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The following table tells its own story. It gives the number of conveyances, mortgages, etc., in New York city, for the week ending and including Wednesday, September 14. Agents and investors interested in real estate will find these figures from week to week valuable:

N. Y. City 75	Am't. \$809,074	No. 25	Nominal.	No., 23d & 24th Wards. 12	Am't. \$25,450
Mort- gages 108	Am't. \$798,153	No., Five involved, 13	per ct. involved, \$24,700	No. to T. & Am't. 17	Am't. \$227,900

Mr. B. B. Valentine, now a resident of this city, formerly lived in New Zealand. While there he became interested in the Torrens land law, which is in vogue in that prosperous colony of Great Britain. He speaks of it as being the most perfect land law known to any nation. The title to all property is absolutely secure, for it is guaranteed by the government. There is no such thing as searching a title. When C buys of B, he does not trouble himself about the title of A. It is sufficient for him to know that B was in possession with a government warranty. Mr. Valentine looks upon our land laws as a relict of barbarism. Their only value is to pile up lawyers' bills, support needless officials, and promote unnecessary, costly and wasteful litigation. A land title in New Zealand is as negotiable as a bond or certificate of railway stock is with us. Mr. Valentine, who is an Englishman, is surprised at the supineness of the American public in not adopting the land laws which have proved so useful, so cheap and so safe in the colonies of the British empire in the Southern seas.

It is somewhat remarkable that the opening of a railway line through Staten Island has not added anything to the local attractiveness of the country through which it passes. There is considerable business to this road from people who live in Perth Amboy, and wish to reach New York by a short route, but one is struck by the desolation of the scene after riding the first half mile from Clifton. The country seems deserted; land which would make good orchards or pasture, is left to grow wild and produce nothing but weeds and brush. The railway stations are mere frame sheds, and there does not seem to have been a new house built or a new farm opened since the railroad was first put in operation.

Of course the trouble with Staten Island is malaria. Fully two-thirds of that beautiful region is unfit for human habitations. It is true that some people can reside with im-

punity in its poisonous atmosphere, but two persons out of every three who reside on the easterly or southerly side of Staten Island, are pretty sure to have the "shakes." Yet it is one of the most beautiful islands the sun ever shown upon. Its surface is rolling, its scenes picturesque, its drives delightful. The land seems to have been designed by nature for the rich villas of wealthy New Yorkers. The northwest portion of the island is free from malaria; there have been few cases of chills and fever at Brighton. Various plans have been proposed for draining Staten Island, but they were all so costly that the local landowners will not spend their money in making the necessary improvements, especially as it is doubted whether the island can be thoroughly drained. Sometime no doubt an effort will be made to drain this beautiful island. It would be a splendid speculation to buy the land at its present price and resell it when the malaria was banished from its soil.

IS REAL ESTATE HIGH?

An active real estate dealer complains that property has already advanced so much in New York that people refuse to purchase. There are many men who would like business property, but there is none in the market except at very high figures. Lots and houses east of the Central Park and west of Lexington avenue, are held at prices which, this agent says, afford no margin for the investor. There are plenty of vacant lots, but they are held at figures which prudent men hesitate to offer for them.

There is something in this complaint. New York realty is in strong hands, and all desirable improved and vacant property is not to be had, except at figures which seem high compared with the quotations of four years ago. The rise has been gradual, scarcely perceived, indeed. There has been no boom or excitement, but quotations have been marked up without any speculative furor. There really does not seem much margin of profit in the unimproved property in the neighborhood of where building is going on. In Harlem, Manhattanville and west and north of the Central Park, there are still plenty of vacant lots which can be had at reasonable rates, but they are in neighborhoods remote from the line of improvement, and which are not likely to be built over for several years to come.

The question now with real estate agents is, will there be a strong market this fall in New York city property? That prices are going higher goes without saying, but whether the market will show any particular activity is what is puzzling operators. A real speculation, accompanied by an eager demand, will advance New York city lots to unheard-of figures. This will come some day, but will it be this fall or next spring or the following year? Whoever can tell will make his fortune, provided he has some money and knows how to invest it wisely.

It is quite true that choice business property in New York commands high figures;

but then this island is destined to be more densely populated than any spot on earth. The business house of the future will be an immense building, filled with offices, ten and twelve stories high. The homes of great numbers who live on this island, will be in the apartment house, vast structures which will comfortably lodge and house thousands of people on a comparatively small piece of ground. In the coming era of large buildings, the land of New York island will become exceptionally valuable.

It is no wonder then that in view of the future, holders of realty should stick to it through evil and good report. There is no surer fortune to leave to our children, than unencumbered realty on this island or in the two wards north of the Harlem river. New York can grow only in one direction, and the march of the population northward can be foreseen and easily calculated. In the future history of the city as in the past, many a man who will be ruined in his business, will find that the neglected real estate he owned will save him from extreme poverty.

Although many investors and some real estate agents believe that property on this island is dear, once let a speculative movement set in and very high figures will be scored. There is as yet a large margin on the West Side for an advance, and the day cannot be distant when houses and lots will be in as eager demand by investors as now are stocks and bonds.

RENTS AND HOUSES IN NEW YORK.

A reporter of the REAL ESTATE RECORD has been making a thorough canvass among the real estate brokers as to the condition of the rent market this fall. The result of the various interviews may be summarized as follows:

I. The demand for houses is far ahead of the supply; the brokers cannot begin to satisfy all who are seeking eligible places in which to live.

II. The houses most in request are the very costly ones. The demand seems to come from the new rich made so by business and speculation during the past year, and by people from outside New York who have come here to settle temporarily or permanently.

III. The locations most in favor are the fashionable parts of the island, Fifth and Madison avenues, the region of the central zone of the city above Forty-second street and between Fifth and Lexington avenues, being in special request.

IV. There is a remarkable dearth of well-located furnished houses. There seems to be a large class of rich people from other parts of the country, who wish to reside in New York to see if they will remain here permanently, and hence do not care to furnish their houses.

V. Suites in good apartment houses are also in demand, while in hotels the number of family boarders was never so large.

Of course, it goes without saying that in

this state of affairs there has been an advance in rents, more marked in the more elegant and fashionable than in the more modest properties. The owners of houses have the advantage in all disputes as to values.

Of course this state of affairs helps the sale of new houses. Speculative builders will make no concessions, except when forced to do so by the need of raising money. It is quite true that there are more houses in the market to-day than there are purchasers; but if rents continue to advance, as now seems probable, permanent investors will soon come into the market and purchase all the reasonable-priced houses for the sake of the profits in the enhancing rents. The future looks promising to all who own property to rent, as well as to those who look for a market upon which to sell.

THE SITUATION IN THE STREET.

There is an old Grecian legend, to the effect that travelers on a certain road were met by a huge monster or sphinx, who propounded to the wayfarer a riddle. If the latter guessed right he was allowed to pursue his journey rejoicing, but if he did not or could not answer correctly, the monster made a meal of him. This typifies the situation in Wall street. The conundrum, will the market go up or down, is asked daily. A right solution means a fortune, a wrong the loss of one. As we pointed out last week, the bulls are likely to get an ascendancy for a time. The bad effects of the crops had been discounted, the immigration continued large, we were importing almost as much gold as last year, and it seems as if the time had come when there will be an upward movement. On the whole, the bulls have scored the most innings during the past week; the short interest has been forced to cover to a very great extent, but there are still left plenty of people who believe the bad crops and the cutting of rates will soon reduce earnings in the railway traffic, and put stocks much lower than they are to-day.

One of the influences which keeps the market pretty strong is the wealthy combinations and syndicates interested in the construction of new roads or the extension of old ones. Some of the most energetic and wealthy men in the country are committed to enterprises which they intend to carry out, and to commend them to the public favor a hopeful and bullish feeling must be created and maintained. It will be noticed that upon every rally in the market it is the new enterprises, the light-weight stocks, which come to the front and have the largest advance.

The general business of the country was never better. Our manufactories are all employed, wages are advancing and profits are good. Whatever set-backs there may be, due to bad crops or railway wars, nothing will prevent the buying of securities by people making money in every other kind of business. There will be no such insane speculation as we have had in the past, but there is a margin for increase in many stocks, judged by the continuous increase in the earnings of the roads.

But speculation is no longer confined to the stock market. Money commands fair rates because it is required in general business, and because the speculative feeling is distributing itself over a larger field. In

due time real estate will feel the effects of the large profits made in business, and it will continue for a much longer period than did the boom in railway securities.

According to the statement of the receivers of the elevated roads the net earnings of the New York Elevated from February 1, 1879, to July 14, 1881, were \$2,679,882. If this is correct, it follows that the tax due the city, 5 per cent. of this amount, is \$133,994. But the company has paid only \$84,389, leaving nearly \$50,000 still due the city. The company would not allow the agent of the Comptroller to see their books and would only pay 5 per cent. upon the dividends they declared, \$650,000. If net earnings mean all that remains after paying running expenses, then under the law the elevated road still owes \$49,605. We have never believed this tax was a just one and we think our law-makers would do well, if the elevated road system is to be reorganized, to make important concessions in this matter of taxation. The elevated roads have injured the property of a very few householders, while they have been worth untold sums to the metropolis. Every vital interest in the city has been benefitted by our rapid transit steam roads; they are constantly adding to the taxable property of the city, and this should be borne in mind when laws taxing them are to be considered. As a stock speculation the elevated roads have a most disgraceful history and it shows the low moral tone of our times when men like Cyrus W. Field and Jose Navarro are tolerated in financial circles after the manner in which they have exploited the investing public.

The time is not far distant now when these roads will be reorganized. The ninety days' grace in which the Manhattan Company has to make good the default in the payment of dividends expires on the first of October. By that time something will probably be done to keep the stock alive.

ABOUT NEW YORK REALTY.

The writer recently met a gentleman who represents one of the largest private estates in New York City. The name, if given, would carry as much weight as any real estate owner in the country; but as the conversation was a private one, at a private gathering where the writer and the gentleman met casually, the name is withheld, but there will be no harm in giving the substance of this gentleman's views. We shall call him Mr. X., and the following is a summary of what he said:

New York, according to Mr. X., will continue to grow along its present lines of increase. The poorer population will find its way across the Harlem River, over the Second and Third avenue bridges, and will continue along Third avenue in street and steam cars which run north and south. The wealthy portion of our population will keep on the line of Fifth, Madison and Fourth avenues, up to and across the Harlem River. Mr. X. believed that the Astor estate on the north side of the Harlem was a wise purchase, for the choice houses of the future will be built on that property. Realty east of the Park, both improved and unimproved, was now held at very high figures, and Mr. X. did not believe it could go much higher. But further up towards Harlem and beyond the Astor estate, in the Twenty-third and Twenty-fourth wards, there was still a large margin for an advance in the distant future. There were very few houses to rent east of the Park, and those few were held at high figures.

Mr. X. did not take much stock in West Side vacant property. A house on Riverside drive would be too cold in winter and too warm in

summer. He thought the Boulevard property would be greatly helped if commodious horse cars were placed on it, to replace the very poor cars of the Eighth avenue road. Builders were timid about erecting speculative property on the West Side, as it was as yet without churches or schools, and then people did not like to live for years without neighbors. He admitted there was a larger opening for speculation on the West Side than in any part of the city, but he judged the houses would not be costly ones but would be erected for people of moderate means. Wealthy people would remain on the backbone of the island, east of the Central Park, because the neighborhood is established and their friends would occupy adjoining houses.

Mr. X. is a bull on the general situation. He thinks railway stocks will reach much higher figures than they have ever yet attained. The increase in the immigration alone will add to the value of all the Western securities, irrespective of the partial failure of crops.

The Continental Railway is the name of a corporation which has a magnificent programme, but apparently very little means. It is to start from the other side of the Hudson, and continue through New Jersey, the coal regions of Pennsylvania, and at a certain part of Indiana one branch will go direct to Chicago and another to St. Louis, while a third will continue right along to Council Bluffs. It is to be double tracked and fully equipped all the way. This company proposes to build an immense depot in New York, and will have a dock front on the North River, taking in some thirteen piers. Mullett and Kafka are, it seems, drawing plans for this magnificent enterprise.

But, so far, the Continental Railway is a dream. It is laid out on certain maps and an architect Mullett has given it a local habitation—on paper. No work is underway; the city authorities know nothing about the piers having been secured, and, in fact, the whole matter is so far a mere scheme which is to be offered to rich capitalists, to carry out. In this age, such enterprises are easily projected and there are plenty of them, but it is very difficult to procure money to keep them on their legs. The only reason for noticing this matter, is because certain people interested in real estate, have really thought there was something in the stories put afloat about the dock privileges they had secured, and the big building they were going to erect.

The condition of Mill Brook, running from above Fordham into the Harlem River, has been brought to the attention of the health authorities. Deaths in the Twenty-third and Twenty-fourth Wards have been numerous from sewer-gas poisoning, caused by this brook or sewer. Among the deaths are those of several scholars and two teachers in the Fordham school, which has been closed in consequence, besides several other children who had been infected by playing in the brook. As it gets the entire sewerage of the breweries, slaughter houses, &c., of Morristania, and being the only sewer, with one exception, in the above two wards, it certainly is inadequate to the demands upon it, and attention should be given it at once. Cholera infantum, diphtheria and malaria, ending in death, can, it is claimed by physicians, be in many cases traced directly to it, where those who have died have used the milk from cows which have been pastured near its banks. The work of thoroughly draining this district ought now to be far underway, as the plans have been ready for a year; but Corporation Attorney Whitney will not move in the matter unless his employees, the commissioners he appoints, are better paid.

It is said that Jay Gould had an offer of \$14,000 recently for a front, 300x600 feet, extending from the ocean to the Ocean Beach road, directly south of Mr. Charles Osborn's cottage at Monmouth Beach. Two years ago \$5,000 would have purchased the property. An increase of 80 per cent. in two years is quite moderate.

WHY SO FEW SALES?

A very well-known real estate auctioneer was asked to explain the "true inwardness" of the present dulness in the real estate market, and why there were so few transactions and scarcely any sales at the Exchange.

"I think," said Mr. H., "it is due to the condition of the President. Realty has been very strong, but very dull all summer; and here it is the middle of September and less doing than during midsummer, when buyers and sellers are out of town. You will find that there are no class of investors so sensitive to governmental influences as owners of real estate. During a Presidential election, when a President dies or his title is in dispute, the real estate market is affected at once. Let Mr. Garfield get well and I promise you will see a lively time this fall."

"You look for a strong market and heavy sales this fall, do you not?" queried the writer.

"Indeed I do," responded Mr. H. "Would-be tenants and new comers are finding out how scarce houses to rent are in New York. This will force a purchase of new houses, of which after all there are not so many in the market, and by the end of fall I expect to see a revival of building on a large scale and the architects run down by plans for new buildings next spring and summer."

"Where do you look for the principal speculative dealings this fall and winter?"

"On the West Side," was the answer, "east of Tenth avenue, but principally between Eighth and Ninth avenues and above Fifty-ninth street. The houses will be modest ones, \$18,000 to \$20,000, say; but I would not be surprised to see Mr. Clark's enterprise imitated and other great apartment houses built on the Eighth avenue. The *creme de la creme* of New York society will stick to Fifth and Madison avenues for a while yet; there ought to be quite a change of the values in property north of the Central Park, due to the building above One Hundred and Twenty-fifth street."

"You believe, then," said the writer, "in West Side property. How about Riverside drive?"

"I am aware that some influential people are trying to cry down Riverside drive, but I defy anybody to ride along that noble river front without being struck with its remarkable beauty. Nature and art have united to make it the most beautiful location in New York. The Riverside drive is all right, but it will probably take time to develop its popularity."

MINING INFORMATION.

At the Albermarle hotel will be found quite a gathering of noted California mining magnates. Among them are Seth and Dan Cook, the original owners of the Standard mine. It is understood these gentlemen are interested in other properties which, it is believed, will be as popular as the Standard. The Alta mine, a famous south end property on the Comstock, is also controlled by the Cooks.

The rise in the price of Comstock shares leads to the suspicion that ore has been found in the Sierra Nevada, but people on this coast would do well to avoid dealing in California mining shares, no matter how tempting the offer may be. There are plenty of properties on our own market which are better to deal in, because the operator can act immediately. In purchasing Comstock shares the Eastern dealer is naturally a day behind the San Francisco dealer.

With the growth of interest in the Comstock lode, Sutro Tunnel will again come in favor. The tunnel is in good repair, and if anything is discovered on the Comstock, the price of the shares will go up. Several promising veins have been found in the tunnel itself. The McCalmonts, the famous English bankers, own the mortgage on the Sutro Tunnel, and a very heavy block of the stock. The reports that John W. Mackay is trying to purchase the mortgage and stock, are denied.

A fine body of Galena ore has been discovered in the Bull Domingo. The ore is rich in silver. There may be a future for this mine after all.

And now the secret of the decline in Silver Cliff has been made known. It seems the 40,000 shares which Heath & Co. sent to London, have been returned. James R. Keene supposed that if Foxhall won the Grand Prix, the shares of a mine owned by him would sell readily to the English public. But Mr. Keene has made very violent enemies on this side of the Atlantic, and it is clear that he has been discredited in London. At any rate, the Silver Cliff stock has been returned, and is now in Sam Bocock's office.

Father de Smet has not paid dividends for a couple of months past, and is selling at about \$8 a share. It is a magnificent property, of the same character as the Homestake and Deadwood Terra. The stoppage of dividends is due to the necessity of putting in additional stamps to the mill. The peculiarity of the Father de Smet is that it is a great ledge of low grade gold ore. Once under way, it would be many years before it could be exhausted.

There now seems every probability of a very active mining market early this fall.

Towards the close of the week a decidedly better feeling showed itself in the mining market. This may have been in sympathy with the San Francisco market, which is excited just now over the fact that an ore body has been discovered in the Sierra Nevada and Union Consolidated mines. But every ore body is not a bonanza. It is expected that this new development will show ore from the 2,200 to the 2,700 foot level, five hundred feet in all; but the grade of the ore may be low. A couple of million dollars was taken from the Union Consolidated, something over a year ago, but it did not affect the price of the stock, because of the low assaying returns. The discovery of a new bonanza on the Comstock would give a decided impetus to mining shares on this coast.

The railroad building activity in the extreme west is something phenomenal. A narrow gauge road has just been commenced at San Francisco, direct for the Bodie region. It will pass through a finely timbered region and by the time it reaches Bodie will render available an immense stretch of mineral country. It will of course be continued east and will bring into the market extraordinarily rich mineral countries in Nevada and Utah. In a very few years every important mineral section of the country will be traversed by railways and within ten years an immense amount of money will have been invested in mining enterprises. For the last three years we have drawn from Europe some \$80,000,000 in gold, while we have retained about the same amount in gold and silver, the product of our native mines. There cannot be a question but what with the actual development now going forward, we will double if not quadruple our actual production of the precious metals.

REAL ESTATE MATTERS IN SAN FRANCISCO.

The *Real Estate Circular* for August gives the number of sales of real estate during the month as 200. The amount paid was \$1,164,812. Houses and lots in the western portion of the city are in demand at fair prices, but there is no call for vacant lots. The banks are lending money at 7 per cent. on choice loans, but private lenders are usurping the business of the savings banks by taking loans away from them. These lenders last month took mortgages to the value of \$467,833. Releases of mortgages amounted to \$723,395—137 in number. The total number of mortgages recorded during the month was 159. The principal transaction was the sale of the property on the southeast corner of California and Front streets, 85x91½ in size, with an extra L in rear, 4½x52, which brought \$150,000. There is a fine three-story brick building on the lot. The monthly rental is \$1,200.

As an evidence of the value of our column *Out Among the Builders*, it is sufficient to state, that an account of the Liederkrantz Club-house was published in the *REAL ESTATE RECORD* of July 16, while the plans were only filed on Monday last.

Owners residents and tenants of property in Bond street have petitioned the Board of Aldermen to pass a resolution to have said street paved with Belgian pavement, and state that within the last five years Bond street has changed from being a street of private residences to a business street, and that the present cobble stone pavement is entirely unfitted for its present requirements. The Aldermen passed resolutions on Tuesday last, requesting the Park Commissioners to repair and put in proper condition for travel, One Hundred and Sixty-third street from Third avenue to Delmonico Place, Twenty-third Ward, and to repair and relay the crosswalk at the intersection of Locust avenue and Boston road, Twenty-fourth Ward; also passed a resolution authorising and directing the Commissioner of Public Works, to place a passenger elevator in the brown stone building in the City Hall Park, without advertising for and receiving proposals, and making contract for same, as provided in Section 91. of the Charter of 1873. Proceedings of the Board affecting local improvements, will be found elsewhere.

OUT AMONG THE BUILDERS.

On Alexander avenue, corner of Southern Boulevard and One Hundred and Thirty-fourth street, Jacob V. Close will erect a block of 12 houses from designs by C. W. Romeyn, of 27 Union square. There will be two 20x50 feet and ten 16x50 feet. They will be three stories high, with basement, and constructed of Philadelphia brick and Perth Amboy terra-cotta. The fronts are to be very attractive and novel in style. Cost, \$84,000.

Alterations are to be made to the exterior and interior of the residence of Woodbury Langdon, corner of Fifth avenue and Fifty-sixth street, costing several thousand dollars, from plans prepared by C. W. Romeyn.

At the corner of Fourth avenue and Eighty-third street Mr. Aldhouse is about to erect four private residences from designs of J. C. Burne. Two of them will be 18x55 feet, with extension 16 feet; one 19x55 feet, with extension 16 feet; and one 16x55 feet, with extension 16 feet. They will be four stories high, with basement, and constructed of brick, with brown stone trimmings. Cost, \$40,000.

On the south side of One Hundred and Twenty-fourth street, 350 feet east of Seventh avenue, a large French flat is about to be built. It will be 25x65 feet, four stories high, with finished basement. It is to be built of brick and to cost \$15,000. Mary A. McCormack, owner; J. H. Valentine, architect.

F. R. Barus has made plans for a small store to be built on the north side of Fifty-fifth street, 50 feet west of Second avenue. It will be 15x20 feet. Anne De-bosse, owner; cost, \$1,000.

On the south side of One Hundred and Thirtieth street, 125 feet west of Seventh avenue, Stephen J. Wright will erect five houses, from designs of J. H. Valentine. They will be 15x50 feet, three stories high, with basement and constructed of brick with brown stone trimmings, cost \$50,000.

On the north side of One Hundred and Thirtieth street, between Seventh and Eighth avenues, William McReynolds will erect five three-story brown stone houses, 15x50 feet.

At Short Hills, New Jersey, Mr. Hartshorn is about to build a three-story stone house with brick trimmings, 36x52 feet, from plans draughted by L. B. Wheeler, cost \$7,000.

L. H. Broome, of Jersey City, is preparing plans for a row of six houses to be erected at Greenwood, N. J.

Mr. Horace G. Knapp has made plans for a frame church, 42x60 feet, to be erected by the Congregational Society of Westfield, New Jersey; cost, \$8,000.

The census of 1880 places the population of New York City at 1,200,000 persons. This aggregate of course includes only residents of the city. Among the thousands which perambulate Broadway and the other prominent thoroughfares of New York daily, and who fill down and up-town offices and storehouses, a by no means small proportion are non-residents who live in the city in the day time. These persons, though they nightly find their way to one of the numerous suburban cities, towns or villages which surround the metropolis, are nevertheless in one sense inhabitants of New York. A close estimate of the individuals carried daily on the different lines of ferries which ply between New York and the surrounding shores, shows that upwards of 150,000 individuals are carried to New York each day. This estimate leaves out altogether the railway travel by the Grand Central depot, and transportation by the numerous river steamers which ply up the Hudson and East Rivers and the Sound. These provided for, the total daily population of New York City by a fair estimate is fully 1,400,000.—*Exchange*.

SOME BROOKLYN HOUSES.

No more salubrious, sightly, or desirable location could be selected than Seventh avenue, corner of Berkley place, where William Flanagan has nearly finished a noticeably fine block of houses. The two, which will complete the block, are each 20x50 feet, four stories and attic high, with octagon brown stone fronts. A striking feature of the corner house is a bay window extending to the second story. The parlors and dining-rooms are finished in cabinet style, while the front windows are plate glass. The stairs, staircases, and balustrades are black walnut. Each house is provided with a stationary refrigerator and all other modern appliances. Extra care has been taken with the plumbing, in order to obtain perfect ventilation and freedom from noxious gases.

On Lincoln place, near Seventh avenue, are two more houses of Mr. Flanagan's, 20.10x48 feet, four stories in height, with brown stone fronts. In interior arrangement and style of finish they are types of the two above described.

Passing down Berkley place, erst called Sackett street, you reach a point 140 feet west of Sixth avenue, where John Magilligan is rapidly finishing five brown stone octagon front houses, 20x45 feet, three stories high in the rear, and two and a half in front. They will have high stoops, and fine cornices surmounted with unique metal cresting. Each dwelling will contain ten rooms, finished in cabinet style, while the stairs, staircases and balustrades will be of black walnut. All the parlors will have white marble mantels, and be tastefully decorated. The kitchens are furnished with elevated ranges, and each house heated by a furnace located in the cellar.

These houses are well lighted and ventilated, and constructed in the most substantial manner. Both Mr. Magilligan and Mr. Flanagan are builders of long experience, and have given their undivided attention to the buildings from the commencement. Adjoining these five houses, Mr. Flanagan has four others exactly similar in style, finish, and interior arrangement. Being in a highly desirable neighborhood, surrounded by first-class private residences, contiguous to the main entrance to Prospect Park, and within five minutes walk of the Flatbush avenue surface road running direct to City Hall and Fulton Ferry, no better property for investment can be found in Brooklyn. On the northwest corner of Sixth avenue and Berkley place, John Gordon has completed two elegant high stoop brown-stone front houses, 20x50 feet, and four stories in height. The parlors and basement are finished in cabinet style, with hardwood doors, while the panelled staircases and balustrades are black walnut.

In Elliot place, near De Kalb avenue, Mr. Gordon is about finishing three more houses, 16.8x46 feet, four stories in height, with basement, and brown stone fronts. They are the same in style and finish as those on Sixth avenue. Great care has been taken with these dwellings, as well as those before mentioned, as regards sanitary appliances. For private residences, or as a permanent investment this property offers superior advantages. The situation is a healthy one, and free from the noise and din incident to dwellings located further down town. These gentlemen have spared no pains or expense to make their houses perfect and first-class in every respect. Careful attention has been given to all the details, and they speak for themselves. Those in search of houses in a quiet neighborhood cannot do better than inspect these model dwellings. The aim has been to make them distinctive houses of their kind, and that they have succeeded no one can doubt. They must be seen to be appreciated.

SOME NEW FLATS.

Mr. F. W. Styles is now building two elegant brown stone houses in Seventy-sixth street, between Lexington and Third avenues. They are intended for flats, and are four stories in height. Mr. Styles has also very recently completed two other four-story brown stone flats on the other side of Seventy-sixth street, between Lexington and Third avenues, which are similar in construction and appearance and built by the same architect.

All of these buildings are finished both in exterior and interior in very elaborate style. Mr. J. V. D. Wyckoff, whose office is at 1267 Broadway, is the agent, and has for sale this valuable property.

THE OUTLOOK IN JERSEY CITY.

During the present week a reporter of THE REAL ESTATE RECORD, in conversation with the leading architects, learned that the prospect for new work this fall was very slim. They give as a reason for the lull in the building trade the high price of labor and material. While the market is by no means a bad one, it is characterized as easy-going. Although real estate has increased in value, building has not

been near as active as in New York. L. H. Broome, the well-known architect in Jersey City, states that at the present time most of his work is outside the city. Many, who had decided to build this fall, are disposed to wait for future developments. In a word, the market is unsettled.

The Department of Public Works will receive proposals for furnishing materials and fitting up the Sixty-ninth Regiment Armory, Tompkins Market, until Monday, September 26th, at noon.

MARKET REVIEW.

REAL ESTATE.

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

The darkest hour is said to precede the dawn. If there is any value in analogy, a period of great activity ought to be upon us in the real estate market, because matters during the past week have been preternaturally dull. There are more conveyances and mortgages than there were last week, but the sales have been very few and but little has been doing in the auction room. Elsewhere will be found special articles on the renting and building prospects for the coming fall. There was one important sale of Brooklyn property last week, which was somewhat of a disappointment. Seventy lots of land were offered in the Twenty-second Ward and seventeen dock lots in the Tenth Ward. Only twelve of the seventy lots were sold and four of the dock lots. Lots on Third avenue, between Sixth and Seventh streets, brought from \$200 to \$570 each. The corner of Sixth street brought the last-named sum; the Seventh street corner brought \$400. The lot on the corner of Sixth street and Second avenue brought \$400. The dock lots brought \$300 each.

H. Henriques will sell at auction on October 4th, at the Exchange Salesroom, a valuable property on the northwest corner of One Hundred and Eighteenth street and Pleasant avenue. For particulars see advertisement in real estate columns.

On Thursday, September 29th, H. Henriques will sell at auction sixteen lots located in the village of Edgewater, S. I. There are six lots on Rhine avenue, 150 feet from De Kalb street; four on Oder avenue, between Steuben and Pierce streets; four on Main avenue, between the same streets, and two lots on Main avenue, corner of Pierce street. For particulars apply to Frederick Lewis, Esq., assignee, 4 Warren street.

Gossip of the Week.

Jay Gould's new purchase on the northeast corner of Fifth avenue and Forty-seventh street, is not on leasehold property as has been stated by the *World*, *Commercial Advertiser* and other city papers. The houses were bought in fee, but Mr. Gould's present residence is understood to be on leasehold property.

Mr. J. W. Stevens has sold, to one of the firm of Geo. C. Flint & Co., furniture dealers, a three-story brown stone house on south side Eighty-fourth street, between Eighth and Ninth avenues, 20x50x100, for \$13,000 cash. This is the only house completed of four that Mr. Stevens is erecting on contiguous property.

Mordecai & Bellamy are reported to have sold for Mr. H. A. Cram the unimproved property consisting of over nine lots on the southwest corner Sixty-second street and Park avenue, 233x100.5 feet, being the balance remaining of unimproved property on the south side of Sixty-second street, between Madison and Park avenues. The price it is said was \$175,000. The lots were bought for improvement by several parties acting together.

J. H. Romer sold, this week, for Cowan Keys, a four-story brick and brown stone flat, on the south side of One Hundred and Twenty-eighth street, between Fifth and Sixth avenues, 25x72x99.11, for \$23,000. Purchaser was J. M. Thornton.

J. V. D. Wyckoff has sold, for Anna J. Chapin, to Jenny Price, the three-story brown stone house No. 427 Lexington avenue, 20x60x90. Price \$16,500.

S. Emberson has sold, for Mrs. Jay Gould, the four-story brown stone house, on lot 25x92, situated on the northwest corner of Fifth avenue and Forty-seventh street, with furniture, paintings, bronzes, etc., to Mr. Mathiessen, of Mathiessen & Wiechers, for about \$135,000.

It is understood that the new houses purchased by Mr. Jay Gould on the northeast corner are to be deeded in the name of Mrs. Jay Gould.

It seems that Mr. Gould was taken by surprise at the sale of his house, for which he had given an order sometime since and probably forgotten, for frescoers were at work on the house when it was sold and some \$6,000 had been spent in new decorations. After the sale was closed by his brokers, Mr. Gould offered to buy back certain of the pictures and statutory for \$10,000, but the purchaser declined, as he fancied the house just as it stood.

Brooklyn.

Real estate agents in Brooklyn say there is a very active demand for houses to rent. Of houses that will rent for from \$500 to \$600 per year, there are none in the market. Quite a demand exists for flats and apartments. Between Nostrand avenue and City Hall hardly a first-class house can be rented. There is also an active inquiry for private residences.

There is considerable activity in building circles in Brooklyn. Thirty-two three-story brick and brown stone dwellings are to be erected in Fifth street on the south side, 122.10 feet east of Fifth avenue. They are each to be 15x48, and will have mansard, slate and gravel roofs, with wood cornices. The cost will be \$5,000 each, and the owner C. B. Sheldon.

Henry A. Dolge recently sold the two-story and basement frame house, No. 237 Fourteenth street, for \$1,900; the three-story brick house and store, No. 632 Third avenue, corner of Eighteenth street, at \$9,000; No. 331 and 333 Seventeenth street, three-story and basement frame, for \$6,500; the three-story brown stone residence at 435 Sixth street, for \$3,500; also the two-story and basement frame, No. 263 Eighteenth street, for \$2,500; and at 363 Thirteenth street, the two-story frame dwelling for \$2,300.

W. S. Brown recently sold the three-story and basement brown stone house at 116 Second place, Brooklyn, to ex-Governor Bloomer, for \$7,250; also, the three-story frame dwelling known as No. 93 Park place, to William Selpho, for \$4,500; and two lots, 25x100 feet, on the north side of Halsey street, near Yates avenue, to William R. Wasson, at \$900 apiece.

Attention is called to the twelve houses advertised in another column by H. B. Scholes.

Paul C. Grening, of Gates avenue, Brooklyn, has completed the sale of the two and a half story brown stone house on the southwest corner of Tompkins avenue and Madison street, 20x45x80, for \$7,500.

The following are the sales at the Exchange Salesroom for the week ending September 16:

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

A. H. MULLER & SON.	
12th st, No. 115 E. n s, 20x103.3, three-story brick dwell'g. J. B. Muller	\$12,100
E. H. LUDLOW & CO.	
46th st, Nos. 206 and 208 E. s s, 50x98.9, four-story brick and frame wagon factory. Robert E. Deitz. (Amount due, about \$18,500)	20,750
B. SMYTH	
Pitt st, No. 30, e s, 21.10x100, three-story brick dwell'g and four-story brick tenement in rear. J. F. Swanton	10,400
Walker st, No. 45, s s, 25x110.2, three-story brick store and part of two-story brick dwell'g in rear. Chas. A. Schermerhorn	28,100
E. F. RAYMOND.	
Av A, No. 48, e s, 24x100, four-story brick store and dwell'g. Joseph Schultz. (Leased Nov. 1, 1883; terms, 20 years; ground rent, \$362 per annum.)	12,750
VAN TASSELL & KEARNEY.	
*Broome st, No. 519, s s, 20x61, three-story frame (brick front) store and dwell'g and three-story brick extension. Cornelia Pastor. (Amount due, abt \$10,150)	6,000
16th st, No. 320 E., s w s, 18x51.9, three-story brick dwell'g. J. J. Carpenter. (Amount due, abt \$6,200)	7,200
*43d st, No. 2 W., s s, 23x100.5, four-story stone front dwell'g. John Webb. (Amount due, abt \$14,150.) Leased May 1, 1860; terms, 21 years; ground rent, \$300 per annum.	8,500
Total	\$105,800

BROOKLYN, N. Y.

In the city of Brooklyn Messrs. A. H. Muller & Son, T. A. Kerrigan and J. Cole have made the following sales for the week ending September 14th:

*Clark st, n s, 100 e Hicks st, 25x100. Henry W. T. Mali. Morts. \$2,000	\$3,500
Conover st, s e s, 20 e Reid st, 20x80. John O'Brien	2,000
*Hicks st, e s, 51.5 n Clark st, 24.7x100. Henry W. T. Mali. Morts. \$8,000	11,000
3d pl n s, 230 e Court st, 20x133.5. John C. Hickie	3,625
6th st, s s, 100 w 3d av, 20x100. S. A. West	200
North 11th st, s s, 100 w 1st st, runs west to exterior line East River, x south to North 10th st, x east to point 100 west 1st st, x north to beginning. Norman Andrews and John Ellis	27,500
Gates av, No. 308, s s, near Bedford av. James Walker	5,700
Washington av, e s, 147 s Myrtle av, 20x100. Long & Bonds	5,700
2d av, s e cor 6th st, 20x95.9. S. B. Chittenden, Jr.	400
2d av, e s, adj above, 20x95.9. E. Davison	200
3d av, n w cor 7th st, 20x100. S. B. Chittenden, Jr.	400
3d av, w s, adj above, 30x100. E. Davison	1,050
3d av, w s, adj, 20x100. E. Cheers	325
3d av, s w cor 6th st, 40x100. E. Cheers	1,100
3d av, w s, adj, 40x100. John Farrell	800
Plot on Gowanus Canal, near 6th st Basin, and adj lands of Brooklyn Improvement Co., 196x68 9x183.4.	
Plot on same adj above, 106.9x87.7x100x68.9. L. S. Wandell	4,200
Total	\$67,700

The trade at St. Paul is in a most satisfactory condition the shipments over the lumber line alone being over 300 cars per week.

The dealers of Duluth are discussing another advance in the near future. The preparations for logging this winter are simply tremendous in all sections.

The Chicago reports indicate some nervousness there, growing perhaps out of unholy aspirations after Western trade or out of partial failure of corn crop.

St. Louis and Hannibal are making special efforts to get in stock, but are not able to secure much more than the trade is taking away day by day and no cutting on prices.

THE SOUTH.

The Savannah Morning News as follows:

TIMBER.—Market quiet; none being received.

Shipping timber by the cargo f. o. b.—

Table with 2 columns: Quantity (700 feet average, 800, 900, 1,000) and Price (\$9 00@11 00, 10 00@11 00, 11 00@12 00, 12 00@14 00)

Shipping timber in the raft—

Table with 2 columns: Quantity (700 feet average, 800, 900, 1,000) and Price (\$6 00@ 7 00, 7 00@ 8 00, 8 00@ 9 00, 9 00@10 00)

Lumber.—Mills are fairly supplied with work. Demand good. Prices range about as follows:

Table with 2 columns: Category (Ordinary sizes, Difficult sizes, Flooring boards, Shutoffs) and Price (\$16 00@18 00, 18 00@22 00, 18 00@20 00, 20 00@22 00)

FREIGHTS—LUMBER—BY SAIL.—There have been no arrivals since our last... our figures include the range of Savannah, Darien, Brunswick and Satilla, from 50c to \$1.00 being paid here for change of loading port.

The Charleston News and Courier as follows:

TIMBER AND LUMBER.—The supply limited in consequence of low rivers. We quote docking timber at \$4.00@4.50 per M. mill at \$5.50@7.00 per M. and shipping kinds at \$8.00@9.00 per M.

THE PROVINCES.

The Toronto Monetary Times gives the following on St. John lumber export:

From the beginning of the year to the 1st September last, the aggregate exports of deals and sawn lumber from the port of St. John, N. B., to Transatlantic ports have been 138,145,000 feet.

Table with 2 columns: Category (Deals, battens, ends; Boards and scantling; Palings; Pine timber; Birch do) and Quantity (133,994,143 sq. ft., 4,301,613 sq. ft., 334,965 pcs., 768 tons, 3,609 tons)

The July shipments amounted to 29,901,000 square feet of deals, in 48 vessels, and those of August to 26,875,000 feet in 45 vessels, so that 42 per cent. of the whole was shipped in these two months.

Table with 2 columns: Location (Liverpool, Bristol Channel, Glasgow, London, Dublin, Belfast, Cork Quay, Londonderry, The Continent, Australia, Africa) and Quantity (42,495,055, 1,836,953, 1,147,635, 23,056,246, 6,674,710, 5,690,372, 7,617,282, 5,578,764, 4,693,388, 2,277,629, 14,810,822, 1,205,894, 1,009,331)

Many other Irish and English ports are in the list, Queenstown, Newry, Limerick, Drogheda, Port Rush, Galway, Faversham, Fleetwood, Carnarvon, Plymouth, Ayr. The only ports to which square timber was sent were Liverpool, Carnarvon, Dundalk, Waterford and Wexford.

A month ago we noted the fact that an unexpected quantity of logs were "hung up" this season in the States as well as in Canada, and further, that nearly a month was lost by the mills at the beginning of the season from a scarcity of logs with which to begin sawing.

In regard to quotations, there is no material change, although the market is firmer. The following are the current prices in Ottawa on the 3d instant: \$12 to \$14.50 per M. for 10-inch stocks; \$16 to \$19.50 for 12

inch stocks; \$20 to \$30 for sidings, and \$10 to \$11.50 for shipping. Lath rates as formerly—85 cents to \$1 per M.

FOREIGN.

The London Timber Trades Journal as follows:

LIVERPOOL.

The importation during the past week has shown a slight increase over the average of the preceding ones, but not to any extent.

Everything points towards the continuance of a moderate import for the year, and this, together with the firm attitude held by sellers in the various shipping ports, has had the effect of steadily raising prices.

Latest advices from Quebec show that no reduction from the high rates already paid there for pine timber is at all likely to take place—in fact, the appearances are all the other way; and, as the stock on hand there is short, the highest prices ever known have been paid for some rafts of good quality.

The following prices were obtained at the Liverpool timber sales:

Hewn pitch pine— 33 to 66 ft., 20 to 21 in. deep, 2 1/4 d. to 2 3/4 d. per ft.; 30 to 60 ft. 19 do., 2 1/2 d. per ft.; 29 to 71 ft., 18 do., 1 1/2 d. per ft.; 24 to 61 ft., 17 do., 1 1/2 d. per ft.; 30 to 71 ft., 16 do., 1 1/2 d. to 1 7/8 d. per ft.; 29 to 83 ft., 15 do., 1 1/2 d. to 1 1/4 d. per ft.; 40 to 72 ft., 13 & 14 do., 1 1/4 d. to 1 5/8 d. per ft.

Sawn pitch pine— 25 to 35 ft., 15 to 17 in. deep, 1 3/4 d. per ft.; 19 to 36 ft., 14 do., 1 1/2 d. to 1 3/4 d. per ft.; 31 to 41 ft., 13 do., 1 1/2 d. per ft.; 20 to 33 ft., 12 do., 1 1/2 d. per ft.; 23 to 39 ft., 10 to 12 do., 1 1/2 d. to 1 3/4 d. per ft. Planks, 4 to 6 x 9 to 16 in., 1 1/2 d. per ft.; do., 3 x 9 to 14 in., 1 1/4 d. per ft.; Pitch pine dressed flooring, 1 1/4 x 7, 6 & 5 (principally 7 in.), 2 1/8 10s. per std.; Do., 1 x 3, £17 5s. per std.; Ottawa 1st bright pine deals, 13 & 14 ft., 3 x 12 to 29 in., £23 per std.; Do., 9 to 12 ft., 3 x 12 to 22 in., £22 10s. per std.; Birch timber, Bathurst, 8 to 15 ft., 15 to 16 in. deep, 1 1/2 d. per ft.; Do., 5 to 15 ft. 1 1/4 in. & under, 1 3/4 d. per ft.

The Richibucto 4th spruce deals stored in Barrow sold— 9 to 20 ft. 3 x 10 to 20 £5; 9 to 23 ft. 3 x 9, £5 to £5 2s. 6d.; 9 to 23 ft. 3 x 7 & 8, £5 2s. 6d.; with deal ends £5 5d.

For the birch timber lying in Glasson Dock, Lancaster, only 13 1/2 d. was bid, which was declined, the broker's limit being 14 d. per foot.

Messrs. Farnworth & Jardine offered about 500 logs of Dalhousie and Miramichi birch for sale by auction, both parcels being sold, chiefly to local merchants, as follows:—

Dalhousie birch— 16 in. & upwards deep, 16d. per ft.; 15 & under 16 do., 15d. do.; 14 do., 15 do., 14 1/2 d. do.; 13 do., 14 do., 14d. to 14 1/2 d. do.

Miramichi birch— 19 & under 20 in. deep, 19 1/4 d. per ft.; 18 do., 19 do., 17d. do.; 17 do., 18 do., 16d. do.; 16 do., 17 do., 15 1/2 d. do.; 15 do., 16 do., 14 1/2 d. d.; 14 do., 15 do., 14 1/2 d. do.; 13 do., 14 do., 14d. do.; 12 in. & under, 13 1/4 d. to 14d. do.

RESULT OF AUCTION SALE OF HARDWOODS AT LIVERPOOL, 26TH AUGUST, 1881.

Table with 4 columns: Description, Feet, Prices, Average per foot. Rows include Honduras mahog, Tabasco mahog, St. Dom mahog, St. Dom mahog, St. Dom curli, Honduras cedar, St. Dom satinwood, St. Dom fancy wood, American walnut, American walnut, American walnut, American walnut.

St. Dom. lignum-vitæ, 70 tons, £6 10s@£10 5s; average, £7 6s 7d per ton. St. Dom. lignum vitæ, 15 tons, £6 @£9 10s; average, £7 1s 6d per ton. St. Dom. lignum-vitæ, 18 tons, £8 5s@£12; average, £9 15s 10d per ton.

Jamaican cocowood, 12 tons sold at £5 per ton. Honduras rosewood, 12 tons sold at £5 per ton.

METALS.—COPPER.—Ingot shows quite a decided change, a liberal demand taking up all the outside lots and materially advancing prices. Stocks are now concentrated and firmly held with owners refusing to accept less than 18@18 1/2 c., for lake and predicting a still further advance.

held, but not very active at the moment. Scrap iron is in good demand at full rates, with some of the best selections commonly above our figures. We quote Rails at \$46@49 for iron, and \$55@62 for steel, according to delivery. Old Rails \$38@30 per ton; Scrap, \$28@30. Manufactured iron selling fairly on most regular outlets, with the market retaining a steady tone on all kinds of stock.

NAIL.—Business has been somewhat irregular in form during the week, but on the whole a fair amount of stock changed hands and the market preserved a healthy and promising tone.

We quote nominally at 10d. to 60d., common fence and sheathing per keg, \$2@3.15; 8d and 9d, common do, per keg, \$3.40; 6d and 7d, common do, per keg, \$3.65; 4d and 5d, common do, per keg, \$3.90; 3d and 4d, light, per keg, \$4.65; 9d, fine per keg, \$5.40; 2d, per keg, \$5.40.

Cut spikes, all sizes, \$3.40; floor, casing and box, \$3.90@4.60; finishing, \$4.15@4.90.

CLINCH NAILS.

1 1/2 inch, \$5.60@5.65; 1 1/4 inch, \$5.35@5.40; 2 inch \$5.10@5.15; 2 1/2 inch, \$4.85@4.90; 3 inch and longer \$4.60@4.65.

PAINTS AND OILS.—"Just about an average business" was quite a common report from the majority of dealers and for pretty much all kinds of paints and colors the market had a healthy cheerful tone.

PITCH.—Not much doing, and the tone of the market slow and uncertain all around. Supplies are kept under usual control, however, and prices generally well maintained.

SPIRITS TURPENTINE.—The situation remains much the same as noted last week. Buyers of stock for actual consumption move slowly and carefully, and refuse to exceed immediate and positive wants, owing to the extreme cost, while on the wholesale market the speculative element retains control, and values are twisted to suit the movements of the moment.

TAR.—The movement has been only fairly active, and confined, in the main, to the ordinary run of jobbing orders, with supplies offering equal to the call. Holders, however, are fairly steady, and stocks cannot be reached except at former rates all around.

CONVEYANCES.

NEW YORK CITY.

SEPTEMBER 9, 10, 12, 13, 14, 15.

Allen st, No. 104, e s, 129.5 s Delancey st, 24.8x87.6, five-story brick store and tenement. Joseph Gottlieb to Rachel Krooks. Mort. \$10,000. Sept. 1. \$17,750 Same property. Joseph Gottlieb to Rachel Krook. Bond of indemnity to secure grantee from any claims against premises. Bond in 5,000

Attorney st, Nos. 151 and 153, w s, 250 s
Houston st, 50x100. John H. Colyer,
Brooklyn, to Peter Lawson. $\frac{1}{4}$ part.
Mort. \$1,500. Sept. 7. nom

Boulevard, or Dyckman st, centre line,
200 n Sherman av, runs north 100 x west
250 x south 100 x east 250. Esther B.
Marks to the People State New York.
Q. C. Sept. 12. nom

Bleecker st, No. 36, ss, abt 54 w Mott st, 26.6
x112.10x27x112.10, three-story brick store
and dwell'g. Cornelia M. Stewart,
widow, and devisee A. T. Stewart, to
Theodore Schumacher and Louis Ett-
linger. Sept. 12. 20,500

Courtlandt st, No. 31, s s, 24.9x173x22x
173. William H. Ward, exr. Jane A.
Lee, dec'd, to Jane A. Smidt. Sept.
6. nom

Essex st, No. 70, e s, 75 s Broome st, 25x
75. Henry Ehrenfeld to John Welker.
Sept. 13. Conveyed in consideration of
grantee supporting and educating four
children of grantor and
nom

Essex st, No. 49, w s, 50.8 s Grand st, 25x
84.6. Rachel Samuels, widow, to Jo-
hanna Cohen, Annie Goldberg, New
York, and Jacob M. Gusky and Rebecca
Solomon, Pittsburg, Pa. Said Johanna
Cohen being a life lessee. Mort. \$7,000.
June 30. nom

Goerck st, No. 5, 20x100, two-story frame
(brick front) dwell'g and one-story frame
stable in rear. Jane Abbott, widow, to
John White. Sept. 12. 4,000

Greenwich st, No. 66, w s, 25x100, and No.
67 Washington st, e s, 20x68; No. 66
Greenwich st, three-story brick store
and tenem't, and No. 67 Washington st,
four-story brick store. Contract. Wil-
liam E. Howland, Paris, France, to Ed-
ward J. Burke. Sept. 7. 20,650

Leonard st, No. 10, s s, abt 115.7 e Hudson
st, runs southeast 25 x southwest 44 x
northwest 0.4 x southwest 39.3 x north-
west 8.8 x northeast 9 x northwest 13.6
x northeast 78.7. William Thompson,
Brooklyn, to Richard P. Messiter, Ar-
lington, N. J. May 2. nom

Leonard st, No. 33, n s, abt 25 w West
Broadway, 25.11x50.1.

West Broadway, Nos. 86 and 88, w s,
50.1 n Leonard st, 41.2x abt 50.8
Richard P. Messiter, Arlington, N. J.,
to George R. Minot, Nathaniel Hooper
and Stephen W. Marston, Boston, Mass.,
and Nathan Hobart. $\frac{1}{4}$ part to each.
July 1. nom

Mott st, w s, indeft., 23x84.9. Anna M.
Knelles, widow, to Henry W. Dunshee.
Q. C. Sept. 12. 864

Rivington st, n s, 25 w Lewis st, 25x100.
James Monaghan to George B. Stoddart.
Sept. 9. nom

Same property. George B. Stoddart to
Mary A. Monaghan. Sept. 9. nom

South William st, Nos. 5 and 7, and Nos.
63 and 65 Stone st, beginning South
William st, s e cor old Mill st, 41.2x79.4
to Stone st, x 40.9x73.2, two four-story
brick office buildings, &c. Elizabeth S.
Maitland to John C. Barron. Aug. 17.
nom

Union pl, No. 165, e s, 75 n 14th st, 25x
96.11, three and five-story brick store
and dwell'g. Abby A. Cox to Robert
A. Chesebrough. Morts. \$20,000. Sept.
12. 40,000

West st, s e cor Bethune st, 142.10x130.8x
142.10x129.10; No. 57 Bethune st, two-
story brick dwell'g; No. 470 West st,
lumber yard, brick office and stables.
Lyman Rhoades to John H. Rhoades.
C. a. G. Mort. \$15,000. Sept. 13. 25,000

Waverly pl, No. 100, w s, 110.2 n Mac-
dougall st, 22.1x97, three-story brick
dwell'g.

Division st, No. 115, s s, 85 e Pike st, 25x
61, five-story brick store and tenem't.
Joel E. Hyams to Morris Rossin. $\frac{1}{3}$
part. Morts. \$14,500. May 2. 749

William st. Resolution of Board of Trus-
tees New York and Brooklyn Bridge,
relieving property from operation of the
map line of said bridge.

6th st, No. 333, n s, 200 w 1st av, 25x90.10,
three-story brick dwell'g. Frederick
Seitz to John Breuer and Anna his wife,
Great Neck, L. I. M. 5,200. Sept. 10. 12,000

7th st, No. 209, n s, 303 w Av C, 20x97.6,
four-story brick store and tenem't. Cath-

arina wife of George Schneider to Fred-
erick W. Steirowitz. Mort. \$6,600.
Sept. 14. 7,125

8th st, s s, 100 w 1st av, 25x93.6. }

11th st, s s, 528.10 e 6th av, 22x94.10. }

Also, all title grantors in estate of John
C. Niebuhr, dec'd. }

John C. Niebuhr and Alice D. his wife to
Edgar A. Cone. 1-7 part. Sept. 10. nom

Same property. Edgar A. Cone to Alice
D. Niebuhr. Sept. 10. nom

10th st, No. 415, n s, 233 e Av C, 25x94.9,
five-story brick store and tenem't. Os-
wald Schultze to Moritz Bauer. Mort.
\$3,500. July 16. 15,000

14th st. Party wall sale. John Meehan to
Joseph Green. 1851. 65

16th st, No. 621, n s, 313 e Av B, 25x92,
five-story brick store and tenem't. Mary
wife of Conrad Cramer to Jacob Eidt.
Mort. \$9,000. Sept. 15. 13,000

16th st, No. 427 E., n s, 219 w Av A, 25x
92, four-story brick tenem't and three-
story brick dwell'g in rear. Ellen R.
wife of Otis W. Randall to Catharine
McGrath. C. a. G. Sept. 13. 14,500

other consid and 8,000

17th st, No. 434, s s, 119 w Av A, 25x92,
four-story brick store and tenem't, and
two-story brick stable in rear. Mary,
wife of Conrad Cramer, to Henry Keil.
Mort. \$4,000. Sept. 14. \$10,000

22d st, No. 267, n s, 200 e 8th av, 25x98.9,
three-story brick dwell'g and three-story
brick dwell'g in rear. Catharine M.
Brown, widow, Brooklyn, to Kathrina
wife of Andrew Moll. Mort. \$5,000.
Sept. 12. 14,500

22d st, No. 166 W., s s, 69 e 7th av, 18.6x
85.6, four-story brick store and dwell'g.
John Reeves to Jose Sevilla. Sept. 12.
18,000

23d st, s s. Party wall agreement. Edw.
D. Appleton, att'y, with W. Jennings
Demorest. Sept. 6. nom

25th st, No. 230, s s, 300 w 7th av, 15x98.9,
four-story brick dwell'g. William H.
Haeselbarth to Alida Lange. Mort.
\$6,000. Sept. 5. 9,500

25th st, No. 160, s s, 136.4 e 7th av, 18.4x
98.9, four-story brick dwell'g. Eugene
Elsworth, exr., &c., W. Elsworth, dec'd,
to Matthias Horn and Margaretta his
wife. Sept. 10. 9,350

26th st, No. 206, s s, 100 w 7th av, 23.4x
98.9, four-story brick store and tenem't.
Philip A. Diehm to Abraham and Beldie
Kramer. Sept. 9. 10,600

29th st, Nos. 406 and 408, s s, 100 e 1st av,
50x98.9, two-story brick office and two-
story brick stable in rear and sheds.
Foreclos. Edward S. Dakin to Jemima
Payne, extrx. Wm. Payne. Sept. 14. 8,200

29th st, Nos. 410 and 412, s s, 150 e 1st av,
50x98.9, one-story frame sheds. Edward
S. Dakin to Jemima Payne, extrx. Wm.
Payne. Sept. 14. 7,000

32d st, No. 421, n s, 228.11 w 9th av, 21.5x
98.9, four-story brick store and tenem't
and three-story frame dwell'g in rear.
Partition. Joseph Koch to Caspar
Batsche. Sept. 9. 9,550

33d st, n s, 34th st, s s, bet 2d and 3d avs,
8 lots. Release judgm'ts. Arthur
Leary to John Strait n. May 18. nom

34th st, s s, 50 e 1st av, 100x74.1, one-story
frame building. John S. Ellis, and anc.,
exrs. J. M. Waterbury, to David D.
Withers. June 28. 15,200

34th st, n s, 100 e 1st av, 50x98.9. Julia
Waterbury, Brooklyn, Julia L. Ellis and
James M. Waterbury, Westchester, N.
Y., and Gertrude C. Johnston and
Antoinette L. Edwards, heirs James M.
Waterbury, dec'd, to William C. Lesster.
June 8. nom

34th st, n s, 100 e 1st av, 50x98.9. vacant.
John S. Ellis and ano., exrs. James M.
Waterbury, dec'd, to William C. Lesster.
June 8. 8,900

36th st, No. 127, n s, 80 w Lexington av,
20x74.7, four-story stone front dwell'g.
Martha P. Sherman, widow, to Charles
D. Adams. Sept. 13. M. \$15,000. 20,900

38th st n s, 150 e 5th av, 37.6x98.9. }

39th st, s s, 150 e 5th av, 37.6x98.9. }

Jarvis Slade to Henry A. Cram. Mort.
\$4,000. June 20. nom

38th st, No. 308, s s, 150 w 8th av, 25x98.9,
four-story brick store and tenem't and
two-story frame stable in rear. Maria

C. Latson, Jersey City, to Adolphus A.
Newman Jersey City. Aug. 25. 1,500

49th st, Nos. 405 to 409, n s, 80.6 w 9th av,
50.2x100.5, three three-story frame
dwell'gs. John Strobel to Elizabeth
wife of Charles Seitz. Mort. \$6,000.
Sept. 15. 13,500

56th st, No. 154, s s, 178.4 w 3d av, 16.8x
100.5, four-story stone front dwell'g.
Salomon Marx to Katti wife of Edward
K. Raubitschek. Mort. \$8,000. Sept. 7.
13,500

56th st, Nos. 111-113, n s, 110 e 4th av, 40x
100.5, two four-story stone front dwell-
ings. Simon Bing, Jr., and Charles L.
Bernheim to Annie Prince. Morts. \$18,-
500. Aug. 1. 33,875

59th st, No. 71, n w cor 4th av, 40x100.5,
four-story stone front dwell'g; No. 73,
four-story stone front store and dwell'g.
Addison Cammack to George F. John-
son. Sept. 13. 42,000

61st st, No. 31, n s, 125 e 9th av, 25x100.5,
four-story stone front dwell'g. Fore-
clos. Horace H. Chittenden to Moris
and Louis Josephthal. Sept. 13. 25,000

71st st, s s, 225 w Av A, runs south 145.4 x
west 50 x north 44.11 x west 25 x north
100.5 to 71st st, and east 75. vacant.
David De Venny to William H. McCar-
thy. See 82d st. Mort. \$5,000. July
26. 14,000

72d st, n s, 300 w 3d av, 25x102.2. Oscar
and Mina Goldbacher by Bertha Gold-
bacher, guard., to Edward Tracy and
James Russell. Sept. 1, infant's share. 300

72d st, n s, 300 w 3d av, 120x102.2, new
build'gs projected. Edward Tracy and
James Russell to Henry J. Chapin. June
8. 60,000

73d st, No. 460, s s, 212.3 e 10th av, 18.7x
102.2, four-story stone front dwell'g.
Daniel Herbert and Anthony O. Rowe,
to Emily F., wife of Thomas Simpson.
Mort. \$12,000. Sept. 7. 23,000

78th st, n s, 194 e 1st av, 75x102.2, vacant.
Elizabeth V. W., wife of Marius Schoon-
maker, Kingston, N. Y., to George W.
Tubbs. July 20. 10,000

78th st, n s, 231.6 e 1st av, 37.6x102.2, va-
cant. C. Marius Schoonmaker to Eliz-
abeth V. W., wife of Marius Schoon-
maker. March 13, 1880. Taxes and
asses'ts. Error. 3,750

82d st, s s, 102.3 w 3d av, runs south 120.5
x west 11.3 x northwest 18.8 x north
109.5 to 82d st x east 25.7. No. 174, four-
story brick dwell'g. William H. Mc-
Carthy, to David De Venny. See 71st st.
Aug. 15. 21,000

82d st, No. 310, s s, 150 e 2d av, 25x102.2,
three-story brick dwell'g. David O'Con-
nell to George W. Steffens. Mort.
\$4,000. Sept. 13. 8,500

86th st, Nos. 449 to 453, n s, 22 w Av A,
78x80, three four-story stone front
dwell'gs. }

Av A, w s, 80 n 86th st, 56.6x100, two
four-story stone front dwell'gs.
Charles Sedgwick to John De Brot.
Mort. \$30,000. Sept. 15. 115,000

93d st, No. 134, s s, 513.4 w 3d av, 18.4x
100.8, three-story brick dwell'g. Louis
Kahn to Julius Keil. Morts. \$4,000.
Sept. 1. 8,750

112th st, No. 432, s s, 182 w Av A, 19.6x
100.11, four-story brick tenem't. Max
A. Mobius to Melville Kinne. Sept. 7.
Morts. \$5,130, taxes, &c. exchange

115th st, n s, 100 e 5th av, 25x110x36.7x
136.8, shanties. John O'Connor, New-
ark, N. J., to George S. Lespinasse and
Leopold Friedman. Tenants in com-
mon. Mort. \$2,500. Sept. 9. 6,000

117th st, s s, 225 w 5th av. Release of
mortgage, &c. John H. and Samuel
Riker to Augustus T. Docharty. Aug.
19. nom

121st st, n s, 81 e Pleasant av, 17x84.3,
two-story stone front dwell'g. Isaac
E. Wright to Thomas Farrell. Mort.
\$4,000. Sept. 1. 6,500

121st st, n s, 321 w 3d av, 37x81. Harriet
wife of and John C. Oversher to Ed-
ward R. Blake. May 28.

other consid and nom

123d st, No. 125, n s, 260 e 4th av, 15x
100.11, three-story stone front dwell'g.
Patrick H. Lalor to William Johnston.
Mort. \$5,000. Sept. 15. 9,500

124th st, No. 53, n s, 290 w 4th av, 25x100.11, two-story frame stable. Lina wife of John H. Haar to Rosewell G. Rolston. Mort. \$3,000. Sept. 14. 7,500

124th st, s s, 250 e 1st av, 50x100.11. Isaac Lockwood to J. F. Lockwood. Aug. 19. nom

Same property. J. F. Lockwood to Mary E. Lockwood. Aug. 19. nom

124th st, No. 9 W., n s, 138 w 5th av, 24x100.10, three-story brick dwell'g. James H. Day and ano., exrs. Phebe Day, to Laura A. wife of Charles W. Dayton. June 18. 8,400

125th st, s s, 235 e 6th av, 125x100.11, vacant. Joshua D. Mersereau to John F. Schreyer. Morts. \$42,250. Sept. 1. 45,000

130th st, s s, 350 e 8th av, 75x99.11, new buildings projected. Henry Weil, Brooklyn, to George H. Harloe. 15,000

130th st, s s, 275 e 7th av, 50x200. }
6th av, s e cor 123d st, 199.11x100. }
Mary Devlin, widow, to John B. Devlin. Aug. 4. nom

132d st, n s, 435 w 5th av, 50x99.11, vacant. Charles P., J. Frederick and Frank C. Holmes and Caroline A. H. Harned, heirs Luke H. Holmes, to Henry F. Devoe, Jr. Aug. 18. 6,000

133d st, s s, 185 w 5th av, 50x99.11, vacant. Henry F. Devoe, Jr., to Benjamin F. Raynor, Jr. Mort. \$3,500. April 14. 8,000

143d st, s s, 562.6 w New Boulevard, 62.6x99.11. Isaiah Moses, by Ralph J. Moses, Jr., guard. *ad litem*, Sarah Moses, widow of Ezra J. Moses and Abby G. wife of Mordecai Solomons to Adolph J. Brady and Adeline, his wife. Q. C. July 25. nom

143d st, s s, 562.6 w New Boulevard, 4.2x99.11. Adolph J. Brady to Isaiah Moses. Q. C. July 25. nom

143d st, s s, 550 w New Boulevard, 12.6x99.11. Adolph J. Brady and Abby G., wife of and Mordecai Solomons to Isaiah Moses. Q. C. July 25. nom

Av A, n e cor 86th st, 20x75, four-story stone front dwell'g. Quayle W. Hawkes to Caroline wife of Erhardt Guttentag. Mort. \$10,000. Aug. 29. 18,000

Av A, e s, 20 n 86th st, 20x75, four-story stone front dwell'g. Quayle W. Hawkes to Erhardt Guttentag. Mort. \$8,000. Aug. 29. 14,000

Av C, No. 180, e s, 26 n 11th st, 25.9x83, four-story brick store and tenem't. Catharine A. C. McEntee to Helena Kucklick. Mort. \$4,000. Sept. 14. 6,000

Same property. Helena wife of Rochus Kucklick, to August C. Hassey. Mort. \$4,000. Sept. 14. 10,000

Lexington av, e s, 50.11 s 102d st, 25x80, four-story stone front dwell'g. Mary wife of Michael Duffy to Thomas J. Crombie. Mort. \$10,000. July 27. 18,000

Madison av. Party wall agreement. Abraham Downey to Jacob Cohen. Aug. 12.

South 5th av, No. 140, w s, 75 n Spring st, 25x22.2, three-story brick store and tenement. William H., William H., Jr., and Lawrence S. Fordham to Clemence A. Jacobi. 1/2 part. Aug. 25. 2,500

1st av, No. 1063, s w cor 58th st, 25x73, five-story brick store and tenem't. James Meagher to Claus Wilkins. Sept. 15. 24,000

1st av, s w cor 58th st. Release mort. Phebe Pearsall, extrx. and trustee F. Pearsall, to Claus Wilkins. Sept. 15. 12,000

2d av, Nos. 1448 and 1450, e s, 52 s 76th st, 50.2x100, two five-story brick stores and tenem'ts. Julius Lipman to Jacob Korn and Newman Cowen. Morts. \$15,000. Sept. 9. 30,000

2d av, s e cor 105th st, 100.11x100, new buildings projected. }
105th s s, 100 e 2d av, 75x100.11. }
John McL. Nash, to Theresa, wife of John Schappert. Mort. \$22,000. Sept. 12. 25,000

3d av, Nos. 797 and 799, n e cor 49th st, 50.4x115, two two-story frame and brick stores and dwell'gs, with two frame stables in rear, and No. 205 49th st, three-story brick dwell'g. Stephen B. Odell, Eastchester, N. Y., Anna M. wife of William A. Dooley, Charles H. Maguire, Henrietta wife of John Mead,

Anna M. wife of James Sinclair, Jr., Catharine H. wife of Walter H. Waldron, Willieanna D. wife of Elliot D. Carpenter, Yaphank, L. I., and Emily A. wife of George A. Bliss, Lynchburg, Va., to Peter A. Cassidy and Michael J. O'Reilly. Sept. 1. 40,400

3d av, No. 1463, e s, 62.2 s 83d st, 20x80, four-story brick store and tenem't. Nicholas Mulligan, Swift Co., Minn., to Nathan Metzger. Sept. 13. 15,500

3d av, s w cor 108th st, 75x100, three four-story brick tenem'ts and one four-story stone front tenem't. Israel Casper to Charles Sedgwick. Morts. \$46,100. Sept. 1. 95,000

3d av, No. 2255, e s, 50.5 s 123d st, 26.5x80, four-story brick store and tenem't. Conrad Bahr, Brooklyn, to Mary A. Walther. Morts. \$18,000. Sept. 15. 19,270

4th av, No. 1511, n e cor 88th st, 25.2x82.2, four-story brick store and tenem't. John A. Prigge to James S. Briggs. 1/2 part. Sept. 9. 12,000

6th av, s w cor West Washington pl, 23.7x80; No. 57 6th av, four-story brick store and dwell'g, and No. 104 West Washington pl, three-story brick dwell'g. Elizabeth F. wife of Charles T. Pegg to Hester wife of Daniel Bates. Mort. \$12,000. Sept. 6. 35,000

6th av, n e cor 124th st, 100.11x95, vacant. }
6th av, s e cor 125th st, 100.11x85 vacant. }
131st st, No. 29, n s, 351.8 w 5th av, 16.8x99.11, three-story brick dwell'g. }
Abigail A. Carey, widow, Stamford, Conn., to Jane Byrnes. Dec. 10. 56,000

8th av, e s, extdg. from 154th to 155th st, 199.10x100, vacant. Lucene, wife of and William J. Gunning, to John E. Cronly. Q. C. April 20. 250

Same property. William C. H. Waddell, assignee to same. July 26. nom

9th av, No. 676 s e cor 47th st, runs east 100 x south 44.11 x 5.7 x west 98.3 to 9th av, x north 50.2, two-story frame dwelling and two-story frame stable on street, Matthias M. Smith, Montclair, N. J., to Newman Cowen and Jacob Korn. Mort. \$10,000. Sept. 12. 18,500

MISCELLANEOUS.

Conveyance of \$20,000 cash to trustees for benefit of Mercedes de Agramonte and Francisco de Agramonte. Dolores de Fernandez Bramosio to Frederick R. Couder, et al., in trust. Aug. 20.

Telegraph Lines, &c., from Boston to Washington. Central Trust Co., N. Y., to The Mutual Union Telegraph Co., N. Y. Release of trust deed. April 15. nom

23d and 24th WARDS.

Boston Road, s e s, 50 n e Wall st, 29.10x120.6x25x137. Henry Spratley to Matthew B. Wynkoop. Mort. \$2,000. Sept. 12. 2,800

Boston Road, s e s, 75 n e Wall st, 29.10x104x25x120.6. Henry Spratley to Matthew B. Wynkoop. Mort. \$2,000. Sept. 12. 2,700

Boston or Post road, n w s, 107 s w Mechanic st, 44x107.

Rustic av, s e s, being northeast one-half of lot 67, map East Tremont, &c., 33x150.

Samuel st, n e s, 117 n w Boston road, runs northeast 62 x northwest 5 x northeast 35.6 x northwest 60.6 x southwest 100 to Samuel st, x southeast 67.8.

Samuel st, n s, adj land of Angeline Lawrence, 38.4x100x35.6x100.

Walker st, e s, 100 s Centre st, 40.6x100. Joseph Horridge to Lucy wife of Peter Duffy. Mort. \$500 on last of above lots. June 17. 100

Boston Post road, s e s, 100 southwest of road from West Farms to Westchester, 25 x100, h & l. James Livingston to Amelia Huck. Sept. 10. 1,300

Mechanic st, n e s, 150 n w Boston or Post road, 37.6x80.

Mechanic st, n e s, adj land Frederick A. Archer, 38x89x38x91.

West Farms road, southerly cor new road from West Farms to Westchester, 19x100.3x26.7x100. Joseph Horridge to Lucy wife of Peter Duffy. Q. C. June 17. 100

Macomb's Dam road, w s, plots 1, 2, 3, 4, 5, 6 map E. H. Johnson property West

Farms, 234.9x373.4x102x353.8. Foreclos. Robert Payne to Catharine Bradley. Sept. 15. 4,200

146th st, s s, 275 w Clifton av, 25x100. Margaret Fagin to James Sullivan. Sept. 13. 600

Av A, e s, 255 s High Bridge Road, 50x125. }

Av A, e s, 305 s High Bridge Road, 50x— }
John V. Traphagen to Julia C. Jewett. Aug. 11. 5,000

Croton av, s e cor Central av, 108.8x177x158 to Central av, x n e 182. Joseph F. Barnard to Francis M. Purroy. July 13. 6,000

Monroe av, w s, lot 58, map Mt. Hope, 80x100. Foreclose. William J. Marshall to William W. Bonnett, New Rochelle. Sept. 1. 1,000

Opdyke av, n s, 250 e 3d st, 50x100. Mary A. wife of James West to Jane Potter, extrx. W. H. Potter dec'd. Aug. 30. 350

Willis av, e s, 16.8 s 140th st, 16.8x100. Bridget Griffith to Mary Woods. Mort. \$2,500. March 19. 4,500

Washington av, w s, new line, 85.5 n 180th st, 50x100. Hester A. Shannon wife of Robert H. to Daniel O'Keefe. August 30. 1,000

LEASEHOLD CONVEYANCES.

East Broadway, s s, 221 e Catharine st, 25 x113.4, except strip 4.9x10 off s e cor, rear. Leasehold. Foreclos. Sylvester L. H. Ward to Morris Alexander. Sept. 5. 4,100

West Broadway, No. 84, cor Leonard st, store, cellar, and second floor. Assign't lease. A. A. Bishop and ano. to John Rouse. nom

58th st, n s, 275 e 5th av, 50x100. Assign't lease. Stephen W. Cadwell to Henry W. Perkins. nom

59th st, s s, 245 e 6th av, 25x100.5. Abraham Downey to Julius Sachs, 21 years. from July 1, 1881, per year. 2,500

3d av, cor 123d st. Surrender of lease. Eliza Hanson, individ. and extrx. D. Hanson, dec'd., et al., to the Minister, &c., Reformed Low Dutch Church, Harlem. Sept. 13. 3,000

KINGS COUNTY.

SEPTEMBER 8, 9, 10, 12, 13, 14.

Bayard st, late Sandford st, s e cor Graham av, 21x50x29x50, h & l. William Foulks to Juliana W. wife of William Strohsahl. \$4,000

Bridge st, e s, 75 n Tillary st, 25x75. Thomas M. Riley to Achille Bloch. 3,500

Bartlett st, n s, 150 w Throop av, 25x100, h & l. George Smith to Henry Smith. C. a. G. Mort. \$800. nom

Same property. Henry Smith to Susannah Smith. C. a. G. Mort. \$800. nom

Butler st, s s, 120.3 e Court st, runs south 100 x west 1 x northwest 16 x north 90.8 to Butler st, x east 14. }
Schermerhorn st, n s, 325 e Smith st, 25x100. }
Mort. on this \$7,000.

Harry O. Jones to George Schaefer. nom

Court st, w s, 320 s Bayard st, 50x100. William Beard and Jeremiah P. Robinson, also William Clafin et al., trustees I. Rich, dec'd., to Michael Elssner and Thomas Gibson. 5,000

Dean st, n s, 280 e 4th av, 20x80. Daniel D. Remsen to Margaretta Remsen. C. a. G. Morts. \$2,400. 5,000

Duffield st, No. 46, w s, 196.5 s Concord st, 18.9x100.3, h & l. Elizabeth N. wife of and William Gale, New Haven, Conn., to Peter Naylor. Mort. \$1,900. 3,500

Diamond st, e s, 290.6 n Van Cott av, 25x137.1 to Humboldt st, x25x129.6. Louis wife of John Schnoering to Rosa wife of Joseph Benisch. Q. C. 200

Forest st, n s, 225 w Breman st, 25x100, h & l. Hannah J. Lefurge to Elisabeth Schaffer. Mort. \$1,200, &c. 2,500

Freeman st, n s, 144.4 e Oakland st, 0.2x100. James W. Valentine to Hannah M. wife of O. E. Benson. Correction deed. nom

Freeman st, n s, 144.4 e Oakland st, 0.11x100. Hannah M. wife of O. E. Benson to John Hendrickson, Jefferson Co., N. Y. Substitute for lost deed. nom

Freeman st, n s, 123.3 e Oakland st, 22x100. John Hendrickson to Samuel C. Hendrickson. nom

Same property. Samuel C. Hendrickson to Thomas Kells. 2,000

Furman pl, e s, 319.8 n Brooklyn and Jamaica plank road, runs southeast along s s Bushwick av, 106.1 x east 12.5 x north 75 x west 100 to e s Furman pl, x south 15.1, New Lots. Bridget wife of Luke V. Murphy to The Town of New Lots. C. a. G. 1,300

Wolf, Henry, to Phillip Kratz. Schenck av, w s, 150 n Baltic av, 25x100. September 1, 3 years. 200
 Wallace, Mary A., widow, Middletown, N. Y., to Henry T. Meyer. 18th st, n e s, 80 n w 5th av, 20x50. Aug. 25, due Sept. 1, 1886. 1,800
 Same to F. W. H. Nelson, 5th av, n w s, 30 n e 18th st, 20x80. 18th st, n e s, 80 n w 5th av, 20x50. Aug. 29, Oct. 1, 1884. 550
 Wells, William H., to Andrew H. Smith, guard. Ralph av. P. M. Sept. 5, 3 months. 3,350
 Williamson, George M., Newtown, L. I., to Hester A. Payntar. Lexington av, s s, 75 e Tompkins av, runs east 50 x south 100 x west 28 x north 75 x west 97 to Tompkins av, x north 5.4 x northeast - x - to beginning. Sept. 9, 1 year. 2,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

SEPT. 9TH TO 15TH—INCLUSIVE.

Beekman, Thomas A., Brooklyn, to Sarah H. Powell. 9,000
 Same to same. 21,000
 Billet, Charles, exr., John Cornell, to Elizabeth Hyland. 400
 Bramoso, Dolores de, widow, to Frederick R. Coudert, et al., trustees, various morts in trust for use of assignor. nom
 Brown, James M., trustee, to The United States Trust Co., admr. A. K. Post. nom
 Cauldwell, William A., to John H. Deane. 5,750
 Constant, Alice S., to John H. Deane. 4,000
 Corbett, Mary A., to Sarah C. Reynolds. 2,500
 Constant, Samuel S., to John H. Deane. 5,250
 Same to same. 5,250
 Same to same. 5,250
 Same to same. 5,500
 Same to same. 1,750
 Same to same. 4,900
 Same to same. 5,500
 Cram, Henry A., to Henry A. Cram, and ano., exrs., G. C. Cram, nom
 Deane John H., to Mary Wilson. 4,000
 Same to Samuel S. Constant. 5,714
 Same to William S. and Lidia A. Mikels. 5,750
 Desmedt, Fredinand, adm. E. A. Desmedt, to Lottie E. Sprague. 2,500
 Doty, Mary L., to Katie Gordon. 5,000
 Forsyth, Charlotte W., et al, exrs. R. A. Forsyth, to George W. Forsyth, Newburgh, and Mary F. Wickes, N. Y. 17,000
 Same to same. 60,000
 Same to same. 10,000
 Hession, John T., to Ann Hession. 3,300
 Hassey, August C., to August Bergener. 2,531
 Same to same. 1,721
 Hamilton, Robert, Saratoga Springs, to Spencer C. Doty. 2,500
 Kronethal, Wolf, to Margarethe Bolkart. 2,728
 Kruse, Charles, to Albert M. Schuck. 1,000
 Lindheim, John L. and ano., exrs. M. Lindheim, to The Hebrew Benevolent and Orphan Asylum Society, N. Y. 12,000
 Same to same. 10,000
 Same to Louisa Herzog, extrx. M. Herzog. 8,300
 Same to same. 18,000
 Same to same. 6,000
 Same to same. 4,500
 Lipman, Julius, to William Cohen. 300
 Louis, Alexander, to Eliza Guggenheimer. 5,250
 Marx, Salomon, to Randolph Guggenheimer. 1,375
 McNamara, Catharine, widow, to Theresa, wife of James Kiernan. nom
 Noonan, Cornelius, to Mary Frawley. 500
 Phelps, Anson, et al, trustees Caroline P. Stokes, to William E. D. Stokes. 10,000
 Pinckney, Susan C., wife of William J., to The Union Dime Saving's Inst. 6,500
 Sexton, Michael, to Sutherland G. Taylor. 2,600
 Stoeckel, Andrew, to Louisa Behlen. nom
 Syms, William J., to Lazarus Rosenfeld. 6,000
 Stoller, Catharine, to Tillie H. Haffen. 400
 The Bank of the Metropolis, N. Y., to Franz A. Uhlein. 1,055
 Trotter, Hester E., widow, to Stephen Merrihew and ano., exrs. T. Putnam, dec'd. 4,600
 United States Trust Co., N. Y., admrx. A. K. Post, to J. Frank Emmons, trustee A. K. Post. nom
 Westbrook, Frederick E., to Wilhelmina Van Arsdale. 1,250
 Wetmore, Benjamin C., admrx. and exr. to The Brooklyn Trust Co. consid. omitted
 Woodcock, Mary A. A., Bedford, N. Y., to Maria S. Hodgson, guard'n. 7,500
 Wilkens, Claus, to Henry H. Glass. 1,000

KINGS COUNTY.

SEPTEMBER 8TH TO 14TH—INCLUSIVE.

Bennett, Wm. H., to Isaac H. Barber. 650
 Davison, Charles, to Frederick Cobb. 275
 Gerety, Joseph H., to Arthur McAvoy. 5,000
 Hill, Charles F., admr., to Wm. and Jane Vernam. 333
 Lamont, James, to Ernest de la Chapelle. 358

Loeffler, Katharine, to Anton Fleischmann 1,600
 Meeker, Samuel M., and ano., exrs. Jacob Suydam, dec'd, to Adrian M. Suydam 315
 Same to same. nom
 Same to same. nom
 Pearsall, Johanna, to Maurice Fitzgerald 450
 Sayres, William J., Jamaica, L. I., to Margaret Hendrickson. 5,000
 Schenck, Gilliam, Treasurer of the County of Kings, to Sarah E. Blauvelt. nom
 Same to same. nom
 Skidmore, Edeliza R., admx. Leonard A. Seaman, dec'd, to Mary A. Seaman, Manhasset, L. I. 5,000
 Van Gieson, A. E. and J., exrs. Thomas Vernam, to Jane, William, and Ann Vernam. nom

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.

SEPTEMBER 9TH TO 15TH—INCLUSIVE.

SALOON FIXTURES.

Abraham, M. 64 Attorney....Gluck & Scharmann. \$100
 Adler, H. 217 E. 4th....H. Schaefer. 120
 Barr, W. J. 231 Bowery....P. Maher. Billiard and Pool Tables. 270
 Behrens, B. 95 E. 4th....G. Winter. 150
 Bernius, J. G. 92 Prince....P. & W. Ebling. (R) 600
 Bertrand, L. 446 E. Houston H. Schaulzin. 149
 Borchard, B. 40 Delancey....C. Baruth. 400
 Bottjer, H., and J. Blair. 83 Market....P. Wilkens and ano. 2,500
 Brinkmann, H. 54 Prince....W. Knoerzer. 250
 Chevalier, C. 113 Bowery and 91 and 93 Chrystie....P. & W. Ebling. Saloon and Theatre Fixtures. 5,400
 Craven, M. 720 11th av....D. Jones. (R) 84
 Connors, J. 45 Washington....D. Jones. Ale. 190
 Carson, J. H. 48 East 13th....F. McCarty. 778
 Daw, W. 357 W. 40th....Kate Sheehan and Jane Daw. 300
 Eagan, P. 214 6th st....Brunswick & Balke Co. Pool Table. (R) 35
 Ellison, E. W. 80 6th av....Brunswick & Balke Co. Billiard Table. (R) 209
 Flieg, J. 155th near 8th av....G. Ehret. 3,500
 Gilroy, Geo. 635 2d av....A. Hupfel's Sons. (R) 100
 Ginty, Annie. 410 Pearl....W. Croft agt Gilligan, R. 226 W. 27th....T. C. Lyman & Co. (Dated Sept. 6, 1880.) 200
 Huegel, G. 307 E. 5th....Brunswick & Balke Co. Billiard and Pool Table. 67
 Hildebrandt, F. 161 East Houston.... Bertha Tabian. 200
 Heyne, N. and Eliz. 75 3d av....J. Hoffmann. 3,000
 Horstmann, J. H. 56 Thomas....J. Stemme. 857
 Iauch, A. 866 Broadway and 225 E. 21st ... J. Tilney. Saloon Fixtures, Furniture, Horses, &c. (R) 4,000
 Jack, Geo. 1574 3d av....Sophie Jack. 500
 Jonakowskie, W. 88 Beaver and 135 Pearl ... P. Schmitt. 450
 Junge, C. H. 35 Eldridge....Bernheimer & Schmid. (R) 250
 Kernan, B. 220 E 29th....A. Finck & Son. 100
 Kohlwey, Dick. 67 South... G. H. Werfelmann. 2,600
 Kruger, C. 309 E. 26th....Oppermann & Muller. 300
 Kraft, P. 223 Broome....C. Pabst. 250
 Lapiere, O. 96th and Hudson river.... Bernheimer & Schmid. (R) 75
 Laun, P. 137 Mott....H. Obenlaender. 225
 Mack, J. 2177 3d av....Bernheimer & Schmid. (R) 300
 Muller, S. 765 10th av....H. Berenter. Pool Table. 225
 Maas & Mandelbaum. 181 Broome....H. Berenter. Pool Table. 210
 Matthews & Gerken. 420 4th av....Bernheimer & Schmid. (R) 500
 Mencke, N. G. 1616 1st av....G. Hoppe. 1,840
 O'Connell, P. 1081 1st av....J. Kane. 200
 O'Connor, W. 64 W. 3d....T. C. Lyman & Co. 1,000
 Ott, T. 3d av near 142d....P. & W. Ebling. 130
 Polak, S. 59 E. Houston....P. & W. Ebling. 200
 Rasp, H. 139 E. 8th....F. & M. Schaefer. 200
 Riley, J. 57 Greenwich and 114 New Church....J. Clear. 300
 Riorden, W. J. 183 Chatham....Brunswick & Balke Co. Pool Table. (R) 150
 Ruble, R. C. 1018 3d av....G. Ringler & Co. (R) 800
 Radice, S., and D. Crege. 196 South 5th av....Taube & McLaren. Pool Table. 180

Reymers, Christine. 310 East 35th Brunswick & Balke Co. Pool Table. 185
 Schultz, A. 377 Greenwich Oppermann & Muller. 62
 Schwarz, G. 351 East 17th....Catharina E. Birkenhauer. (R) 310
 Schneider, L. 201 East Houston....J. Welz. 100
 Staudt, F. 306 East Houston....C. Seitz. 93
 Straub, J. 463 W. 46th....C. Seitz. 100
 Terveen, C. 27 Rutgers pl....Bernheimer & Schmid. 150
 Welcker, J. 228 W. 46th....J. H. Berenter. Pool Table. 200
 Wittppenn, F. 50 Chrystie....J. Wies. 150
 Weber, R. 539 E. 13th....D. Jones. Ale. 66
 Whittaker, F. 120 Chrystie....Brunswick & Balke Co. Pool Table. (R) 33
 Wokal, L. 507 E. 5th....P. & W. Ebling. (R) 181
 Walther, C. 64 Stanton....Mayer & Bachmann. (R) 75
 Wertheim, A. 154 Forsyth....Bernheimer & Schmid. 450

HOUSEHOLD FURNITURE.

Atger, G. 8 Bond....T. Kelly. 148
 Arthur, Annie. 25 W. 27th....A. Oppermann. 202
 Beineix, H. 94th near 10th av....Simpson & Co. Piano. 275
 Blumensohn, J. 27 Suffolk....D. Krakauer. Piano. 175
 Bernard, Maggie E. — King....J. B. Heywood. (R) 304
 Bergin, Margaret. 45 Rutgers....Jordan & Moriarty. 139
 Bliss, Hattie W. 343 5th av....L. J. Valls. 2,100
 Bonn, A. 152 W. 20th....J. Mullins. 223
 Butler, J. 155 W. 31st....R. C. Cashin. 202
 Campbell, J. Mrs. 197 W. 11th....J. P. Delehanty. 369
 Carter, Susan B. 123 W. 34th....L. Baumann. 429
 Cohen, Bertha. 272 E. 30th....J. B. Heywood. (R) 191
 Connor, Delia. 255 W. 37th....D. O'Farrell. 100
 Coopley, Fannie. 482 W. 24th....J. Schlomsky. 228
 Crosby, Carrie E. 156 E. 28th...M. Manges. 144
 Cumiskey, Catharine. 453 W. 62d.... Regina Cook. 200
 Del Valle, J. 26 Stanton....E. D. Farrell. 154
 Dixon, F. B. 935 3d av....J. Moriarty. 207
 Dunn, Minnie C. 25 Greenwich av....L. Baumann. 116
 Davis, A. 7 Sheriff....Fennell & Co. 122
 Day, Nellie. 126 Henry....J. B. Heywood. (R) 172
 Devine, J. 59 Monroe....E. D. Farrell. 190
 DeKoster, J. 777 6th av....Cohen & Greenstone. 250
 Dickerson, J. A., and Addie S. 424 W. 34thC. Chichester. 55
 Edwards, T. R. 111 2d av....C. Chichester. 110
 Feist, Barbara. 36 Goerck....F. Siewert. 48
 Forsaith, Mrs. J. 194 E. 76th....Cohen & Greenstone. 310
 Foxall, Mary. 443 E. 12th....Ruhl & Kennedy. 119
 Furman, Sarah. 134 Franklin....R. M. Walters. Piano. 162
 Giles, J. H. 150 W. 10th....Thoesen & Uhl. 100
 Goldstein, Bet-y. 22 Stanton....Herschman & Manges. 101
 Hatherway, J. 301 W. 52d....T. Kelly. 121
 Harmon, J. and Margaret M. 1486 Av AC. Chichester. 112
 Hawley, Lena. 563 7th av....D. O'Farrell. 269
 Hodgson, Mrs. W. H. 375 W. 55th....J. Mullins. 258
 Higbie, W. H. 435 E. 85th....Jordan & Moriarty. 117
 Hoffmann, H. 103 Sullivan....P. Stiefel. 115
 Higgins, H. 300 West 42d....T. T. King. Piano. 500
 Hogan, Mary A. 228 E. 40th....Herschmann & Manges. 196
 Jackson, J. L. 239 E. 57th....Jordan & Moriarty. 257
 Joyce, Mammie. 321 E. 41st....H. Spies. 114
 Keegan, Mrs. M. 310 W. 35th....T. Kelly. 100
 Kettell, Cora. 145 E. 38th....Fennell & Co. 314
 Keiley, J. F. 112 W. 15th....J. Moriarty. 118
 Keefe, D. 44 Charlton....Herschmann & Manges. 239
 Levison, Eva. 241 W. 49th....L. Baumann. 142
 Lemelson, H. 15 St. Marks pl. ..Fennell & Co. 165
 Levy, Louise. 143 E. 55th....A. Baumann. 157
 Lindner, A. 3d av near 67th....A. Baumann. 522
 Manly, C. 975 8th av....L. Baumann. 147
 Mayer, L. 10 8th....Ruhl & Kennedy. 126
 McCarter, J. 166 W. 47th....Sarah E. McCarter. Renewal clause signed by mortgagor instead of mortgagee. (R) 6,000
 McNailay, J. J. 171 Hester....Jordan & Moriarty. 109

Table listing various items for sale or purchase, including Canal Boat, Furniture, and other goods with prices.

Table listing names and amounts, possibly related to legal proceedings or debts.

Table listing names and amounts, continuing the list from the previous table.

KINGS COUNTY.

Table listing names and amounts under the heading 'KINGS COUNTY'.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

Table listing judgments in New York City, including names and amounts.

NEW YORK CITY.

Table with 2 columns: Description of property and Amount. Includes Hannibal & St. Joseph Railroad, New York & Brighton Beach Railroad Co., etc.

SATISFIED JUDGMENTS.

NEW YORK.

September 10th to 16th—inclusive.

Table of satisfied judgments in New York, listing names like Briant, John; Burnham, Albert L.; Bent, Samuel S.; etc., with amounts.

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

KINGS COUNTY.

Sept. 9 to 15—inclusive.

Table of mechanics' liens in Kings County, listing names like Bennett, Maria P.; Busby, Alexander; Briggs, Elijah P.; etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses like 16 Bethune st., 16 Same property, etc., and names like Jacob Ruess, C. B. Keogh & Co., etc.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses like 13 Eighth st., 12 Bergen st., etc., and names like H. McShane & Co., etc.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens in New York City, listing addresses like 10 One Hundred and Twenty-eighth, etc., and names like John H. Lyon, etc.

Table of mechanics' liens in Kings County, listing addresses like 16 Twenty-third st., 16 Twenty-ninth st., etc., and names like John and Rufus Darrow, etc.

KINGS COUNTY.

Sept. 9 to 15—inclusive.

Table of mechanics' liens in Kings County, listing addresses like Rodney st., s s, bet Bedford and Wythe avs., etc.

BUILDINGS PROJECTED.

NEW YORK CITY.

Text describing various building projects in New York City, including Plan 923, Plan 924, Plan 925, etc., with details on location, size, and cost.

Broadway, No. 439, w s, 58.6 n Howard st, 16.6x75. Marshall Bell agt Margaret A. Peckham et al.; partition; att'y, Marshall Bell.

FORECLOSURE SUITS.

36th st, s s, 175 w 9th av, 25x98.8; Stephen H. Martling agt Jacob Wettlauffer et al; foreclosure of two mortgages; att'y, Arnold H. Wagner.

LIS PENDENS, KINGS COUNTY.

Degrav st, s s, 180 e Hoyt st, 20x100; Thomas F. Cook, and ano. exrs., R. H. Bovne agt Sarah and John McGrath; att'ys, De Forest & Weeks.

RECORDED LEASES.

NEW YORK.

Attorney st, No. 111, store, &c.; Nathan and Moses May to Simon Meyer; 3 years, from June 1, 1881.

N. Y. STATE.

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

DUTCHESS COUNTY.

MORTGAGES. Augernie, Frank, Poughkeepsie — Edward L. Beadle. \$1

JUDGMENTS.

Beardsley, Wm E—Cornelius N Campbell. 30
Clark, George—Milton Flinn. 126
Davis, Henry, Pawling—John Bull. 1,073

ORANGE COUNTY.

MORTGAGES. Campbell, Rebecca A—Louis Clark, Port Jervis. \$500
Conklin, LeBins—Peter B. Bush, Monroe. 248

JUDGMENTS.

Berthoff, Charles—Phillies W Demarest. 225
Glennan, Dennis—Patrick Carroll. 33
Green, Henry—Salomon Van Etten. 300

SCHENECTADY.

CONVEYANCES.

Arnds, Caroline—E Arnds, Rotterdam. 50
Arnds, Elizabeth, et al.—New York, West Shore & Buffalo Railway Co., Rotterdam. 275

MORTGAGES.

Barlow, John—Slawson, S S, town of Duaneburgh. 1,150
Bleser, George—Sanders, J M, Albany st, 5th Ward. 200

JUDGMENTS.

Lee, Wm H—Wilson, J B. 51
Paige, Edward—City Bank of Schenectady. 174
Reynolds, Hugh, city—Lyon, J H, et al. 850

ULSTER COUNTY.

MORTGAGES. Bayter, Jane—Fannie Woolsey, Marlborough. \$800
Berry, Ira—Albert H. Vosburgh, Woodstock. 400

Bloomer, John—Mary Bloomer, Marlborough. 1,800
Davis, Cornelia—John Brodhead, Rosendale. 908
Gray, John G—James B Gray, Wawarsing. 500

JUDGMENTS.

Davis, Jacob, and Jacob H Whitaker—Joakim Schoonmaker. 68
McCann, Charles—Mark Schwartz. 1,100
Morey, Joseph H—Israel H Snyder. 47

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Ackerman, William—J Lane, Caldwell. \$250
Same—J Lane, Caldwell. 250
Baldwin, H M—C H Ingalls, Murray st. 275

MORTGAGES.

Alvord, M B—J H Condit, Livingston. 800
Bokeland, I F—Firemans Ins Co, Lafayette st. 300
Compton, C W—The Howard Savings Inst. Market st. 3,000

CHATTEL MORTGAGES.

Brothington, W T, 80 Court st.—3 S Morehouse, furniture. 157
Fuhr, H C, 25 Belleville av—J Peckham, flats. 56
Hebler, Christopher, 16 1/2 Aleya st—C F Geissele, 4 cows. 50

JUDGMENTS.

McGehan, Ann—C Dowden. 197
Reynolds, E H, et al—G A Clark. 394

HUDSON COUNTY.

CONVEYANCES.

Bagley, Mary, Margaret and Annie, by Sheriff—Annie E Miller, J City. \$300
Barker, Mary E—J B Barbour, J City. 2,100
Boak, Cornelia—Alexander Sabourin, J City. 500

Table listing names and addresses such as Gardner, H. W. and Ladourek, Brayton and Joseph B. Mathewson-C Seidler, J. City.

Table listing names and addresses such as Doremus, J. H. Paterson-J H O'Blouis, Horses, Harness, &c.

Table listing iron products and prices such as Iron, Duty, Bar, 1 to 1 1/2 c. # D; Railroad, 70c. # 100M.

Table listing iron products and prices such as BAR-Common, Store price, 1 1/2 to 6 x 1/2 flat.

Table listing labor rates such as LABOR, Ordinary, per day, Masons, 4 00 @ 2 50.

Table listing lime and cargo rates such as LIME, Rockland, common, 1 25 @.

Table listing lumber prices such as LUMBER, Prices for yard delivery, average run of stock.

Table listing mortgages such as MORTGAGES, Babcock, W A-Sally A Bunker, 5 years.

LUMBER MARKET QUOTATIONS. Prices current on lumber at Albany, corrected for the week ending September 13, 1881.

Table listing lumber market quotations such as The quotations of the yards are as follows: Pine, clear, # M.

Table listing market quotations such as MARKET QUOTATIONS, Our figures are based upon cargo or wholesale valuations.

Table listing chattel mortgages such as CHATTEL MORTGAGES, Bornhaeuser, Jacob, Hoboken-R Schwab.

Table listing bills of sale such as BILLS OF SALE, Pinsky, Wolf-J J Aarons, fixtures of store.

Table listing judgments such as JUDGMENTS, Duff, Patrick, and Erhard Metzler-J H Newton.

PASSAIC COUNTY. MORTGAGES.

Table listing mortgages in Passaic County such as Beane, J R-M J and J E Kipp, Fair st.

Table listing brick prices such as BRICK, Carga atfoot, Pale, 5 25 @ 4 50.

Table listing fire brick prices such as FIRE BRICK, Welsh, 28 00 @ 35 00.

Table listing cement prices such as CEMENT, Rosendale, # bbl, \$1 15 @.

Table listing slate prices such as SLATE, Delivered at New York, Purple roofing slate.

Table listing solder prices such as SOLDERS, No. 1, 13 @ 13.

Table listing zinc prices such as ZINC, Duty, sheet, # D, 2 1/2 c.