1880. Dec. 30.....11,500

46th st, s s, 150 e Lexington av, 170x100.5, vacant. George and Thomas B. Gilford to Robert W. Tailer. Dec. 27.....60,000

46th st, s s, 150 e Lexington av, 170x100.5, vacant. Robert W. Tailer to Bernard Spaulding. December 28.....68,000

47th st, No. 112, s s, 606.3 e 7th av, 18.9x100.5; also strip on e s. 0.3x98.9x0.2x98.9, three-story stone front dwell'g. Ella S. wife of John T. Hoffman to Stphia Bronner. Dec. 29.....9,500

48th st, No. 123 W., n s, 268.9 w 6th av, 18.9x53.5 x—x45.6 to centre line bet 48th and 49th sts, 30.6x100.5. George Evans to Phynetta A. Wilson. Dec. 28.....nom

Same property. Henry Wilson to George Evans. Dec. 28.....nom

48th st, No. 123 W. All the furniture and personal property upon these premises. Henry Wilson to Phynetta A. Wilson. Dec. 28.....gift

49th st, s s, 263.4 e 2d av, 19.2x100.5. Charles H. Hunt, recvr, to Fannie Marcus, C. a. G. Dec. 21.....order court

50th st, No. 309, n s, 137.6 w 8th av, 19.2x100.5, three-story stone front dwell'g. Benjamin Siegel to Michael Silberstein. Dec. 30.....8,750

52d st, No. 159, n s, 120 w 3d av, 25x100.5, five-story brick store and tenem't, gas fixtures and oil cloths. Henry J. Burchell to Bertha S. Korn. Mort. \$7,500. March 5, 1879.....13,500

54th st, No. 53, n s, 303 e 6th av, 20x100.5, four-story brick (stone front) dwell'g. John H. Deane to Joseph P. Baker. Mort. \$18,000. Dec. 24.....45,500

54th st, n s, 51.1 e 11th av, 54x72.7x55.2x51. Ruth A. Wallace to Hopper L. Mott. Dec. 14.....nom

56th st, s s, 90 w Lexington av, 0.6x100.5. George J. Hamilton to Theodore G. Thomas. Q. C. Dec. 15.....nom

Same property. Theodore G. Thomas to John Coar. Mort. \$32,000. Dec. 21.....nom

57th st, party wall agreement. Mary F. Wicks with William H. De Forrest. May 7, 1879.....nom

66th st, No. 15, n s, 281 e 5th av, 19x100.5, four-story brick (stone front) dwell'g. Cornelius W. Luyster to George L. Ingraham. Mort. \$27,500. Dec. 27.....42,500

70th st, n s, 98 e Av A, 75x100.4, vacant. Helen A. Jones, by Cath. M. Jones, guard., to Henry Crichton and Edward Reynolds. December 28.....5,400

Same property. Catharine M. Jones, widow, to same. Release dower. Dec. 28.....970

72d st, Nos. 243 to 251, n s, 75 w 2d av, 83.4x 102.2, five three-story stone front dwell'gs. Charles H. Bliss to Louis Schoolherr. Mort. \$30,000. Dec. 30.....65,000

72d st, No. 241, n s, 158.4 w 2d av, 16.8x102.2, three-story stone front dwell'g. John H. Montgomery, Flushing, L. I., to Louis Schoolherr. Mort. \$6,000. Dec. 29.....13,000

72d st, Nos. 233 and 235, n s, 210 w 2d av, 35x 102.2, two three-story stone front dwell'gs.. }
 72d st, No. 239, n s, 175 w 2d av, 17.6x102.2, }
 three-story stone front dwell'g..... }
 Louis Schoolherr to Henry Hildburgh. }
 Mort. \$31,000. Dec. 29.....36,360

72d st, s s, 100 w 4th av, 100x102.2. Edward Tracy and James Russell to David Dinkelspiel and Simon Lightstones. Mort. \$35,000. Dec. 27.....72,000

Same property. David Dinkelspiel and Simon Lightstone to Robert B. Lynd. Mort. \$62,000. Dec. 28.....78,000

72d st, n s, 100 w 4th av, 200x102.2. Charles L. Tiffany and Henry Sanger to David Dinkelspiel. Mort. \$68,000. Dec. 18.....160,000

Same property, 1/2 part. David Dinkelspiel to Simon Lightstone. 1/2 of mort., \$140,000. C. a. G. Dec. 22.....80,000

Same property. Simon Lightstone and David Dinkelspiel to Robert B. Lynd. Mort. \$140,000. Dec. 22.....180,000

73d st, s s, 85 e 3d av, 25x76.7, four-story stone front flat. Annie M. wife of Daniel Green to John C. Orr, Brooklyn. Mort. \$14,000. Dec. 29.....16,300

74th st, n s, 150 e 5th av, 50x102.2, vacant. James Wilson, Wilmington, N. C., to Isaac Innes, Newtown, L. I. 1-3 part. December 16.....13,333

Same property. John C. and James Wilson, exrs. M. A. Wilson and Jane Wilson, widow, to Isaac Innes. 1-3 part. December 16.....13,333

Same property. John C. Wilson to Isaac Innes. 1-3 part. Dec. 16.....13,333

Same property. Jane Wilson, widow, to Isaac Innes, Newtown, L. I. Release dower. Dec. 16.....nom

74th st, Nos. 225 to 233, n s, 175 w 2d av, 125x102.2, five four-story brick (stone front) flats. Abraham H. Jonas to Julia A. Chapman, Rahway, N. J. Mort. \$50,250. Dec. 24.....exch

76th st, n s, 100 w Av A, 50x140.9x—x132.6, vacant. Franklin H. Churchill to Peter Schreyer. C. a. G. Dec. 29.....5,250

76th st, Nos. 222 and 224, s s, 255 w 2d av, 50x 102.2, two one-story frame stables and sheds. William J. Light to William B. Glover, Fairfield, Conn. Mort. \$5,500, taxes, &c., \$1,500. Dec. 16.....8,900

77th st, s s, 100 e 10th av, 100x102.2, vacant. The Mutual Life Ins. Co., N. Y., to James McCloud. C. a. G. May 25.....10,200

79th st, s s, 125 e 4th av, 50x102.2, vacant..... }
 79th st, s s, 100 e 4th av, 25x102.2, vacant..... }
 Harlow M. Hoyt to Darius G. Crosby. Fore- }
 clos. Mort. \$3,800. Dec. 28.....12,000

80th st, No. 337 and 339, n s, 100 w 1st av, 50x 102.2, two four-story stone front flats. David Polson to William Eggert. Mort. \$14,000. Sept. 15.....23,000

81st st, No. 436, s s, 231.6 w Av A, 25x102.2, four-story brick (stone front) dwell'g. Jacob Schmid to Simon M. Roeder. Mort. \$6,000. Dec. 24.....10,500

81st st, s s, 231.6 w Av A, 25x102.2. John Culen to Jacob Schmid. Q. C. Dec. 23.....nom

82d st, s s, 273 e Av A. Release mort. John Baier to William R. Croft. Dec. 9.....nom

84th st, No. 429 to 437, n s, 219.3 w Av A, 78.1x 102.2, five four-story brick (stone front) dwellings. Henry G. Silleck to Charles H. Willcox. Mort. \$22,500. Dec. 27.....50,000

84th st, n s, 219.2 w Av A, 78.2x102.2. Henry G. Silleck to Charles H. Willcox. Q. C. December 27.....nom

84th st, No. 8, s s, 180 e 5th av, 30x102.2, four-story brick dwell'g and two-story brick stable in rear. Charles H. Willcox to Henry G. Silleck. Mort. \$30,000. Dec. 28.....exch

86th st, No. 110, s s, 137.9 e 4th av, 20.7x102.2, four-story brick (stone front) dwell'g. John Molloy to Christopher H. Steinkamp. Mort. \$13,000. Dec. 17.....17,000

86th st, No. 154 and 156, s s, 178.11 w 3d av, 51.1 x102.2, two four-story brick flats. Emmeline wife of William H. Johnston and Elizabeth wife of Richard E. Johnston to Herman T. Vulte. Mort. \$23,000. Dec. 15.....37,000

97th st, n s, abt 175 w 9th av, 28.6x100.5, vacant. This lot is considerably narrower on the rear. Foreclos. De Witt C. Graham to Elizabeth Cohen. Dec. 27.....2,450

99th st, s s, 175 e 9th av, 25x100.11, vacant. Robert Sherwood, exr. R. G. Richards, and Robert H. and William G. Richards, Atlanta, Ga., to Elias Hyams. Dec. 6.....3,000

103d st, s s, 330 w 2d av, 25x100.9, new building projected. Patrick Foy to Spencer A. Fanning. Dec. 24.....3,000

103d st, s s, 255 e 3d av, 25x100.9, new building projected. Spencer A. Fanning to John H. Deane. Mort. \$2,000. Dec. 24.....3,015

103d st, n s, 110 e 3d av, 150x100.11. Julius Spaeth to Spencer A. Fanning. Assm'ts \$371. Nov. 29.....nom

103d st, s s, 205 e 3d av, 50x100.11. Julius Spaeth to Spencer A. Fanning. Nov. 29.....nom

106th st, n s, 100 w 2d av, 125x100.11, new buildings projected. John H. Deane and William A. Cauldwell to Wilhelmine Juch. Mort. \$11,000, taxes \$153.32. Dec. 9.....23,000

106th st, n s, 110 e 3d av, 100x100.11. Julius Spaeth to Spencer A. Fanning. Nov. 29.....nom

107th st, s s, 100 w 2d av, 100x100.11, vacant. John H. Deane and William A. Cauldwell to Wilhelmine Juch. Mort. \$4,000, and interest \$61.33. Dec. 9.....14,000

107th st, s s, 250 w 2d av, 50x100.9, vacant. John H. Deane to Wilhelmine Juch. Mort. \$3,500, taxes \$30.66. Dec. 9.....7,000

107th st, s s, 135 e 3d av, 175x100.10, eight four-story brick tenem'ts. Julius Spaeth to Spencer A. Fanning. Taxes, &c., \$3,154. November 29.....19,600

109th st, No. 317, n s, 201 e 2d av, 24x100.10, two-story brick dwell'g. Joseph L. R. Wood to Hugo Siller. Dec. 6.....3,125

109th st, n s, 155 e 4th av, 75x100.11. Julius Spaeth to Spencer A. Fanning. Nov. 29.....nom

114th st, s s, 100 w 2d av, 105x100.11, new buildings projected. Randolph Guggenheimer and Salomon Marx to Robert J. Algie. Mort. \$14,000. Dec. 24.....21,000

117th st, s s, 400 e 8th av, 25x100.11, vacant. Margaret I. wife of William E. Bruckerhoff to Frederick W. Loew. Mort. \$850. December 23.....3,250

120th st, No. 443, n s, 125 w Pleasant av, 18.9x 100.10, two-story stone front dwell'g. Stephen J. Wright to Daniel Kuhn, Jr. Mort. \$4,500. Dec. 23.....7,250

Same property. Release mortgage. John Koss to Stephen J. Wright. Dec. 20.....nom

122d st, n s, 158.1 w 2d av, runs north 95.6 to centre old Harlem Church lane, now closed. x northeast to centre line 122d and 123d sts, x east to point 143.6 w 2d av, x south 100.11 to 122d st, x west 14.6, three-story stone front dwell'g. John J. Tracy to Sophia wife of Hart Z. Norton. Mort. \$5,000. Dec. 23.....3,500

123d st, n s, 100 e 2d av, 100x100.11. Dorothea Girsch, Mt. Vernon, N. Y., to Caroline L. M. K. Yost. Dec. 30.....nom

123d st, n s, 75 w 7th av, 125x100.11, vacant. Charles H. Fenton to John Davidson, Elizabeth N. J. Mort. \$18,000. Dec. 11.....25,000

125th st, n s, 205 e 3d av, 16.8x100.11, vacant. Annie McReynolds to Morris S. Herrman. Mort. \$4,000. Dec. 14.....5,500

125th st, interior lot, 110 n of 125th st, and 250 w 8th av, runs east 9.7 x southwest 24 x north 22. Edward Cunningham to Isaac E. Wright. Dec. 29.....nom

Same property. Mary Jones to Edward Cunningham. Release mort. Dec. 30.....nom

125th st, n s, Manhattanville, 50x150x22x66.6. George L. Hyslop, Hannah M. wife of Charles Knox, Eliza M. Cronney, widow, only heirs Mary A. Hyslop, to Isaac E. Wright. December 28.....12,000

127th st, No. 17, n s, 210 e 5th av, 18.9x100.4, three-story stone front dwell'g. John S. Driggs, Jacksonville, Fla., to William A. Martin. Mort. \$8,000. Dec. 6.....12,000

133d st, n s, 235 e 6th av, 50x99.11, new buildings projected. Roger A. Francis to Edgar L. Pierson, Brooklyn. Mort. \$4,000. Dec. 18.....9,000

134th st, n s, 360 e 6th av, 25x99.11, vacant. Richard G. Barcalow to Michael Falihee. Dec. 27.....3,150

140th st, n s, 275 e 8th av, 100x99.11..... }
 141st st, s s, 300 e 8th av, 75x99.11..... }
 One-story frame store and frame stable. }
 Francis L. Steinson to Robert B. Lynd. Fore- }
 clos. Dec. 27.....12,530

148th st, n s, 590 e 10th av, 25x99.11. Joseph Going, Brooklyn, and Charles A. Wissmann to Henry M. Bradhurst. July 9.....nom

184th st, n s, 200 e 10th av, 200x99.11. Foreclos. George F. Martens to Smith Ely, Jr. Dec. 28.....100

Av B, s w cor 87th st, 58.4x92x59.10x92, vacant. Thomas L. Sturges to John C. Henderson. Dec. 28.....6,750

Lexington av, No. 163, e s, 21.1 n 30th st, 21.1 x 100, three-story brick (stone front) dwell'g. Maria D. de Perez, widow, Paris, France, to William Palmer. Mort. \$12,000. November 15.....13,000

Lexington av, No. 584, w s, 80.5 n 51st st, 21 x 90, three-story stone front dwell'g. Olivia wife of Charles A. Johnston, Columbus, Miss., to George W. Bond. Oct. 27.....13,000

Lexington av, No. 1229, e s, 48.2 n 83d st, 16x 62.3, three-story stone front dwell'g. Margaret A. Dougherty, widow, New Haven, Conn., to Catharine D. Neville. Q. C. Dec. 21.....10,000

1st av, n w cor 34th st, 49.4x70, vacant..... }
 34th st, n s, 70 w 1st av, 20x98.9, vacant..... }
 The Bowery Savings Bank to Timothy Dono- }
 van. Dec. 29.....14,175

1st av, e s, 102.2 s 79th st, 25x94, four-story brick (stone front) store and tenement. William R. Croft to Margaretha wife of Ferdinand Steiger. Mort. \$10,000. Dec. 16.....16,000

2d av, s w cor 107th st, 100.11x100, vacant. John H. Deane and William A. Cauldwell to Wilhelmine Juch. Mort. \$4,000, taxes &c., \$166.09. Dec. 9.....19,000

2d av. Party wall agreement. John W. Warner with Ann M. Jenny.....nom

2d av, w s, 25.11 s 97th st, 75x75, three four-story brick stores and tenements..... }
 97th st, s s, 100 w 2d av, 25x100.11, vacant.... }
 Abraham H. Jonas to Julia A. Chapman,
 Railway, N. J. Morts. \$28,000. December
 24..... } exch
 3d av, s w cor 24th st, 24.8x84. Lavinia Gould,
 Suffolk, Co., to Solomon Mehrbach. Release
 judgment. Nov. 1..... } nom
 3d av, No. 473, e s, 24.8 n 32d st, 24.8x85, four-
 story brick store and tenem't. William D.
 Warden, England, to Michael J. Adrian.
 Dec. 9..... } 18,000
 3d av, No. 1296, w s, 76.8 n 74th st, 25.6x100,
 five-story brick (stone front) store and
 dwell'g. Thomas McPherson to Samuel J.
 Anderson, Newark, N. J. Mort. \$15,000.
 June 1..... } 30,000
 3d av, No. 360, w s, 24.8 n 26th st, 24.8x112 to
 alley, five-story stone front store and
 tenem't. Louis Schoolherr to Charles H.
 Bliss. Mort. \$15,000. Dec. 29..... } 35,500
 3d av, Nos. 2946 to 2052, n w cor 12th st, 50.5x
 100, four one-story frame stores and one-story
 frame stable in rear. Christopher Gray to
 Frederick Aldhous. Mort. \$16,000. Dec.
 27..... } 18,250
 3d av, No. 1521, e s, 51 s 86th st, 25x100, three-
 story frame store and dwell'g. Joseph Hew-
 lett to Julius J. Lyons. Dec. 23..... } 13,250
 4th av, n e cor 63d st, 50.5x100, vacant. Melissa
 C. wife of Richard T. Wilson to Thompson
 W., T. W., Jr., Henry E. and George C.
 Decker. Mort. \$15,300. Dec. 30..... } 26,000
 4th av, s w cor 76th st, 102.2x100, vacant. Max
 Weil to Edward Tracy and James Russell.
 Dec. 27..... } 42,000
 5th av, w s, 56.5 s 26th st, runs west 134.2 to e s
 Broadway, x south 30.3 x east 123.4 to 5th av,
 x north 28.2, No. 210 5th av, four-story stone
 front dwell'g, and 1132 Broadway, four-story
 stone front store and dwell'g, with all title
 to space 15 feet in front for court yards.
 Eugene A. and Chas. F. Hoffman, acting
 exrs. S. V. Hoffman to Glorvina R. Hoffman.
 Nov. 30..... } 175,000
 5th av, e s, 33.6 s 70th st, 33.6x175. George Bliss
 to John Sloane. Dec. 23..... } nom
 5th av, n e cor 138th st, runs north 199.10 to s
 s 139th st, x east 500 to Exterior st, x south-
 east 205.5 to 138th st, x west 600, vacant...
 5th av, n e cor 139th st, runs north 199.10 to
 140th st, x east 375 to Exterior st, x south-
 east 205.5 to 139th st, x west 450, vacant...
 5th av, n e cor 140th st, 99.11x280 to Exterior
 st, x 102.9 to 140th st, x west 327.4, vacant...
 Charles H. Truax to Isaac and Simon Bern-
 heimer. Foreclos. 1/2 part. Dec. 10..... } 19,500
 6th av, No. 840, e s, 100.5 n 47th st, 25.1x78.10x
 25.1x78.9, four-story brick store and dwell'g.
 Jacob Bookman to Emily A. wife of William
 K. Thorn. Mort. \$12,000. Dec. 29..... } 31,000
 Same property. Jacob Bookman to Emily A.
 wife of William K. Thorn. Q. C. Mort.
 \$12,000. December 22..... } nom
 6th av, No. 1391, s w cor 126th st, 20x75, four-
 story brick (stone front) dwell'g. The Citi-
 zens Savings Bank, New York, to Jesse G.
 Keys. Dec. 29..... } 16,000
 8th av, No. 87, w s, 64.5 n 14th st, 19.4x75, four-
 story brick store and dwell'g. Jean P. Serre,
 New York, Louis L. Serre, Newark, N. J.,
 Rose C. Serre and Rose E. F. wife of Halpern
 Albert to John G. C. Taddiken. Dec. 28..... } 14,500
 8th av and New av, 135th st and 136th st, 199.10
 x350, two-story frame dwell'g and one-
 story frame stable and shed. Mary G. Pink-
 ney to Robert and Ogden Golet. Decem-
 ber 29..... } 80,000
 9th av, n w cor 62d st, 75.2x100. William S.
 Spencer, Penn Yan, N. Y., to Louisa C. Mil-
 ler, widow. Q. C. All title. Confirmation
 deed. March 1, 1878..... } nom
 Same property. Anna S., Earl G. and Bessie
 L. Knight, by C. A. Clark, guard, to Louisa
 C. Miller, infant's share. Dec. 24..... } 100
 10th av, No. 401, w s, 96.2 s 33d st, 19.2x80,
 three-story brick store and dwell'g. The
 Irving Savings Institution to Mary E. wife of
 Emery E. Childs, Brooklyn. Dec. 23..... } 6,000
 Same property. Mary E. wife of Emery E.
 Childs, Brooklyn, to William H. Armstrong.
 Dec. 24..... } 11,000
 11th av, No. 667, w s, 30 n 48th st, 20.2x100,
 four-story brick store and tenement and two-
 story brick and frame dwelling in rear.
 Gilbert M. Speir, Jr., to Herman S. Le Roy.
 Foreclos. Dec. 16..... } 6,500
 General release. Sarah Tryon to John Baird,
 exr. T. Dennistoun. Dec. 9..... } nom
TWENTY-THIRD AND TWENTY-FOURTH WARDS.
 Elton st (Now 152d st), s s, 150 w Courtlandt av,
 25x116x25x115.11, two-story frame stable.
 Selena McBrien to Conrad and Diana Beier-
 miester. Contract..... } 1,100
 New st, s s, part lot 34 map Woodstock, West
 Farms, 50x118.1. Newbury D. Lawton, New
 Rochelle, to Harriet F. L. wife of Ward
 Wheeler. C. a. G. Dec. 24..... } 689
 139th st, n s, 105.10 e 3d av, 25x100, h & l. Wal-
 ter W. Concklin to Silas D. Gifford, Eastches-
 ter. Dec. 28..... } 2,400

Concord av, centre line, being part of southerly
 portion lot 25 map Gouverneur Morris
 property, runs southeast to w s Union av, x
 south 150 x northwest 916.6 to Boston av, x
 northeast 50 x northwest to centre line of
 Concord av, x north to beginning. Edmund
 H. Smith to Henry L. Horton. Foreclos.
 Dec. 24..... } 10,050
 Fulton av, w s, part lot 95 map of Morrisania,
 33.4x210x33.4x209.8. William Wilkinson to
 Ellen A. wife of Robert Wilkinson. Dec.
 31, 1879..... } 800
 Retreat av, s e s, at n e boundary line of
 farm of the late Lewis Morris, 125x271 to
 Mill brook, x 255.5x258..... }
 Retreat av, southerly cor Henry st, 175x258
 to Mill Brook x40x221..... }
 Mill Brook, s e cor 148th st, runs east along
 148th st, 95 x south 200 to 147th st, x west
 191 to Mill Brook x north to beginning.... }
 Jacob Cohen, Sarah J. wife of John W. Pir-
 son to Jacob Uhnk. Dec. 21..... } 125,000
 Same property. Jacob Uhnk to Henry Co-
 hen. Mort. \$50,000. Dec. 21..... } consid. omitted
 Willis av, w s, 25 n 144th st, 100x106. Henri-
 etta V. wife of Andrew Duryea, Brooklyn, to
 Cornelius Bennett, Gravesend, L. I. Mort.
 \$1,500. Dec. 18..... } 4,000

LEASEHOLD CONVEYANCES.

Barclay st, s s, 124.3 w Church st, 25.1x102.9.
 Gustav F. Amthor to Gustav H. and Edwin
 J. Witthaus and Emily A. wife of Oscar F.
 Zollikoffer. Assign. lease..... } 17,500
 Same property. G. H. Witthaus et al., exrs.
 Julia C. Witthaus, to Gustav F. Amthor.
 Assign. lease..... } 17,500
 Same property. Consent to assign. Prot.
 Epis. So., for Promoting Religion, &c., State
 of New York, to Gustavus H. Witthaus, et al.,
 exrs. Julia C. Witthaus..... }
 Chambers st, n s, abt 135 e Greenwich st, 25x
 75. J. Alfred Davenport, assignee J. W.
 Lewis, Old Morrisania, to Emma E. Gair.
 Assign. lease..... } 9,000
 Warren st, n s, 162.6 w Broadway, 25x100.
 Trinity Church to Ogden Haggerty, exr. J.
 Haggerty. 21 years from Nov. 1, 1871, per
 year..... } 2,250
 Same property. Lease. Partition. William
 P. Dixon to Welcome S. Jarvis, Brooklyn
 Dec. 15..... } 7,600
 14th st, No. 18 W. William Moser to W. Jen-
 nings Demorest. 21 years, from Jan. 1, 1881,
 per year..... } 5,500
 47th st, No. 267 W. Surrender of lease. Gus-
 tav Bertsch to Charles F. Allen..... } nom
 Av A, s w cor 92d st, 25.8x93.10..... }
 Av A, w s, 59.8 s 92d st, 25x93.10..... }
 Av A, w s, 100.8 s 92d st, 25x93.10..... }
 Assign. lease. George C. Byrne to George
 Ehret..... } nom
 9th av, s e cor 106th st, 100x100. Patrick H.
 Larkin to Alexander N. Graham. Assign.
 of all title to lease..... } 150

KINGS COUNTY, N. Y.

DECEMBER. 23, 24, 25, 27, 28, 29.

Adelphi st, s e cor Lafayette av, runs east 78 x
 south 100 x west 1 x north 26.5 x east 0.2 x
 north 50 x west 77.2 to Adelphi st, x north
 24.7. Lydia W. wife of James W. White,
 New York, to Ellen W. wife of Edwin S.
 Pearson..... } nom
 Bergen st, s s, 579.6 w 5th av, 0.6x65. Leo E.
 Koch to Edward Kenna..... } 250
 Bergen st, s s, 88.4 e 4th av, runs east 40.6 x
 south 65 x west 0.6 x south 35 x west 40 x
 north 100, h & l. Edward Kenna to Thomas
 J. Reilly..... } 30,000
 Same property. Thomas J. Reilly to George
 W. Brown. Mort. \$15,000..... } 30,000
 Boerum st, s s, 50 e Lorimer st, 25x100. Fore-
 clos. John G. Law to Michael Grob..... } 1,400
 Bond st, e s, 36 n Union st. Release mort.
 City Bank of New Haven to John Layton. nom
 Bridge st, w s, 275 s Willoughby st, 25x107.6,
 h & l..... }
 Bridge st, w s, 300 s Willoughby st, 25x115, h
 & l..... }
 David Fithian to Frederick Loeser..... } 11,000
 Baltic st, s s, 100 w Nevins st, 25x100. Edward
 Cushing to Catharine Cushing, his wife..... } 1,250
 Church st, s s, 75 w Smith st, 25x100. William
 L. Fowler to Valentine Pink, New York.
 Foreclos..... } 1,305
 Church st, s s, 125 e Hicks st, 25x100. David
 Charters to Rosa Roach. Mort. \$300..... } 425
 Carroll st, n s, 75 w Bond st, 200x100..... }
 President st, s s, 75 w Bond st, 320x100..... }
 Bond st, e s, 40 n Carroll st, 20x75..... }
 William H. Bonn, recvr., to William Buch-
 anan, New York and David C. Lyall..... } 5,000
 Clay st, n s, 250 w Manhattan av, 25x100, h & l.
 Sarah E. Dougherty, widow, to the Brook-
 lyn Cross Town Railroad Co. Taxes 1880..... } 2,000
 Clifton pl, n s, 400 e Bedford av, 16.8x100.
 William H. Biersd to John S. Williamson.
 Mort. \$4,500, taxes 1880..... } 7,000
 Dooley st, w s, Sheepshead Bay, 46.3x148x39.6
 x146.1. Benjamin F. Corson to Mary wife of
 John Miller..... } 150

Franklin st, w s, 51.9 n Quay st, 25x101.9x25
 x95..... }
 Quay st, n s, 156.6 w Franklin st, 25x100..... }
 Clay st, n s, 250 w Manhattan av, 25x100..... }
 Andrew J. Provost to Sarah E. Dougherty.
 Partition..... } 2,250
 Dean st, n s, 120 w Carlton av, 20x110, h & l.
 Mary A. Farrington, widow, to Darius Far-
 rington. Mort. \$5,500..... } nom
 Decatur st, s s, 125 w Lewis av, 80x100. Wil-
 liam H. Armstrong to Emery E. Childs.
 Morts. \$1,500 and taxes..... } nom
 Same property. Emery E. Childs to Artlissa
 V. Gearon. Mort. \$1,500 and taxes..... } nom
 Emmons Lane, s s. Plot at Gravesend. John
 L. Voorhies, and Jane E. wife of George Still-
 well to The Coney Island Jockey Club..... } 1,500
 Fulton st, s w s, 79.8 n w Bedford av, runs
 northwest 140 x southwest 80 x southeast 70
 x east 71.7 x northeast 65.11. James D.
 Lynch, New York, to William H. Scott. 24,500
 Fulton st, n e cor Spencer pl, 58x107.2x96.6x
 74.4. Richard A. McCurdy, and ano., exrs.
 R. H. McCurdy to Annah B. Chamberlain,
 New York..... } 37,000
 Fulton st, No. 456, s w s, 67.6 s e Hoyt st, 22.6x
 73x22.6x73.3, h & l. William Mackey to John
 Curtis..... } 27,000
 Fort Greene pl, w s, 141.6 n Hanson pl, 21x100.
 Fannie A. Boughton wife of William H. to
 Caroline B. Chambers. 1/2 part..... } nom
 Gold st, w s, 347.3 s Willoughby st, 22.6x100.3.
 Walter T. Smith to Wallis and Julia A.
 Smith. Mort. \$1,000. 1870..... } nom
 Hancock st, s s, 350 e Bedford av, 100x100.
 Lydia P. Green to William J. Sayres. Mort.
 \$4,675..... } 7,000
 Henry st, e s, 180 s Harrison st, 15x110. Mary
 J. wife of Richard Whipple to John J. and
 Amelia Glover, exrs. Ralph Glover. Morts.
 \$6,000. Taxes and water rents '76, '77, '78, '79,
 and '80, and taxes '75..... } 7,500
 Harrison st, n s, 95.4, exclusive of court yard, w
 Clinton st, 25x99.10x21.8x100. The Home
 Life Ins. Co., Brooklyn, to Honora Urbahn.
 C. a. G..... } 5,200
 Herkimer st, s s, 50 w Brooklyn av, 50x92.9, h
 & l. Ellen E. wife of Moses Logan to Ed-
 ward H. Palmer..... } 100
 Same property. Jane L. wife of Edwin O.
 Dodge to Edward H. Palmer. Q. C..... } 100
 Hewes st, n s, 237.2 w Marcy av, 19.6x100, h & l.
 John F. Ryan to Herman Mundhenk.
 Mort. \$4,500..... } 8,900
 Hart st, s s, 135 w Throop av. Release mort.
 Susan E. wife of George J. Collins to Ruth S.
 wife of Melville C. Baker..... } 4,600
 Heyward st, s e s, 144 n e Harrison av, 160x100.
 Seneca D. Powell, New York, to Robert
 Irwin..... } 2,000
 Jacob st, centre line, intersection n e s Broad-
 way, runs northwest 155 x northeast 100
 x southeast 15 x northeast 350 x northwest
 16 x northeast 100 to Bushwick av, x south-
 east 155.6 to centre Jacob st, x southwest
 550..... }
 Jacob st, centre line, intersection s w s Bush-
 wick av, runs southeast 80 x southwest 100
 x southeast 50 x southwest 150 x northwest
 130 to centre line Jacob st, x northeast 250.
 Broadway, n e s, 50 e Jacob st, 50x100..... }
 Palmetto st, s e s, 275 n e Bushwick av, 25
 x100..... }
 Evergreen av, s s, 50.5 e Palmetto st, 25x39.3
 x25x35.10..... }
 Evergreen av, southerly cor Woodbine st,
 runs southeast 89.6 x southeast 100 x south-
 west 75 x southeast 130 to centre Ivy st, x
 northeast 192 to south side Evergreen av, x
 west 232..... }
 Ivy st, centre line, 325 n e Bushwick av, runs
 northeast 25 x northwest 130, &c..... }
 Jacob st, centre line, intersection n e s Bush-
 wick av, runs northeast 575 to southwest
 side Evergreen av, x northwest 260 to cen-
 tre Ivy st, x southwest 472.10 x southeast
 105.6 x southwest 102.2 to Bushwick av, x
 southeast 155..... }
 Woodbine st, northerly cor Evergreen av,
 443x100x456.8x100.11..... }
 Central av, s w s, 25 n w Woodbine st,
 50x100..... }
 Woodbine st, n w s, 125 s w Central av, 50x
 100..... }
 Jacob st, centre line, intersection n e s Ever-
 green av, runs northeast 100 x southeast
 102.6 x southwest 71.10 to centre of old
 road, x east 157.10 to centre Cornelia st, x
 southwest to n e s Evergreen av, x north-
 west 260..... }
 Central av, n e s, 100 s e Woodbine st, runs
 southeast 130 to centre Ivy st, x northeast
 225 x northwest 260 to centre Woodbine st,
 x southwest 125 x southeast 130 x southwest
 100..... }
 Linden st, 300 s w Knickerbocker av, runs
 southwest 200 x southeast to division be-
 tween lands of Suydam & Furman, x north
 to point 100 south Knickerbocker av, x
 northwest 2.6 to center line between Linden
 and Magnolia sts, x southwest 250 x north-
 west 130..... }
 Mary H. Suydam, et al., devisees of Jacob
 Suydam, to Adrian M. Suydam. 1/2 part. nom

India st, s s, 220 e Franklin st, 25x100, h & l. Abby wife of John H. Johnson to Henry Stvels. 1,800

Livingston st, s w s, 60 n w Smith st, 20x75. Henry D. Ostermoor to Margaret G. wife of Henry A. Ostermoor, New York. C. a. G. 4,000

Lawrence st, w s, 175 n Willoughby st, 25x107.6. John Francis to Charles F. Rohrman and William H. F. Hillmann. Mort. \$4,000. See Washington av. 9,000

Madison st, n s, 10 w Tompkins av, 25x100. Charles E. Pike to William O. Thompson. Mort. \$2,500. 5,000

Madison st, s s, 190 w Franklin av, 20x100, h & l. Edward Thornton to Isaac Harris and Joel P. Stilwell. Mort. \$2,200. 5,800

McDonough st, n s, 365 w Tompkins av. Release mort. Burr Perry, Fairfield, Conn., to Annie V. wife of James M. Sherwood. 600

Monroe st, s s, 76 w Bedford av, 74x100. Foreclose. Thomas M. Riley to William Fletcher. New York. 4,000

North Oxford st, e s, 102.10 s Park av, runs east 110.11 x south 25.6 x west 5.10 x south 50 x west 100 to Oxford st, x north 75, h s. & l. The Dime Savings Bank, Brooklyn, to James Megahay, Jr. C. a. G. 6,000

Pearl st, e s, 340.5 s Concord st, 18.5x103.2x18.8 x102.2. Samuel Wilson, Bridgewater, N. J., to Charles A. Reed, Bridgewater, N. J. C. a. G. 3/4 part. 300

Same property. Charles A. Reed to Susan A. Wilson. 1/4 part. 300

Prospect st, s s, 90 w Bridge st, 50x100, h & l. Thos. M. Riley to Jane E. Wiggins, Flatbush. Foreclos. 10,350

Ryerson st, e s, 39.9 s Park av, 17x68.9x15x72. John H. Carr, heir Geo. Carr, to Achsah R. Carr, widow. Q. C. nom

Schenck st, w s, 144 n Lafayette av, 16.3x100, h & l. Foreclos. Thos. M. Riley to Charles D. Smith. 4,500

Sumpter st, s s, 200 e Saratoga av, 25x100. Frederick Krekeler to Henry Briggs. Mort. \$300 and taxes. 25

Union st, s s, 183.4 e Franklin av, 91.8x131. Amelia Dickinson, Clarkstown, N. Y., to Thomas Auld, N. Y. Q. C. Taxes, &c. 2,000

South 1st st, s w cor Two Rod road, runs south along road 15.6 x west to original high-water line East River, x north to South 1st st, x east to beginning, with all title to water lots in front. Lur Wintgen and William Dick to the Brooklyn Sugar Refining Co. 18,000

South 2d st, s s, 20 w 3d st, 20x72, h & l. Stephen J. Burrows to John Cramer. Mort. \$3,000. 5,800

3d st, w s, 50 n North 6th st, 25x47. Wolf Marks, New York, to Henry Meyer, New York. C. a. G. nom

North 4th st, n s, 125 w 5th st, 25x100. Robert Given, Jr., and Margaret C. Given to Edward P. Simms. Mort. \$2,500, and taxes and water tax for '76, '77, '78, '79, '80. nom

5th st, w s, 50 n North 5th st, 25x100. George Galvin, New York, to Ellen F. wife of John F. Hart. 2,500

8th st, s s, 85 w 4th av, 16.8x100. Jennie wife of and Nelson J. Botsford, New York, to Loveday wife Henry Trelar. M. \$1,695. 1,675

Same property. Loveday wife of Henry Trelar to Jennie wife Nelson J. Botsford. Mort. \$1,675. nom

16th st, s s, 100 w 5th av, 40x100. John S. Williamson to William H. Biersds. Taxes, 1880. 2,500

24th st, s w s, 285 n w 4th av, 25x—. Patrick Woods to Oliver J. Wells. Taxes, 1880, and water taxes 1879-1880. 350

Atlantic av, s s, 220 w Troy av, 80x100. John N. Smith to William R. Wasson. Correction deed. Mort. \$800. 4,000

Same property. William R. Wasson to John H. Wooley. Mort. \$800. 3,200

Atlantic av, s w cor Butler av, 25x100.9x25x100.6, New Lots. Elizabeth Beinhauer to Dittmas Jewell and ano., exrs. H. Beinhauer. C. a. G. nom

Bedford av, w s, 60 n Penn st, 40x75. Sarah C. wife of Joseph Spooner, New York, to Edward McFarlan. Mort. \$10,000. 15,000

Bushwick av, northerly cor Vanderveer st, abt 100x414. Charles F. Brooks, exr. Maria Brooks, to George W. Carr, New York. nom

Same property. Matilda B. wife of James P. Foster et al. and R. Skeel, exr., &c., Mary Pierce, to George W. Carr. nom

Same property. Matilda B. wife of James P. Foster et al. to same. Q. C. nom

Clinton av, w s, abt 400 s Park av, 50x100. Main st, s w cor Water st, runs south along Main st 34.7 x west 100 x south 31 x east 100 to Main st, x south 50 x west 130.11 x north 115 to Water st, x east 130.11. Prospect st, s s, 90 w Bridge st, 50x100. Main st, w s, 47.4 n Front st, 22.8x50. Vansinderen av, New Lots, 21.2 to centre Broadway, x 1,038.8. Also lots 9, 10, 19, 20, 21, 30, 41, 42, 43, and 91 to 98 inclusive, and 197 to 204 inclusive, and 233 to 236 inclusive, and 293 to 300 inclusive, and 421 to 452 inclusive, heirs W. Howard property, East New York. Henry Wiggins to Edwina E. wife of Antonio A. Munoz. All title. nom

Same property. Howard W. and Henry Phillips to same. All title. 25,300

Same property. Edwina E. wife of A. A. Munoz to Reuben Ross. 1/2 part. 18,500

Franklin av, s e cor Van Buren st, 20x82.6. Amanda P. wife of Josiah F. Kendall to David S. Kendall, Hancock, Mich. Mort. 5,500. 9,000

Graham av, e s, 75 s Ten Eyck st, 25x100, rear irreg., h & l. John Parr, Albany, to John Tierney, Sr., Flatbush. Mort. \$1,000. 13,000

Gates av, s s, 75 e Nostrand av, 50x100. Alvin V. R. Abbott, Orient, L. I., to Harriet E. Abbott, Hempstead, and Adelaide P. Abbott, New York. 4,200

Gates av, s s, 175 e Yates av, 100x100. Benjamin F. Tracy to George Nichols. C. a. G. 7,500

Greene av, n s, 100 w Franklin av, 100x13.6 x100x104.3. Also 12 lots in Flatbush, lots 89 to 100, inclusive, heirs G. Marten's property. Richard Shannon to Thomas Mason. Mort. \$3,000. nom

Same property. Thomas Mason to Margaret wife of Richard Shannon. Mort. \$3,000. nom

Greene av, n s, 20 e Yates av, 20x80. Nathaniel H. Clement to John McNamee. nom

Kent av, e s, abt 125 s Little Nassau st, 25x200, h s & l. Catharine A. Carey to Sarah J. Stearns. Mort. \$1,500, taxes, &c. nom

Lafayette av, n s, 200 e Tompkins av, 25x100. Foreclos. Thomas M. Riley to Maria Whitehead. 3,020

Lexington av, s s, 100 w Lewis av, 18x100. William L. Vrooman to Maria A. Littlefield, Pawtucket, R. I. Mort. \$3,000. Interest, taxes, &c. nom

Liberty av, s s, 25 w Schenck av, 20x100. New Lots. Bennett av, w s, 150 s Broadway, 50x100. Frederick Cobb to Sarah W. Percy. Mort. \$1,750. 2,000

Montauk av, e s, 250 n Liberty av, 18.9x100, New Lots. Fannie A. wife of and John A. Culver to James P. Sweet. 1,300

Nostrand av, n e cor Madison st, 100x100. Charles E. Georger, New York, to Michael Dowling. Mort. \$2,500. 7,500

Nostrand av, s e cor Hancock st, runs east 850 to Marcy av, x south 72 x southwest 281.5 to centre line between Hancock st and Halsey st, x west 570 to Nostrand av, x north 100. William H. Scott, New York, to James D. Lynch, New York. Mort. \$11,280. 33,600

Orient av, s e cor Baltic av, 43x100, New Lots. Hannah wife of James Cathcart to Augusta wife of Frederick Blummer. Mort. \$1,500. 4,000

Park av, s s, 81.8 w Broadway, 24x100, h & l. George Löffler to Adam and Julia Georgi his wife. 3,000

Sheridan av, e s, 325 n Adams av, 50x100, New Lots. William Watson to Henry French. 300

Tompkins av, w s, 60 s Jefferson st, runs south 120 x west 95 x south 20 to Hancock st, x west 260 x north 200 to Jefferson st, x east 260 x south 60 x east 25 to beginning. Henry C. Murphy, Jr., ref., to Thos. J. Reilly. 16,000

Same property. Thos. J. Reilly to William H. Scott, New York. Mort. \$11,200. 19,680

Underhill av, w s, 56 n Wyckoff st, 25x100. Foreclos. John Roesch to Mary Long. 750

Van Sien av, e s, 100 n Fulton av, 50x200 to Smith av. Frederick Blummer, East New York, to Hannah wife of James Cathcart. Mort. \$7,500. 7,000

Washington av, w s, 625 n Myrtle av, 23.4x100. Charles F. Rohrman and William H. F. Hillmann to John Francis. See Lawrence st. Mort. \$2,600. 4,700

Washington av, e s, 25.1 s Pacific st, 36.11x46.8 x34.9x62.5. Thomas J. Reiley to Alexander McCue. Foreclos. 3,190

Wythe av, e s, 105 n Clymer st, runs 15x90. Foreclos. Thos. M. Riley to Stephen Rushmore, North Hempstead. 2,000

Wythe av, e s, 90.2 n Clymer st, 14.10x90. Thomas M. Riley to Addie Buchanan, Hempstead. Foreclos. 2,200

Yates av, n e cor Monroe st, 16.7x80. Foreclos. Thomas M. Riley to Sarah E. Cruzer. 1,500

4th av, s e s, 60.6 s w Bergen st, 19.9x88.4, h & l. John H. Woolley to William R. Wasson. Mort. \$3,700, taxes, \$300. 6,400

5th av, w s, 40 n Sackett st, 20x82. William H. Bennett to John A. and Louis J. De Camp. Mort. \$650. 915

15th av, easterly cor Bay Ridge av, 231.8 to New Utrecht av, x 129x16.10x175 to 15th av, x 100, New Utrecht. Winant W. Bennett to James Weir. 800

15th av, s e s, 100 n e Bay Ridge av, runs southeast 175 x northeast 16.10 to New Utrecht av, x north 80.10 x northwest 139.6 to 15th av, x southwest 82, New Utrecht. John J. Voorhees to James Weir. 780

Assignment of contract. Charles G. Hanks to Fenelon Hanks. nom

Assigt. contract. Fenelon Hanks to Rose C. Hanks. nom

Land of the Coney Island and Rockaway Railway Co. on Coney Island. Also land of Brighton Railway, Coney Island. Wm. A. Engeman, Coney Island, to Henry C. Murphy. All title. nom

Covenants as to uses of property acquired by party of first part from party second part, and restriction as to further acquisition. See below.

Brighton Railway Co., with Kings Co. Railway Co., plot on Coney Island bounded north by prolongation of the centre line of the Concourse, east by land of Brooklyn, Flatbush & Coney Island Railroad Co., known as Hotel Brighton property, south by Atlantic Ocean, and west by Concourse property; reserving to the Brooklyn, Flatbush and Coney Island Railway a strip 50 feet wide along north side of said premises. The Kings Co. Railway Co. to the Brighton Railway Co. 40,000

WESTCHESTER COUNTY.

December 24 to 30—inclusive.

GREENBURGH.

The Home Ins. Co. of New York—Wm. P. Hazelton, s e cor Old White Plains road and Croton Aqueduct, 5 15-100 acres. \$11,500

Hermes, Albertine—Mary J. Mann, adj Philip Conrad and Jay Gould, 1 1/2 acre. 400

Trotter, Hester E.—New York City & Northern R. R. a strip 79 1/2 feet wide at Elmsford, 2 12-1,000 acres. 318

NEW CASTLE.

Stephens, Wm. E. et al., by Wm. A. Hunt, ref.—Charles Haines, w s highway from Sands' Mills to Seaman's Mills, 130 acres. 3,175

NEW ROCHELLE.

Colebrook, Jesse, assignee of—Laura A. Le Count, adj Richard Cushion, 88 s Main st, 50x44. 50

Colebrook, Mary E.—same. same property. 35

Le Count, Laura A.—Susan W. Disbrow, same property. 150

Disbrow, Susan W.—Albert Mahstedt, Main st, adj Geo. P. Govers, 50x80. 8,000

NORTH CASTLE.

Potter, Margaret—Abm. H. Jonas, on highway from Kensico to Armonk, adj Joseph Birdsall, 80 acres. 1 and exch

OSISING.

Anderson, Jacob—Josiah Delaney, e s Old Albany Post road, adj John Palmer, 1 acre. 600

Cady, Stanton—John Backus, Hampden st, Sparta, adj A. P. Norton, 3 acres. 4,000

RYE.

Scoffield, Minot S.—Henry S. Townsend, Jr., e s Slater st, 450 s Main st, 50x100. 600

SCARSDALE.

Latten, Harriet—Esther E. Johnson, s s road from Scarsdale to Griffin's Grist Mill, 1 acre. 1

SING SING.

Washburn, Isaac T.—Thos. Leary, s s Quinby st, 16 1/2x87. 100

Draper, Chas. T.—Draper & Co., assignee of, w s Old Albany Post road, cor of William st, 75x220. 1

Draper, C. T., & Co., assignee of—Ellen M. Draper, same property. 8,200

WESTCHESTER.

King, Caroline A.—Geo. A. King, lots 197 and 198 map of Unionport, cor 9th st and Av C, 105x216. 500

Tilden, Almira, et al., by W. H. Robertson ref.—Wm. Tilden, exrs. of, n s Saw Mill lane cor road from Isaac Corsa's to Westchester, 53 acres. 12,700

Same—same, s w cor Boston road and road from Eastchester to Westchester, 54 23-100 acres. 25,000

Evans, Wm. T.—Edward Brennan, lot No. 1220 map of Wakefield, 66 from cor 12th av and Bronx Terrace, 68x160. 650

WHITE PLAINS.

McCarty, Dennis—Catharine McCarty, lots 51 and 56, s s Clinton av, opposite Park av, 95x162. 1,000

YONKERS.

Madden, Theodore, et al., by A. T. Hoffman, ref.—Michael Madden, n s Mulford st, adj John Vance, 3 x125; also s s Parker st, 30x100. 1,790

Keegan, Patrick, et al., by Wm. H. Sweny, ref.—Jas. C. Bell, Jr., n s Kimball av, adj estate of Odell Archer, 1 acre. 2,000

YORKTOWN.

Young, Isaac—Beatrice B. Symonds, on highway running through Teatown adj C. D. Merritt, 1/2 acre. 450

MORTGAGES.

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

REAL ESTATE.

NEW YORK CITY.

DECEMBER 24, 25, 27, 28, 29, 30.

Appell, Jacob, to George Sohns, 10th av, w s, 74 n 21st, 24.8x100. Nov. 10, 3 years. \$7,000

Algie, Robert J., to Randolph Guggenheimer and Salomon Marx, 114th st. P. M. Dec. 24, due Feb. 1, 1881. 7,000

Same to Julius Katzenberg. Same property. Building loan. Dec. 24, due March 1, 1881. 7,500

Same to same. Same property. Building loan. Dec. 24, due March 1, 1881. 7,500

Armstrong, William H., Brooklyn, to THE NEW YORK LIFE INS. Co. 10th av, No. 401. P. M. Dec. 24, 3 years. 5,500
 Adrian, Michael J., to William D. Warden, Burgess Hill, England. 3d av, P. M. Dec. 15, 3 years, 5 per cent. 10,000
 Black, George A., mortgagor, with John McLoughlin. Agreement altering terms of payment of mortgage and reducing interest to 5 per cent.
 Brailly, Cosino, to THE UNITED STATES LIFE INS. Co., New York. 32d st, No. 31 W., n s, 445 w 5th av, 25x98.8. Dec. 29, 5 years, 5 per ct. 13,000
 Bull, Mary A., wife of Richard H., to THE IRVING SAVINGS INST. 121st st, s s, 165 e 4th av, 16.8x 100.11. Dec. 29, 2 years, 5 per cent. 3,500
 Same to same. 121st st, s s, 231.8 e 4th av, 16.8x 100.11. Dec. 29, 2 years, 5 per cent. 3,500
 Same to same. 121st st, s s, 248.4 e 4th av. 16 8x 100.11. Dec. 29, 2 years, 5 per cent. 3,500
 Bull, Richard H., to THE IRVING SAVINGS INST. Chambers st, No. 155. P. M. Dec. 22, 3 years, 5 per cent. 17,000
 Bulling, Charles B., to The Trustees of the Astor Library. 2d av, Nos. 1094, 1096 and 1098, e s, 40.4 s 58th st, 60.1x78. 58th st, No. 302 E., s s, 78 e 2d av, 22x100.5. Dec. 28, due January 15, 1881. 21,000
 Bulling, Charles B., to John Jacob Astor. 2d av, Nos. 1094, 1096, 1098, 1100 and 1102 and No. 302 East 58th st, being 2d av, s e cor 58th st, 100.5x100. Dec. 29, due Jan. 15, 1884. 19,000
 Babcock, Henry D., to James W. Smith, exr., &c., J. A. Haggerty. Great Jones and Bond sts. P. M. Dec. 15, 3 years, 5 per cent. 20,000
 Blauvelt, Charles, to THE MUTUAL LIFE INS. Co., New York, 134th st, No. 13 W., n s, 213.7 w 5th av, 17.10x99.11. Dec. 30, due March 1, 1882. 6,000
 Bliss, Charles H., to William B. Glover, Fairfield, Conn. 3d av, s s, 24.8 n 26th st, 24.8 n 26th st, 24.8x112 to alley. Dec. 30, due Feb. 1, '81. 10,000
 Bronson, Willett, to Eliza P. Barton. 4th av, w s, 80 n 66th st, 20.5x74. Dec. 29, due Jan. 1, 1882. 16,000
 Chabert, Eugene and Sadie his wife, to William Clark. Murray st, No. 61, n e cor College pl, 25x100. Dec. 29, 3 years. 10,000
 Cooper, Thomas E. and Jacob W., to John T. Lord and ano., trustees G. W. Taylor. 3d av, s e cor 34th st, 44.3x80. Dec. 28, 5 years, 5 per cent. 27,500
 Crichton, Henry, and Edward Reynolds to Catharine M. Jones, guard. Helen Adele Jones. 70th st. P. M. Dec. 28, due June 30, '82. 4,000
 Christie, William, to Thomas C. Ennever. Lexington av, s s, 25.11 s 104th st, 50x95. 2 morts., each \$715. Dec. 27, due April 22, 1881. 1,430
 Same to Caroline L. Macy. Same property, 2-morts., each \$8,000. Dec. 27, 1 year. 16,000
 Same to John H. Deane. Same property. 2 morts., each \$2,000. Dec. 27, demand. 4,000
 Croft, William R., to Gershom B. Weed, trustee Jas. Hall, dec'd. 82d st, s s, 273 e Av A, 75x 102.2, four lots, each 18.9 front. \$7,750 mort. on one, \$7,500 each on other three, payable in gold. Dec. 9, 2 years. 30,250
 Same to Max Danziger. 82d st, s s, 273 e Av A, 75x102.2. December 23, due March 25, 1881. 1,500
 Same to Sigmund Warshing. Same property. Dec. 23, due March 25, 1881. 1,535
 Same to Horsburgh Zabriskie. Same property. Dec. 23, demand. 5,000
 Campbell, Sarah M., wife of John C., to Mary A. Marsh. Madison av, e s, 40.5 n 63d st, 20x100. Dec. 27, 5 years, 5 per cent. 16,000
 Croft, William R., to Antoinett E. and Robert J. Hoguet and ano., trustees A. Hoguet, dec'd. 1st av, e s, 102.2 s 79th st, 25x94. Dec. 27, 3 years. 10,000
 Cunningham, Adeline M., wife of Joseph H., to Marilla Mackenzie. This should be filed in Kings Co.
 Chalfin, Jane V., wife of Samuel F., to The Trustees of Lenox Library. 47th st, n s, 125 e 5th av, 25x100.5. Dec. 29, 3 years, 5 per cent. 30,000
 Darnody, Daniel, to THE MUTUAL LIFE INS. Co., New York. 9th av, e s, 25.3 n 105th st, 25.8 x100. Dec. 28, due March 1, 1882. 500
 Denison, Helen M., wife of Charles, to John A. Brown, Jr., Philadelphia. Dey st, No. 78, n e s. Dec. 29, 5 years, 5 per cent. 12,000
 Derickson, Samuel, to J. Harsen Rhoades et al., exrs., &c., B. F. Wheelwright. 56th st, n s, 185 w 4th-av, 20x100.5. Dec. 20, 3 years, 5 per cent. 20,000
 Donovan, Timothy, to THE BOWERY SAVINGS BANK. 34th st, 1st av. P. M. Dec. 29, 1 month. 8,500
 Davis, Ann E., wife of John B., to John H. Deane. 107th st, s s, 75 w Lexington av, 100x 100.11. Dec. 3, demand. 6,000
 Dinkelspiel, David, to Henry Sanger. 72d st. P. M. Dec. 18, due June 18, 1882. 27,000
 Same to Charles L. Tiffany. 72d st. P. M. Dec. 18, due June 18, 1882. 45,000
 Dinkelspiel, David, and Simon Lightstone to Edward Tracy and James Russell. 72d st. P. M. Dec. 27, due Dec. 28, 1881. 27,000
 Dougherty, Felix, to Katie Gordon. 37th st, s s, 150 e 11th av, 25x98.9. Dec. 28, due Jan. 1, 1884. 3,500
 Dixon, William B., to Robert S. Hone, trustee of Joseph Howland. 110th st, n s, 350 e Boulevard. 25x90.11. Dec. 30, 1 year. 2,500

Dunn, Ann, widow, to THE GREENWICH SAVINGS BANK. 8th av, Nos. 188 and 190, e s, 78 n 19th st, 30.11x100. Dec. 17, due Jan. 1, 1886, 5 per cent. 20,000
 Du Flon, Pierre V., to James L. Bogert. 27th st, No. 35 W., n s, 225 e 6th av, 24.6x98.9. Dec. 30, 3 years, 5 per cent. 5,000
 Ecker, Edward B., Brooklyn, to THE MUTUAL LIFE INS. Co., New York. Boulevard, 10th av, 70th st, P. M. Dec. 24, due March 1, 1882. 43,000
 Same to same. Boulevard, w s, 127.2 s 84th st, 21.11x85.11x13.1x86.2. Dec. 24, due March 1, 1882. 2,500
 Fanning, Spencer A., to Patrick Foy. 103d st. P. M. Dec. 24, 1 year. 2,000
 Feldmann, Heinrich, to William E. Dodge. 7th st. P. M. Dec. 27, due Jan. 1, 1886, 5 per cent. 13,000
 Faulkner, Emma F., to THE EQUITABLE LIFE ASSUR. Soc., U. S. 22d st, No. 43 E., s s, 70 w 4th av, 21.1x98.1x20.9x98. Dec. 28, due Dec. 1, 1881. 17,000
 Fealey, Margaret, wife of Thomas, to THE EMIGRANT INDUSTRIAL SAVINGS BANK 115th st, s s, 270 e 1st av, 16.8x100.11. Nov. 10, 1 year. 4,500
 Same to same. 115th st, s s, 266.8 e 1st av, 16.8x 100.11. Nov. 10, demand. 4,500
 Same to same. 115th st, s s, 303.4 e 1st av, 16.8x 100.11. Nov. 10, 1 year. 4,500
 Gifford, Silas D., Eastchester, N. Y., to Walter W. Concklin. 139th st. P. M. Dec. 28, due Jan. 1, 1884, 5 per cent. 2,400
 Guggenheimer, Randolph, to Thomas F. Treacy. 45th st. P. M. Dec. 30, 3 months. 3,425
 Greer, Elizabeth A., wife of Henry, to THE EQUITABLE LIFE ASSUR. Soc., U. S. 56th st, n w cor 4th av, 50x67.1. Dec. 29, due Dec. 1, 1881. 15,000
 Gallagher, Catharine P., wife of Patrick to Francis Maginn. 115th st, n s, 195 w 3d av, 50x 100.10x—x63.10. Dec. 4, due April 1, 1881. 5,000
 Gault, James, to Richard Marsland, Brooklyn. 116th st. P. M. Dec. 9, due Jan. 1, 1881. 11,600
 Same to same. 116th st. P. M. Dec. 9, due Jan. 1, 1881. 2,500
 Grinnell, Eliza A., wife of Thomas P., to John Duer, New Brighton, S. I. John st, No. 76, s s, 96.6 e William st, 25.1x59.7x25.2x61.1. Dec. 22, due Feb. 6, 1882. 2,000
 Horton, Josephine L., wife of Henry L., to Matilda C. Ledyard, Newport, R. I. Franklin av, southerly cor 5th st, 92.6x200. Dec. 23, due Dec. 24, 1885. 3,000
 Hasse, Anna E., Hoboken, N. J., to William Zinse-der. Av A, e s, 24 n 3d st, 24x100. Lease. Dec. 22, due Jan. 1, 1882. 2,050
 Same to Frederick Gillmann and Catharine his wife. Av A, e s, 24 n 3d st, 24x100. Lease. Dec. 22, due Jan. 1, 1884. 4,500
 Henderson, Sarah A., and John Davies, Jr., indiv. and exrs. Mary J. Henderson, dec'd, Joseph O. Davs and Esther M. McGowan to Albert Bogert, Jr., Hoboken, N. J. 3d av, n e cor 31st, 25x100. Dec. 27, due February 27, 1882. 2,500
 Hayes, George, to Henry A. and Edward C. Bogert, trustees Henry K. Boge t, dec'd. 8th av, w s, 77.4 n 13th st, 25.9x100. Dec. 20, 3 years. 13,500
 Hubert, Philip G., to Sarah J. Brower. 84th st, No. 351, n s, 100 w 1st av, 20x102. Dec. 29, due Jan. 1, 1884, 5 per cent. 6,000
 Innes, Isaac, to John C. Wilson. 74th st. P. M. Dec. 16, due Dec 20, 1883. 10,000
 Same to James Wilson, Wilmington, N. C. 74th st. P. M. Dec. 16, due Dec. 20, 1883. 10,000
 Ingraham, George L., to Cornelius W. Luyster. 66th st. P. M. Dec. 27, installs. 5,000
 Josephs, Samuel, to THE BOWERY SAVINGS BANK, New York. 2d av, s e cor 44th st, 20x82. Dec. 17, 1 year, 5 per cent. 7,500
 Juch, Wilhelmine, wife of William A., to William A. Cauldwell. 2d av, cor 107th st. P. M. Dec. 9, 3 months. 7,402
 Same to same. 107th st. P. M. December 9, 3 months. 4,959
 Same to same. 106th st. P. M. December 9, 3 months. 5,858
 Same to John H. Deane. 106th st. P. M. Dec. 9, 3 months. 5,858
 Same to same. 107th st. P. M. December 9, 3 months. 4,959
 Jenny, Ann M., wife of Jacob, to Samuel S. Constant and auc., trustees of Eliz. A. Chapin. 104th st, s s, 175 w 2d av, 18.9x100.11. Dec. 21, 1 year. 7,000
 Juch, Wilhelmine, wife of William A., to John H. Deane. 107th st. P. M. Dec. 11, 3 mos. 3,385
 Juch, Wilhelmine wife of Wm. A., to John H. Deane. 2d av, 107th st. P. M. December 9, 3 months. 7,402
 Korn, Bertha S., wife of Ezekiel S., to THE GREENWICH SAVINGS BANK. 52d st, No. 159 E., n s, 120 w 3d av, 25x100.5. Dec. 20, due Jan. 1, 1886, 5 per cent. 7,500
 Same to same. 8th av, w s, 25 n 47th st, 25x100. Dec. 20, due Jan. 1, 1886, 5 per cent. 13,000
 Keys, Jesse G., to THE METROPOLITAN SAVINGS BANK. 6th av. 126th st. P. M. Dec. 29, 1 year, 5 per cent. 10,000
 Keim, Henry, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 3d st, s s, 250 w 1st av, 50x100.11x50x100.10. Dec. 27, 1 year. 24,000
 Kenny, William and Edward, heirs Margaret Kenny and William Kenny, to Charles H. Fenton. Madison av, n w s, 208 s w Kingsbridge road, 75x187. Dec. 20, installs. 2,250

Kucklick, Rochus, to THE NEW YORK LIFE INS. Co. Cherry st. P. M. Dec. 27, 3 years, 10,000
 Same to August Hassey. Cherry st. P. M. Dec. 27, demand. 1,500
 Lawrence, Zipporah N., wife of Charles L., to Isaac Phillips, special trustee. 23d st, No. 318 W., s s, 165.7 w 8th av, 21.10x98.9. Dec. 27, 5 years. 5,598
 Same to The New York Eye and Ear Infirmary. 23d st, s s, 165.7 w 8th av, 21.10x98.8. Dec. 27, 3 years, 5 per cent. 11,000
 Lynd, Robert B., to David Dinkelspiel and Simon Lightstone. 72d st. P. M. Dec. 28, due Jan. 1, 1882. 56,000
 Loew, Frederick W., President, &c., with Gideon Fountain. Agreement as to priority of mortgage. nom
 Lynch, Samuel, to Robert M. Strebeigh. 127th st, s s, 400 e 8th av, 25x99.11. Dec. 24, due June 1, 1882. 1,000
 Lynd, Robert B., to Simon Lightstone and David Dinkelspiel. 72d st. P. M. Dec. 22, due Jan. 1, 1882. 125,000
 Same to Elizabeth F. R. Aymar, trustee f r Louisa Aymar. 140th st. P. M. Dec. 27, due Jan. 1, 1883. 2,400
 Same to same, trustee W. H. Aymar. 140th st. P. M. Dec. 27, due Jan. 1, 1883. 2,400
 Same to same, trustee H. R. Aymar. 141st st. P. M. Dec. 27, due Jan. 1, 1883. 2,400
 Same to Phoenix Remsen et al, trustees Cath. S. Coles, dec'd. 141st st. P. M. Dec. 27, due Jan. 1, 1883. 1,200
 Levien, Dena J., wife of Douglas A., Jr., to William R. Siney, Brooklyn. 50th st, s s, 215 w 1st av, 20x100.5. Dec. 29, 1 year. 1,500
 Levy, Theodore, to THE METROPOLITAN SAVINGS BANK. Av C, n e cor 13th st, 103x87. Dec. 29, due Dec. 30, 1881, 5 per cent. 30,000
 Lyons, Julius J., to H. A. and F. Nathan, trustee R. Morrison. 3d av, e s, 26 s 86th st, 50x 100; 86th st, s s, 40 e 3d av, 10x26. Dec. 30, 5 years, 5 per cent. 15,000
 Messer, Philip A., to THE CONNECTICUT MUTUAL LIFE INS. Co., Hartford, Conn. 9th av, s e cor 52d st, 25.5x100. Dec. 30, due Jan. 1, 1886, 5 per cent. 14,000
 Meyer, Peter F., to THE FARMERS LOAN & TRUST Co., trustee for Louise R. Edey. Goerck st, Stanton st. P. M. Dec. 30, due Jan. 1, 1882, 5 per cent. 3,000
 Myers, Adeline, wife of Morris A., to THE MUTUAL LIFE INS. Co., New York. 17th st, No. 622 E., s s, 338 e Av B, 25x92. Dec. 30, due March 1, 1882. 6,000
 Marcus, Fanny, wife of Elias, to THE NEW YORK SAVINGS BANK. 49th st, s s, 263.4 e 2d av, 19.2 x100.5. Dec. 29, due Dec. 1, 1883, 3 per ct. 3,500
 Miller, Louisa C., widow, to John H. H. Cushman et al, trustees D. A. Cushman. 9th av, n w cor 62d st, 75.2x100. Dec. 29, 3 yrs. 12,000
 Moran, Sarah, widow, to Martha A. Francis. 70th st, n s, 289 w 3d av, 36x100.5. Dec. 27, 1 year, 5 per cent. 10,000
 Murphy, Patrick, to Catharine B. and Charlotte D. Davis, Philadelphia. 30th st, s s, 175 w 2d av, runs south 98.9 x west 25 x north 35.9 x east 4 x north 63 to 30th st, x east 21. Dec. 28, 3 years. 10,000
 Same to Paulina A. Morgan, widow. 40th st, n s, 81.2 e 8th av, 18.9x76.9x18.2x76.9. Dec. 28, 1 year, 5 per cent. 6,500
 Matthews, William, Mt. Vernon, N. Y., with William Padian. Agreement reducing interest upon mortgage to 5 per cent.
 McManus, Mary, to William J. O'Connor. 79th st. P. M. Dec. 27, due July 1, 1881. 5,400
 Meagher, James, to James L. Bogart. 58th st, s s, 100 w 1st av, 100x100.4. 5 morts: 1 on each lot of 20x100, for \$12,000. December 23, 2 years. 60,000
 Mehrbach, Isaac, to Lavinia Gould, Suffolk Co., N. Y. 3d av, s w cor 24th st, 24.8x84. 1/2 part. Dec. 24. 2,200
 Mehrbach, Isaac and Solomon, to THE IRVING SAVINGS INST. Same property, all of it. Dec. 20, 1 year. 7,000
 Mestre, Joseph M., Mamaroneck, N. Y., to Robert B. Minturn. 23d st, s s, 224 e 10th av, 24x 98.9. December 24, 3 years. 25,000
 McCloud, James, to THE MUTUAL LIFE INS. Co., New York. 7th st. P. M. May 25, due Sept. 1, 1881. 6,000
 McQuade, Anthony, to Henry Wiener, Philadelphia, Pa. 84th st, n s, 277.4 w 3d av, 42.2x102.2. Dec. 28, 1 year. 8,000
 Same to same. 82d st, n s, 87.9 e Lexington av, 4 lots, each 19.2x102.2. Mort. \$8,000 on each. Dec. 28, 3 years, 5 per cent. 32,000
 Moyer, Ida, wife of Isaias, to Moses Bruhl and ano., exrs., &c., S. Bruhl. 54th st, s s, 138 e 6-h av, 25x100.5. December 28, 5 years, 4 1/2 per cent. 11,000
 Mosback, Henry, and Catharine his wife, Springfield, L. I., to Louis Finke, Jr. Stanton st, n s, 25 w Ridge st, 25x75. Dec. 27, 3 yrs. 6,000
 Niebuhr, Fredrika R., to John Bell. Lexington av, n w cor 121st st, 100.11x125. Dec. 28, 4 months. 1,98
 Same to Charles R. Hickox. Same property. Dec. 28, 90 days. 10,000
 Olmstead, Dwight H., to Lawrence D. Olmstead, trustee. 118th st, n s, 300 e 10th av, 150x201.10, to 119th st. 1-3 part. Dec. 2, demand. 4,000
 Same to same. Same property. 1-3 part. Dec. 1, demand. 4,000

O'Connor, John, Newark, N. J., to Pierre E. Zacharie and Marie L., his wife. 44th st, No. 132 E., s s, 83.8 e Leblington av, 16.4x83. Aug. 7, 3 years. 10,000

Phillips, Whitman, Ridgewood, N. J., to John F. McCoy et al., exrs. C. G. Smull. 3d av, s w cor 82d st, 25.7x102.3. Dec. 28, 3 years. 9,000

Pierson, Edgar L., Brooklyn, to Roger A. Francis. 133d st. P. M. Dec. 18, demand. 5,750

Quinn, Patrick, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Lewis st, No. 163, w s, 22.6x100; Lewis st, w s, 84 n 3d st, 25x100. Dec. 24, 1 year. 11,000

Rocney, Patrick, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 16th st, s s, 300 e 9th av, 25x57.9x25x60. Dec. 29, 1 year. 1,000

Rose, Theresa, wife of Joseph, to James R. Wood, and auo., exrs. J. Rowe. Stanton st, n s, 50 e Lewis st, 25x75. Dec. 30, 5 yrs. 6,000

Sanford, Margaretta C., wife of Philip G., Saugattuck, to Adrian and Adrian, Jr., Iselin. 27th st, n s, 132 e 5th av, 18x98.9. Dec. 29, due Dec. 30, 1881. 2,000

Silberstein, Michael, to Benjamin Siegel. 50th st. P. M. Dec. 30, 5 years, 5 per cent. 5,000

Siller, Hugo, to Joseph L. R. Wood. 109th st. P. M. Dec. 6, 5 years. 500

Schwauer, Martin, and Paul Amend to Charles Eimer and Bernhard G. Amend. 57th st, s s, 150 w 10th av, 125x100.5; 56th st, n s, 200 w 10th av, 50x100.5. Error in description, leaving out the 56th st. course altogether. Dec. 17, 1 year. 23,423

Sedgwick, Charles, to Charles A. Buddensiek. 86th st, s s, 97.9 w Av A, 121x102.2. Oct. 14, due Jan. 1, 1881. 5,000

Skelly, Patrick, to Ernest Millet et al., exrs. H. Leger. Washington st, w s, 35 n Clarkson st, 40x75. Dec. 23, 3 years, 5 per cent. 10,000

Steiger, Margaretta, wife of Ferdinand, to Wm. R. Croft. 1st av. P. M. Dec. 16, installs. 2,100

Schreyer, Peter, to Franklin H. Churchill, Brooklyn. 75th st. P. M. Dec. 29, 3 yrs. 4,250

Siefke, Hermann, to THE EAST RIVER SAVINGS INSR. Cherry st, No. 57, and No. 340 Water st, being Cherry st, s s, 107.9 e Roosevelt st, 24.11 x126 to Water st, x 24.11 x 129; 3d av. n e cor 77th st, 102.2x155. Dec. 29, 1 year. 6,000

Smith, Emma, wife of James F., to Freeman C. Clarkson, Flatbush. 124th st, n s, 150 e 1st av, 25x100.11. Dec. 29, 2 years. 2,000

Spaulding, Bernard, to Robert W. Tailer. 46th st. P. M. Dec. 28, 2 years, 68,000

Stritter, Charles, mortgagor, with John J. Roese. Agreement extending mortgage. nom

Thurston, Maria S., wife of William R., Jr., to Heury Sampson et al., exrs. A. Sampson. 49th st, s s, 225 w 5th av, 25x100.5. Lease. Dec. 28, due Dec. 29, 1882. 25,000

Taddiken, John G. C., to Fanny wife of Halpern Albert and Camille Serre. 8th av. P. M. Dec. 28, 2 years. 7,500

Tappen, Mary, wife of George W., to Charles Thyson. 10th st, No. 211, n s, 25x94.10. Dec. 27, due July 1, 1881. 1,100

Twombly, Caroline M., widow, to Nellie A. Crossman, Morris Co., N. J. 55th st, No. 33 E., n s, 25 w Madison av, 26x73. Dec. 23, 3 years, 5 per cent. 10,000

The Tiger Mill and Mining Co. to THE FARMERS' LOAN & TRUST CO., New York. The Tiger Mine, County of Yavapai, Territory of Arizona, with all its mining and water rights, mills, furnaces, reduction works, machinery, &c., also all other property rights and franchises. Dec. 21. Issues bonds. 100,000

Timms, Tryphena, to Jesse Timms, England. 46th st, n s, 250 e 7th av, 18.9x100.5. Dec. 30, 3 years. 4 1/2 per cent. 5,796

Totten, John, to Emelie J. Murray. 43d st, n s, 300 w 10th av, 25x100.5. Dec. 30, due April 1, 1881. 2,500

Tracy, Edward, and James Russell, to Max Weil. 4th av, 76th st. P. M. Dec. 27, due Dec. 30, 1885. 21,000

Unink, Jacob, to James Roosevelt, Hyde Park, N. Y. Henry st, Retreat av and Mill Brook. P. M. Dec. 21, due Jan. 1, 1884. 50,000

Van Dusen, Abram B., to THE MUTUAL LIFE INS. Co. 123d st, s s, 80 w New av, 20x100.11. Dec. 27, due Mar. 1, 1882. 10,000

Same to same. New av, w s, 20 s 123d st, 3 lots, each 20x80. 3 mortgs., each \$12,000. Dec. 27, due Mar. 1, 1882. 36,000

Same to sa e. New av, s w cor 123d st, 20x80. Dec. 27, ue Mar. 1, 1882. 14,000

Same to 3' one. New av, w s, 80 s 123d st, 20.11x80. De. 27, due Mar. 1, 1882. 12,000

Wehrlic, Joseph, to THE NEW YORK LIFE INS. Co. 4th av n w cor 18th st, 53x136, also strip 4 feet wide forming an alley on westerly boundary of lot. Nov. 10, 1 year. 17,500

Withna, M. rie A., to Eugene Crowell, and ano., trustee A. C. Sumner. 6th av, No. 600, e s, 49.4 n 35th t, 24.8x100. Dec. 23, 5 years, 5 per cent. 23,000

Wright, E., to William P. Earle. Madison av, s e cor, 127th st, 19x76. Dec. 24; 3 yrs. 15,000

Same to same. 127th st, s s, 76 e Madison av, 17x76. Dec. 24, 3 years. 9,500

Same to same. 127th st, s s, 93 e Madison av, 17x76. Dec. 24, 3 years. 9,500

Same to same. Madison av, e s, 19 s 127th st, 3 lots, each 19x76. 3 mortgs., each \$12,000. Dec. 24, 3 years. 36,000

Wright, Isaac E., to George L. Hyslop. 125th st. P. M. Dec. 28, due Dec. 30, 1881. 10,000

Yost, Caroline L. M. K., wife of Abraham, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 123d st, n s, 100 e 2d av, 50x100.11. Dec. 30, 1 year. 18,000

Same to same. 123d st, n s, 150 e 2d av, 50x100.11. Dec. 30, 1 year. 18,000

KINGS COUNTY. N. Y.

DECEMBER 23, 24, 25, 27, 28, 29.

Auld, Thomas, New York, to Amelia Dickinson, Clarkstown, N. Y. Union st. P. M. Dec. 17, due Jan. 1, 1883. \$1,000

Alvey, Samuel, to Diederich Westfall, Flatbush. Bedford av, s w cor Putnam av, 20x90. Dec. 23, due Jan. 1, 1884. 5,000

Baker, Ruth S., wife of Melville C., to Susan E. wife of George J. Collins. Hart st, s s, 173 w Throop av, 38x100. Dec. 17, due July 1, 1881. 1,200

Balf, Bridget, wife of Michael, to John H. B. Stammers. Lee av, s w cor Wallabout st, 21.3 x71x40x20x60x83.10. Dec. 27, due January 1, 1883. 600

Begoden, Achilles, to William Barton, trustee. 2d pl, No. 80, s s, 267.6 w Court st, 22.6x100. Dec. 20, 3 years. 4,500

Bennett, Mary, E., Bay Ridge, to James Weir. 4th av, e s, midway bet 80th and 81st sts, New Utrecht. Contains 1 1/2 acres. Dec. 21, 3 years. 500

Blummer, Frederick, East New York, to Bertha Puls, New York. Van Sielen av, e s, 100 n Fulton st, 50x200 to Smith av, Nov. 1, 1 year. 1,000

Butler, Patrick, to Frederick M. Mixer, New York. Monroe st, s e cor Throop av, 50x100. Dec. 24, 6 months. 2,000

Curtis, John, to Sarah S. Benedict et al., trustees G. & H. B. Cromwell. Fulton st, No. 456. P. M. Dec. 27, 5 years. 13,000

Chamberlain, Annah B., New York, to Richard A. McCurdy and ano., exrs. R. H. McCurdy. Fulton av, cor Spencer pl. P. M. Nov. 20, demand. 17,000

Cleverly, William, to Gertrude Schoonmaker. 20th st, n e s 442 e 6th av, 14x100. Dec. 22, 3 years. 1,000

De Camp, John A., to William H. Bennett. 5th av. P. M. Dec. 28, due Dec. 30, 1881. 650

Dowling, Michael, to Charles E. Georger, New York. Madison st, n e cor Nostrand av, 100x100. Dec. 28, due Jan. 2, 1882. 2,000

Edelman, Elizabeth N., wife of George W., to The Lamar Insurance Co., New York. Vanderbilt av, w s, 74 s Greene av, 21x45. Dec. 27, 1 year. 2,500

Fink, Valentine, New York, to Daniel K. Valentine. Church st. P. M. Dec. 22, 3 years. 500

Fredenheim, Margaret S., wife of Abraham, to The Dime Savings Bank, Williamsburgh. Rutledge st, n s, 22.3 e Lee av, 20.2x100. Dec. 28, 1 year. 3,000

Freeland, James W., to Stephen V. White, trustee. Columbia Heights, No. 140, w s, 25.9 s Pineapple st, 25.2x— to Furman st, x25.3x154.9. 1-3 part. Nov. 23, due Dec. 1, 1881. 750

Georgi, Adam, to George Loeffler. Park av, s s, 81.8 w Broadway, 24x100. Dec. 21, due Jan. 1, 1886. 1,500

Hart, Ellen F., wife of John F., to George Galvin. 5th st. P. M. Dec. 29, due Jan. 1, 1886. 2,000

Hill, John W., to Eliza A. Overton, Patchogue. Dobbins st, w s, 100 s Calyer st, 75x73.11x83.2x109.10. April 1, 1 year. 950

Hebard, Maria D., widow, to the United States Trust Co., New York. Bergen st, n w cor Nevins st, 20.10x100. Dec. 22, due Jan. 1, 1884, 5 per cent. 1,500

Hull, Johnson C., to Frederick W. Rebham. Floyd st, n s, 300 e Tompkins av, 25x100. Dec. 29, due Jan. 1, 1884. 1,000

Jones, Mary, widow, New York, to Samuel Bowne. Nelson st, n s, 106 e Clinton st, 16x100. Dec. 28, 3 years. 500

Layton, John, to William F. Bedell, gen'l guard. Bond st, e s, 36 n Union st, 16x75. Dec. 22, 3 years. 1,300

Low, Martin and Katharina, to Joseph Liebmann. Varet st, 150 w Morrell st, 25x100. Dec. 27, due Jan. 1, 1884. 1,100

Mead, Sarah F., wife of George W., to James Morgan, and ano., trustees, Edward Cummings, dec'd. Butler st, s s, 170 e Brooklyn av, 40x100. Nov. 1, 3 years. 4,000

Megahey, Jr., James, to The Dime Savings Bank of Brooklyn. Oxford st. P. M. Dec. 1, 1 year. 5,000

McCue, Alexander, to The Lafayette Fire Ins. Co., Brooklyn. Washington av. P. M. Nov. 23, 1 year. 1,000

Same to same. Washington av. P. M. Dec. 23, 1 year. 1,000

Munoz, Edwina E., wife of Antonio, to John Ross, New York. Clinton av, &c. 1/2 part. See Conveys. Dec. 27, demand. 9,650

Murnane, Mary, and Susan and Ellen O'Connell, by S. D. Lewis, guard. of Ellen O'Connell, to Mary J. Mackay. Van Brunt st, n e cor Partition st, 20x75; Partition st, n s, 93 e Van Brunt st, 22x100. Dec. 28. 1,300

Mould, Mary P. wife of Edward B., to Hugh Masterson, exr. Jane Everard. Locust st, w s, 1650 n 2d st, 225x150. Dec. 22, due January 1, 1886. 1,250

Nichols, George, to Benjamin F. Tracy. Gates av, s s, 175 e Yates av, 100x100. P. M. Dec. 21, 1 year. 7,500

Oliver, Emma, widow, to Charles A. Peck. Wiloughby av, s s, 118.9 e Marcy av, 18.9x100. Sept. 1, 3 years. 2,500

Reilley, Thomas J., to M. Louise, wife of George W. Brown. Bergen st, s s, 108.7 e 4th av, 20.3x100, irreg. Dec. 21, 2 years. 1,500

Same to same. Bergen st, s s, 88.4 e 4th av, 20.3x100. Dec. 21, 2 years. 1,500

Same to the Mutual Life Ins. Co., New York. Bergen st, s s, 108.7 e 4th av, 20.3x100, irreg. Dec. 21, due March 1, 1882. 6,000

Same to same. Bergen st, s s, 88.4 e 4th av, 20.3x100. Dec. 21, due March 1, 1882. 6,000

Reilley, Thomas J., to Henry C. Murphy, Jr., ref. Jefferson st, see Tompkins av Conveys. Dec. 27, due June 1, 1885. 1,400

Same to same. Hancock st, see Tompkins av Conveys. Dec. 27, due June 1, 1885. 1,750

Same to same. Hancock st, see Tompkins av Conveys. Dec. 27, due June 1, 1885. 1,400

Same to same. Hancock st, see Tompkins av Conveys. Dec. 27, due June 1, 1885. 1,400

Same to same. Tompkins av. See Conveys. Dec. 27, June 1, 1885. 1,050

Same to same. Jefferson st, see Tompkins av Conveys. Dec. 27, due June 1, 1885. 1,400

Same to same. Jefferson st, see Tompkins av Conveys. Dec. 27, due June 1, 1885. 1,750

Same to same. Tompkins av. See Conveys. Dec. 27, due June 1, 1885. 1,050

Sayres, William J., Jamaica, to George H. Stone. Hancock st. P. M. Dec. 20, due June 1, 1881. 1,400

Scott, William H., New York, to James D. Lynch. Fulton st. P. M. Dec. 28, 1 year. 7,600

Same to same. Fulton st. P. M. Dec. 28, 1 year. 10,400

Sherwood, Annie V. and James M., to Charles Aikman, and ano., exrs. W. M. Hollingshead. McDonough st, n s, 365 w Tompkins av, 60x100. Dec. 13, 3 years. 8,500

Same to same. Agreement to apply \$6,000 of above loan to satisfaction of previous mort., &c. 2,000

Schwenkar, Frederick A., to George H. Roberts and N. Park Collin. Main st, w s, 50 s Front st, runs south 24 x west 50 x o.9 x west 50 to Garrison st, x north 24.9 x east 100. Dec. 24, 1 year. 2,000

Smith, Charles D., to Sarah C. Brown. Schenck st. P. M. Dec. 22, due April 1, 1881. 2,500

Swimm, Martha L., wife of Theodore W., to Loretta Miller, New York. Putnam av, s s, 228.8 w Marcy av, 17.4x100. Dec. 23, 3 years. 4,000

Same to Walter O. Woodford. Putnam av, s s, 246 w Marcy av, 17.4x100. Dec. 23, 3 years. 3,600

Sweet, James P., to John L. Culver. Montauk av, e s. P. M. Dec. 18, installs. 900

Thomson, James A., to John H. Seal. Pacific st, n s, 141.8 w Brooklyn av, 16.8x100. December 29, 3 years. 3,500

Same to same. Pacific st, n s, 125 w Brooklyn av, 16.8x100. Dec. 29, 3 years. 3,500

Same to same. Pacific st, n s, 158.4 w Brooklyn av, 16.8x100. Dec. 29, 3 years. 3,500

Thompson, William O., to John H. Pike, Epping, N. H. Putnam av, n s, 53 e Irving pl, 25.6x75x26.8x74.7. Dec. 23, 3 years. 5,000

Van Mater, Cornelius, Flatlands, to George Lott. Road from Flatlands to the Neck and Canarsie, 5 roads and 18 75-100 perches. Dec. 21, 3 years. 500

Vernon, Martha A., to Thomas Vernon and ano., exrs. S. Vernon. Lafayette av, n w cor Vanderbilt av, 100x195. Dec. 21, 3 years, 5 per cent. 9,398

Vernon, Martha A., widow, and Thomas Vernon and ano., exrs. S. Vernon, to the Brooklyn Life Ins. Co. Lafayette av, n w cor Vanderbilt av, 100x195. Dec. 22, 3 years, 5 per cent. 25,000

Walther, John A., to Gottlieb Hartmann. Park av, s s, 127.8 w Broadway 22x100. Dec. 6, due January 1, 1886, 5 1/2 per cent. 1,200

Williams, Edward F., to The Williamsburgh City Fire Ins. Co. Oak st, s w cor West st, 36x100. Dec. 29, 1 year. 15,000

Ward, Thomas, Hoboken, N. J., James Ward, and Catharine, wife of Patrick McDonald to Thomas M. Brasher. Hudson av, e s, 100 n Beaver st, 25x100. Dec. 22, due May 1, 1885. 500

Whitehead, Marie E., wife of Almeron, to James W. Voorhies. Lafayette av, n s, 200 e Tompkins av, 23x100. Dec. 24, 3 years. 3,000

Wilkinson, Albert, to Dennis Shehan. Macon st, n s, 70.3 w Gates av, 70.8x100. Dec. 22, 1 year. 750

Willis, Joseph D., to William M. Ingraham. Flatbush av, e s, 299.6 s Atlantic av, 47.8x64.2 irreg. Dec. 24, 5 years. 3,000

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

DECEMBER 24TH TO 29TH—INCLUSIVE.

Adams, William, Jr., exr. Fanny H. Coolidge, to Martha B. Adams, Orange, N. J. \$4,500

Baier John, to William Nicoll, et al., trustees. 8,000

Same to same. 7,500

Bauer, Moritz, to Max Danziger. 6,675

Bergh, Henry, trustee, Matilda B. Brown, to Henry M. and Elizabeth T. Bradhurst. 1,000

Blesson, Hugh, to Ada G. Moddrel. 3,000

Table of real estate transactions in Kings County, N. Y., from December 23rd to 29th inclusive. Includes names like Croft, William R., Dean, John H., and various property addresses and values.

KINGS COUNTY, N. Y.

DECEMBER 23D TO 29TH—INCLUSIVE.

Table of real estate transactions in Kings County, N. Y., from December 23rd to 29th inclusive. Includes names like Babcock, Edward H., Blummer, Augusta, and various property addresses and values.

CHATTELS.

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.

DEC. 24TH TO 30TH.—INCLUSIVE.

Table of chattel transactions in New York City from December 24th to 30th inclusive. Includes names like Benz, C., Buggeln, F., and various property addresses and values.

Table of real estate transactions in New York City from December 24th to 30th inclusive. Includes names like Grace, M. D., Hoops, Margarettha, and various property addresses and values.

HOUSEHOLD FURNITURE.

Table of household furniture transactions in New York City from December 24th to 30th inclusive. Includes names like Bell, Isabella, Bohan, C., and various property addresses and values.

Table of miscellaneous transactions in New York City from December 24th to 30th inclusive. Includes names like Wickers, Mary A., Barnett, Emma, and various property addresses and values.

BILLS OF SALE.

Table of bills of sale transactions in New York City from December 24th to 30th inclusive. Includes names like Baumgartner, J. A., Cockburn, Mattie A., and various property addresses and values.

Flower, Harriet L. and John. 316 Hudson st.... 600
 F. J. Taylor. Tinware and Plumbing Fix.
 Hahnenfeld H. 614 2d av....Henrietta Becht.
 Cigar Fixtures. 1
 Hecht, L. 614 2d av.... H. Hahnenfeld. Cigar
 Fixtures. 1
 Herr, F. H. 6 W. 14th .. Estelle L. De Forest.
 Crayon Fixtures, &c. 1
 Schmitt, W. 490 2d av.... Hope Book Pub. Co.
 Bar Fixtures. 100
 Thorne, L. E. 13 Spruce... F. M. Brown and
 W. W. Wallace Typa. Fixtures, Press, &c
 Daily American Exchange. (Dated Aug. 17,
 1880) 1,250
 Thorne, L. E. 13 Spruce... F. M. Brown and J.
 M. Dickens. Presses, Type, &c. American
 Exchange (Dated Sept. 15, 1879.) 865
 Tully, G. P. M. 47 New Bowersy E. H. Carpen-
 ter. Show Counter Fixtures. 350
 Walker, A. W. City...J. R. Walker. Under-
 takers Fixtures, &c. 500

ASSIGNMENTS OF CHATTEL MORTGAGES.

Eichner, G. to A. Schlessinger. (W. Palm.
 Oct. 16, 1880.) 50
 Lloyd, A. to S. Marcus. (C. F. Crowley. Dec.
 17, 1880) 25
 Megar, W. to M. Herzberg. (J. A. Baumgart-
 ner. Sept. 14, 1880.) 150
 Miller, J. D. to L. Bendix. (J. F. Warnecke,
 Dec. 2, 1880.) 150

BROOKLYN, N. Y.

Adami, F. 103 Leonard st....Brunswick &
 Balke Co. Pool Table. \$225
 Anderson, Ellen V. W. 155 Schermerhorn st ...
 W. E. Leffingwell Furniture. 74
 Baldwin, G. 427 Fulton st....Max Wolf. Gold
 Watch, &c. 600
 Belin, Mary. 235 Nostrand av....H. Hyams
 Fixtures, &c. 150
 Bogert, H. 1119 Fulton st....J. S. Bogert.
 Fixtures. 2,000
 Browne, T. Cor Ralph and Gates avs... Cas-
 per Siedenzahl. Bar Fixtures 600
 Browne, T. Cor. Ralph and Gates avs.... Cas-
 per Seidenzahl. Bar Fixtures. 600
 Cotter, J. 532 and 534 Broadway....Whitcomb
 & Chapman. Sewing Machines, &c. 882
 Cunningham, Adelia. 391 Myrtle av. ... Hersch-
 mann & Manges. Furniture. 200
 Clark & Co., G. P. 5 Willoughby st....J. W.
 Crossley. Carpet. 134
 Davies, D. D. and Rachel. 1 Broadway....
 Elvira Jones. Furniture. 200
 Davis, Annie I. R. E. Deane and G. G. Brooks.
 Furniture. 250
 Dolan, B. H. 93 Prospect st....Brunswick &
 Balke Co. Pool Table. 125
 Donkersley, Cornelius .. Thomas J. Powers.
 Machinery, &c. 4,000
 Devantery, Joseph. 121 5th st ... J. C. Eadie.
 Piano. 84
 Day, Charles, and Honorah Batchelor. 11
 Frankfort st, N. Y....H. L. Judd. Printing
 Presses. 1,500
 Erthal, C. & F. 127 Bushwick av....F. Waller.
 Fixtures, &c. 1,000
 Ehrlinger, Margaretha. 110 Meserole st ...Ja-
 cob Spenser. Fixtures, &c. 50
 Elliott, Margaret A., wife of John H. 144
 Columbia Heights Rialdo Lorman.
 Furniture 2,000
 Falk, Caroline and George. 441 Warren st and
 189 Atlantic av. W. R. Tice. Furniture
 and Fixtures. 2,525
 Farnsworth, Mary J. 367 Bridge st.... Phelps &
 Son. Piano. 265
 Grant, C. W. Kortright, N. Y. J. Gibson
 Grant. Books. 100
 Gulick, J. 225 Rutledge st....A. Schulz. Furn.
 Hildebrandt, E. 252 7th st .. John Borgas.
 Horse and Wagon 100
 Howard, Helen C. 163 Lafayette av.... John S.
 Freyenhagen. Furniture. 175
 Ives, Edwin. 42 Vesey st. New York....John
 F. Saddington. Machinery, &c. 279
 Jacob, H. 19 Fulton st....The J. M. Brun-
 swick & Balke Co. Billiard and Pool Table.
 Johnson, A. 680 Myrtle av ... Job Johnson.
 Tools, Machinery, &c. 4,200
 Jones, W. R. 131 North 5th st....A. Schulz.
 Carpets. 121
 King, A. W. 709 Bedford av ... Alexander
 Campbell. Horse and Buggy. 575
 Kelly, F. J. 172 Court st. J. Mullins Furn.
 Lynch, J. 147 Furman st.... James Haley.
 Horses 84
 McGuire, W. R. 795 Myrtle av ... Barbara
 Berker. Bar Fixtures, &c. 350
 McKeown, J. 121 Fulton st....Charles McNaly.
 Fixtures. 300
 McElenny, Hugh. 630 Fulton st....Finlay &
 Tobin. Cloth, &c. 410
 McLoughlin, Cornelius, 192 South 3d st....John
 Oysterdeaw. Horse, Cow, &c. 250
 Nieber, H. F. Cor. 6th and Prospect avs....
 Diedrich Nieber. Fixtures, &c. 1,000
 Pettee, H. C. 86 Court st....Elijah R. Davis.
 Bakery. 953
 Plander & Bosstelmann. Cor. Buffalo av and
 Butler st ... Henry Rohrs. Bottling Busin's.
 Pointer, Edward. 130 Manhattan av....Stone
 & Firth. Furniture 115
 Rowland, Jr. Hiram. 140 Livingston st....James
 Cunningham, Son & Co. Carriage. 752
 Rath, Charlotte 513 Court st Gluck & Schar-
 mann. Lager Beer Saloon 200
 Reilly, P. H. 25 Rose st, New York....J. T.
 Priston and F. S. street. Printing Press. 1,800
 Rhan, S. V. 175 Grand st....G. W. Dupuy.
 Fixtures. 100
 Sandmann, E. A. 4 Ferry pl....Henry Dam-
 nier. Furniture and Fixtures. 5,350
 Scherrer, P. W. 582 Leonard st....A. Schulz.
 Furniture 180
 Slater, Thomas. 513 Pacific st Leonard
 Moody. Furniture. 105

Simonson, H. J. 561 Grand av....J. W. Ren-
 wick. Horse and Carriage. 253
 Twohey, J. E....John L. Erceman. Coach. 200
 Underhill, Louis G. 376 Clifton pl ...H. C.
 Place. Pianos. 250
 Vanolinda, C. W. 481 Henry st ...J. F. Mason.
 Furniture. 148
 Ward Patrick Peter Barrett. Wagon. 80
 Wells, J. 55 Truxton st....A. Schulz. Furn. 124
 Wortman, F. L. 932 Atlantic av... S. Bram-
 bach. Piano. 100

BILLS OF SALE.

Davison, Alexander, to Louis Bergbauer. Bar-
 ber Shop, 379 Court st 250
 Flecker, Elizabeth, to Mary A. Smith. Stable,
 Herkimer st. nom
 Huhn, Karl, to Sophia Davison. Barber Shop,
 379 Court st. 2:5
 Jenkins, Margaret T. to William Hallen, Jr.
 Furniture, &c. 20 Dean st. nom
 Rockel, Philipp, to Henry Bockel. Saloon Fixt-
 ures, 76 Throop av. 200
 Wilcox, John G., to Jonathan M. Barkley.
 Chattels in Wood Yard, n s sackett st, near
 Van Brunt st. nom

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 judg-
 ment for deficiency

NEW YORK CITY.

Dec.
 27 Adler, Jacob—Geo. Dillenback.... \$564 00
 29 Alouvy, Charles—Joseph, exr. of
 John, Meeks. 151 78
 27 Bishop, Lewis E.—L. L. White.... 5,444 53
 27 Baust, Kunigunda—Hy. Stahl.... 629 21
 27 Brennan, Austin D.—Wilhemina
 Arnstaedt. 318 04
 27 Badeau, Marie E.—Catharine Dono-
 van. 425 21
 27 Backenstose, Scuyler K.—C. C.
 Herrick. 124 29
 27 Body, John E.—George Slocovich.. 780 31
 28 Barocco, Giacomo—Guisepe Del
 Guidice. 117 12
 28 Benham, Benjamin C.—H H Grane
 costs. 113 98
 28 Brooks, Thomas—W. J. Tingle.... 5,015 09
 28 Boylan, Nicholas—Hy. Welsh.... 191 40
 30 Boylan, Nicholas—W. A. Leggett... 87 53
 30 Burrows Thomas B.—J. S. Leng... 161 20
 31 Boom, Murray—J. & M. Haffen ... 84 19
 27 Carrier, Joseph A.—Henry Meyer... 35 12
 27 Cunningham, Charles E.—Wilhe-
 mina Arnstaedt. 318 04
 28 Cantrell, Mary A.—J. J. Freedman
 165 15
 28 Cotter, Patrick—S. B. Duryea. (D) 917 37
 29 Coleman, James A.—Bernard Reilly
 90 84
 30 Carpenter, Ziba—W. H. Davis 255 70
 30 Cross, George W.—W. R. Sheffield.. 277 52
 30 the same—the same..... 283 56
 30 the same—Eben Miller..... 228 37
 30 the same—the same..... 338 89
 30 the same—W. R. Sheffield.. 654 58
 30 the same—Tower M'fg Co.. 249 56
 30 Cameron, Ariel—J. S. Leng 161 20
 31 Cross, George W.—Wm. Laimbeer.
 262 98
 31 the same—the same..... 262 98
 31 the same—the same..... 292 87
 31 Curtin, Mary, admrx. with the will
 annexed of Daniel Curtin—J. J.,
 admr. &c. of Mary A., Hogan.... 5,535 53
 27 Dawley, Thomas R.—Napoleon
 Remillard. costs 80 70
 27 Davis, John B.—Terence Leonard... 148 83
 27 Davis, Isaac—Leopold Weil..... 969 97
 27 the same—S. P. Hyman.... 983 93
 27 Davis, Philip—Wilhelmina Dobler.. 157 50
 28 Del Homme, Louis—Guisepe del
 Guidice. 117 12
 28 Desmarest, Ernest A.—New York
 Guaranty and Indemnity Co. ... 373 15
 28 Dull, Anton, as President of the
 Columbia Bund—Margaretha, as
 admrx. &c., of Christian, Fasse... 165 20
 28 Dillon, James—Jacob Levy 276 62
 29 Dailey, Patrick—Anna Steen..... 2,059 85
 30 De Bremond, Germania—Wm. Rhine-
 lander. 454 13
 31 De Voe, Denyse V.—David Frank.
 321 87
 27 Einstein, Isaac D.—James Talcott.. 99 44
 27 Elliot, Henry C.—C. W. Yuth.... 483 13
 27 Eicks, Augustus—George Poppe... 35 07
 29 Ewats, Frederick M.—J. J. Meld-
 ram. 93 73
 30 Ellis, William H., J.—J. M. Lowe.. 92 97
 30 Eaton, Edward O.—J. B. Thomp-
 son. 30,269 30
 31 Emerick, John H.—Board of Fire
 Commissioners of the City of N.
 Y. costs 29 81
 31 Edwards, Henry—W. H. Stillwell.. 136 00
 Foster, Clinton (C. W.)
 Foster, Anna Stoutenberg } Dayton 97 81
 27 Fonda, Stephen—F. E. Bean 286 35
 27 Fox, Gustavus V.—Henrietta Stehl.
 2,174 57
 28 Frankland, Robert—Bridget, as
 extrx., &c., of Thomas, Smith.... 831 45

28 Frost, John—John Fitzgerald..... 68 53
 28 Freeman Meyer F.—L. S. Chase... 73 50
 28 Frankel, Joseph—Wm. Eggert..... 170 73
 29 Fenton, David W.—First National
 Bank of South Norwalk .. costs 111 40
 29 Fee, Edward—Abraham Blumlein.. 346 25
 30 Frost, Charles S.—Lewis Ash..... 114 36
 24 Grounseil, Thomas G.—Francis Mc-
 Cabe. 72 70
 24 Galt, Joseph L.—E. C. Bridgman... 201 81
 28 Greenbaum, Max—L. S. Chase... 73 50
 29 Gerard, William R.—P. B. Hayt... 114 46
 29 Gould, Thomas—Isaac Hayes 46 37
 30 Gottshalk, Charles—David Bachman
 costs 21 32
 30 Gibson, Adolphe B.—W. R. Sheffield 277 52
 30 the same—the same..... 283 56
 30 the same—Eben Miller..... 228 37
 30 the same—the same..... 388 89
 30 the same—W. R. Sheffield.... 654 58
 30 the same—Tower Mfg. Co. 249 54
 31 Gibson, George W. and Adolphe B.
 —Wm. Laimbeer. 277 71
 31 Gibson, Adolphe B.—the same.. 362 98
 31 the same—the same..... 292 87
 31 Gilhooly, James H.—Board of Police
 Commissioners of the Police De-
 partment of the City of N. Y., costs 50 91
 31 Guental, Louis C. and George—Sec-
 vill Mfg. Co. 121 21
 31 Gibson, Adolphe B.—J. L. Williams. 2,157 24
 31 the same—the same..... 1,085 30
 31 the same—the same..... 1,087 41
 31 the same—the same..... 1,082 13
 28 Hoy, William E.—E. C. Bridgman.. 201 81
 27 Harrison, William H.—Sherlock
 Austin. 5,501 72
 27 Hemphill, William A.—L. L. White 5,444 33
 29 Harrison, William H.—Lawson
 Valentine. 79 89
 29 Hamill, George W.—Anna Steen... 2,059 85
 29 Hadley, Washington—Joseph Wil-
 lets. costs 195 79
 29 Hall, Joseph H.—A. J. Dewey.... 48 78
 29 Hickey, Daniel C.—Michael Ryan.. 318 10
 29 Herrman, Henry and Jacob—W. P.
 Ellison. 1,417 27
 29 the same—Levi Goldsmith... 810 31
 29 Herrman, Esther—the same..... 822 16
 29 Hoge, Mary E.—Emil Stetten..... 201 57
 30 Hooper, George L.—R. P. Kinzman.
 888 99
 30 Heilner, Marcus G. and Percy B.—
 Presdt., &c., of the Delaware &
 Hudson Canal Co. 1,366 55
 30 Haley, John—J. H. Hume..... 328 54
 30 Hamilton, T. A.—Samson Hatfield.
 115 65
 31 Heimel, Jacob—G. W. Heimel..... 222 97
 31 Howell, Edward W.—McNab &
 Harlin Mfg. Co. 280 13
 30 Illnensee, Mathew—Sol. Oppenhei-
 mer. costs 39 73
 27 Jordan, Charles H.—Bernard Reilly,
 sheriff 103 73
 27 Jordan, Mary A., as admrx., &c., of
 Cornelius Poillon—J. A. Weekes... 594 39
 27 Jones, George H.—Henrietta Stehl.. 2,174 37
 28 Jones, Meyer—Herman Solomon... 20 00
 28 Kenney, Lawrence—Jacob Levy.... 276 62
 29 Kirk, Charles H.—John Boyle..... 94 52
 29 Kirch, John—Sam. Corn. 324 19
 29 Kruger, Carl—August Borchers... 87 45
 30 Kitts, Charles—W. A. Hall 282 43
 27 Lawrence, Seabury—J. A. Hyland.. 1,230 30
 27 Lieberich, Valentine—George Dillen-
 back 564 00
 27 Leubuscher, Louis } Henrietta Stehl. 2,174 57
 27 Lynch, Cornelius—Henry Clausen,
 Jr. 259 87
 28 Levi, Anna—Charles Schlessinger... 85 53
 30 Long, Jacob M.—H. F. Guthrie.... 494 04
 30 Losee, Henry J.—W. A. Brooks... 82 82
 30 Ludden, Julius E.—Adelaide B.
 Ludden. 5,650 82
 30 Livingston, William, as exr., &c., of
 James Egan, dec'd—Thos. Fox... 3,602 11
 30 Laimbeer, Richard M.—W. R. Shuf-
 field. 277 52
 30 the same—the same..... 283 56
 30 the same—Eben Miller..... 228 37
 30 the same—the same..... 388 89
 30 the same—W. R. Sheffield.. 654 58
 30 the same—Tower Mfg. Co. 249 54
 31 Lent, James M.—T. B. Wright.... 572 21
 31 Laimbeer, Richard M.—Wm. Laim-
 beer. 277 71
 31 the same—the same..... 362 98
 31 the same—the same..... 292 87
 27 Maas, Martin—Missouri, Kansas &
 Texas Railway Co. and The Union
 Trust Co. of N. Y. costs 180 80
 27 Mertling, Jacob D.—H. S. Lo Roy..
 (D) 1,372 09
 27 Mudge, Enoch R.—Henrietta Stehl. 2,174 57
 28 Middleton, William H.—John Smart 318 45
 28 Moore, Jeremiah D.—Bowery Na-
 tional Bank. 11,284 30
 28 Meyer, Peter—Nathan May..... 247 51
 29 Maguire, Rosanna—John Horan... 175 77
 29 Morrill, Jesse L.—Adelaide M. Bur-
 gess. 272 75
 29 Manneck, Henry—Maurice Fitzgib-
 bons 166 35
 29 Moss, Ralph—Levi Goldsmith..... 822 16
 29 Mayblum, Nathan—Simon Mack... 1,994 49

Table of real estate records for Kings County, N.Y., Dec. Includes entries for Morrissey, Michael J.; Moore, Edward A.; Molloy, Rowland B.; etc.

Table of real estate records for Kings County, N.Y., Dec. Includes entries for White, Andrew J.; Young, William L.; etc.

KINGS COUNTY, N. Y.

Table of real estate records for Kings County, N.Y., Dec. Includes entries for Altenbrand, Henry and Louis A.; Burnet, John G.; etc.

Table of real estate records for Kings County, N.Y., Dec. Includes entries for Unger, Nathan; Van Brunt, Henry; etc.

SATISFIED JUDGMENTS, NEW YORK.

Dec. 24 to 30—inclusive.

Table of satisfied judgments in New York. Includes entries for Auld, Thomas; Auld, Agnes; Albright, James P.; etc.

SATISFIED JUDGMENTS, KINGS CO.

December 24 to 30—inclusive.

Table of satisfied judgments in Kings County. Includes entries for Anderson, Robert D.; Belden, Henry J.; etc.

Table listing mechanics' liens with names like G Paulding, J Annin, R W Townsend, etc., and amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens for New York City, Dec. month, listing addresses and amounts.

KINGS COUNTY, N. Y.

Table of mechanics' liens for Kings County, N. Y., Dec. month.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens for New York City, listing names and amounts.

* Discharged by depositing amount of lien with Clerk.

Table listing buildings projected in New York City, Dec. month, with addresses and descriptions.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 1061—Broadway, Nos. 569, 571, 573 and 575, and Nos. 85, 87, 89 and 91 Prince st., being on w s Broadway, e s of Mercer st and n s Prince st, two six-story brick stores on Broadway, each 50x 200 to Mercer st, tin roof, iron cornice; cost, total, \$350,000; owner, John J. Astor, 85 Prince st; architect, Thomas Stent; builders, James Webb & Sons and John Downey.

KINGS COUNTY, N. Y.

Plan 945—Manhattan av, s e cor Calver st, one one-story frame store, 25x60, gravel roof; cost, \$3,000; owner, Isaac Vanamburgh.

ALTERATIONS, NEW YORK CITY.

Plan 1288—Ninth st, No. 736 E., raised one-story flat, tin roof, front alterations; cost, \$800; owner, Bridget Squires, 150 E. 123d st; architect, Wm. Grau.

KINGS COUNTY, N. Y.

Plan 842—Hudson av, Nos. 495 and 495 1/2, repair damage by fire; cost, —; owner, W. H. Bolton.

BUILDERS' DIRECTORY.

At the suggestion of several of our subscribers we have opened a column where builders can have their addresses published for the convenience of owners and architects.

NEW YORK CITY.

Table listing builders in New York City, including SMITH PRODGERS & Co., J. H. MASTERTON, THOMAS F. TREACY, etc.

BROOKLYN.

Table listing builders in Brooklyn, including E. SNEDEKER, J. LEE, THOMAS RUTAN.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed by assignees for the week ending Dec. 31:

Table showing business failures with columns for Liabilities, Nominal Assets, and Real Assets.

ASSIGNMENTS—BENEFIT CREDITORS.

Table listing assignments to benefit creditors, including Hooke, Catherine M., Blake, Margaret, etc.

KINGS COUNTY, N. Y.

Table listing general assignments in Kings County, N. Y., Dec. month.

ADVERTISED LEGAL SALES.

REFRERS' SALES TO BE HELD AT THE EXCHANGE SALESROOM, No. 111 BROADWAY.

Table of advertised legal sales, including Washington st, No. 699, w s, 33.10 s Perry st, 19.4x 65.8, two-story brick dwelling, etc.

32d st, s s 415 w 6th av, 20x49, three-story brick dwell'g, by R. V. Harnett. (Amount due abt \$5,900)..... 8
48th st, No. 28, s s, 391 w 5th av, 20.6x100.5, four-story brick dwell'g, leasehold, by R. V. Harnett. (Amount due, about \$11,500)..... 3
Plot under waters of Harlem River at northerly line of land acquired by the Spuyten Duyvil & Port Morris Railroad from Matthew Kyle and land acquired from Wm. B. Ogden, runs west 157 x north 736 x east 100 x south 741, by Wm. Kennelly..... 4

KINGS COUNTY, N. Y.

Front st, n w cor Jay st, 25.6x100, by T. A. Kerrigan, at 35 Willoughby st..... 4
Bridge st, s w cor John st, 90x100
Madison st, s s, 230 w Franklin av, 20x100 }
by J. Cole, at 389 Fulton st..... 5
Spruce st, n s, 100 e Prospect av, 100x100, by Cole & Murphy, at 379 Fulton st..... 5
Union av, No. 162, e s, 25x107.1, by J. C. Eadie, at 45 Broadway, E. D..... 5
Bridge st, w s, 184.10 n Tillary st, 22.2x95.3, by T. A. Kerrigan, at 35 Willoughby st..... 6
Water st, n s 172.5 w Gold st, 29.11x100
Morgan av, w s, 45 n Lombardy st, 22.6x95..... 8
by T. A. Kerrigan, at 35 Willoughby st
Grand av, w s, 341.1 n Lafayette av, 16.2x100, by J. Cole, at 389 Fulton st..... 8
Dwight st, e s, 50 n Van Dyke st, 50x100..... 8
Moore st, s s, 125 e Leonard st, 25x100..... 8
Plot beginning at point 350 e New York av and 14.8 s of Sackett st, runs s w 52.10 x south to centre line of Croton st, x southeast: 207.3 to Brooklyn av, x southwest 808.5, to patent line between Brooklyn and Flatbush, x east 206.10 x north 2,888 x west 101.11..... 8
by Cole & Murphy, at 379 Fulton st
Broadway, No. 920, 18.9x69.9, three-story brick store and dwell'g..... 8
Broadway, No. 922, 18.9x72.3, three-story brick store and dwell'g..... 8
Jefferson st, No. 782, 20x100, two-story brick dwell'g..... 8
by Woodrow & Lewis, at 111 Broadway, N. Y. Assignee's sale..... 8

FORECLOSURE SUITS, N. Y.

26th st, s s, 192.10 2.7 w 6th av, 21.5 1-x98.9, Joseph H. Titus agt Sarah F. Hunt; att'y, C. W. Town..... 24
43d st, n s, 133.8 w Madison av, 18x100.5, Manhattan Savings Inst. agt Anna M. Lynch; att'ys, Fellows, Hoyt & Schell..... 24
Av A, e s, extd from 112th to 113th st, 201.10x243 to River. Stepien Faber agt Rachel Voorhis; att'y, Wm. H. Onderdonk..... 21
83d st, n s, 293.9 e 9th av, 18.9x102.2
83d st, n s, 312.6 e 9th av, 18.9x102.2 }
Bank for Savings, New York, agt Louis Beckhardt; att'ys, Strong & Cadwallader..... 27
Rivington st, s e cor Goerck st, 24.1x75. Alice Clark agt Mary Brand; att'y, John M. Mackey..... 27
30th st, s s, 180 e 4th av, 20x98.9, Clarissa Eliza Brown agt Evelina M. Bliss; att'ys, Bristow, Peet, Burnett & Opdyke..... 28
West st, e s, 62.6x112.6
Washington st, 62.6x112.6
West st, inside lot, 14.6x14.6
See Liber 1107 of Moris, p 63
Hubert st, n s, 44.4 w Washington st, 22x53
Washington st, n w cor Hubert st, 53x44.2
Hubert st, n s, 65.4 w Washington st, 133.4x53.
West st, e s, 53 n Hubert st, 6.9x24.9
West st, e s (Lot 1 to 6, map by Geo W. Smith), 62.6x227.9
Wm. F. Russell, as recvr, agt Jacob Cronwell; att'ys, Schoonmaker & Linson..... 29
8th av, n w cor 58th st, 40.8x200x irreg; Susan G. Francklyn agt John N. Hayward; att'y, F. B. Lord..... 30

LIS PENDENS.

KINGS COUNTY.

North 3d st, n s, 162.6 e 3d st, 25x85. Theodore Burroughs agt Armstead C. Henry; att'ys, Russell & Lating..... 24
Park av, n s, 401.8 w Broadway, 60x100. Silas J. McGinnis agt Thirza Mooney; att'y, Henry S. Gulliver..... 24
Livingston st, n s, 202.8 e Gallatin pl, 22.4x100. Eliza L. Comstock agt Andrew S. Wheeler; att'y F. T. Johnson..... 24
Morrell st, s w cor Debevoise st, 40x61x-x70.10. Dorothy ea Kast agt Johanna Lane; att'ys, Cullen & Bergen..... 27
Franklin av, w s, 60 n Madison st, 20x100. Henrietta Adams agt Carrie S. Hill; att'ys, Judah, Dickinson & Goldschmidt..... 27
9th st, n e cor lot 24 map of lands of Charles A. Clinton, 4th Ward. Eunice C. Rawson agt Hans Anderson; att'ys, C. & T. Perry..... 27
14th st, n e s, 147.11 s e 7th av, 25x100. Emma Anderson agt Emma L. Pratt; att'y, Matthew L. Harney..... 28
Kingsland av, w s, 105.6 n Nassau av, 21.11x100.
Kingsland av, w s, 127.5 n Nassau av, 19x100.
Kingsland av, w s, 146.5 n Nassau av, 19x100.
Kingsland av, w s, 165.5 n Nassau av, 19x100.
Kingsland av, w s, 184.5 n Nassau av, 19x100.
Kingsland av, w s, 203.4 n Nassau av, 19x100.
Kingsland av, w s, 222.4 n Nassau av, 19x100.
Kingsland av, w s, 241.4 n Nassau av, 19x100.
Kingsland av, w s, 260.4 n Nassau av, 19x100.
Kingsland av, w s, 279.3 n Nassau av, 19x100.
Kingsland av, w s, 298.3 n Nassau av, 19x100.
Kingsland av, w s, 317.3 n Nassau av, 19x100.
Kingsland av, w s, 336.3 n Nassau av, 19x100.
George L. Kingsland et al., exrs., agt Robert Peele; att'ys, Taylor, Ferris & Thompson..... 28

Hickory st, n s, 100 w Lewis av, 225x100. Elizabeth Aymer agt Henry Taylor; att'ys, Webb & Sprague..... 29
Powers st, n s, 25 w Humboldt st, 24x75. Wagnus W. Swenson agt Cecilia A. Carnes; att'y, A. C. Hockemeyer..... 29
19th st, s w s, 84 n w 6th av, 16x75.2. Kate Lincoln agt Charles H. Bruce; att'y, Wm. S. Cogswell..... 29
36th st, n e s, 285 s e 3d av, 25x100.2. Daniel Morison agt Mary McGuire; att'y, John Dill, Jr.....
Ocean av, e s, 100 n Duryea av. Martus T. Lynde agt Elijah R. Groves; att'y, Wm. Arnold..... 30

RECORDED LEASES.

NEW YORK.

Bowery, No. 1, store, basement and cellar; Robert G. Gregg to William Long; 4 11-12 years..... \$2,400
Canal st, No. 156; Henry Patterson to George Theiss; 5 years, from May 1, 1878, per month..... 112
Fulton st, Nos. 195 and 197, three upper floors; Ann Phye et al. to Asa L. Shipman; 5 yrs 23d st, No. 355 W., Mrs. E. L. Simmons to C. W. McMurtrie and E. P. McMurtrie his wife; 3 years, from Oct. 1, 1879..... 1,500
5th st, No. 713, first floor; Ferdinand A. Sieghardt to Brown & Hull; 5 years..... 27,000
6th av, No. 466, store and dwell'g; James Harriman to Volpe Bros.; 3 1/2 years, per month..... 170
Same property; Volpe Bros to John C. De Lavergne and William H. Burr; assign. lease..... 25
7th av, n w cor 47th st, 75.5x65 to e s Broadway, x 76.10 47th st, x 45. John Murtha to James Cunningham, Son & Co.; 10 years..... 6,500
8th av, No. 772, saloon on rear; Charles F. Allen to Gustav Bertsch; 2 1/2 years..... 300
9th av, No. 583, store and part of basement; Mary Conlon to John Haire; 9 months, from August 1, 1880, per month..... 100

N. Y. STATE.

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

DUTCHESS COUNTY.

REAL ESTATE MORTGAGES.

Beardsley, W J—C V Judd, extrx. &c., Poughkeepsie..... \$2,800
Chapman, C S and H W—O Wing, Pawling..... 1,000
Coons, William—G. Cook, North East..... 150
Fahy, Patrick—E Vincent, Dover..... 1,000
Ormsbee, D M—H D B Bailey, Matteawan..... 1,000

CHATTEL MORTGAGES FOR POUGHKEEPSIE CITY.

Haight, E M—S R Haight, household furniture..... 250

BILLS OF SALE.

Cary, Ebenezer—W C Fonda, stock &c., in meat market..... 612
Smith, Fred—H M Smith, stock in stables &c..... 1,450

JUDGMENTS.

Cooper, Angelina—W L Thompson, as assignee, &c..... 18
Folmsbee, Alfred—W Farrington..... 25
Gerard, W R, New York City—P B Hoyt, et al..... 114
Germond, Homer—J N Bullis..... 98
Greene, C B and W J Finch, Hyde Park—L H Withey, and ano..... 312
Killmer, Adeline—J A Coon..... 134
Sutherland, H D, Cornwall, N Y.—H Boatwick as recvr. &c..... 1,457
Thomas, D W, Saratoga Co.—J Husted, Jr..... 191

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Bookstaver, Geo E—J D Mould, Crawford..... \$500
Cummings, John and Peter—B R Dunning, Middletown..... 400
Dewland, Theodore—Thos. Jones, Monroe..... 50
Geiger, Anna M—E Fuchs, Deerpark..... 500
Greenwood Lake Imp't Co—Farmers' Loan & Trust Co, Warwick, N J..... 100,000
Kernick, George—Emily Van Duzer, Wawayanda..... 3,700
McEwen, Mary E, &c—Mary C Walker, Crawford..... 200
Ralston, Richard—J B Dickson, Walkkill..... 1,000
Rumpf, Susannah and ano—S A J Conkling, Deerpark..... 500
Silkworth, Wm—Cath Latourette, Walden..... 1,000
Swartwout, Abram—P D Swartwout, Port Jervis..... 800
Yore, Patrick—Catharine Yore, Middletown..... 500

JUDGMENTS.

Bigler, James and Mary A, and Halsey R Stevens—The Highland National Bank of Newburgh..... 143
Bigler, James and Mary R, and Halsey R Stevens—The National Bank of Newburgh..... 144
Dunning, Charles T—John A. Wallace..... 135
Farries, Adam P—Willett Vail..... 164
Histed, Richard, and Milton Willer—John B. Dickson..... 527
Marsh, Edwin J F—Daniel T Rogers, et al..... 299
Young, Peter H—Caroline C Cuddy, et al..... 65

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Alsldorf, L—Peter Martin, Glenville..... \$100
CHATTEL MORTGAGES.
Lansing, J I—R Fuller, Albany st, 5th Ward..... 300
Mahoney, Dennis—R Fuller, Factory st, 5th Ward..... 400
Martin, Peter—J Martin, Glenville..... 100

JUDGMENTS.

Palmer, Edwin—Edwin Palmer..... 494
Dutcher, S G, et al—Millard & Crane..... 46
Myers, Joseph L—John White, et al..... 944
McDonald, Harriet—L A Young..... 8
Stevens, A R, et al—Platt Potter..... 3,178
Wiencke, C—A Merner, et al..... 110

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Barry, Mary—James Lee, Kingston..... \$1,000
Gilsinger, Geo J—Peter D Lefever, Rosendale..... 100
Hamilton, Wm D—Geo B Childs, Demung..... 351
Harviland, Phebe J & J B—Newburg Savings Bank, Shawangunk..... 700
Kruss, John V W—Ulster Co Savings Inst, Esopus..... 300
Latourette, Wm H—David Kidd, Shawangunk..... 1,000
Moore, Sarah M & J E—John Kenvey, Hurley..... 170
Martin, Wm—Andrew Hartshorn, Plattekill..... 100
Osterhoudt, Carolina—H C Baryman, Rochester..... 271
Solon, Thomas—Alva S Staples, Kingston..... 2,000

JUDGMENTS.

Bush, Lucinda—Young & Harcourt..... 199
Dubois, John H—James Carpenter..... 67
Hirsch, Isaac—Jane M Lown et al..... 28
Lasher, Jane A, et al—Northwestern Ice Co..... 92
Miller, Dillon, et al—Wm Anson Wood Mower and Reaper Co..... 9t
O'Neil, Chas M—E C Hazard et al..... 319
Stone, Moses—John M Schule..... 138

NEW JERSEY.

Owing to the crowded state of our columns, incident to the New Year, we are; reluctantly compelled to omit Essex and Hudson Counties from our statistical columns. The transfers, mortgages, etc., of said Counties, thus omitted, will be published in our regular issue of the 8th instant.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Crooks, George—C D Richards, Fourteenth st..... \$300
Escher, Richard—J Savary, Weiss and Marshall..... 1,000
Garrison, James—A Terhune, Madison st..... 600
Haigh, Susannah—Paterson Mutual B & L Assoc, Sheridan av..... 600
Hennisey, John—D P Wright, guard, Straight st..... 475
McCluskey, Joseph—H J Smith, George st..... 450
Fulver, Ann L—J P Brown, West Milford..... 1,000
Reardon, Patrick—E A Van Riper, Clay st..... 1,200
Rooney, James—Thomas Gould, Acquackanonk Tp..... 200
Storms, Rachel—Paterson Mutual B & L Assoc, North Main st..... 2,000
Smith W M—S D and E Whitely, Hotel st..... 1,200
Tallman, P J—S Mysel, West Milford..... 240

PATERSON CHATTEL MORTGAGES.

Crowell, M R, Paterson—J A Morriss, furn..... 50
Garside, I L, Paterson—Griffith & Co, billiard tables..... 1,300
McCarter, G S, Paterson—J W Griggs, et al, contents of music store..... 759
Myers, James, Paterson—Griffith & Co, billiard table..... 275
Perkins, Samuel, Wayne Tp—J H O'Blenis, cows, horses, &c..... 350
Vaeher, Jerome, Paterson—Danforth L and Mach Co, silk machinery..... 1,865
Watson, John, Passaic—James Pell, contents of bleachery..... 8,228
Youngman, John, Paterson—L Burghard, bar fixtures..... 200

DIRECTORY OF

RELIABLE REAL ESTATE AGENTS.

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

County. Name. P. O Address
El Paso..... CHAS. HALLOWELL.. Colorado Spring

CONNECTICUT.

Fairfield.....JAS. STAPLES.....Bridgeport
Hartford.....SEYMOUR & GLAZIER.....Hartford
New Haven.....ED. Y. FOOTE.....New Haven

ILLINOIS.

Montgomery.....JOHN M. CRESS.....Hillsboro
Moultrie.....H. M. MINOR.....Lovington
St. Clair.....JOHN B. BOWMAN.....East St. Louis

KANSAS.

Franklin.....SHAFFER & BECKER.....Ottawa

MASSACHUSETTS.

Bristol.....GREEN & SON.....Fall River
Essex.....JAS. M. SOUTHWICK.....Newburyport
Suffolk.....J. JEFFRIES & SONS.....Boston

OWA.

Fayette.....ZEIGLE & WEED.....West Union
Hamilton.....MORG EVERTS.....Webster City
Howard.....JNO. G. STRADLEY.....Cresco

MICHIGAN.

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

MINNESOTA.

Stearns.....L. A. EVANS.....St. Cloud

NEW JERSEY.

Essex.....S. D. CONDIT.....Orange
Hudson.....EMMONS & CO.....Jersey City
Union.....E. H. STROTHER.....Hoboken
Wallace Vail, P. M.....Plainfield

NEW YORK.

Westchester.....WM. B. TIBBITS.....White Plains

PENNSYLVANIA.

No. 737 Walnut st, EDWARD WORTH.....Philadelphia

RHODE ISLAND.

Newport.....FRANK B. POLTER.....Newport

TEXAS.

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

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.

Cargo afloat

Pale.....\$ M. \$3 50 @
Jerseys.....6 75 @ 7 25
Long Island.....@
"Up-rivers".....@
Haverstraw Bay, 2ds.....7 50 @ 7 75
Haverstraw Bay, 1sts.....8 00 @
Favorite brands.....8 25 @
Hollow Fire Clay Brick.....9 00 @ 9 25

FRONTS.

Croton and Croton Points—Brown \$ M. \$10 50 @ 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 s and \$3 per M for front Brick. For delivery add \$5 o. Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

FIRE BRICK.

Welsh.....28 00 @ 35 00
English.....27 00 @ 30 00
Silica, Lee-Moor.....35 00 @ 40 00

Silica, Dinas.....55 00 @ 65 00
American, No. 1.....23 00 @ 40 00
American, No. 2.....27 50 @ 35 00

CEMENT.

Rosendale.....\$ bbl. \$1 15 @ 1 25
Portland, Saylor's American.....2 25 @ 2 50
Portland (English).....2 65 @ 3 40
Portland Lafarge.....3 20 @ 3 00
Portland K. B. & S.....2 90 @ 3 00
Portland Burham.....2 65 @
Lime of Teil.....2 20 @ 2 30
Lime of Teil.....\$ ton 15 00 @ 18 00
Roman.....\$ bbl. 2 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.

2.0 x 6.0.....1 1/4 in. \$ 84
2.6 x 6.8.....1 1/4 1 18
2.6 x 6.8.....1 1/2 1 24
2.8 x 6.8.....1 1/2 1 30

DOORS, MOULDED.

Size.....1 1/4 in. 1 1/2 in. 1 3/4 in.
2.0 x 6.0.....\$1 54
6. x 6.8.....1 90 2 41
2.6 x 6.8.....1 96 2 43
2.6 x 6.10.....1 98 2 51
2.6 x 7.0.....2 02 2 61
2.8 x 6.8.....2 02 2 61
2.8 x 7.0.....2 11 2 71
2.10 x 6.10.....2 23 2 82
3.0 x 7.0.....2 33 3 06

GLAZED WINDOWS.

D mensions of windows.....12 Lights. 8 Ligh. 4 Lights.
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
2.7 x 4.10.....1.56 1.64 1.79
2.7 x 5.2.....1.69 1.77 1.91
2.7 x 5.10.....1.88 2.06
2.7 x 6.10.....1.98 2.17
2.10 x 4.6.....1.61 1.69 1.83
2.10 x 5.2.....1.81 1.91 2.12
2.10 x 5.6.....1.91 1.99 2.23
2.10 x 5.10.....2.17 2.25 2.51

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.

Per lineal foot, up to 2.10 wide.....\$ @ \$ 25
Per lineal foot, up to 3.1 wide.....@ 27
Per lineal foot, up to 3.4 wide.....@ 30

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine.....@ 6
Per lineal foot, 4 folds, Ash or Chestnut.....@ 9
Per lin. ft., 4 folds, Cherry or Butternut.....@ 10
Per lineal foot, 4 folds, Black Walnut... @ 13

FOREIGN WOODS—Duty free.

CEDAR.

Cuba.....\$ superficial foot 8 @ 11
Mexican, small.....8 @ 9 1/2
Mexican, large.....10 @ 11
Florida.....\$ cubic foot 40 @ 75

MAHOAGNY.

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.

Rio Janeiro, ordinary to good.....\$ bbl. 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 @
Honduras, per ton.....10 00 @ 20 00
Satinwood.....\$ superficial foot 15 @ 25
Tulipwood.....\$ bbl. 6 @ 7
Lignumvite, large.....\$ ton 25 00 @ 50 00
Lignumvite other sizes.....10 00 @ 20 00

GLASS.

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

WINDOW GLASS, Prices Current per box of 50 feet.

SINGLE.

Sizes.....1st. 3d. 4th
6 x 8-10 x 15.....\$8 00 25 \$5 70
11 x 14-16 x 24.....9 75 50 7 0
18 x 22-20 x 30.....11 25 75 8 75
15 x 36-24 x 30.....12 75 10 00
26 x 28-24 x 36.....13 50 12 25
26 x 36-26 x 44.....14 75 13 75
26 x 46-30 x 50.....16 25 15 00
30 x 52-30 x 54.....17 25 16 00
30 x 56-34 x 56.....18 75 16 75
34 x 58-34 x 60.....19 50 18 00
6 x 60-40 x 60.....21 00 19 50

DOUBLE.

x 8-10 x 15.....12 00 11 10 00 9 25
1 x 14-16 x 24.....14 75 12 75 11 75
8 x 22-20 x 30.....19 00 17 75 16 00
15 x 36-24 x 30.....21 50 19 25 16 50
26 x 28-24 x 36.....23 00 20 75 18 25
26 x 36-26 x 44.....25 00 23 00 19 25
26 x 46-30 x 50.....27 00 25 00 21 25
30 x 52-30 x 54.....28 50 26 00 22 25
30 x 56-34 x 56.....30 00 27 75 24 75
x 58-34 x 60.....31 75 30 00 27 00
60-40 x 60.....35 50 32 50 30 25

Sizes above—\$10 per box extra for every five inches

An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket.

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

Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

1/2 Fluted plate.....18 @ 20 1/2 Rough plate.....30 @ 33
1/6 Fluted plate.....20 @ 22 1/4 Rough plate.....60 @ 65
1/4 Fluted plate.....25 @ 27 3/8 Rough plate.....70 @ 75
1/4 Rough plate.....24 @ 24 1 Rough plate.....80 @ 83
3/8 Rough plate.....38 @ 40 1/4 Rough plate 30 @ 1 35

HAIR—Duty free.

Cattle.....\$ bushel of 7 lb. 16 @ 18
Goat.....21 @ 25

IRON.

Duty.—Bar, 1 to 1 1/2 c. \$ b; Railroad, 70c. \$ 100 lb Boiler and Plate, 1 1/2 c. \$ b; Sheet, Band Hoop and Scroll, 1 1/4 to 1 3/4 c. \$ b; Pig, \$7 \$ ton; Polished Sheet 3c. \$ b; Galvanized, 2 1/2 c. \$ b; 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.

Pig, Scotch, Coltness.....\$ ton \$24 50 @ \$
P Scotch, Glengarnock.....23 0 @ 23 25
Pig, Scotch, Eglinton.....21 50 @
Pig American, No. 1.....25 00 @ 26 00
Pig, American, No. 2.....22 00 @ 23 50
Pig, American, Forge.....20 00 @ 21 00

BAR—Common.

Store prices

1 x 3/4 to 6 x 1 flat.....@ 2.3
1 1/4 to 6 x 1/4 and 5-16 flat.....@ 2.5
and 1 1/2 x 3/4 and 5-16 flat.....@ 2.4
5/8 round and square.....@ 2.5
1/2 and 9-16 round and square.....@ 2.5

BAR—Refined—

1 x 3/4 to 6 x 1 flat.....@ 2.5
1 to 6 x 1/4 and 5-16 flat.....@ 2.7
1/2 to 2 round and square.....@ 2.5
2 1/2 to 3 1/2 round and square.....@ 2.7
3 to 3 1/2 round and square.....@ 2.9
3 1/2 to 4 round.....@ 3.2
4 1/2 to 4 1/2 round.....@ 3.5
4 1/2 to 5 round.....3.9 @ 4.1
Rods—3/8 @ 11-16 round and square.....2.5 @ 4.5
Ovals—Half ovals and half rounds.....3.0 @ 4.5
Bands—1 to 6 x 3-16 No. 12.....3.0 @
Hoop 1/4 to 1 1/2 and up.....3.5 @ 5.5
Horse Shoe—1/2 x 3/4 to 1 1/2 x 3/4.....@ 3.0
Scroll.....@ 5.4
Angle iron.....@ 3.0
" T " iron.....@ 3.5
Wrought Beams.....@ 3.0

Sheet.

Common American. R. G. American

Nos. 10 to 16.....\$ b 3 1/2 @ 4
Nos. 17 to 20.....3 1/2 @ 4 00
Nos. 21 to 24.....4 1/2 @
Nos. 25 to 28.....4 1/2 @
Nos. 29 to 33.....4 1/2 @

B. B. 2d qua ty

Galvanized, 14 to 20.....8.4 @
" 21 to 24.....9.1 @
" 25 to 26.....9.8 @
" 27.....10.5 @
" 28.....11.2 @

Patent planished.....\$ b A, 12c; B, 10 1/2
Rails American steel.....60 00 @ 62 00
Rails, American iron.....46 00 @ 48 00

LATH—Cargo rate.....\$ M 2 10 @

LIME.

Rockland, common.....90 @
Rockland, finishing.....1 00 @
State, common, cargo rate.....90 @
State, finishing.....1 15 @
Ground.....95 @ 1 00

Add 25c. to above figures for yard rates.

LABOR.

Table listing labor rates for various trades such as Masons, Plasterers, Carpenters, Plumbers, Painters, and Stone-setters.

LUMBER.

Table listing prices for various types of lumber and wood products, including Pine, Spruce, Hemlock, and Oak.

PAINTS AND OILS

Table listing prices for various paints and oils, including Chalk, Whiting, Lead, and Vermilion.

PLASTER PARIS

Table listing prices for Plaster Paris in different grades and quantities.

SOLDERS.

Table listing prices for solders in different grades.

SLATE.

Table listing prices for various types of slate.

STONE.—Cargo rates, delivered at New York

Table listing cargo rates for different types of stone, including Amherst freestone and Brown stone.

Table listing prices for various types of stone, including Brown stone, Granite, and Bay of Fundy.

BLUE STONE.

Table listing prices for blue stone products, including Drain stone, Flag, and various platform types.

NATIVE STONE.

Table listing prices for native stone products, including Common building stone and Base stone.

TIN PLATES.—Duty, 11-10c.

Table listing prices for tin plates in various sizes and grades.

Table listing prices for zinc duty sheets.

\$20,000,000

Northern Pacific Railroad Co

GENERAL FIRST MORTGAGE RAILROAD AND LAND GRANT SINKING FUND GOLD BONDS.

Principal and interest payable in the city of New York in United States gold coin of present standard of weight and fineness.

PRINCIPAL DUE JANUARY, 1921. INTEREST 6 PER CENT., PAYABLE JANUARY 1 AND JULY 1.

Free from all United States, State and municipal taxes that may be required by law to be deducted by said Company from said interest.

BONDED DEBT LIMITED TO \$25,000 per mile of road finished and accepted by the President of the United States.

FORM OF BONDS. Coupons of \$1,000 each, with privilege of registration of principal. Registered certificates of \$5,000 each.

TRUSTEE. THE CENTRAL TRUST CO. OF NEW YORK.

The bonds are secured by a first mortgage on the entire railroad, equipment, franchises and other property of the Company acquired and to be ac-

quired, including the land grant, with the exception of the lands east of the Missouri River, subject only to the lien of the Pend d'Oreille and Missouri Divisional Bonds, to retire which an equal amount of these bonds are to remain in the hands of the trustee.

The bonds are receivable in payment of lands at 110 and interest. The proceeds of all the sales of land mortgaged, after payment of interest on the bonds, must be applied to the purchase of the bonds, if below 110 and interest; if above that price, the bonds will be drawn by lot for payment at 110 and interest.

The bonds so purchased, together with any received in payment for lands, will be held for sinking fund purposes.

The sinking fund begins in 1885, is accumulative and sufficient at its minimum to pay off this indebtedness at maturity.

The Land Grant of the Company is very large and valuable, being at the rate of 12,800 acres per mile in the States and 25,600 in the Territories. The land east of the Missouri River is subject to the right of the Preferred Stockholders to exchange their stock at par for purchase of these lands; but in the event of a default in the payment of the interest on these bonds the security of these lands would revert to the bondholders.

The main line of railroad when completed will extend from Lake Superior to two points on the navigable waters of the Pacific Ocean, i. e., Puget Sound, W. T., and Columbia River, at or near Portland, Oregon. It will be about 2,400 miles in length. The branches and connections now owned or under lease are 203 1/2 miles in length, making total line about 2,600 miles.

Of the main line there are now finished and running 799 Miles under construction and expected to be completed about July, 1881 200

To complete the system there requires to be constructed about 1,400

Of the 203 1/2 miles of branch lines 192 are now finished, making, at the present time, total finished line of 991

With the proceeds of the present loan the Board of Directors have already taken steps to extend the building of the line in the most rapid manner compatible with proper economy; and it is the intention of the Company to have a through line at the earliest practicable period. In addition to the 200 miles above mentioned and under construction, vigorous measures will be taken for further prosecution of the work. The necessary rails, fixtures and equipment for more than 500 miles have been already contracted for.

The net earnings of the Company for the year ending June 30, 1880, as stated in the annual report were \$709,088 68 on 722 miles of completed road.

The gross earnings of the Company from July 1, 1880, to December 31, 1880 (December estimated), were \$1,637,924 10 For the same period of 1879 1,295,813 61

showing increase for 1880, same period \$342,610 58 on about the same mileage, the present additional new line having been only recently ready for use.

Should there be at any time a deficiency of net earnings for the payment of the interest on these bonds the proceeds of sales of lands of the Company are first applicable for that purpose.

The road passes through the grain lands of Minnesota and Dakota, which have been demonstrated to be as good as any in the world. Those of Montana are being rapidly settled for grazing purposes. Montana has also large mineral wealth.

The proceeds of the bonds now offered will furnish the Company all the means required during the year 1881, and no further amount of bonds will be offered until 1882.

According to the estimate of the Company, the expenditures of about \$40,000,000 will complete the line; the Divisional Bonds \$6,500,000 and the present issue will steadily diminish by reason of land sales; and on the completion of the line the fixed charges will not exceed \$2,800,000 to \$3,000,000 per annum. Under the former organization of the Company more than \$30,000,000 of bonds had been issued, which bonds have been converted into the present Preferred Stock.

The proceeds of these bonds are paid direct to the Company, which makes its own contracts, there being no construction company.

In virtue of our contract of purchase with the Northern Pacific Railroad Company, subscriptions will be received on and after Monday, the 3d of January, 1881, by either of the undersigned for the above bonds, at

102 and accrued interest, payable on or before February 1, 1881, at the option of the purchaser.

Pending the preparation of the bonds by the Company, negotiable receipts will be given, exchangeable for the bonds when ready.

A simultaneous issue will be made by MESSRS J. S. MORGAN & CO., in London.

Copies of the bond and mortgage, and further information in detail concerning the Land Grant, etc., can be obtained at our offices in pamphlet form.

Drexel, Morgan & Co.
Winslow, Lanier & Co.
August Belmont & Co.

Subscriptions will also be received at the offices of

Drexel & Co.,
W. N. Newbold's Son & Co.,
 PHILADELPHIA.
Johnson, Brothers & Co.,
 BALTIMORE.
Lee, Higginson & Co.,
Brewster, Bassett & Co.
 BOSTON.

OFFICES OF

MAY & KING, 33 Broad st.
 JAMESON, SMITH & COTTING, 12 Wall st.
 SCOTT & LEAVITT, 24 Broad st.

We are authorized to receive subscriptions for a limited amount (not exceeding \$2,000,000) of the capital stock of the

Iron Steamboat Company

in shares of \$100 each.
 This company is building, and will have in readiness for the coming summer season, a large fleet of iron steamboats, especially adapted for the requirements of passengers, of great speed, constructed in the most substantial manner, non-combustible and with numerous water-tight compartments, which will render them incapable of sinking. Contrasted with the ordinary wooden steamboats, they cannot fail to command, at highly remunerative rates, the patronage of the great majority of the travelling public.

The company has entered into contracts extending over a term of years, under which it has acquired the exclusive right to convey passengers from New York and its vicinity to the Iron Pier at Coney Island, and a similar exclusive right to convey passengers to Coney Island in connection with one of the leading railroads to that place. In view of the vast number of people who visit this famous summer resort, it is evident that a line of steamboats possessing these exclusive privileges, constructed in such manner as to command the highest degree of public confidence, and furnished in response to an urgent public demand, must at once prove very profitable.

The contracts already entered into will insure to this company from the outset a business limited only by its capacity, and arrangements are in course of completion with the Erie and Pennsylvania railroad companies under which it will acquire in addition a large and profitable excursion business. The company will extend its operations as rapidly as exclusive and profitable connections can be consummated.

During the winter months it is the intention of the company to utilize its boats in Southern waters, so far as they can be profitably employed.

The company is organized under the laws of New Jersey, and subscribers to the stock will incur no liability beyond the obligation to pay the amount of their subscriptions.

We recommend this investment as one promising large returns and well worthy the attention and confidence of the most careful investors.

Each subscriber will receive for every \$1,000 of stock allotted and paid for First Mortgage Bonds of the Company (bearing interest at six per cent.) to the amount of \$250.

The terms of the subscription are as follows:—
 10 per cent on allotment.
 10 per cent February 2, 1881.
 10 per cent March 2, 1881.
 10 per cent April 2, 1881.
 10 per cent May 2, 1881.

and the remainder in instalments of not exceeding 10 per cent, on twenty days' notice previously given. Receipts will be given for each payment, and the bonds and certificates of stock will be issued upon the payment of the final instalment.

Subscriptions will be received at the offices of either of the undersigned from December 28th inst., until January 12, 1881.

MAY & KING, 33 Broad st.
 JAMESON, SMITH & COTTING, 12 Wall st.
 SCOTT & LEAVITT, 24 Broad st.
 NEW YORK, Dec. 22, 1880.

The undersigned, who are stockholders in and Directors of the Iron Steamboat Company, fully concur in the above statement and cordially recommend this stock to persons seeking a safe and profitable investment.

GEORGE S. SCOTT (of Scott & Leavitt).
 LEWIS MAY (of May & King).
 JAMES D. SMITH (Jameson, Smith & Cotting).
 C. J. OSBORN (of C. J. Osborn & Co).
 WM. J. HUTCHINSON (of Kennedy, Hutchinson & Co.).
 JOHN ROACH (of John Roach & Son).
 C. E. QUINCEY (of Wm. Heath & Co.).
 W. E. CONNOR.
 SAMUEL CARPENTER (of Pennsylvania Railroad Company).
 RUFUS HATCH.
 CHRIS. MEYER.
 J. B. HOUSTON, President Pacific Mail Steamship Company.
 A. R. WHITNEY.
 N. G. MILLER, Bridgeport, Conn.
 EDWARD WIGHT.
 CHAS. H. CRAMP (of Cramp & Sons, Philadelphia).

CO-PARTNERSHIP NOTICES.

THIS IS TO CERTIFY THAT THE LIMITED partnership now existing between the undersigned is hereby renewed and continued, pursuant to the provisions of the Revised Statutes of the State of New York.

That the name or firm under which said partnership is conducted, and will be continued, is A. H. HILDICK. The nature of the business transacted, and intended to be transacted, by said partnership, is the importation of hardware and a general commission business.

The names of the parties interested, and to be interested therein, are Thomas A. Hill, who is the special partner, and who resides at Walsall, England, and Alfred H. Hildick, who is the general partner, and who resides at Englewood, County of Bergen, State of New Jersey. The place of business of said renewed and continued partnership will be in the City of New York.

The amount of capital which the said special partner, Thomas A. Hill, has contributed to the common stock is fifteen thousand (\$15,000) dollars. The said partnership is to be renewed and continued from the first day of January, eighteen hundred and eighty-one, and is to terminate on the first day of January, eighteen hundred and eighty-four.

Dated New York, November 23d, 1880.
 (Signed), THOMAS A. HILL. [L. S.]
 ALFRED H. HILDICK. [L. S.]
 Consulate of the United States of America, England.

DALE, DUTCHER & CO., LIMITED PARTNER-SHIP.—We, the undersigned, hereby give notice that we have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, and the various Acts amendatory thereof, to begin on the first day of January, one thousand eight hundred and eighty-one, and to end on the thirty-first day of December, one thousand eight hundred and eighty-two, for the purpose of carrying on the business of wholesale dealers in dry goods, under the name or firm of DALE, DUTCHER & CO. Said firm is to have its place of business in the City, County and State of New York. The general partners of said firm are George L. Dale, residing in Orange, New Jersey; John T. Dutcher, residing in New York City, New York; Frederick B. Dale, residing in New York City, New York; and Philo P. Hotchkiss, residing in Brooklyn, New York. The special partners are William A. Wheelock, residing in New York City, New York, and Thomas W. Evans, residing in New York City, New York. Each of the said special partners, William A. Wheelock and Thomas W. Evans, has contributed and paid in cash, as capital to the common stock of said partnership, the sum of fifty thousand dollars.

Dated New York City, December 31st, 1880.
 GEO. L. DALE, }
 JOHN T. DUTCHER, } General Partners.
 FRED. B. DALE, }
 PHILO P. HOTCHKISS, }
 WM. A. WHELOCK, } Special Partners.
 THOMAS W. EVANS, }

THIS IS TO CERTIFY THAT WE, WHOSE names are undersigned, are desirous of forming, and do hereby form, a limited partnership, pursuant to the laws of the State of New York.

First. The name and firm under which such partnership is to be conducted is HITCHCOCK & POTTER.

Second. The general nature of the business intended to be transacted by such partnership is importing and dealing in dry goods.

Third. The names of the general and special partners interested in said business are Welcome G. Hitchcock and Lucius Moore.

The said Welcome G. Hitchcock is a general partner, and his place of residence is in the City, County and State of New York. The said Lucius Moore is a special partner, and his place of residence is in the City of Hudson, County of Columbia and State of New York.

Fourth. The amount of capital which the said special partner has contributed to the common stock of said partnership, is the sum of twenty thousand dollars.

Fifth. The period at which the said partnership is to commence is the first day of January, 1881, and the period at which it will terminate is the first day of January, 1884.

In witness whereof we have hereunto set our hands and seals this 29th day of December, 1880
 WELCOME G. HITCHCOCK. [Seal.]
 LUCIUS MOORE. [Seal.]

State of New York, City and County of New York, s. s.

On this 29th day of December, A. D., 1880, before me personally came Welcome G. Hitchcock and Lucius Moore, to me known to be the individuals described in, and who executed, the foregoing instrument, and who acknowledged severally to me that they executed the same for the purposes therein mentioned.

[L. S.] E. J. MYERS,
 207 Notary Public,
 City and County of New York.

State of New York, City and County of New York, s. s.

Welcome G. Hitchcock, being duly sworn, deposes and says: That he is the general partner named in the foregoing certificate, and that the sum specified in the foregoing certificate to have been contributed by the special partner, has been actually and in good faith paid in cash.

Subscribed and sworn to before me this 29th day of December, 1880.

WELCOME G. HITCHCOCK.
 E. J. MYERS,
 Notary Public,
 New York City and County

CO-PARTNERSHIP NOTICES.

NOTICE IS HEREBY GIVEN THAT THE LIMITED partnership lately subsisting under the firm name of SHANNON, MILLER & CRANE, expires this day by its own limitation.
 Dated December 31st, 1880.

LIVINGSTON A. SHANNON,
 WALSINGHAM A. MILLER,
 HAROLD L. CRANE,
 General Partners.
 WILLIAM W. CRANE,
 Special Partner.

The undersigned, desirous of forming a limited partnership under the Statutes of the State of New York, hereby certify:

That the name or firm under which such partnership is to be conducted is SHANNON, MILLER & CRANE:

That the general nature of the business intended to be transacted by such partnership, is merchants and dealers in military goods, costumers' materials, gold and silver laces and trimmings, and in the buying, selling and vending of all such goods, wares and merchandise as appertain to such line of business;

That the names of the general and special partners interested in said partnership are as follows:

Livingston A. Shannon, of the City of Brooklyn, County of Kings and State of New York; Walsingham A. Miller, of the same place; Harold L. Crane, of the same place, are general partners, and William W. Crane, of the city of Brooklyn aforesaid, special partner:

That the said William W. Crane has contributed the sum of twenty-five thousand dollars as capital to the common stock;

That the period at which the said partnership is to commence is the first day of January 1881, and the period at which said partnership is to terminate is the thirty-first day of December, A. D., 1884.

Dated the 31st day of December, 1880.
 LIVINGSTON A. SHANNON,
 WALSINGHAM A. MILLER,
 HAROLD L. CRANE,
 General Partners.
 WILLIAM W. CRANE,
 Special Partner.

State of New York, City and County of New York, s. s.

On this thirty first day of December, 1880, personally appeared before me Livingston A. Shannon, Walsingham A. Miller, Harold L. Crane and William W. Crane, to me known to be the same persons described in, and who executed the foregoing certificate, who severally acknowledged that they executed the same.

(Signed), ROBERT E. TIBBITS,
 Notary Public.

State of New York, City and County of New York, s. s.

Walsingham A. Miller, being duly sworn, doth depose: That he is one of the general partners named in the annexed certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership, has been actually and in good faith paid in cash.

Sworn to before me this thirty-first day of December, 1880.
 (Signed), ROBERT E. TIBBITS,
 Notary Public.

THE UNDERSIGNED, BEING DESIROUS OF forming a limited partnership for the transaction of mercantile business, pursuant to the provisions of Article I. of Title I. of Chapter IV. of the second part of the Revised Statutes of the State of New York, entitled: "Of Limited Partnership," and the several Acts amendatory thereof, do make this certificate, in and by which they certify as follows:

First. The name of the firm under which the said partnership is to be conducted is VAN EMBURGH & ATTERBURY.

Second. The general nature of the business intended to be transacted by the said partnership is a general brokerage and commission business in gold, stocks, bonds, exchange and other securities.

Third. The names of all the general and special partners interested in the said partnership, and their respective places of residence, are as follows, that is to say: The general partners therein are David B. Van Emburgh, who resides in the City of Yonkers, in the County of Westchester and State of New York, and John Turner Atterbury, who resides in the City, County and State of New York, and the special partner therein is William R. Travers, who resides in the City, County and State of New York.

Fourth. The said William R. Travers, as such special partner, has contributed the sum of one hundred and fifty thousand dollars of capital to the common stock in cash.

Fifth. The said partnership is to commence on the 1st day of January, in the year one thousand eight hundred and eighty-one, and is to continue until, and terminate upon the thirty-first day of December, in the year one thousand eight hundred and eighty-three.

Sixth. The principal place of business of said co-partnership is in the City of New York.

Dated at the City of New York the thirtieth day of December, A. D., 1880.

W. R. TRAVERS,
 D. B. VAN EMBURGH,
 J. T. ATTERBURY.

State of New York, City and County of New York, s. s.

On this 30th day of December, A. D., 1880, before me personally appeared William R. Travers, David B. Van Emburgh and John Turner Atterbury, each to me personally known, and known to me to be the persons described in, and who executed, the foregoing certificate, and they severally acknowledged that they executed the same.

WM. A. DUER,
 Notary Public,
 N. Y. Co.

CO-PARTNERSHIP NOTICES.

H. E. DILLINGHAM & CO.—NOTICE IS HEREBY GIVEN that a limited partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which such partnership is to be conducted is H. E. DILLINGHAM & CO. That the general nature of the business intended to be transacted by such partnership is the buying and selling for others, upon commission, of gold, and the stocks and bonds dealt in at the New York Stock Exchange, and a general brokerage business in stocks, bonds, gold and securities of various kinds, such as is ordinarily conducted by stock brokers in the City of New York. That the names of all the general partners and of the special partner interested in the said business are, Horace E. Dillingham, Robert H. Parks, Cumberland G. White and Melville S. Nichols. That the said Horace E. Dillingham is a general partner, and his place of residence is in the City and County of New York; that the said Robert H. Parks is also a general partner, and his place of residence is also in the City and County of New York; that the said Cumberland G. White is also a general partner, and his place of residence is also in the City and County of New York; and that the said Melville S. Nichols is the special partner, and his place of residence is in the City of Chicago, in the County of Cook and State of Illinois. That the amount of capital which the said special partner, said Melville S. Nichols, has contributed to the common stock of said partnership is the sum of \$25,000.00. That the period at which the said partnership is to commence is the first day of January, in the year 1881, and the period at which it will terminate is the thirty-first day of December, in the year 1881.

Dated, December 28, 1880.
 HORACE E. DILLINGHAM, } General
 ROBERT H. PARKS, } Partners.
 CUMBERLAND G. WHITE, }
 MELVILLE S. NICHOLS, } Special Partner.

State of New York, City and County of New York, s. s.

On this thirtieth day of December, in the year one thousand eight hundred and eighty, before me personally came the above named Horace E. Dillingham, Robert H. Parks and Cumberland G. White, to me personally known and known to me to be three of the individuals described in and who executed the above certificate, and they severally acknowledged to me that they executed the same for the purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal this 30th day of December, A. D. 1880.

CHARLES EDGAR MILLS,
 [L. S.] Notary Public for New York,
 State of New York,
 117 Broadway, N. Y. City.

State of Illinois, County of Cook and City of Chicago, s. s.

Be it remembered that on this twenty-eighth day of December, 1880, at the said City of Chicago, and County of Cook and State of Illinois, before me the undersigned, a commissioner resident at said City of Chicago, appointed by the Executive Authority, and under the laws of the State of New York, and duly qualified to take acknowledgments and proof of deeds in said City of Chicago, County of Cook and State of Illinois, to be used and recorded in the said State of New York, personally came Melville J. Nichols, to me personally known and known to me to be one of the individuals described in and who executed the foregoing certificate and he acknowledged that he executed the same for the purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

PHILIP A. HOYNE,
 [Seal.] Commissioner for New York,
 at Chicago, Illinois.

State of New York, office of the Secretary of State, s. s.

I hereby certify that Philip A. Hoyne, of the City of Chicago, County of Cook and State of Illinois, was, at the time of taking the proof or acknowledgement mentioned in his annexed certificate, a Commissioner for the State of New York to take the proof and acknowledgement of deeds and other instruments to be used or recorded in this State, and to administer oaths and affirmations; and that such Commissioner was, at the time aforesaid, duly authorized to take the same; and that I have compared the signature of the said Commissioner to the certificate subjoined to the annexed instrument with the signature of such Commissioner deposited in this office, and have also compared the impression of the seal affixed to such certificate with the impression of the seal such Commissioner deposited in this office, and I verily believe the signature and impression of the seal to the said certificate to be genuine.

Witness my hand and the seal of office of the Secretary of State, at the City of Albany, this thirtieth day of December, in the year one thousand eight hundred and eighty.

JOSEPH B. CARR,
 [L. S.] Secretary of State.

AFFIDAVIT OF A GENERAL PARTNER.

State of New York,
 City and County of New York, } s. s.
 Robert H. Parks, of said City and County, being duly sworn, deposes and says: That he is one of the general partners named in the certificate hereto annexed, and that the sum specified in the said certificate to have been contributed by the special partner therein named, to wit: the said Melville S. Nichols, to the common stock of the said partnership has been actually, and in good faith, paid in cash.

Subscribed and sworn to before me this 30th day of December, 1880.

CHARLES EDGAR MILLS,
 [L. S.] Notary Public for New York
 County in N. Y.

CO-PARTNERSHIP NOTICES.

COPARTNERSHIP.—NOTICE IS HEREBY GIVEN that the undersigned have, pursuant to the Statutes of the State of New York, renewed and continued the limited partnership heretofore formed by them under the name or firm of LENT & BRAMAN, and which, by its terms, was to commence on the 1st day of January, 1869, and to continue for three years; and which said limited partnership was again renewed and continued from the 31st day of December, 1871, for three years, and was again renewed and continued from the 31st day of December, 1874, for three years, and was again renewed and continued from the 31st day of December, 1877, for three years; that the general nature of the business intended to be transacted is, as heretofore, importing of tailors' trimmings; and that William H. Lent, who resides in the City, County and State of New York, and Samuel L. Braman, who resides in the City of Brooklyn, County of Kings, State of New York, are the general partners, and Abraham Lent, who resides in the City, County and State of New York, is the special partner; and that said Abraham Lent has contributed the sum of ten thousand dollars, being the same original sum contributed at the formation of said partnership to the common stock; and that said renewed and continued partnership is to commence and continue from the thirty-first day of December, 1880, and is to terminate on the thirty-first day of December, 1883.

Dated New York, December 29th, 1880.

WILLIAM H. LENT,
 SAMUEL L. BRAMAN,
 General Partners.
 ABRAHAM LENT,
 Special Partner.

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the Laws of the State of New York; that the name or firm under which such partnership is to be conducted is L. K. STROUSE & CO.; that the general nature of the business intended to be transacted by such partnership is the buying and selling of law books and stationery, and the publishing of law books; that the names of all the general and special partners interested in the said business are Lemen K. Strouse and William Henry Mackenzie; that the said Lemen K. Strouse is a general partner, and his place of residence is in the city of Brooklyn, and County of Kings, and that the said William Henry Mackenzie is the special partner, and his place of residence is the City and County of New York; that the amount of capital which the said special partner has contributed to the common stock is fifteen thousand dollars; that the period at which the said partnership is to commence is the 10th day of December, 1880, and the period at which it will terminate is the first day of January, 1886.

LEMEN K. STROUSE, general partner.
 WM. HENRY MACKENZIE, special partner.
 Dated December 11th, 1880.

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which such partnership is to be conducted is I HAMBURGER AND COMPANY.

That the general nature of the business intended to be transacted by such partnership is that of dealing in leaf tobacco and cigars, &c.

That the names of all the general and special partners interested in the said business are Isaac Hamburger, Solomon Hamburger and Herman Hamburger; that the said Isaac Hamburger is a general partner and his place of residence is in the city and county of New York; that the said Solomon Hamburger is a special partner and his place of residence is in the city of Norfolk, in the State of Virginia; that the said Herman Hamburger is also a special partner and his place of residence is the city of Baltimore, in the State of Maryland.

That the amount of capital which each of said special partners has contributed to the common stock is as follows:

The said Solomon Hamburger has contributed the sum of seventeen thousand five hundred dollars, and the said Herman Hamburger has contributed the sum of seventeen thousand five hundred dollars, that the period at which said partnership is to commence is the First day of September, 1880, and the period at which it will terminate is the First day of September, 1885.

Dated New York, December 6th, 1880.
 Blumenstiel & Hirsch, Attorneys, &c., 320 Broadway, New York City.

ISAAC HAMBURGER,
 General Partner.
 SOLOMON HAMBURGER,
 HERMAN HAMBURGER,
 Special Partners.

State of New York, City and County of New York, s. s.

Isaac Hamburger, of said city and county, being duly sworn, deposes and says, he is the general partner named in the certificate hereto annexed and that the sums specified in said certificate to have been contributed by each of the special partners therein named to the common stock of the said partnership, have and each of them has been actually and in good faith paid in cash.

Sworn to before me, this 4th day of December, 1880,
 G. Montague, Notary Public, New York County.
 ISAAC HAMBURGER.

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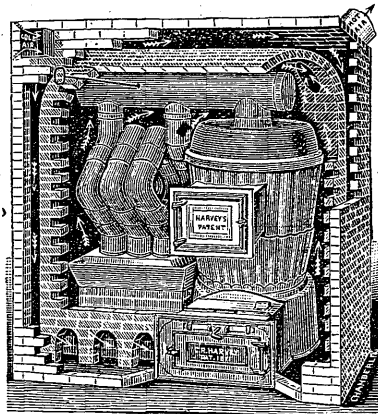
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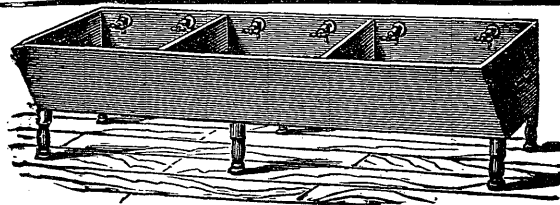
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