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C. W. SWEET, 137 Broadway.

J. T. LINDSEY, Business Manager.

FIELD, COWING AND MANHATTAN.

A very refreshing document for a Manhattan stockholder to read, and one most likely to give him a pungent idea of how great a swindle he is innocently connected with, is the affidavit of James A. Cowing, who is now, and has been for the last nine years, the treasurer of the New York Elevated Railroad Company. The affidavit named was made in the recent suit of the New York Elevated Company against the Manhattan Railway Company, and is one of a series made in the legal proceedings by which it is intended that the New York Elevated Railroad shall regain possession of its property, and, at the same time, have the Manhattan Company declared bankrupt, and its lease null and void.

To understand this affidavit properly, it must be borne in mind that in 1879, when Cyrus Field, James A. Cowing, and their co-directors leased the elevated railroads to the Manhattan Company, that the fixed charges fastened by them upon this corporation for the lease were \$2,400,000 per year. Now let us see, according to Cowing's affidavit, how far these originators of the Manhattan company were justified in loading it at this rate. Cowing swears that the Manhattan Company took possession of the Elevated roads in June 1879, and at the time of the delivery of the New York Elevated and Metropolitan Companies to the Manhattan the surplus accrued earnings of each company, from February 1879 to June 1879, amounting to \$311,000, were turned over to the Manhattan company, which amount represented the earnings of the two companies for that time over operating expenses. On this showing it appears that in the four months of February, March, April and May of 1879, the net earnings of the two companies were only \$311,000, or at the rate of \$933,000 per year; and yet these men knowing then as well as now, that such earnings would not admit of it, dared to make a lease by which they fastened a certain deficiency of \$1,000,000 yearly on the Manhattan Company. One can hardly believe that so stupendous and palpable a swindle was possible, and certainly it takes a goodly amount of assurance for the very men who were the most active in foisting such an outrageous lease on innocent holders, to now come before a court and ask for the dissolution of the company they created.

But this financier tells his own story when he says, further along in his affidavit, that there has been no month since the Manhattan Company commenced to operate

the roads, when its net earnings have not fallen considerably behind its fixed charges and dividends, and that this deficiency exists without taking into account taxes of any kind, and that the actual figures are at the rate of over \$1,000,000 per year.

How, under the sun, we ask, could it be otherwise?

Now, let us see in the same proceedings what the astute Mr. Field swears to.

Mr. Field, in his affidavit, says that he became a director of the Manhattan Company, November 5, 1877 (mind the date). At this time the Manhattan Company had only its charter and a little office furniture, and it was not until the 20th day of May, 1879, that the tripartite agreement was signed, and the lease of the elevated roads saddled on Manhattan. On the 21st day of May, 1879, Mr. Field resigned from the Manhattan Company, and a few days thereafter started for Europe. New York Elevated stock at that time was selling for about 200, and this was the figure at which Mr. Field was willing to unload, but this was so good a thing that he went to England to give a slice of it to his friends there, but how his plans in this respect were frustrated by Tilden, who sold out on him, is too well known to call for repetition now. Field, on learning of what he called the treachery of Tilden, immediately returned to this country, and, in July, 1879, again went into the Manhattan directory. Then began the blowing up of the Manhattan balloon. All kinds of stories about enormous earnings, light expenses, statistics of possible increase of travel, &c., were put into circulation, and the stock began to rise. State Engineer Sweet even went so far as to say that the expense of running the New York Elevated was only 31 per cent., and that it could be brought down to 25 per cent. This lie was put into an official document, and many people having faith in that statement, thought the stocks must be a good investment, bought, and, of course, were left high and dry. Mr. Field, however, knew better, and when the stock reached the sixties he sold, and in his affidavit acknowledges to having sold his stock in the month of November at about \$61 per share. Directly afterward he again went to Europe, so as to be out of the way when the inevitable decline should set in. He returned again in a few months and began abusing Manhattan stock and everybody connected with it. Of course he dared not just then attack it too violently, as he could not well explain why, if he had just before been a holder up to 60, it should so soon become worthless. Shortly afterward, he went away on a trip around the world, and it is only since his return that he has made an open, uncompromising fight with the Manhattan Company.

When the Atlantic Cable was completed, it will be remembered that at the celebration held in New York, one solitary message was received, whereupon the cable ceased working. The shares which had been com-

manding a high figure suddenly fell, and somebody bought them up. After a time it was found that some one had tampered with the cable; a nail had been driven into it in the interest of some speculative scoundrel who wished to buy the shares cheap. Subsequently, a great deal of money was made out of the Atlantic cable, and among others who got rich by it was Cyrus W. Field.

CHRONOLOGICAL DATA.

- Nov. 5, 1877—Cyrus W. Field first becomes connected with the Manhattan Company, which at this time had nothing but its charter; no money, consequently something must be done for it.
- May 20, 1879—Lease of elevated roads made to Manhattan Company, wherein this company, without capital, agreed to pay \$2,400,000 per year.
- May 21, 1879—Mr. Field prudently resigns from the Manhattan Company.
- July, 1879—Having failed to sell his stock in England, he returns to this country and again becomes a director of the Manhattan Company.
- Nov. 10, 1879—Sells all his Manhattan stock at about \$61 per share.
- Decem., 1879—Thinks it prudent to again take a European trip.
- March, 1880—Returns to this country and sells thirteen shares Manhattan, just enough for a poor widow who wanted a good investment.
- July, 1881—Begins suit to recover his property, and prays to the Court to declare the company bankrupt, the shares of which in Nov., 1879, he sold for \$61 per share.

THE MONEY MARKET AND VALUES.

The figures printed in the financial journals to-day, will show that the railroads did a much larger business in September of this year than they did during September of the previous year. The August returns showed an advance of 23½ per cent. over the same month last year, and 1880 was 34 per cent. in advance of 1879. There has undoubtedly been loss of traffic on some of the grain roads, but the aggregate railroad business of the country is larger to-day than in any other period of our history. Yet, at this time last year prices were advancing on an excited bull market, when to-day prices are steadily receding after having gone off an average of over twenty points.

How is this to be accounted for? Wall street responds that the difficulty is because of tight money, and that tight money is due to the absorption of current funds by the growing business of the country, as well as by the demands of the speculators who are bulling corn and wheat. Whatever the reason, the fact remains that prices in Wall street have started downward, and there are not many comforting assurances for the bulls in the immediate future. Europe wants all her gold, and the great national banks abroad are putting up their rates of discount so as to retain their money. Instead of gold they are sending us goods. Our speculators have so advanced the price of cotton, corn, and wheat, that exports are light—so very little exchange is made. Secretary Windom, it is said, will do nothing more for Wall street. Tight money may break the Chicago corner in grain, which would be a benefit to the country.

Of course, the tide will turn some time. Prices cannot always go down, any more than they can always go up, and there will be more than one bull market before the

opening of spring. But the impression nevertheless remains among conservative people, that the final result will be a lower range of values than those which even now obtain in the stock market. Of course, there will be special combinations to lift the price of certain stocks, and a great deal of money will be made on the bull side by those having special information. But the great rise in stock values was the belief that money was to be as cheap in the United States as it is in Europe. If money is worth only three per cent., and gilt edged securities realize only three and a half, it follows that New York Central or any other certain 8 per cent. stock is worth 200. But this dream of permanent cheap money on this side of the Atlantic has been rudely dispelled. It is now found that there are so many profitable openings for investment in business and land, that money is worth more than $3\frac{1}{2}$ or even 4 per cent. Hence the reaction against the high prices based upon the cheap money theory.

The point of this for real estate investors lies just here. Instead of an extravagant enhancement in the value of land and houses with low rentals, that is, a small return for the money invested, there will be a better return in the purchase of improved property than was anticipated. In England, rents are low and the price of land is very high; the conditions are reversed in this country. Were the cheapening of money process to have gone on, there would have been an unwholesome appreciation of mere land and the general reduction in rents, for rent is but interest in another form.

THE CRUSH OF CARTS.

Something must be done, and that before long, to relieve certain sections of downtown from the loss of time and cost to commerce of the delay caused by carts, wagons and street cars crowding together and putting a stop to general business. There are quite a number of these congested thoroughfares. All lower Broadway is in this condition frequently during the day; the same remark applies to Church street, between Canal and Chambers, but the most seriously impeded portion of New York is the corner of Broadway and Fulton street, and at the point where West Broadway reaches Chambers street. The steady increase of the business of the city is making matters worse day by day. Carriages with passengers often fail to get to the piers they are bound for in time for the transportation lines; goods are delayed till past the time when they can be shipped, and confusion reigns supreme in certain business circles, because of this gorging of vehicles at points where the various streams of travel converge.

It is idle, at present, to discuss remedies. An elevated road running around the island upon warehouses built on the piers, would save an immense deal of cartage and would give New York a great advantage over all rivals in trade. Were the Arcade road built under Broadway, or any road that would admit of the passage of heavy carts, that would put a stoppage to the interruption of vehicular travel. Perhaps local tunnels, where the crush is greatest, might expedite the transit of carts and wagons; but certainly some scheme should be devised to relieve the congested portions of the city between 9 A. M. and 4 P. M.

There is a great deal of feeling in the Twenty-third and Twenty-fourth wards over the refusal of the Corporation Counsel to appoint commissioners, as required by law, to proceed with the work of sewerage and draining the Twenty-third and Twenty-fourth wards. For two years this work has been delayed because Mr. Whitney alleges that the compensation allowed the commissioners is not sufficient. Many persons have died and hundreds are constantly sick and their lives rendered miserable because of the malaria which results from the non-drainage of these two wards. The Legislature, it seems, has refused to increase the compensation of the commissioners. Why should not the people of the district submit to the Corporation Attorney the names of some dozen or more competent persons who would be willing to serve as commissioners for the present compensation, so that these long-neglected drainage improvements could at once be undertaken? If the proper persons are proposed it is difficult to see how the Corporation Attorney could refuse to appoint them. Let the eagerness of the politicians for local plunder take some other direction than in stopping improvements which will save populous neighborhoods from poisoned air and foul diseases.

It really would pay builders to put some extra embellishments upon the fronts of their new houses. The plain, high stoop brown stone front is elegant but monotonous. A fancy porch, a well-constructed bay window, pillars on each side of the door, a novel window design, and other improvements which cost only a few hundred of dollars, are often worth a couple of thousand in the market value of the property. American women of the wealthier class are generally well educated, and have some artistic training; they have a great deal to say about the purchase of houses, and builders would do well to employ architects to furnish them designs of unique and striking exteriors. Of course, all sensible heads of families will care more for the internal comfort of a house than for the outside decorations; but then the latter do tell, as a price list would show if the bills of sale of a plain house could be compared with those of one in which some taste was shown in the externals.

From the comparative table herewith given, it will be seen that with the coming of colder weather, there is quite an increase in the number of real estate transactions. Of course, the bargains made recently will not appear on the official lists till some time further on. But here is the table.

Week end ing.	N. Y. City Cons.	Am't. involv'd	No. in- Nom- inal	No. 23d & 24th Wards.	Am't. involv'd.	No. in- nom- inal.
Sept. 14	75	809,074	25	12	24,450	....
21	111	1,381,992	36	16	45,928	6
28	89	1,355,333	21	19	90,593	4
Oct. 5	157	3,200,444	34	15	15,400	8

Week end ing.	Mort- gag- es.	Am't. involv'd.	No. in- Five per ct.	Am't. involv'd.	No. in- T. & Ins Cos.	Am't. involv'd.
Sept. 14	108	793,153	13	224,700	17	227,900
21	149	1,159,231	29	235,681	28	464,450
28	117	1,076,874	23	469,100	27	582,500
Oct. 5	169	1,310,982	35	334,900	31	378,700

The price of wheat and corn at Chicago is clearly artificial. It is practically the result of a corner made by a tremendous speculation in futures. Europe will not take our grain at Chicago figures. We undoubtedly have a surplus and some time or other there must be a disastrous break. It looks as if

the end is not far off. New York trade is being injured, the country is suffering by this artificial withholding of grain from Europe. Russia, Austria, Egypt and California are profiting by the greed of our speculators.

The *American Architect* utters a word of timely warning against the huge caravanseries erected recently on the sea shore. Two sea-side hotels were recently destroyed by fire and the guests barely escaped with their lives, losing all their luggage. These great structures seem specially designed to be destroyed by fire. The corridors, passage-ways and elevators are so constructed that in case of fire they would act as huge chimneys and imperil every part of the building. Why has not some one thought of a series of detached houses, with a central building for dining and ball room purposes and special arrangements for laundrying. The English and French build substantial houses for summer resorts and they are used throughout winter. As it is becoming fashionable here to frequent the watering places in winter time, it would be well to erect structures suitable for winter tenants. There is no need here of pointing out specially dangerous hotels, but they can be found at Coney Island and along the southern shores of Long Island.

Another great railway bridge is to be constructed over the Hudson River. It is to connect the Erie road with the New York & New England, or, what is more popularly known as the Boston, Hartford & Erie. This bridge will utilize the coal fields of Pennsylvania, situated near the Erie, for the manufacturing interests of New England. It will be remembered that the New York & Northern road crosses the New England at Brewster's Station. This bridge will divert some traffic from New York. Passengers from the West to New England will not have to pass through this city. We will probably loose some trade also.

Repeatedly in these columns we have pointed out the value it would be to the business of the world if silver was fully re-monetized. Every one realized how powerfully prices are affected by the withdrawals of money, from whatever cause. The growing commerce of the world suffers when gold is the sole unit of value. We have already stated that the failure of the Paris Conference has had a great deal to do with the bear market since the Paris Conference came to naught. While this is not the view taken of bi-metalism by New York bankers, it seems that it is held by Mr. Burch, the President of the Bank of England, as well as the Rothschild family. Said the President of the Bank of England to a *Herald* reporter:

"You must not take it as the expression of an official opinion, or as being the views of the bank, but my own conviction is that the position of the Bank of England, as of the Bank of France, would have been much stronger at the present moment and the money market generally less unsettled had the recent Paris Conference arrived at a conclusion favorable to bi-metalism. The struggle to retain gold would be prevented or lessened at all times, and the Italian loan, the most recent cause of disturbance, would have been arranged on terms more favorable to monetary stability. I am aware that my views are not those of the majority of my colleagues at the bank, and are opposed to what may be called the orthodox view of the establishment, but they are shared by Messrs. Rothschild and other leading houses, whose tongues are, however, tied by the fact that they are more or less interested in the question. For myself, as a manufacturer or in my private capacity, there need be no such scruples."

The market for building materials is showing full healthy activity and all kinds of stock are going into consumption with a steady volume, showing a slight tendency to increase if anything. On work at all advanced contractors are pushing matters, in order to get under cover before cold weather sets in. Most of the heavy jobs commence to appear well above ground, while new operations are opening daily, and an active fall and early winter seems well assured. Values generally are fully sustained but no important changes have taken place during the week except on brick. These show quite a sharp advance on temporary scarcity and the natural re-action after the late break, but the buoyancy is checked at the close.

People in search of houses to rent or purchase, do not pay much respect to the Sabbath. More houses are seen on that day than any other in the week. Women hunt up these places during the week days, and, Sunday, being a leisure day, the wife takes her husband to the residences which have suited her fancy. In houses just built and for sale, there is always some one on hand to show them to would-be customers. After the plumbing is put in, a watchman is necessary to protect the buildings against the depredations of thieves, and somehow this watchman always knows the prices and can tell where the owner can be seen; nor does it require much coaxing to get the watchman to show you the house.

THE STATE OF THE BUILDING TRADE.

The subjoined table gives the results of a careful canvass made by THE REAL ESTATE RECORD reporters, in the district situated between Third and Fifth avenues, south of Eightieth street, and in the district between Third and Fifth avenues, north of Ninety-eighth street. Our reporters found the builders in good spirits.

Indeed, so encouraged is the trade, and so promising the outlook, that nearly all the prominent builders are making new engagements and putting out additional contracts. The work of excavating for the foundation of new houses is rapidly going on. Even where the houses recently built have not been sold, the capitalists interested are not discouraged, for they think from the inquiry, that later on good houses well located, will command a ready sale, and so they are preparing to erect additional dwellings.

Some builders have been seriously embarrassed by the failure of those who supply trimmings to meet their contracts in time. Building has been so active that in certain special departments the manufacturers could not supply the demand, but there will be no trouble of this kind hereafter. Labor is not so dear as it was, and some of the materials for buildings is more easily procurable. The general impression is that there will be no further advance in the price of labor, and that brick, lumber and stone are not likely to increase in market value.

There is a general feeling among builders that New York will need new houses, and a great many of them, for several years to come. The demand for dwellings to rent is largely in excess of the supply. Were the choice parts of the West Side built up, every house would be rented and return a good interest upon the capital invested.

The annexed table, in the first column, shows the number of private houses and flats, both with and without stores, that have been erected in what may be termed the growing part of the east side of the city, the second column the number sold, and the third column the number of houses on hand nearly if not quite ready for sale, also, the exact location, a description of the building and the name of the builder. Where no description of building is given, it is a four-story brown stone front, and the abbreviation a. h. denotes an apartment house, in contradistinction to an f. for an ordinary flat. No account is taken in this table of private houses built by persons for their own use.

		Fifth Avenue.							
Street.	Side.	Style.	Builders.	Built.	Sold.	Unsold.	Progress.		
47th and 48th.	east side.		Wm. Noble.				Nearly completed		
66th and 67th.	east side.		Lamb & Wheeler.				Nearly completed		
N e cor 129th.			Chas. Welde.				Completed.		
Madison Avenue.									
62d and 63d.	west side.		I. E. Doying.	10	2	8	Completed.		
N e cor 62d.			Wm. S. Wright.	5	0	5	Completed.		
N e cor 67th.			D. Hennessy.	7	0	7	Nearly completed		
N e cor 68th.			C. Buek & Co.	2	1	1	Nearly completed		
S w cor 69th.			C. Buek & Co.	4	0	4	Nearly completed		
109th & 110th.		4-story Nova Scotia s flat.	Moore.	3	0	5	Nearly completed		
132d to 123d.	east side.		T. F. Treacy.	10	10	0	Nearly completed		
125th & 126th.	west side.	3-story brown stone.	Birdsall.	1	1	0	Completed.		
S e cor 137th.		3-story brown stone.	I. E. Wright.	6	2	4	Completed.		
Fourth Avenue.									
53d and 54th.	east side.	4-story brick flat.	D. Green.	1	0	1	Comp. & rented.		
N e cor 70th.	east side.		Croft.	5	1	4	Nearly completed		
Lexington Avenue.									
N e cor 37th.	east side.		C. Buek & Co.	4	2	2	Nearly completed		
S e cor 37th.	east side.		C. Buek & Co.	4	0	6	Nearly completed		
64th and 65th.	east side.	3-story brown stone.	R. H. Coburn.	12	0	12	Completed.		
72d and 73d.	west side.	3-story brick and brown st.	James Judge.	6	2	4	Completed.		
S w cor 75th.	west side.		Terence Farley.	6	3	3	Completed.		
N w cor 75th.	west side.	3-story brown stone.	Terence Farley.	6	2	4	Completed.		
101st & 102d.	east side.	double flats.	Duffy.	8	0	8	Nearly completed		
106th to 107th.	west side.		J. B. Davis.	12	1	11	Completed, ren'ed		
108th to 109th.	west side.	4-story brick tenements.	Meehan.	5	0	5	Nearly completed		
113th to 114th.	west side.	4-story brick flats.	J. B. Davis.	10	0	10	Nearly completed		
117th & 118th.	east side.	3-story brown stone.	Van Tassel.	6	6	0	Completed.		
Third Avenue.									
66th to 67th.	west side.	The Hamilton, 5-s b s f & s.	McCafferty & Buckley.	10	0	10	Comple'd, ren'ed		
N w cor 70th.	west side.	flats with stores.	Ehler Osterholt.	4	0	4	Nearly completed		
S w cor 108th.	west side.	flats with stores.	Buddensiek.	4	..	..	Completed.		
Between Fifth and Madison avenues.									
56th st.	north side.		O'Reilly Bros.	1	0	1	Completed.		
57th st.	south side.	4-story brick & brown stone.	O'Reilly Bros.	1	0	1	Completed.		
65th st.	south side.		B. Spaulding.	4	0	4	Completed.		
65th st, n w cor	Madison	4-story brick	B. Spaulding.	1	0	1	Completed.		
66th st.	north side.		Gussow.	1	0	1	Nearly completed		
67th st.	south side.	4-story brick	C. W. Luyster.	7	7	0	Completed.		
67th st.	south side.		Lamb & Wheeler.	1	0	1	Nearly completed		
67th st.	south side.		C. W. Luyster.	4	4	0	Completed.		
68th st.	south side.	4-story brick & brown stone.	I. E. Doying.	3	0	3	Completed.		
68th st.	south side.		Bradley.	2	2	0	Completed.		
68th st.	south side.	4-story brick & brown stone.	A. Mowbray.	1	1	0	Nearly completed		
69th st.	north side.	4-story brick & brown stone.	A. Mowbray.	2	0	2	Nearly completed		
69th st.	south side.		C. Buek & Co.	2	0	2	Nearly completed		
73d st.	north side.		J. & G. Ruddell.	4	..	..	Completed.		
76th st.	south side.		Wm. Noble.	10	0	10	Nearly completed		
77th st.	north side.		H. Sigler.	3	1	2	Completed.		
79th st.	north side.		Squire & Wooley.	8	1	7	Two rented.		
80th st.	north side.		A. Mowbray.	2	1	1	Nearly completed		
126th st.	south side.	3-story brown stone.	Birdsell.	6	3	3	Completed.		
Between Madison and Fourth avenues.									
57th st, s w cor 4th av.		4-story brick Carlyle stone.	James & Scrymser.	2	0	2	Completed.		
63d st.	south side.		James Campbell.	6	5	1	Completed.		
67th st.	south side.		D. Hennessy.	2	1	1	Completed.		
69th st, s e cor Mad av.		4-sty brick and brown stone	A. Mowbray.	3	3	0	Completed.		
72d st.	north side.		Lynd Brothers.	9	1	8	Nearly completed		
75th st.	north side.		D. Hennessy.	4	3	1	Completed.		
75th st, n w cor 4th av.			Dowdney & Murray.	5	1	4	Nearly completed		
75th st, s w cor 4th av.			Hugh Blesson.	6	0	6	Completed.		
76th st.	south side.		Wm. Noble.	5	2	3	Completed.		
79th st.	south side.		Squire & Wooley.	3	3	0	Completed.		
110th st.	south side.	4-story Nova Scotia stone.	Moore.	3	0	3	Completed.		
123d st.	south side.	4-sty brick and brown stone	T. F. Treacy.	4	0	4	Completed.		
123d st, n w cor 4th av.		4-story brick flats	T. F. Treacy.	4	0	4	Completed.		
125th st.	south side.	4-story brick and b s flat.	Welde.	1	0	1	Nearly completed		
127th st.	south side.	3-story brown stone.	I. E. Wright.	2	..	..	Completed.		
127th st.	north side.	3-story brown stone.	I. E. Wright.	3	1	2	Completed.		
Between Fourth and Lexington avenues.									
64th st, n e cor 4th av.			Parsons & Sons.	6	0	6	Completed.		
70th st.	north side.		Jas. A. Frame.	1	1	0	Completed.		
72d st.	south side.		Jno. Graham.	5	0	5	Nearly completed		
73d st.	north side.	flats.	C. H. Bliss.	3	1	2	Nearly completed		
79th st.	south side.		Jas. A. Frame.	6	0	6	Completed.		
79th st.	south side.		Hamilton.	4	..	..	Completed.		
? 80th st.	north side.	3-story brown stone.	Jas. A. Frame.	3	0	3	Nearly completed		
104th st.	north side.	flats.	Christy.	2	0	2	Nearly completed		
105th st.	north side.	3-story brown stone.	George Kuhn.	6	0	6	Nearly completed		
106th st.	south side.	3-story brown stone.	Deane & Chamberlain.	6	0	6	Completed.		
107th st.	south side.	3-story brick.	J. B. Davis.	6	0	6	Nearly completed		
108th st.	south side.	4-story brick tenement.	Meehan.	10	0	10	Completed.		
109th st.	south side.	4-story brick tenements.	Meehan.	18	0	18	Completed.		
109th st.	north side.	4-story brick tenements.	Meehan.	4	4	0	Completed.		
110th st.	south side.	3-story brown stone.	O'Brien.	10	0	10	Comp. & rented.		
110th st.	north side.	3-story brick flats.	Jennv.	3	0	3	Nearly completed		
116th st, n w cor Lex. av.		apartment house	O'Neil.	1	0	1	Comp. & rented.		
120th st.	north side.	4-story brick flats.	Baxter.	4	0	4	Nearly completed		
124th st.	south side.	3-story brown stone.	Giblin & Lyons.	3	0	3	Nearly completed		
Between Lexington and Third avenues.									
37th st.	south side.		C. Graham & Sons.	6	0	6	Completed.		
37th st.	north side.		C. Buek & Co.	1	1	0	Completed.		
46th st.	south side.		B. Spaulding.	8	0	8	Nearly completed		
46th st.	south side.	5-story brown stone flat.	B. Spaulding.	1	0	1	Nearly completed		
49th st.	south side.	flat.	G. T. Hilliard.	1	0	1	Nearly completed		
50th st.	south side.	The Iroquis, 5-story b s flats.	Cockerill.	3	0	3	Nearly completed		
50th st.	south side.	4-story d brick flats with s.	Redmond.	2	0	2	Completed.		
71st st.	north side.		Breen & Nason.	2	1	1	Nearly completed		
72d st, s e cor Lex. av.			Smith & Bannan.	11	0	11	Nearly completed		
75th st.	north side.	flats.	Jos. Schwab.	9	0	9	Nearly completed		
76th st.	south side.	4-story double flats.	W. Styles.	2	2	0	Rented.		
76th st.	north side.		W. Styles.	2	0	2	Nearly completed		
76th st.	south side.	The Nassau flats.	R. H. Coburn.	3	0	3	Nearly completed		
102d st.	south side.	flats.	Duffy.	10	0	10	Completed.		
103d st.	north side.	4-story brick flats.	Jenny.	2	0	2	Nearly completed		
103d st.	north side.	The Sonyea 4-story flats.	J. E. Styles.	5	0	5	Comp. & rented.		
105th st.	south side.	4-story brick flats.	J. B. Davis.	5	0	5	Nearly completed		
108th st.	south side.	4-story d brown stone flats.	Buddensiek.	1	0	1	Completed.		
114th st.	north side.	The Inwood 4-sty b'k a. h.	..	..	..	..	Comp. & rented.		
118th st.	north side.	3-story brown stone.	Lange.	4	0	4	Completed.		
118th st.	south side.	3-story brown stone.	J. P. Hunt.	3	0	3	Completed.		
118th st.	south side.	4-story brick flats.	J. B. Davis.	2	2	0	Completed.		

MINING INFORMATION.

The present management of Chrysolite have done something which is unprecedented in the history of mining speculation. Under the stimulus of repeated dividends, the stock advanced from 5 to 9, whereupon Professor Raymond makes a public announcement through the *Engineering and Mining Journal*, that that price is not warranted by the condition of the mine. It may be worth, he says, a great deal more, but all mining, especially Leadville mining is very uncertain. The ore bodies may pinch out, and the value of the minerals extracted may become very low. After this outgiving, the price naturally fell off. The usual way in ordinary stock transactions is, when the price advances, for the insiders to do all they can to mark up the values and then unload on the public. When they get out the facts are made known, and when prices break the stock is bought back again. The present managers of Chrysolite found the mine wrecked by the California swindlers, who first put it upon the New York market. Raymond, Gurnee & Co. paid off a debt of nearly half a million, accumulated a surplus of nearly some \$300,000 more, and are now paying dividends; hence the rise in the market value of the stock. The officers are quite right in advising the public not to buy. The Chrysolite mine has a valuation of \$1,800,000. But what a pity it is that more mines are not run as honestly as the Chrysolite.

And so the Bull Domingo is to be bonded after all. It is over \$100,000 in debt. This property has been a heavy tax on many well-known people. David Dudley Field, Richard M. Field, ex-Governor Dorsheimer, Silas Dutcher, Senator Baruum, and a great many leading people in the New York Central road were large holders of this stock when it was selling at \$10 and \$12 a share. This mine was very rich on the top and showed an immense fissure, but it seems to have been a disappointment down below. It does not necessarily follow that the stock will decline because the mine is bonded. Big Pittsburg jumped from 50 cents to \$4.50 after the bond was taken up, and the same thing occurred when other properties have become mortgaged.

Mining shares are still very dull. The promised boom on the Comstock has not taken place, and so the New York market is without animation.

The great apartment house of Mr. Edward Clark, on Eighth avenue between Seventy-second and Seventy-third streets, is now up to the second story. As, however, this magnificent structure is to be eight stories in height, it is hardly to be expected that it will be under roof before the winter sets in. There is to be good, honest work on this building, which cannot be hurried. It is understood that Mr. Clark intends to erect a fine block of buildings on Seventy-third street. They are to be first class dwellings. Rumor has it that the whole block bounded by Eighth and Ninth avenues, Seventy-third and Seventy-fourth streets is to be built upon by Mr. Clark. Half a dozen capitalists, like Mr. Clark, would soon work a marvellous change on the West Side.

FINAL RESULT OF THE RAILWAY WAR.

The *Railroad Gazette* of September 30, contains an exhaustive article on the losses by the railway war. It admits they are heavy and thinks the contest will last some time yet; but the conclusion of the *Gazette* is summed up in the following:

"The local freight and travel are probably larger than ever before. There will not be so much grain to carry East as in the two years previous, doubtless, but the other through traffic will probably be larger. The farmers have been enriched by four successive abundant crops, and are not going to be made poor and to greatly limit their purchases by one bad one. Those who have a merely tolerable crop will receive so much from it on account of the high prices that they will often be quite as well off as last year. The enormous activity in railroad and other construction requires of itself a vast amount of traffic, and this construction cannot be checked

by bad crops; nothing but serious financial disaster will do this. The remarkably large profits shown by the vast Pennsylvania system in July and August, in spite of the railroad war (and this company probably carries one-quarter or more of the whole freight affected), and shown also by the Erie in July, indicate that whatever the losses by the railroad war, there is not likely to be any positive financial embarrassment resulting from it. The Pennsylvania, the Baltimore & Ohio and the New York Central will continue to pay dividends at the old rate; the Erie stockholders and those of some Western roads will have their hopes of dividends still further deferred, probably, and some Western roads will probably pay (as they will certainly earn) less than last year. But there is not the slightest sign as yet that anyone is going to be bankrupted.

In the *New York Times* of Thursday was a letter from Paris, under date of September 14th, in which the following paragraph occurs:

The grave had scarcely closed over the remains of Emile de Girardin, when a sentence was pronounced by the Tribunal Civil of the Seine which stigmatized him as one of the chief instigators of one of the most disgraceful frauds ever perpetrated in a civilized community. A syndicate known as the "syndicate of the three G's," composed of MM. Girardin, Genty, and Gibiac, took up the Vendee Railway stock, used the influence of their names and political situation to run up the shares 80 per cent. above par, and then sold out, after which, the enterprise being entirely false, the company became bankrupt, and a too confiding public was the loser for the sum of 8,000,000*fr.*, which the three G's and their acolytes pocketed. The shareholders turned crusty and attacked the Board of Directors, otherwise the aforesaid syndicate; suit was brought against them, and they have been sentenced to refund, each in certain strictly defined proportions.

With some difference, this looks very much like the floating of the Manhattan stock by certain well-known speculators. Morally, that New York transaction was as iniquitous as that of the French three G's. The law ought to have a remedy for the innocent investors in Manhattan, but then, unfortunately, our court decisions, under our lawyer-made laws, generally favor wreckers and plunderers.

POINTS ABOUT REAL ESTATE.

"What is the prospect for real estate this fall?" asked the writer of an operator well known on the Exchange.

"Property is very strongly held," was the reply, "and there are not, to my mind, many bargains at present figures. If money continues tight and there is a bear market in Wall street, I do not see how you can get up much of a furor in real estate."

"But," urged the writer, "does not the speculation seem to be going out of the stock market and into other things? Look at the great advance in corn and wheat, the higher prices of the metals."

"As to higher prices, I think we are having them now. What I was thinking about was the activity in real estate. I am a dealer and I would like to see people buying and selling. But understand me, I am alluding to vacant lots, unimproved property. There is quite a buying demand for houses, and builders have been encouraged to enter into new contracts."

"You do not think, then, that New York is overbuilt, and that new houses are likely to be a drug upon the market?"

"Certainly not. The present demand is for very costly houses, showing that rich people are coming to New York from every quarter. The advance is by no means so marked in houses costing from \$18,000 to \$40,000. Within a couple of years I expect to see a great enhancement in the values of what are called cheap houses. Rents are rising and house property is becoming more valuable."

"So there are no bargains in unimproved real estate?"

"O, I think that some lots can be bought west and north of the park, which will advance in price. The only real speculation I know of is in those two quarters. It is noticeable that building is going on north of One hundred and Twenty-fifth street and to the northwest of that street."

"Why is not the flat country north of the park being built upon more?"

"On account of the delay in the improvement of Morningside Park. The streets are not yet opened, nor is the work done on New avenue and the other streets near that locality. This will keep back building to the ultimate advantage of the neighborhood, which will be a very choice one as soon as Morningside is put in proper shape."

SUBURBAN RAPID TRANSIT.

Editor REAL ESTATE RECORD:

It was not the Third Avenue Elevated Road which advertised for laborers, but a Fordham horse-car company. The proposed elevated road on Third avenue, north of the Harlem river, has a great deal to do before it can commence work. The company is to be organized, subscription books opened, the consent of the city government obtained, right of way secured, surveys made, and, more than all, the money for the work must be subscribed, and the writer for one cannot see how they can raise a dollar. As for the suburban rapid transit, the old company is going ahead all right and will be heard of in due time. It has done everything it could do up to date, and is now securing the right of way. Those who know say that the Third avenue scheme is wholly impracticable, and that it will never be built. The route is a preposterous one, as it expects to run parallel for quite a distance with the Harlem road. People can come now from Mount Vernon to the Grand Central depot in twenty-one minutes. The proposed elevated road would consume thirty minutes before it reached the Harlem river. As yet the population north of the Harlem river is not sufficient to support local rapid transit routes, and it would not be wise to construct any suburban lines unless it had in view the peopling of the Twenty-third and Twenty-fourth Wards. INSIDER.

ABOUT ASSESSMENTS.

Editor REAL ESTATE RECORD:

There seems to be misapprehension about the city assessments for Morningside Park. In some quarters it is supposed that the money paid in by the property holders in the neighborhood of the park was for improvements. But such is not the case. The money raised was spent in purchasing the ground which forms the park. The State has authorized the expenditure of \$150,000 to improve the park, and a portion of that sum has already been made a part of the tax levy. NINTH AVENUE.

ABOUT PARTY WALLS.

A question of party-wall rights, which has some general interest, is submitted to *La Semaine des Constructeurs* for decision. Two men, A and B, owned in common the division wall between their houses. A added to the height of his house, extending the party wall upward, as he had an unquestioned right to do; but after the completion of the work, it was found that the new gable, being exposed to the rainy winds, was rapidly deteriorating, and that some means must be taken to protect it, so he arranged to cover it with metallic slates. B, however, forbade the application of any protective covering to the wall, on the ground that being a virtual addition to its thickness, it would project over into the estate of which he was the sole owner; the party-wall right covering only the bare thickness of the masonry. To this claim *La Semaine* makes response that, although B is not obliged to pay any part of the expense of building or protecting that portion of the wall which he does not himself use, he cannot prevent his neighbor from taking any reasonable means for preserving the upper portion of the masonry, provided he suffers no actual injury thereby. Moreover, since A pays the whole expense of the masonry above B's roof, it belongs to him, until B chooses to use and pay for half of it; and he is the sole judge of what steps may be necessary for protecting his property. This doctrine seems rational enough, but cases often occur where neighboring owners make unreasonable claims in regard to party walls, and the example of an actual case may be of use.—*American Architect and Building News.*

In London, as well as in New York, Chicago, and Boston, the past year has been one of great activity in building operations. According to the report of the Metropolitan Police quoted in the *Builder*, the number of houses erected in the city in 1880 was 24,945. Seventy miles of new streets were placed under the care of the police during the year. The increase of population is almost exclusively on the outskirts of the town; the interior parishes lose, both in the number of houses and of inhabitants, year after year. Thus the small district known as London City lost one-third of its population, and nearly one-third of its buildings in the last ten years, and St. Giles, the Strand, Holborn, Shoreditch, Westminster and Marylebone also show diminution, while Lambeth, Chelsea, Fulham, Hampstead, Islington, Camberwell and Poplar, which were not long ago quiet suburban villages, have gained

much more than the older portions of the metropolis. In some of the sub-districts half the houses have been removed since 1871 and replaced by commercial buildings. This steady movement of population indicates a returning prosperity of affairs in England which is very gratifying. Certain manufacturing centres, such as Manchester, have decreased within the last decade, instead of sharing in the general advance, but these are fortunately exceptional.—*American Architect and Building News.*

A manufacturer of elevators has estimated that there are at least four hundred passenger elevators in New York city, each carrying an average of seven hundred persons a day to an average height of sixty feet. This represents a total height of 3,181 miles, if traveled by one person. It is forty-one thousand times as high as the great Pyramid of Egypt, and fifty-nine thousand times as high as Trinity steeple, which is 284 feet high. Allowing ten minutes as a reasonable time for climbing to the top of Trinity steeple (482 steps), it would take one person, walking up stairs ten hours a day without stopping, about three years to accomplish the same work that is done by New York elevators every day.—*Builder and Woodworker.*

NOTES AND ITEMS.

The fall business was so heavy that it reduced stocks of goods to such a point that there was a perceptible falling off in the demand for fire insurance. Instances are given of large mercantile houses which never failed to renew their policies in September, but have done so this year because of the light stocks on hand.

There is a growing indisposition, on the part of insurance people, to take risks on seaside hotels. Of course, some injustice is done to reputable people, but insurance companies have been stuck so repeatedly by adventurers, who would hire a summer hotel and set fire to it at the end of the season, that they are chary of such risks. The Rockaway Beach Hotel is said to be in the market for a 3½ per cent. risk.

A variety of freestone from Nova Scotia is now being extensively used in this city for house fronts. It is in a number of colors, such as dark and light brown, blue, salmon, olive and light red. It is easily cut, and admirably adapted to elaborate architecture and fine lines. The use of this stone will be a relief to the everlasting brown stone front.

In the Philadelphia public schools the experiment is making of teaching industrial and decorative art. Metal work, painting, carving, hammered brass decorations and needle work are taught with the regular school studies. Technical and industrial schools are very much needed in this country. We are far behind other nations in the proper industrial training of our young people.

OUT AMONG THE BUILDERS.

H. J. Schwarzman is at work on the plans for a large six story brick building, 130x120, to be built at New Orleans, La., by Hearnheim Brothers, for use as a cigar factory; cost, \$75,000.

Mr. Wilhelm A. Juch will build five four-story brick flats, on the southeast corner of One Hundred and Fourth street and Second avenue, four fronting on the avenue, and one on the street. He also will erect five similar flats on the southwest corner of One Hundred and Eighth street and Second avenue, and eight on the south side of One Hundred and Eighth street, west of Second avenue. All of above to be 25x100.

R. Rosenstock is preparing the plans for six three-story and basement brown stone residences, varying from 16 to 18 feet front, and all 55 feet in depth, to be erected by Mr. Dean, on the northeast corner of One Hundred and Twentieth street and Madison avenue.

M. Braender will build five five-story double flats, of brick, with Ohio stone trimmings, on the south side of Sixty-fourth street, 100 feet east of Third avenue, to cost about \$17,000 each. Each will be 25x70. John Brandt is the architect.

Mr. John Brandt is also making the plans for a four story brown stone double flat, with all modern improvements, 25x68, to be built for F. Schuck, at No. 311, north side of East Eighty-fifth street, and to cost about \$15,500.

Hugh Meehan will erect a number of new houses in the spring, upon the block of ground bounded by One Hundred and Eighth and One Hundred and Ninth streets, and Madison and Fourth avenues.

Mr. W. H. Wallace will add a three-story brick extension, 22x23, to his house, at 451 Clinton av, Brooklyn, cost about \$4,500. The architect is Mr. Mercein Thomas.

N. B. Cook intends to build a country residence near Sag Harbor, to cost about \$4,500. R. B. Eastman is now preparing the plans.

Estimates for repairing and extending the pier at the foot of West Ninety-sixth street, North River, will be received by the Board of Commissioners at the headquarters of the Department of Docks, until October 19th, at 12 m.

MARKET REVIEW.

REAL ESTATE.

For list of lots and houses for sale See pages 11 and 111 of advertisements.

There are quite a number of negotiations pending for changes in the ownership of real estate, which will in due time be announced. The number of conveyances and mortgages recorded are increasing daily, and will continue to grow in number and importance up to the beginning of the winter season.

The attendance at the Exchange Salesroom this week shows a marked increase over that of any similar period during the past three months, and a general feeling of cheerfulness in regard to the fall market seems to prevail. The sale of the New Rochelle Brewery on Tuesday, brought out but two bidders, due, probably, to insufficient advertising. The first bid was \$20,000, and after crying for more than half an hour, auctioneer Muller knocked the property down to Mr. Kipp for \$70,000, at which figure it is said the property is not dear. On the same day, R. V. Harnett offered four choice corner flats with stores, located in Harlem, three of which were sold at low figures, and the fourth withdrawn. On Thursday, A. H. Muller sold the three four-story brick flats, Nos. 130 to 134 East Fiftieth street, 54.10x105, for \$36,625, a very fair price.

On Friday the salesroom was crowded, the attraction being the sale of thirty-nine choice lots on Riverside drive, Eighty-eighth and Eighty-ninth street. Among those present were Dwight H. Olmstead, Gen. Vile, John D. Crammins, ex-Mayor Ely, Alexander J. Mayer, Patrick Fox, and John A. Monsell. The sale which was conducted by Richard V. Harnett was a very successful one, ten parcels being disposed of, realizing \$81,300, which being sufficient to meet all pressing claims against the property, the remaining lots were withdrawn. The four lots fronting on the drive brought a total of \$34,900, a very fair price, the next four immediately in the rear and fronting on Eighty-ninth street, were sold to Henry Merz for \$5,500 each, a high figure, and had Mr. Merz been posted in the way business is transacted at the Exchange he could of obtained the last three of these lots, after securing the key, for a much less sum, the third four brought \$3,300 each and the last \$2,800.

The price of the lots on Eighty-ninth street, is higher than they commanded in their palmiest days and the opinion was freely expressed that the good influences of this sale would soon be felt in the market.

Next Thursday there will be a sale of very valuable property at the Exchange. On that occasion E. H. Ludlow & Co. will sell the splendid store and residence property on the southwest corner of Twenty-ninth street and Fifth avenue. The building is five stories in height and covers the entire lot, 29.9 feet on the avenue and 100 feet on the street. This is among the choicest investment lots on this island. It has large vaults under the sidewalk, an elevator, and all the modern improvements. The store is now rented to Howard & Co., the jewelers, while the building above the ground floor is rented in elegant suites of rooms to tenants who are willing to pay a high price for so choice a location. Fifth avenue, between Thirty-fourth street and Madison square, is steadily growing in favor as a business centre for very costly and rare goods. The restaurants and hotels near by, the last the most famous in the country, furnish a plentiful supply of rich customers. Ladies who shop in carriages do not care to venture in the vortex of vehicles below Twenty-fifth street; hence the desirability of this splendid property as an investment. On the same day the same auctioneers will sell some valuable property in Water street, Nos. 97 and 99. The sale of these two properties is imperative, under the order of C. R. Robert, Esq., the executor.

Messrs. Adrian H. Muller & Son will sell on Thursday next three houses on Twenty-first street, one of which fronts on Gramercy Park. This is an old neighborhood, but it is a very choice one, and likely to remain so for many years. It is so convenient to downtown, and so near places of amusement and clubs, that it will long continue to be among the most desirable locations on this island.

A. H. Muller & Son will sell on Tuesday next, by order of trustees, the three four story brick buildings and lots, Nos. 173 and 180 Division street, and No. 3 Norfolk street, being 55.10½ on Division street, and 75.3½ on Norfolk street.

Gossip of the Week.

S. M. Blakely has sold for John Coar the four-story high stoop brown stone dwelling, No. 132 West Fifty-eighth street, 16.8x55x100, to Mr. See, of Pine street.

Isaac E. Wright has sold the three-story brown stone house, No. 245 East One Hundred and Sixteenth street, 16.8x75x100, to Hugh M. Gartlan, for \$10,500.

Deliah A. Gartlan has sold the lot and two-story brick cottage, No. 137 East Fortieth street, 20x100, for \$11,500, to John L. B. Mott, who will pull down the cottage and improve the premises.

It is reported that the owner of the front on the east side of Madison avenue, between Fifty-sixth and Fifty-seventh streets, 200.10x75, has refused an offer of \$50,000 per lot for his holding.

T. Crawford has sold the four-story flat, No. 312 East One Hundred and Fourteenth street, 20x50x100, to Mr Bergman, for \$8,000.

The sale of two of William Noble's houses reported last week, should have read south side of Seventy-sixth street, east of Madison avenue, instead of west, the houses between Fifth and Madison being much more valuable.

Peter A. Lalor has sold the four-story tenement houses, Nos. 424, 426, and 428 East Fifty-ninth street 25x60x100, to the Hyman Brothers, the cigar manufacturers, for \$30,000, and the four adjoining lots to James E. Ray for \$18,000.

Mr. Whitelaw Reid is having his house on the southwest corner of Lexington avenue and Thirty-sixth street, placed in thorough repair, and is also having a bay window built on the Thirty-seventh street side, preparatory to occupation by himself and bride on their return from Europe.

As an indication of the renting demand for dwelling houses, it may be stated that an up-town broker advertised the house, No. 251 West Fifty-first street, in one of the morning papers, one day this week, and that by 8 A. M., the same day, the house was rented and by 1 P. M., there had been sixty-two applicants for it.

An offer of \$55,000 has been refused for the plot of ground containing about six lots, on the northeast corner of Seventy-seventh street and Riverside drive.

Mr. Styles has sold his two four-story brown stone flats, on the south side of Seventy-sixth street, between Lexington and Third avenues, for \$44,000. These flats rent for about \$2,500 each.

Messrs. Bradley & Currier have sold the four-story brown stone flat house on the south east corner of Seventy-first street and Fourth avenue, 22x74x100, for \$29,000.

Messrs. L. J. & I. Phillips have sold the lot of ground on the northeast corner of Fifth avenue and Seventy-first street, 27x150, to Mr. William Vanantwerp for \$110,000; and it is also reported the two four-story brown stone flats Nos. 31 and 33 West Sixty-first street, 25x80x100, for \$58,000.

The following are the sales at the Exchange Salesroom for the week ending October 7:

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

R. V. HARNETT.	
144th st, No. 101, n e cor 4th av, 18x100.11. B. Hestace.....	\$11,500
110th st, No. 87, n w cor 4th av, 30x100.11, four-story stone front store and flat. G. S. Walker. (Rent, \$1,700).....	14,500
Lexington av, No. 1627, n e cor 103d st, 25.11x95, four-story stone front apartment house. Walter S. Pinkney. (Rent abt \$2,000)....	16,800
69th st, n s, 275 w 9th av, 50x100.5, vacant. Catharine Bradley. (Amount due, about \$16,200).....	9,600
Renwick st, Nos. 33, 35, 37 and 39 w s, four two-story frame dwell'gs, four-story brick dwell'g, and two-story frame stable. Horace K. Thurber.....	18,000
Riverside av, s e cor 89th st, 20x101.3x25.2x115.8. Patrick Fox.....	9,800
Riverside av, e s, 29 s 89th st, 83.3x115.8x75.6x148.5. Patrick Fox.....	25,100
89th st, s s, 101.3 e Riverside av, 100x100.8. Henry Merz.....	22,000
89th st, s s, 201.3 e Riverside av, 100x100.8. Alexander J. Mayer.....	13,200
89th st, s s, 301.3 e Riverside av, 100x100.8. Alexander J. Mayer.....	11,200
E. H. LUDLOW & CO.	
Cherry st, No. 362, n s, 23.11x32, five-story brick store and tenem't, and four-story brick tenem't in rear. Ellen Carroll.....	9,300
J. T. BOYD.	
*Monroe st, No. 246, s s, 20x½ block, three-story frame (brick front) store and dwell'g. Mary Fox. (Amount due, abt \$4,600).....	3,700
A. H. MULLER & SON.	
*30th st, No. 519 W., n s, 20x45, three-story brick store and tenem't. John A. Weekes. (Amount due, abt \$3,600).....	3,550
50th st, Nos. 130, 132 and 134 E., s s, 54.10x100.5 x59.8x100.6, three four-story brick flats. F. Foster. (Amount due, abt \$36,750).....	36,625
JOSEPH MC GUIRE.	
*Kingsbridge road, w s, 177 s northerly line Lucius Chittenden's lands, 50x120. Thomas and Thomas H. Messenger. (Amount due, abt \$1,900).....	1,500
Total.....	\$205,775

BROOKLYN, N. Y.

In the city of Brooklyn Messrs. T. A. Kerrigan, J. Cole, R. V. Harnett, and Cole & Murphy have made the following sales for the week ending October 7th:

Chapel st, n s, 175 e Jay st, 25x40. J. C. Smith.	\$1,300
*Devoe st, n s, 40 e Humboldt st, 20x75. Andrew Wils	1,500
Hoyt st No. 256, w s, 80 n Degraw st, 20x78, three-story brick store and dwell'g. Chas. Schneider	4,187
Herkimer pl, n s, 580 w Nostrand av, 20x90x 20.9x86.4. E. R. Ackerly. (Subject to taxes and assmts)	150
*High st, s s, 75 e Gold st, 25x76. Margaret Hendrickson	1,965
Prince st, s e cor proposed Park av, 20x61.6. H. W. Smitz	2,500
State st, s s, 240 e 3d av, 20x90. Sarah R. Comstock	5,000
North 2d st, s s, 22.4 e 8th st, 25x100. Ainslie st, n s, 75 e 8th st, 25x83.2x25x75. Michael Hoffman	2,505
South 4th st, No. 147, n s, abt 150 e 4th st, 25x 96.4, three-story brick dwell'g. Charles H. Bailey	5,585
*Lafayette av, n s, 450 e Lewis av, runs north 67.8 x southeast 94.11 to Lafayette av, x west 65.8, gore.	
Van Buren st, n s, 300 e Lewis av, 25x100. Greene av, n s, 425 e Lewis av, 25x100. Greene av, n s, 475 e Lewis av, 50x100. Van Buren st, s s, 450 e Lewis av, 75x100. Greene av, n s, 25 e Stuyvesant av, 25x100. Lafayette av, n s, 175 e Lewis av, 25x161.11 x35.7x135.7	
Van Buren st, s s, 175 e Lewis av, 50x8.1x 71.8x62.1	
Lafayette av, n s, 250 e Lewis av, 75x200 to Kosciusko st, x69.5x12.1x194.4. Horace Dodd, agmr	5,700
*Union av, n w cor North 1st st, 25x98.2x46.5x 59.1, except piece at point 69.9 w Union av and 25 n Hope st, runs west 28.6 to n e s Hope st, x southeast 33.11 x north 18.4. Alletta C. Rapelye	3,500
Total	\$33,892

BUILDING MATERIAL MARKET.

BRICKS.—Common Hards have again been on the upward turn, indeed the advancing tendency since our last was quite sharp, and a decided addition is made to values. Without any particular reason shown or assigned the arrivals ran moderate, and at times were quite limited, while the demand kept up to full volume, and receivers were in a position to insist upon better terms with much success. On the average run of offering the rates now stand at \$5.00@7.00 for Jerseys, \$6.75@7.25 for "Up-Rivers," and \$7.50@8.00 for Haverstraws, and in a few cases, and for extra fine stock we have heard of sales 25c. and 50c. per M higher, but hardly in such shape as to fairly establish a regular market value at the extreme. At the close, also, there seems to be a little hesitation among buyers on the reports that supplies are coming forward with greater freedom, but no indication that sellers will submit to a reaction of any magnitude. On the contrary, the prospects appear fair for holding the market well up during the balance of the season. As before noted, there is considerable effort among builders to get jobs forward as quickly as possible, especially those of a speculative character, and with new work steadily coming in, the consumption must be large, while on the other hand production is diminishing, and in the natural course of the season must soon be suspended altogether, while manufacturers in the majority of cases manifest no haste to realize, although some carry pretty full supplies. Pale Brick are having a good sale and rule very firm on a range of \$4.00@4.50 per M, as to quality. Fronts firm, with the moderate offering finding plenty of buyers to take it.

HARDWARE.—Business has again proven full and generally acceptable to the majority of dealers, with the market retaining a cheerful tone throughout. All reasonable kinds of goods are moving and in greater volume than had been anticipated, in many instances, with dealers quite confident that the prospects are good for a still further increase as the fall progresses. Manufacturers are all busy and a great many still find it difficult to keep up with back orders for standard descriptions of stock. Export calls are fair in volume and form. Prices remain generally firm, and if anything tend toward an advance. The new rates for cordage referred to in our last are as follows:

Manilla Rope.—1 1/4 inch cir. and upward, 15 1/2c. per lb.; 1 1/2 thread, or 3/4 diameter, 16c. do.; 6 and 9 thread, or 1 1/2 and 5-16 diameter, 16 1/2c. do.; Hay Rope, 2, 3, 4 or 5 thread, 15 1/2c. do.; Bolt and Point Rope, 17c. do.; Tarred Rope and Lath Yarn, 15c. do.; Stave Leather and Hop Twine, 16c. do.

Sisal Rope.—1 1/4 inch cir. and upward, 10c. per lb.; 1 1/2 thread, or 3/4-inch diameter, 10 1/2c. do.; 6 and 9 thread, or 1 1/2 and 5-16 diameter, 11c. do.; Hay Rope, 2, 3, 4 or 5 thread, 10c. do.; Tarred Rope and Lath Yarn, 9 1/2c. do.

The Manufacturers announce that the price of galvanized iron has been advanced to 35 per cent. discount for B. B. and 45 per M from list for second quality.

LATH.—Some irregularity has been shown on a range of \$1.90@2.00 per M, but sellers appear to have retained a pretty good advantage, and in a general way the feeling is firm and confident. Arrivals have been full for several weeks, but did not leave any surplus accumulation, and on lots now known to be afloat negotiations are already pending to a full extent, with receivers generally asking the outside price, while manufacturers do not seem satisfied with returns, and talk about increasing their limits. Consumption is full and daily increasing.

LIME.—No change of a positive character has as yet taken place on the market and we continue ol

quotations. It is, however, noticeable that a very strong tone prevails, and the hints are that cost is likely soon to increase. The Eastern producers are dissatisfied with the rates ruling here and threaten reduced shipments unless they secure better terms. While from various causes the State production is low and everything offered finds a ready sale. Consumption is also full and tends to increase.

LUMBER.—Not much positively new has been developed on this market since our last. Demand in some cases was a little slow, rather behind calculations if anything, but this does not appear to discourage sellers and about former rates are asked on all grades of stock with the offering of desirable parcels quite indifferently made. It is admitted even among buyers that really first-class pine and spruce will be scarce during the balance of the season, with no reason to believe that much of a curtailment in consumption can be looked for, and the dealers who are still short of desirable supplies exhibit anxiety to negotiate upon any thing suited to their wants. They bid pretty low in some instances as compared with cost at primary points, and the views generally entertained by manufacturers and their agents, but full and strong prices are about all that will bring such stock as now wanted. Back purchases continue to come in and increase the accumulation in certain quarters, but a goodly number of goods would look better with more lumber in them. Export orders are more plentiful and the foreign trade tends to a revival.

Eastern Spruce has not shown much strength on values owing probably as greatly to bad management as anything else. The poor and undesirable randoms continue at a discount, and must be sold low when placed at all, but some of the receivers seem to become a little demoralized the moment any small surplus of stock drags on their hands and infuse some of their nervousness into the centre market. Buyers however, who have been unwilling to handle anything except choice, wide and sound stuff, were in no case successful in securing any positive advantage, nor has it been possible to influence manufacturers to negotiate for the future, except upon an extreme basis. Transportation charges cannot recede again this season except under unusual influences, and the assortment of logs is not of a character to permit of any abundance of the choice stock not so necessary to meet the requirements of this market. We quote at \$12@14 for ordinary randoms, \$15.00@17.00 for good to choice do., and \$16.00@18.00 for specials.

White Pine has been coming forward freely and there is steady increase of stock, with the accumulation going into a larger number of hands than heretofore. A great many dealers however still seem to lack a fair supply either as to quantity or assortment, and are somewhat anxiously looking up parcels in the interior. Their experience, both as to cost and obtaining the quantity available within the time desired, is not of a very successful character, and this of itself constitutes a strong element of support to owners who have stocks in hand. In addition to the above, however, the demand is good and rather on the increase, including a pretty full average of consumptive orders and better calls from exporters, who, with advices of somewhat reduced supplies at foreign dependent points, are better inclined to move. We quote \$18.00@21.00 per M for West India shipping boards; \$26.00@27.00 for South American do.; \$16.00@16.50 for box boards; \$17.00@18.80 for sound do.

Yellow pine in a general way is under neglect. Several agents have a few specifications to figure upon, a choice random or two would receive some little attention, and the first-hand stocks in yard are occasionally reduced by very fair sales. The movement, however, lacks vigor and stimulating vitality at the moment, and with some of the Southern mills known to be anxious for orders buyers naturally have some advantage. Still there is no direct pressure and the asking rates at least remain about as before. We quote random cargoes at about \$24.00@26.00 per M; ordered cargoes, \$26.00@28.00 do. green flooring boards, \$24.50@26.50 do; and dry do. do, \$26.00@27.50. Cargoes at the South, \$15.00@19.00 per M for rough, and \$20.00@24.00 for dressed.

Hardwoods are firm on all grades and continue in demand. Some of the yards show a rather better assortment, but it has been slowly accumulated for a special trade, and owners are not anxious to offer it outside the use intended, as no duplication could be effected. We quote at wholesale rates by carload about as follows: Walnut, \$77@90 per M; ash, \$40@45 do.; oak, \$40@45 do., maple \$30@40; chestnut, 1st and 2d, \$30@35; do. do, culls \$20@25 do; cherry, \$50@65 do.; white wood, 1/2 and 5/8 inch, \$25@27.50, and do. inch, \$35@35 do.; hickory, \$35@45 do. for Western, and \$6@75 for good near-by stock.

Shingles in fair average demand for home use and export without change in value. We quote Cypress at about \$6.00 for saps and \$8.50@9 for hearts; pine shipping stocks, \$4 for 18 inch, and Eastern saw grades at \$2.50@2.50 for 16-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch, \$16@22.50 for A and \$28.75@32.25 for No. 1; for 24-inch, \$6.50@16 for A and \$16.75@23 for No. 1; for 20-inch, \$5@10.50 for A and \$11.25@11.75 for No. 1.

From among the lumber charters and engagements recently reported, we select the following:

A Br. barque, 730 tons, from St. John, N. B., to a direct port United Kingdom, deals, supposed 57s 6d; two Br. barques, from St. John, N. B., to Liverpool, deals 57s 6d; a Br. barque, from St. John, N. B., to the Mersey, deals 57s 6d; a Br. barque, 491 tons, from Portland to the Boco wharf, Buenos Ayres, lumber, \$13 net; a Br. barque, 668 tons, from Brunswick to Montevideo, for orders, lumber, \$18 net; an Aust. barque, 400 M lumber, from Montreal to Buenos Ayres, \$14 net; a Br. barque, 381 tons, from Pensacola to the Continent, lumber, \$5 15s; an Am. barque, 413 tons, from Fernandina to the River Plate, lumber, \$19.50 net; a schr., 18 1/2 tons, from Wilmington to Hayti, lumber, \$9.50 and port charges; a San Domingo brig, 210 tons, from Kings Ferry to St. Vincent, lumber, \$12.25; a Br. schr., 110 tons, from Fredericton, N. B., to New York, lumber, \$4.25; a schr., 250 M lumber, from Pascagoula to Boston, \$9.50 per M; a barque, 330 M lumber, from Analachicola to Boston, \$10.50; a brig, 281 tons, from Union Island to New York, 210 M boards, \$8.50; a new schr., 670 tons, from Savannah to New

York, 500 M resawed lumber, \$8.50; a schr., 395 tons, same voyage, 300 M lumber, \$8; a schr., 275 M lumber, from avannah to New York, \$8.25; a schr., 367 tons, hence to Charleston, stone, \$1.75, and back from Savannah lumber, \$8—25 M per day; two schrs., 200 and 180 M lumber, from Jacksonville to New York, \$9.37 1/2; a schr., from Portland to New York, lumber, \$2.37 1/2.

Exports of lumber from the port of New York:

	This Week, feet.	Since Jan. 1, feet.
West Indies	324,979	27,627,707
South America	218,390	18,751,882
East Indies, Africa, etc	449,831	6,383,980
Europe, Continent		727,816
Europe, United Kingdom	113,500	2,797,139
Total	1,106,700	56,287,524

GENERAL LUMBER NOTES.

STATE.

Albany Lumber Market, as reported by the Argus.
FOR THE WEEK ENDED OCT. 4, 1881.

The demand for the past week has been largely in excess of the preceding, and the attendance of buyers better. A sale of a million and three-quarters to a Brooklyn firm is among some of the purchases we hear of. The scarcity of certain pine grades especially sought after for manufacturing purposes is being felt, and it is apparent the "cry of wolf" is not without reason, as we hear of a prominent Michigan manufacturer shipping box direct from the saws to vessel. The lower grades of pine lumber have been sold, no doubt, too low, considering the yearly decreasing percentage of the better grades, and we see lighter stock here to day than for years past, which no doubt will produce an effect on prices during the short business season that remains. Vessels from Canadian ports are difficult to get, and the rates asked very high. The northern mills are working with a fair supply of water.

The receipts of lumber by lake at Buffalo for the week ending October 3d were 8,660,000 feet, and by rail 80 cars. The receipts by lake at Oswego for the week, were 6,266,480 feet as far as reported.

The receipts by canal at Albany from the opening of navigation to 1st inst. were:

Bds. & Sctls.	ft.	Shgles. m.	Timber, c. ft.	Staves, lbs
1881...	313,989,000	5,516	1,000	6,105,000
1880...	289,493,800	3,872	5,400	638,200

Freights from Bay City to Buffalo and Tonawanda, \$3.00 per M.; from Saginaw, \$3.25. From Tonawanda to Albany, \$2.65. From Oswego to Albany, \$1.75. From Port Hope to Oswego, \$1.25. From Ottawa to Albany, by boats, \$3.00 per M. feet.

River freights are steady:

To	Per M. feet.
To New York	\$ @1 00
To Bridgeport	@1 37 1/2
To New Haven	@1 37 1/2
To Providence, Fall River and Newport	2 00 @ 2 25
To Pawtucket	2 25 @ 2 50
To Norwalk	1 25 @ 1 30
To Hartford	@2 00
To Norwich	@2 00
To Middletown	@1 75
To New London	@1 75
To Philadelphia	@2 00

THE WEST.

Through the courtesy of G. W. Hotchkiss, Secretary of the Chicago Lumberman's Exchange. We are advised of the following changes in the official list adopted by the Chicago Lumber Dealers, for the month of October:

Prices advanced on 1st, 2d and 3d, clear, 2 in., to \$31.00; 3d clear, 1 1/2, and 2 in., \$43.00; A, Select, 1 1/2, and 2 in., \$37.00; B, Select, 1 1/2, and 2 in., \$29.00.

Prices declined on Shingles, Car Loads, clear, to \$3.50, dry; Extra A, to \$3.10, dry; Standard A, \$3.00 dry.

The Northwestern Lumberman reports as follows:
CHICAGO.

The cargo market, during the past week, has been an extremely quiet one. At the writing of our last report the President's death was a subject of too much moment to allow active business pursuits to engross the mind. The same influences acted upon the lumber market during the week, depressing it to an extent from which it has not yet recovered its buoyancy. By this we would not be understood as indicating a material reduction in prices, although it was but natural that under the influences of neglect, and indifference on the part of buyers, prices should suffer to an extent. The better grades of lumber, as selects and high grade boards and strips, still command full quotations. Inferior stock from No. 2 logs has ranged according to character, at from \$11.75 to \$15, in inch lumber and strips, and short piece stuff has ranged at about \$11. A good proportion of long lengths would bring fifty cents higher than that, but inferior white pine and Norway, has sold as low as \$10.50. On the 25th inst. the market was quite weak under the influence of large receipts at the yards, with large offerings at the sales dock, and \$11 could have been, and probably was, shaded to \$10.75. Long length piece stuff still commands from \$12 to \$13. The receipts of lumber are now tending to the accumulating of stock upon the yards to a greater extent than before this season, but not to the extent that they must, if the season is to close with the 650,000,000 feet on hand, which the dealers have declared to be necessary in the resolution which we publish in connection with a report of the October price list meeting in another column.

It is scarcely to be hoped, indeed it is hardly within the range of possibilities, that the next two months should give an increase of 150,000,000 feet, as they must if the figures presented at the meeting be correct. That the resolution states a fact, is patent to every one acquainted with the Chicago trade, but we fear that the season will close on a much smaller quantity. In fact the quantity necessary to leave that balance on January 1, cannot now be rushed into this market without imperiling the stability of the cargo, if not of the yard market.

Shingles are in larger comparative supply than lumber, and prices at the dock have suffered. Brands which two weeks since sold at \$2.85, can now be obtained at \$2.65 and \$2.70, and lower grades have suffered in the same proportion.

Lake freights have advanced from all points in the list, except Menominee and Ford River, and are firm, as quoted below:

CARGO QUOTATIONS.

Joist and scantling, green, ordinary lengths.....	\$10.75@11.00
Joist and scantling, green, 20 feet and over.....	12.00@15.00
Mill run, choice, green.....	16.50@21.00
Mill run, medium, green.....	13.00@16.50
Mill run, common, green.....	11.75@13.00
Shingles, standard.....	2.50@2.60
Shingles, extra A.....	2.60@2.75
Lath.....	1.85@1.90

HARDWOODS.—Business has been steady at the yards, and several of the dealers report an increase of orders. Prices are firm and without change. The receipts of the week have been moderate, the greater proportion of the lumber for the week coming by rail. We have not heard of many wholesale purchases, and sellers from primary points have been scarce. Stocks have accumulated for the past few weeks, and, with the exception of walnut, ash and cherry, the yards may be said to be well supplied.

SAGINAW VALLEY.

Lumberman's Gazette.
BAY CITY, MICH.

The abundant activity which has characterized this market throughout the season still continues. A good quality of lumber is more easily obtainable, as good logs are arriving and being sawed from the headwaters of the Tobacco, Cedar, and other streams. The ruling prices in the market remain unchanged at \$7.50, \$15 and \$35. Medium stock has sold during the week at \$7, \$14 and \$32, over average \$7.50, \$15 and \$35, and as high as \$8, \$16 and \$35. Several sales are reported at \$8, \$15.75 and \$35.

Freights are firm at \$2.50 from Bay City and \$3 from Saginaw to Ohio ports, \$3 from Bay City and \$3.50 from Saginaw to Buffalo, and \$3.25 from Bay City and \$3.50 from Saginaw to Chicago.

The shipments from the Saginaw River for the season to Oct. 1, are as follows:

Lumber, feet.....	597,159,211
Shingles.....	109,509,000
Lath.....	12,251,000

General quotations are:

Shipping culls.....	12.00@9.00
Common.....	14.00@18.00
Three uppers.....	33.00@38.00

LUMBERMAN AND MANUFACTURER,
MINNEAPOLIS, MINN.

The conditions and prospects of the lumber business in the West remain in the satisfactory state of the last three months, with constantly increasing facilities for transportation and handling this bulk commodity. Thus in the city of Minneapolis during this year a number of planing mills have been added, and old ones added to. Besides this, long stretches of side tracks have been put in on both divisions of the city, giving to the lumbermen double the yard room and chance to load. This is but a sample of all the other market cities. The recent bad weather has shown its effects in a slight falling off in shipments, but this is owing largely to the almost impassable condition of the roads and streets, and the immense number of sick horses. Several of the largest mills have had to shut down for want of teams to haul away lumber. This has seriously interfered with the operations at all the mills. Besides this, business was nearly totally suspended to participate in the funeral services of President Garfield. Advices from the pineries show them in a flooded condition, with nearly impassable roads to the logging camps. The immense amount of water will be most favorable for driving next spring. Business on the river among the raftmen is being pushed to the utmost limit of their rafting and towing facilities, and all the logs will be taken out of the booms and delivered at the mill booms if they are not all sawed up.

No change in quotations this week.

FOREIGN.

The London Timber Trades Journal reports:

Whatever may be the doings of the trade elsewhere, it is doubtless very good in London, and, notwithstanding the heavy importations we had to chronicle last week, it seems to have dismayed nobody. On the contrary, the best prices of the season on some goods were obtained at the two days' sale which occurred since, and things went pretty generally 10s. to a pound a standard higher than they fetched a month ago. Whether the confidence in prices arises from a belief that the winter stocks will not be heavy, or that, whatever they may be, there will be plenty of work going on to require them all, it is difficult to say. What is evident to everybody is that there is at present a great readiness to lay in stock among the dealers around and about London. The quantity coming forward seems to have no appreciable influence on the public sales, and even some of those who watch them for the shippers abroad, and know, or are supposed to know, all about the stocks there, speak confidently of advancing prices. Others look incredulous and shake their heads. But that prices are very firm in this market just now does not admit of a doubt.

LIVERPOOL.

Although the business of the past week has been curtailed by the one day devoted to the opening of the new docks, during which time nothing was done, a fair week's work has been got through, and buyers have purchased at a rate that will not affect the figures in the statistics of the month. The demand has been steady throughout, and prices are against the buyer, for although our stocks on hand are large for some articles, yet the approaching close of the season and the firmness with which shippers demand higher rates, owing to the probable scarcity abroad, and the continued advances in rates of insurance, have made the most popular woods, such as spruce deals, advance in value.

Messrs. Farnworth & Jardine in their monthly circular report that there has been a fair import and a fair amount of business done. Canadian Woods—The import has been small, especially square timber, and the advance in prices in Quebec for yellow pine has quite checked business here, where no corresponding advance can be obtained. Red Pine—A little more in inquiry, but demand is limited. Oak remains quiet and the consumption small, with no improvement in value. Elm—Fair demand, but prices are easier. Ash of prime quality commands full prices, but demand limited. Pine deals arrive freely by steamers at low rates of freight, and, though a fair demand, there is no improvement in value. New Brunswick and Nova Scotia Spruce and Pine Deals, &c.—A full import of spruce deals, and deliveries about the same as during the like month last year. Prices show a slight advance during the month, and market is firm; the trade, however, are not without some misgivings as to the future, and it will require moderate imports for the remainder of the season to inspire confidence. Pine deals are but in moderate request, and there have been no sales of importance. Birch has been in better demand, and at higher prices. Pitch Pine—The arrivals during the past month have been seven vessels. Prices continue low and without much immediate prospect of improvement, but, with the enhanced value abroad of Canadian goods, pitch pine at present low prices should attract more attention.

Mail advices from Rio Janeiro report:

Pitch Pine Deals.—We have no arrivals to report, owing to which fact our market is firm at 43/000 to 44/000. Very few cargoes reported on the way.

Spruce Pine Deals.—There is one cargo expected from Portland, Me. Market steady at 37/500 per dozen.

White Pine Lumber.—The arrivals consist of about 154,000 feet per Antonio d'Abundo from New York, 80,000 feet per David Stewart from Baltimore, 37,000 feet per Sophia Cook and 297,000 feet per Sappho from New York, sold at 115 down to 100 reis per foot. Market supplied and dull. Just arrived about 50,000 per Wm. Phillips from Wilmington, Del., still unsold.

NAILS.—Supplies are offered fairly, and most regular dealers continue to market a display of firmness at full rates reached on the recent revision of price list, and these are retained as quotations. Some "outside" lots, however, taken on speculation before the rise, are offered at a fraction "off," and this with the pressure of consumption less severe, leads buyers in many cases to greater caution.

We quote at 10d. to 60d., common fence and sheathing per keg, \$—@3.40; 8d and 9d, common do, per keg, \$3.05; 6d and 7d, common do, per keg, \$3.90; 4d and 5d, common do, per keg, \$4.15; 3d, per keg, \$4.90; 3d, fine per keg, \$5.65; 3d, per keg, \$5.65. Cut spikes, all sizes, \$3.65; floor, casing and box, \$4.15@4.90; finishing, \$4.40@5.15.

CLINCH NAILS.

1 1/2 inch, \$5.90; 1 3/4 inch, \$5.65; 2 inch, \$5.40; 2 1/4@2 3/4 inch, \$5.15; 3 inch and longer, \$4.90.

PAINTS AND OILS.—The market as a whole presents no positively new features. A very good business is doing with a tendency to increase, in such as may be considered the standard grades of stock, and values are pretty well supported, but the force of demand has scarcely been great enough to lead to any decided buoyancy as yet, though an advance of a fractional character is predicted for Leads. Linsed Oil has been in pretty good demand and remains firm in value. We quote at about 60@63c. for city, and 64@65c. for Calcutta from first hands.

PITCH.—A very fair average trade demand has prevailed with the supply pretty closely gauged thereto, and values held about steady. We quote at \$2.25@2.30 per bbl. for city delivered.

SPIRITS TURPENTINE.—The general features are much the same all around. A fair average trade demand prevails, and this is met with very little disturbance of the general line of values, but in a wholesale way the tone is unsettled and rendered to a certain extent nominal under the constant speculative manipulation. Appearances of late rather favored buyers. As this report is closed the quotations stand about 52 1/2@54 1/2c. per gallon, according to quantity of stock handled.

TAR.—Business has been a little irregular, but on the whole a fair amount of stock went out from time to time, and realized full former rates, the market ruling quite steadily as to cost. The supply is fair in quantity and assortment. We quote at \$3.50@3.75 per bbl. for Newberne and Washington, and \$3.50@3.87 1/2 for Wilmington, according to the size of invoice.

CONVEYANCES.

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

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

NEW YORK CITY.

SEPT. 30 OCT. 1, 3, 4, 5, 6.

Albion pl, No. 2, or 4th st, s, 176.3 e Bowery, 25x105.5, also piece on s e cor rear of lot, 12.6x7, four-story brick dwell'g. Foreclos. Hamilton Morton to Edward D. Conolly. Oct. 4. \$15,400

Broome st, Nos. 362, 364 and 366, n s. 74.9 w Elizabeth st, runs north 11.9 x west 16.5 x northwest 44.6 x south 123.4 to Broome st, x east 65.4, Nos. 362 and 364, two three-story frame stores and dwell'g; No. 366, two-story frame dwell'g and four-story brick factory build'g in rear. Margaret and Anna L. Montgomery to Benjamin S. Clarke. Q. C. All title. Nov. 18. nom

Broome st, No. 198, n s, 25 w Suffolk st, 25 x75, six-story brick factory build'g and portion of four-story brick factory in rear. David Dows et al., see 12th av, to William Tilden. June 29. 15,000

Same property. William Tilden to Marmaduke and Beverly B. Tilden. C. a. G. June 29. 15,000

Broome st, No. 578, n s, 175 e Hudson st, 22.6x84.3, two-story brick dwell'g. Joseph F. Chatellier et al. to Lydia A. Cornelius, widow, Toms River, N. J. See No. 227 Hudson st, Q. C. September 17. nom

Broadway, Nos. 38, 39, 40, 42, 57, 64, 66, 69, 71, 73, 78, 80, 444 and 452.

Broad st, Nos. 17, 19, 21 and 38.

Church st, Nos. 95 and 115.

Exchange pl, No. 55.

New st, Nos. 5, 7, 17, 19, 34, 36, 49 and 53.

Crosby st Nos. 10, 12, 14, 16 and 18.

Howard st, Nos. 29 and 34.

61st st, n w cor 4th av, 39x100.5.

81st st, s s, 160 w 4th av, 20x102.2.

117th st, s s, 15.10 e 4th av, 15.10x64.11.

Certificate extending time of sale of property for five years from date. Chas. G. Fairman, Superintendent of the Insurance Department of the State of New York, to The Charter Oak Life Ins Co., of Hartford, Conn. Sept. 16, 1881.

Centre st, No. 104, s e s, 57.9 s w Franklin st, 24.6x74.3x24.6x74.8, five-story brick front building. George A. and Theodore F. H. Meyer, as trustees, to Lemuel L. Fountaine. C. a. G. October 3. nom

Christopher st, No. 82, s s, 125 e Bleecker st, 25x61.6x25x63.11, three-story brick dwell'g. Joseph Levisness to Robert B. Weeks. April 25, 1855. 5,000

Catharine slip, No. 4, w s, 40 s Cherry st, runs west 20 x north 19.6 x east 20 to Catharine slip, x south 19.6, four-story brick store and dwell'g. Catharine A. wife of and William Rose, Brooklyn, individ. and exxs. and trustees W. Hanley, to Elias Wolf and Therese his wife. Oct. 1. 6,000

Eldridge st, No. 160, e s, 60 s Rivington st, 20x45, three-story brick dwell'g. Philip, Anna and Jacob Steimmuller, Margaret wife of Wendel Herdt, New York, Elise wife of John Altburger and Elizabeth wife of William Sahn. College Point, L. I., heirs Catharine Steimmuller, dec'd., to Fredericke Nauman. Mort. \$4,000. Oct. 1. 8,100

Greenwich st, No. 462, w s, bet Desbrosses and Watts st, 25x80, four-story frame (brick front) store and dwell'g. John D. Chatellier et al. to Joseph F. Chatellier. Q. C. See Hudson st. Sept. 17. 1,000

Hudson st, w s, being rear of lot No. 141 Chambers st, beginning on w line of lot No. 141 Chambers st, at point 76.3 n Chambers st, runs east to w s Hudson st, x north about 12.8 to land formerly of Ellis Potter, x west 6 x south 11.3. Mulford Martin to Joseph I. West. April 14, 1860. 2,000

Hudson st, No. 227, w s, 74.10 n Watts st, 17.7x43x20x26.2x52.7, four-story brick store and tenem't. Joseph F. Chatellier, New York, Hannah R. wife of William M. Foster, Chicago, Ill., Lydia A. Cornelius, widow, Toms River, N. J., to John D. Chatellier, all heirs of John Chattellier. Q. C. Sept. 17. nom

Hudson st, No. 225, w s, 57.3 n Watts st, 17.7x52.7x18x45.5, four-story brick store and tenem't. Joseph F. Chatellier et al. to Hannah R. wife of William M. Foster, Chicago, Ill. See Hudson st. Q. C. Sept. 17. nom

Houston st, No. 45 E., s s, 21.3 e Mulberry st, 20.9x68.5x21.1x70.4, three-story brick store and dwell'g. Simon Bing, Jr., to D. K. De Beixedon, Brooklyn,

and Charles Simpson, New York. Oct. 3. 10,000
 Hamilton st, No. 33, n s, 231.5 w Market st, 22.1x50.5x21.9x46.1, two-story frame (brick front) tenem't. Amelia F. Baker wife of Frederick, Brooklyn, to William Farrell and Bridget his wife, joint tenants. Mort, \$3,000. Oct. 6. 3,530
 Kingsbridge road, w s, new line, at boundary line bet L. Chittenden and W. M. Tweed, 740.7x112.6x110.6x287.7x116x317.9, contains 13 city lots. Henry D. Rolph, Stamford, Conn., to Mary L. Mayhew, Brooklyn. Q. C. July 29. nom
 Same property. D. G. Crosby and ano., exrs. J. H. Dyckman, to Henry D. Rolph et al. Release judgment. Sept. 2. nom
 Market st, e s, 50 n Monroe st, 25x87.4. William Miles to Heinrich Schmutzsch. Q. C. Oct. 4. 2,650
 Norfolk st, n w cor Rivington st, 75x60, No. 126 Rivington st, portion of three-story brick dwell'g and No. 128-130 portion of four-story brick factory building.
 Norfolk st, No. 115, w s, 75 n Rivington st, 25x100, two and one-story brick factory.
 David Dows et al., see 12th av, to William Tilden. June 29. 24,000
 Same property. William Tilden to Marmaduke and Beverly B. Tilden. C. a. G. June 29. 24,000
 Orchard st, No. 60, e s, 100 s Grand st, 25x87.6, five-story brick store and tenem't. Mary O'Connell, widow, to Simon Bing, Jr. Mort. \$12,000. Oct. 4. 16,100
 Renwick st, w s, 131.1 s Spring st, runs west and northwest 84 x south 69.9 x east 5 x south 25 x east 70 to Renwick st, x north 71.7; Nos. 33, 35 and 37, four two-story frame dwell'gs and two-story frame stable in rear of 33; No. 39, four-story brick dwell'g. Albert V. and Edwin B. Meeks, exrs. Joseph W. Meeks, to Horace K. Thurber. Oct. 1. 18,000
 Spring st, No. 236, s s, 25.2 w Clark st, runs west 23 x south 52 x west 2.1 x south 28.1 x east 25.3 x north 80 to beginning, three-story frame (brick front) store and dwell'g. Louis Grunhut to Rachel wife of Berhard Grunhut. Oct. 1. nom
 Stanton st, No. 159, s s, 75 w Clinton st, 24.6x100, five-story brick store and tenement. John A. Voelker to Joseph Pirro. Mort. \$9,000. 19,000
 South st, No. 87, westerly cor Burling slip, 21.10x49.7x22.2x50.1, five-story brick store. Catharine M. Wendell, Grosse Isle, Mich., to Louis L. C. de Caumont. Q. C. Sept. 26. nom
 State st, No. 14, s e cor Pearl st, 78.6x73x34.3, gore, four-story brick store and tenem't. William H. Chesebrough to August Struck. Sept. 22. 42,000
 Varick st, n w cor Broome st, 21.2x70; No. 111 Varick, two-story frame (brick front) store and dwell'g; No. 564 1/2 Broome, three-story brick store and tenem't. George G. De Witt, Jr., and ano., trustees Sarah Talman, dec'd., to John McDonald. Oct. 1. 12,000
 Washington st, w s, 40.6x—; also West st, e s, 81 s Rector st, 40.6, lots join on rear. Margaret Tyson, Rochelle Park, N. J., widow, to Henry L. Tyson et al. Release dover. Sept. 8. nom
 Watts, st, Nos. 54 and 56, n s, 114.6 e Hudson st, runs north 75.9 x west 36.6 x again west 0.8 x south 19.11 x again south 28.8 x west 2.2 x still west 3.10 x south 24.6 to Watts st, x east 44.9, two two-story brick dwell'gs and two-story brick stable in rear. Herman S. Le Roy to Ambrose K. Ely. Morts. \$5,000. Sept. 29. 9,000
 Waverly pl, No. 169, e s, 74.11 s Charles st, 20x80x70x80, error, three-story brick dwell'g. Mary E. Marsh to Addie L. Marsh. November 1. 10,500
 West Broadway, No. 153, w s, 18.9x53, two-story frame shop. Herman S. Le Roy to Smith Ely, Jr. Mort. \$2,500. Sept. 29. 6,500
 4th st, No. 264, s s, 263.10 e Av B, 24.9x96.3, three-story brick store and tenem't. George W. Weed, Brooklyn, to Anton Austen. Q. C. Sept. 20. nom

Same property. De Witt V. and Randolph W. Weed, Brooklyn, and Jacob V. Crawford to Anton Austen and Caroline his wife. Oct. 1. 10,500
 7th st, No. 108, s s, 262.11 e 1st av, 25x90.10, three-story brick dwell'g. Pauline wife of Cajetan Boller to Wilhelmine Wiener, widow. Mort. \$6,000. Oct. 1. 12,250
 10th st, No. 415, n s, 208 e Av C, 25x94.9, two-story brick office and stable.
 11th st, s s, 108 e Av C, 75x94.9.
 10th st, n s, 108 e Av C, 75x94.9.
 Three-story brick car house and stables.
 Sophia B. French, widow, Boston, Mass., Samuel W. French, Milwaukee, Wis., sole heir S. L. French, dec'd, Minnie J. wife of S. W. French, Flavius J. French, Hardwick, Vt., Sarah M. wife of H. C. French, Hartford, Vt., with said S. L. French heirs Ulysses D. French, dec'd, Thomas H. Bacon and ano., as trustees Sophia B. and S. W. French, to The Houston, West Street & Pavonia Ferry R. R. Co. July 14. 36,500
 11th st, No. 332, s s, 175 w 1st av, 25x94.10, five-story brick store and tenem't. Frank Kubischta to Frederick Keiner. Contract. Sept. 22. 18,500
 Same property. Frank Kubischta to Friedrich Keiner and Christiana his wife. Morts. \$13,800. Oct. 1. 18,500
 16th st, No. 320, s s, 84 e Livingston pl, 18x51.9, three-story brick dwell'g. Foreclos. Edward D. Gale to Nicholas W. S. Catlin. Sept. 13. 7,200
 16th st, No. 614-616, s s, 388 w Av C, 50x103.3, two five-story brick tenem'ts. Foreclos. Charles F. Estwick, ref., to Hiram A. Merriman, Williamsport, Pa. July 26. 12,900
 17th st, s s, 80 e 8th av, 20x88.
 143d st, n s, 350 e 8th av, 25x99.11.
 Elizabeth Blakely, widow, to Sarah E. Booth. Q. C. Sept. 28. nom
 Same property. Elizabeth Blakely to Sarah E. Booth. Sept. 28. nom
 22d st, No. 244, s s, 350 e 8th av, 25x98.9, three-story brick dwell'g. Eugene H. Conklin to Edward P. Wilder. Mort. \$7,500. Sept. 30. 12,600
 29th st, No. 142, s s, 500 w 6th av, 16.6x98.9, three-story brick store and tenement.
 29th st, No. 144, s s, 516.6 w 6th av, 16x—x14.6x98.9, three-story brick dwell'g; in rear of Nos. 142 and 144, three-story brick tenem't.
 Edmond J. Butler to Anna M. Cary. Mort. \$10,000. Sept. 13. 23,000
 31st st, No. 221, n s, 350 w 2d av, 16x98.9, four-story brick tenem't. Rosanna wife of and James M. Chichester to Ephraim S. Widdemer. Mort. \$6,000. September 30. 8,300
 33d st, No. 39, n s, 181.3 e Madison av, 18.9x98.9, four-story brick dwelling. Walter S. Adams to Ella H. Browne, New Brighton, S. I. Mort. \$12,000. Sept. 20. 25,500
 34th st, No. 117, n s, 204.4 e 4th av, 21x98.9x21.1x98.9, four-story stone front dwelling. William B. Dixon to Richard Duncan. Mort. \$18,000. Sept. 16. 28,000
 38th st, No. 145, n s, 186 w 3d av, 16x94, three-story stone front dwell'g. Albert Salter to John F. Schreyer. M. \$7,000. Aug. 31. 12,500
 39th st, No. 36, s s, 410 e 6th av, 25x98.9, four-story stone front dwell'g. Edward T. Schenck et al., trustees Samuel Wood, dec'd, to Samuel O. Vanderpoel, Albany, N. Y. Mort. \$20,000. Oct. 1. 45,000
 40th st, No. 140, s s, 148 e Lexington av, runs south 79.7 x east 24.3 x north 83.1 to 40th st, x west to beginning, two-story frame dwell'g. William Humes to Clara A. Helm. Oct. 3. 10,000
 45th st, No. 619, n s, 243.9 w 11th av, 18.9x100.5, three-story brick dwelling. Zelenda Lee, Waterloo, N. Y., to Jerome Hopkins. Q. C. and C. a. G. March 7. gift
 45th st, No. 534-538, s s, 250 e 11th av, 75x100.5, three five-story brick tenem'ts. Julia wife of John Mullaly to Frank E. Smith and Henry Ellis. Mort. \$26,000. Oct. 6. 36,000
 46th st, No. 157, n s, 160 e 7th av, 20x100.4, four-story stone front dwell'g. John

H. Hindley, exr. T. Hindley, to Emil F. Haubner. Mort. \$6,000. Oct. 1. 20,000
 47th st, No. 443, n s, 318 9 e 10th av, 18.9x100.5, four-story stone front tenement. Allen H. Adams to Richard Hetherington. Mort. \$6,000. Aug. 12. 15,000
 Same property. R. Hetherington to Mary wife of Allen H. Adams. Mort. \$6,000. Aug. 12. 15,000
 49th st, No. 222, s s, 346 w 2d av, 21x100.5, four-story brick (stone front) dwell'g. Foreclose. Richard M. Henry to Carl A. Kirscht. Oct. 1. 18,200
 49th st, No. 448, s s, 208 e 10th av. 21x100.5, two-story frame dwell'g. Amelia wife of Thomas Smith to Samuel Lowden. Mort. \$4,500. Oct. 1. 5,500
 Same property. Catharine wife of Michael Hicks to same. Release dover. Oct. 1. nom
 49th st, No. 446, s s, 229 e 10th av, 21x100.5, two-story frame dwell'g. Catharine wife of Michael Hicks to Samuel Lowden. Mort. \$4,500. Oct. 1. 5,500
 Same property. Amelia wife of Thomas Smith to Samuel Lowden. Release dover. Oct. 1. nom
 50th st, No. 352, s s, 112.6 w 1st av, 18.9x100.5, four-story stone front dwell'g. George Roll and John Belzer, Brooklyn, to Martha F. Becker. Correction deed. Mort. \$7,000. June 28. 9,000
 51st st, No. 47, n s, 236 e 6th av, 21x100.5, four-story stone front dwell'g. Joseph S. Stout to Alice H. Westervelt. Mort. \$15,000. Sept. 29. 41,000
 51st st, s s, 163.6 e 9th av, 38.6x100.5, vacant. Charles Gahren to Mary W. wife of Cornelius W. Luyster. Mort. \$12,000. Oct. 1. 15,250
 53d st, n s, 105 e 7th av, runs north 25 x west 5 x north 75.5 x east 75 x south 100.5 to 53d st, x west 70, brick Baptist Church. The Metropolitan Savings' Bank to John W. Stevens. June 30. 45,000
 53d st, No. 320, s s, 218.4 e 2d av, 18x100.5, four-story stone front tenem't. Christian Hartung to Emanuel S., Jacob and Isaac Kahn and Amalie wife of German Kahn. Sept. 30. 11,300
 53d st, No. 32 W., s s, 475 w 5th av, 25x100.5, four-story stone front dwelling. Robert McCafferty to Gustave Schirmer. Mort. \$45,000. Oct. 3. 87,500
 54th st, No. 63 W., n s, 211.8 e 6th av. 16.8x100.5, four-story stone front dwell'g. Robert L. Cumming to Eliza Simpkins. Oct. 1. 37,000
 55th st, n s, 225 w 6th av, 25x100.5, vacant. Cornelius Treacy to William B. Baldwin. Oct. 3. 9,000
 Same property. Patrick Farley to William B. Baldwin. Q. C. Oct. 1. nom
 56th st, n s, abt 200 w 2d av, 25x100.5, vacant. Ann Cronin to Silas J. Donovan. Contract. Oct. 3. 4,300
 56th st, No. 305, n s, 90 e 2d av, 20x100.5, four-story stone front dwell'g. Foreclos. Edward D. Gale to Sophia and Charles Beaudel. Sept. 15. 12,000
 57th st, No. 25, n w cor Madison av, 28x100.5, four-story brick dwell'g. Cornelius Vanderbilt to John H. Beach. Sept. 29. 100,000
 58th st, s s, 241.5 w Av A, 19.6x100.5. Release mort. Sophia E. Beach to Owen Moran. Sept. 30. nom
 58th st, n s, 145 e Broadway, 25x100.5. James W. Phyfe to Jeremiah A. Cranitch. All title. Sept. 28. 147
 Same property. Bernard Reilly, late Sheriff to same. Sheriff's deed on execution. Aug. 16, 1880. 112
 60th st, Nos. 14-18, s s, 250 e 9th av, 75x100.5, two five-story brick flats, in course of erection. Helene wife of John F. Pupke to David T. Kennedy. Morts. \$33,750. June 17. 43,236
 61st st, No. 407, n s, 125 e 1st av, 25x104.8x25.3x108.9, three-story brick dwell'g. Antoinette wife of Mario Bragaldi to Edmund Coffin, Jr. Mort. \$5,000. Sept. 28. 6,500
 62d st, s w cor 4th av, 233x100.5, fourteen two-story brown stone stables and dwell'gs projected. Henry A. Cram to Charles H. Hallock, Brooklyn. Taxes 1881. June 14. 174,750

Same property. Charles H. Hallock, Brooklyn, to Wm. V. A. Mulhallon. Morts. \$174,750. Taxes 1881. Sept. 29. 186,400

63d st, No. 36 E., 20x100.5. James Campbell to Thomas F. Oakes. Contract. Oct. 6. 36,000

73d st, s s, 250 w 2d av, 50x102.2, vacant. William Noble to Bernard Newmark and Emanuel S. Sutro. Contract. Sept. 28. 10,139

75th st, n s, 51.4 w 4th av, 17x84. Abraham Dowdney to Anastasia M. wife of Michael Murray. Mort. \$12,000. Sept. 29. nom

76th st, No. 219, n s, 230 e 3d av, 25x102.2, one-story frame dwell'g. Mary J. Vaughan, heir T. Vaughan, to Catharine J. Cadagan. Q. C. Correction deed. Sept. 10. nom

Same property. Catharine J. Cadigan, heir J. Cadigan, to Henry Lipman. October 4. 5,000

76th st, No. [202, s s, 67 e 3d av, 19x82.2, four-story stone front tenem't. Isaac Wyman to Karl M. Wallach. October 5. 10,500

77th st, No. 5, n s, 166.8 e 5th av, 16.8x102.2, four-story stone front dwell'g. Joseph H. Sterling to Ernest Groesbeck. Mort. \$16,000. C. a. G. Oct. 4. 29,000

Same property. Ernest Groesbeck to Blanche wife of Joseph H. Sterling. Mort. \$16,000. C. a. G. Oct. 4. 29,000

77th st, No. 349, n s, 100 w 1st av, 25x104.4, four-story brick tenem't, and three-story frame tenem't in rear. Patrick McQuade to Regina Prosnitz. Mort. \$8,500. Oct. 1. 12,000

79th st, s s, 155 w 2d av, 25x102.2. Fanny wife of Samuel Wallach to Karl M. Wallach. Mort. \$6,500. May 16. nom

79th st, n s. Party wall agreement. Sarah H. Farley with James V. S. Woolley.

79th st, n s. Party wall agreement. James V. S. Woolley with Henrietta Gunther.

84th st, n s, 156.6 e Av A, 38.10x102.2. Baruch Strauss and Yette his wife to Seligman Rothschild. Mort. \$12,000. Sept. 29. nom

Same property. Seligman Rothschild to Yette Strauss. Morts. \$12,000 and interest. Oct. 1. nom

84th st, No. 519, n s, 234.2 e Av A, 19.5x102.2, three-story stone front dwell'g. Orville B. Ackerly, Riverhead, L. I., to Charles H. Heimburg. Mort. \$6,000. Sept. 29. 11,000

85th st, No. 155, n s, 281.2 w 3d av, 25.7x102.2, three-story frame store and dwelling. The German Savings Bank to Charles Huber. Sept 29. 7,000

89th st, s s, 278.1 e 4th av. Release mort. The New York Life Ins. Co. to J. Bentley Squier. Sept. 30. nom

91st st, n s, 210 e 4th av, 15x100.8, three-story stone front dwelling. James S. Wooley to Addie W. Squire. Mort. \$5,000. June 21, 1877. 10,000

94th st, Nos. 157-167, n s, 95 e Lexington av, 112.6x100, six three-story stone front dwell'gs, incomplete. Henry M. Wheeler to Henry Lipman. Morts. \$20,000. Oct. 4. 27,000

103d st, s s, 205 e 3d av, 75x100.9. August Baumgarten, Brooklyn, to John H. Deane. Sept. 20. nom

103d st, s s, 130 e 3d av, 25x100.9, three-story frame dwell'g. Samuel H. Quinn, by Edmund R. Terry, guard., to Peobe M. Schultz. Infants share. Aug. 30. 665

106th st, n s, 209.6 e 3d av, 0.6x100.11. Bertha A. wife of John H. Deane to Lottie L. Dean. July 13. 450

106th st, n s, 150 e 2d av, 75x100.11, vacant. John H. Deane and Ward B. Chamberlin to Wilhelmine Juch. Mort. \$6,000. Sept. 15. 12,000

108th st, s s, 335 e 3d av, 175x100.11, vacant. John H. Deane and William A. Cauldwell to Wilhelmine Juch. Mort. \$13,000 which includes various liens, assm'ts., &c. Sept. 15. 25,200

111th st, No. 317, n s, 300 e 2d av, 25x100.11, four-story brick store and tenement. Catharine S. Miller, widow, to William E. Diller. Oct. 1. 9,00

114th st, No. 165, n s, 241 w 3d av, 29x100.10, four-story brick flat. Daniel M. Van Cott to Adeline Odell, Eastchester, N. Y. Foreclose. May 25, 1878. 3,000

116th st, n s, 100 e 2d av, 40x100.11. Adam Munch to Frederick Albrecht. 1/2 part. 1/2 mort. \$8,000. July 2. nom

Same property. August Loehr to Adam Munch. All liens. C. a. G. July 1. nom

116th st, s s, 191.8 w 1st av, 33.4x100.10. Release mort. Thomas B. Kerr and Henry L. Grant to James Gault. nom

Same property. Henry R. Low, Middletown, N. Y., to same. Two releases of morts. Sept. 29. nom

116th st, s s, 225 w 1st av, 65x100.10. Three releases of morts. Henry R. Low to James Gault. Sept. 29. nom

117th st, n e cor Lexington av, 16.4x61.6x29.5x60.1, vacant. Caroline Neustadter, Sophia Beer, Amelia Weil, Adelaide Seligman, Josephine Walter, Nina I. Walter, New York, Rosetta Stettheimer, Stuttgart, Germany, Augusta Greenbaum, San Francisco, to William Fanning. 8-9 parts. July 1. 3,555

117th st, s s, 300 w 5th av, 70x100.11, vacant. David Dows et al (see 12th av) to William Tilden. June 29. 8,000

Same property. William Tilden to Mar-maduke and Beverly B. Tilden. C. a. G. June 29. 8,000

118th st, n s, 140 e 4th av, 100x100.11, vacant. Catharine wife of James Nunan to James Cairnes. Mort. \$13,000, taxes and assm'ts, 1880. April 18. 16,200

120th st, s s, 100 e 1st av, 75x100.10, four four-story brick apartment houses, projected, Lambert Suydam to James O'Hare. Oct. 1. 12,000

120th st, s s, 100 e 1st av, 0.2x50.5. James O'Hare to Luyster P. and James B. Whitaker. Oct. 1. 100

122d st, No. 257, n s, 59.6 w 2d av, 14x70, three-story stone front dwell'g. Sarah E. Le Compte to Carrie W. Lee. Mort. \$4,800. Oct. 1. 5,000

122d st, n s, 100 e 8th av, 100x100.11, new build'gs projected. David Oppenheimer to Edward Leissner, Alexander Louis, Eliza Guggenheimer and Salomon Marx. Mort. \$12,500. Aug. 25. 20,000

122d st, No. 251, n s, 101.6 w 2d av, 14x100.11, three-story stone front dwelling. Christopher B. Keogh to Mary V. wife of James A. Eustace. Mort. \$5,000. Sept. 28. 8,500

123d st, s s, 200 e 8th av, 100x100.11, two-story frame dwell'g. Henry Alker to Spencer A. Fanning. Oct. 1. 18,000

Same property. Mary V. wife of James A. Eustace to Joseph Eustace. Oct. 3. 8,500

124th st, n s, 250 e 8th av, 75x100.11, No. 251 two story frame dwelling, No. 253 two-story frame dwelling, and two and three-story frame stables in rear. Harriet E. Wilmerding individ., extx. H. A. Wilmerding to Catharine L. wife of Albert Hanscom. Oct. 1. 15,000

125th st, n s, 115 e 4th av, 25x99.11. Mayor, &c., New York, to Joseph Morrison. Confirmation deed. Sept. 23. nom

126th st, No. 38, s s, 20 w Madison av, 18x83, three-story stone front dwell'g. Release mort. Joseph Larocque, Astoria, to Marcelina V. wife of Wallace P. Birdsall. Sept. 30. nom

Same property. Marcelina V. wife of Wallace P. Birdsall to Samuel F. Sniffen. Morts. \$11,000. Sept. 30. 20,000

127th st, No. 17, n s, 210 e 5th av, 18.9x100.4, three-story stone front dwell'g. William A. Martin to Fidelia L. Truax. Mort. \$8,000. Oct. 1. 12,150

127th st, No. 51, n s, 60 e Madison av, 16.8x99.11, three-story stone front dwell'g. Isaac E. Wright to Susan A. Van Dolsen. Mort, \$9,500. September 27. 16,000

Same property. John Ross to Isaac E. Wright. Release mort. Sept. 21. nom

128th st, No. 16, s s, 217.6 w 5th av, 17.6x99.11, three-story stone front dwell'g. George J. Hamilton to Edwin S. Lenox, Worcester, Mass. Mort. \$8,000. October 1. 15,250

128th st, No. 30, s s, 385 w 5th av, 25x99.11, four-story stone front flat. Cowan Kays to Ann wife of George F. Thornton. Mort. \$15,000. Sept. 29. 23,500

129th st, n s, 235 w 3d av, 25x99.11, vacant.

129th st, n s, 335 w 3d av, 50x99.11, vacant. Margaret Hibbert, widow, to The Third Avenue R. R. Co. Mort. \$1,000. September 1. 10,500

129th st, n s, 410 w 3d av, runs west 10 x north along contemplated extension Lexington av to 130th st, x east 10 x south to beginning, two two-story frame dwell'gs. Augustus Schell to The Third Avenue R. R. Co. 1/2 part. C. a. G. Oct. 5. 3,000

130th st, No. 53, n s, 300 e 6th av, original line, 20x99.11, four-story stone front dwell'g. Thomas B. Kerr, exr. John Kerr, to George B. Rhoads. Taxes 1881. Sept. 30. 14,000

130th st, No. 55 W., n s, 280 e 6th av, original line, 20x99.11, four-story stone front dwell'g. Thomas B. Kerr, exr. J. Kerr, to Samuel P. Patterson. Taxes 1881. Sept. 30. 14,000

142d st, n s, 350 e 8th av, 25x99.11, vacant. Henry Robinson, Hartford, Conn., to Adolph Loewe. Aug. 29, 1853. 350

153d st, s s, 100 e 10th av, 75x99.11, two-story frame stable. Michael H. Cashman to James Floy, Elizabeth, N. J. Oct. 1. 6,500

Av A, s w cor 123d st, 25.11x100, vacant. Randolph Guggenheimer and Salomon Marx to John F. Havanagh. Mort. \$3,034. Oct. 4. 6,500

Av B, s e cor 2d st, 19.10x80, No. 15 Av B, four-story brick store and tenem't, and No. 209 2d st, three-story brick store and tenem't. Albert Bielefeld to Louis Isaacs. Morts. \$11,500. Oct. 5. 15,500

Lexington av, No. 1081, e s, 17.2 n 76th st, 17x70, three-story stone front dwelling. Ellen J. wife of Henry Norwell, New Jersey, to Albert E. Woolf. Mort. \$6,000. Oct. 4. 15,150

Lexington av, No. 329, e s, 24 s 39th st, 23.6x80, four-story stone front dwell'g. Elisabeth wife of George W. Fuller to Amelia A. wife of Stephen C. Barnum. Sept. 22. 28,000

Lexington av, s w cor 94th st, 100.8x75, vacant. Mary M. wife of R. Ten Broeck to Oscar T. Marshall. Oct. 1. 20,000

Lexington av, Nos. 1994, 1996 and 2002. Agreement fixing the amount due upon each of above lots in a certain mortgage at \$850, and extending time of payment. John Davidson with William H. Street-er. nom

Lexington av, n w cor 106th st, 17.7x75. Ann E. wife of John B. Davis to John H. Deane. Mort. \$8,000. Sept. 22. nom

Madison av, No. 533, n e cor 54th st, 25x100, four-story brick dwell'g. Josephine wife or John Hoey, Long Branch, to The Female Academy of the Sacred Heart. Oct. 1. 75,000

Madison av, n e cor 120th st, 100.10x100, vacant. John H. Deane and William A. Cauldwell to Lottie L. Dean. Mort. \$18,000, and taxes, assm'ts and interest, \$22,434. July 29. 45,000

1st av, No. 1329, w s, 77.2 n 73d st, 25x100, four-story brick store and tenem't. Jacob Bram to George A. Bram. Sept. 30. 1,000

1st av, Nos. 1482 and 1484, e s, 27.2 n 77th st, 50x94, two four-story stone front stores and tenem'ts. Jacob L. Maschke to Samuel Barnett. Morts. \$29,500. Sept. 30. 31,000

1st av, Nos. 318-320, e s, 56 s 19th st, 36x90, two four-story brick stores and tenements.

12th st, No. 502 E., s s, 67.4 e Av A, 28x51.10, five-story brick store and tenement. Seligman Trier to Henry Altheimer. Morts. \$18,000. C. a. G. Sept. 14. 24,000

2d av, No. 446, e s, 49.5 n 25th st, 24.8x100, three-story brick store and tenement. Frederick B. Wendt, recvr., to Adam Landfried. July 18. 2,250

Same property. Mary Landfried and John and Phebe Gardner, Winfield, L. I., to Adam Landfried. Q. C. July 26. nom

2d av, s e cor 104th st, 100.11x100, vacant. Spencer A. Fanning to Wilhelmina Juch. Mort. \$13,500. Sept. 28. 21,500

2d av, e s, party wall agreement. Charles A. Disbrow, with Charles A. Buddensiek. 2d av, w s, 75 n 107th st, 126.10x100, shanties. John H. Deane and William A. Cauldwell to Wilhelmine Juch. Mort. \$13,000, which includes various liens, assessments, &c. Sept. 15. 25,000

3d av, e s, 92.5 n 49th st, runs east 90 x south 42 x east 56.2 to centre Old Post road, x north to point 128 east 3d av, x north 15 to point 128 east of 3d av, and 60 south of 50th st, x west 39.5 x south 42 x west 90 to 3d av, x south 6.5 to beginning.

Beekman lane, in rear of No. 805 3d av, four four-story brick tenem'ts. Oscar T. Marshall to George A. Haggerty. Subject to the right of the owner of lot adjoining to build over the alley. Sept. 24. 15,000

3d av, No. 1055, e s, 50 n 62d st, 25.2x100, five-story brick store and tenem't. August Bergener to Christian Sander. Morts. \$21,000. Sept. 30. 26,000

4th av, e s, 51.2 n 78th st, 25.6x100, two two-story frame dwell'gs. William A. Darling to Mary A. wife of Peter Bowe. Mort. \$4,000. Sept. 24. 10,500

4th av, s e cor 113th st, 100.10x100, vacant.

113th st, s s, 100 e 4th av, 85x100.10, vacant. David Dows et al., exrs. Wm. Tilden, dec'd, Almira S. Tilden, widow Milano C. Marmaduke and Beverly B. Tilden, sons Wm. Tilden, dec'd, to William Tilden. June 29. 30,000

4th av, w s, extdg from 108th to 109th st, 201.10x255, shanty. Spencer A. Fanning to Elizabeth Meehen. Mort. \$73,000, assmts. &c. Oct. 4. 84,669

5th av, No. 579, n e cor 47th st, 42.5x100, four-story stone front dwell'g.

47th st, No. 1 E., n s 100 e 5th av, 25x100.5, four-story stone front dwell'g. James J. McComb to Jay Gould. Sept. 22. 350,000

5th av, No. 579, n e cor 47th st, 42.5x100, four-story stone front dwell'g.

47th st, No. 1 E., n s, 100 e 5th av, 25x100.5, four-story stone front dwell'g. Also furniture and fixtures. J. J. McComb to Jay Gould. Contract. Sept. 6. 350,000

6th av, e s, extdg from 122d st to 123d st, 201.10x100, vacant. John B. Devlin to John H. Sherwood. Contract. June 28. 60,000

7th av, No. 229, e s, 135.9 s 24th st, 18.6x80, four-story brick store and tenem't. Johann L. Hoecker, individ. and extrx. L. W. Hoecker, dec'd, Frederick W. and Fredericka A. L. Hoecker, being the widow and heirs of L. W. Hoecker, to Charles Fleury. Mort. \$6,000. September 30. 13,200

7th av, No. 480, s w cor 36th st, 19x61x19.1x61, four-story brick store and tenem't. Peter Bowe, Sheriff, to Frank H. Butler. Sheriff's deed. Aug. 29. 50

8th av, No. 543, w s, 28.1 n 37th st, 21.4x75, two-story frame store and dwell'g. John A. Hardy to Emma wife of Isaac Meier. Mort. \$15,000. Oct. 1. 30,000

8th av, w s, 28.1 n 37th st. Release mort. Eugene A. Hoffman to John A. Hardy. Sept. 24. nom

8th av, w s, 50.5 n 123d st, 50.6x100, vacant. John J. Clancy and James J. Dunne to Spencer A. Fanning. Morts. \$3,500, taxes, &c. Sept. 5. 10,500

8th av, w s, 100.7 n 24th st; also, 108th st, s s, 75 e 3d av; also, 73d st, No. 121 E., n s, 634 w 3d av; also, Hudson st, w s, 21.8 s Desbrosses st; also, West 12th st, s s, 379.2 e 7th av; also, 12th st, s s, 400 e 7th av. Release dower. Emma E. West, Elmira, N. Y., widow, to Mary N. McDonald. Oct. 4. 15,000

8th av, No. 454, e s, 40.5 s 33d st, 19.10x75x20x75, four-story brick store and tenem't.

8th av, No. 452, e s, 60.3 s 33d st, 20x75, four-story brick store and tenem't. Thomas Dennison to Martha and John Long. Morts. \$15,000. Oct. 4. 36,000

8th av, s w cor 25th st. Release dower. Emma E. West, Elmira, N. Y., to Emma L. wife of D. McLean Shaw. Oct. 1. 49,050

9th av, n e cor 58th st. Release mort. The Mutual Life Ins. Co., New York, to Effingham H. Nichols. Oct. 4. 7,000

9th av, n e cor 58th st, 25.5x100, vacant.

9th av, e s, 75.5 n 58th st, 25x100, vacant.

58th st, n s, 100 e 9th av, 25x100.5, shanty. Effingham H. Nichols to John M. Ruck. Taxes, 1881. Sept. 3. 32,500

9th av, e s, 25.5 n 58th st, 25x100, frame stables. Eliza J. Ross, Eliza Ayres, David Douglas et al, exrs. Geo. Ross, to John M. Ruck. Conveys also right of dower of Eliza J. Ross, widow. September 30. 10,000

10th av, e s, 75 n 165th st, 27.8x101.1x13x100, vacant. Anne wife of Michael Kirly to Michael Howe. Sept. 28. 2,500

12th av, e s, extdg from 132d to 133d st, 200x100, vacant.

132d st, n s, 100 e 12th av, 575x100, vacant.

133d st, s s, 100 e 12th av, 550x100, vacant. David Dows et al., exrs. W. Tilden, and Almira S. Tilden, widow, and Milano C. Marmaduke and Beverly B. Tilden to William Tilden. 1/2 part. June 29. 53,000

Same property. William Tilden to Marmaduke and Beverly B. Tilden. 1/2 part. C. a. G. June 29. 53,000

12th av, 13th av, 135th st, plot bounded east by 12th av, 149.11; west by s 13th av, being exterior line City New York; north by centre line 135th st, and south by centre line block between 134th and 135th sts, vacant. Hermon H. Shook to George S. Humphrey. Foreclos. April 5. 6,300

Interior lot at centre line block between 122d and 123d sts. at point 200 e 8th av, runs east to n e s Benson's lane, x north-west to point 200 e 8th av, x south to beginning. Philip L. Wilson, exr. Harris Wilson, dec'd, and Jennet Wilson, widow, to Henry Alker. Correction deed and release dower. Oct. 1. nom

Interior lot, 75 s 36th st and 95 w 7th av, runs west 62.8 x south 23.9 x east 58.2 x north 23.9. Samuel H. Brown, Middletown, N. Y., and Sarah M. Purdy, heir and widow of Samuel H. Brown, dec'd, to John Zickler. Q. C. Aug. 31. 50

MISCELLANEOUS.

Acceptance of provision in will of T. Hindley in lieu of dower by Jennie Hindley, his widow.

All grantor's right and title as heir in estate of late Cornelius J. DeWitt, including property in New York, Kings, Westchester and Sullivan Counties, New York. Theodore W. Mason, Greenwich, Conn., to Edward DeWitt Mason, Brooklyn. Trust deed. Sept. 22. nom

Appointment of William Tatlock, Stamford, Conn., as trustee in place of retiring trustee, by Lucia Coulson and ano.

Confirmation of agreement heretofore made. Amelia A. Germond with other heirs of Wm. B. Corning, dec'd. nom

Last will and testament and probate thereof of Joseph W. Meeks.

Receipt of payment for party wall under an old agreement. Ann M. Mundy, extrx. B. Mundy, to John and George Ruddell. 450

23d and 24th WARDS.

Brewer st, w s, at boundary bet Highbridgeville and land of A. Findley, being part of Emily C. Ryan's lane, 119.4x57x125x52.11. Ivan Powers, Brooklyn, to Mary wife of Michael Hynes. Jan. 11, 1877. nom

1st st, s s, extdg from Central to Berrian avs, 200x100. William and Jeremiah Smullen to Charles Dunlap. Receipt for \$20 on account of \$1,900 purchase money for above lots.

Same property. Charles Dunlap to George E. Daniels. Receipt of \$20 as per above.

141st st, s s, 506.6 e Alexander av, runs east to Willis av, x south 16.8 x west 106 x north 16.8. Mary wife of James Gault to Jonas G. Stead. Oct. 4. nom

142d st, n s, 175 w Brook av, late Clifton av, 25x100. Margaretta W. Smith, Boulder. Col., to Joseph Marshall. Morts. \$700, taxes, &c. May 18. nom

Same property. Joseph Marshall to Alexander Smith. Morts. \$700, taxes, &c. Oct. 1. nom

143d st, s s, 181.6 e Alexander av, 25x100. Mary Bodly, widow, and devisee T. Bodly, to George S. Bell. September 27. 1,700

Cambreling av, e s, lots 98, 99 and 100 map S. Camberling property, 75x100. Dennis Valentine to Elizabeth Griffin. Oct. 4. 240

Concord av, s w cor Cedar st, 100x125. Cedar st, s s, 100 e Concord st, 270x79 x270x76.3. Julius Wolf, Milbridge, Maine, and Herman Reesing, New York, to Julius S. Hitchcock, Poughkeepsie. Contested assessm'ts. Oct. 5. 3,300

Fordham av, easterly cor 8th st, 50x93x50x99.10. Anton Hupfel, East Orange, N. J., to Caroline Zeltner. Sept. 23. 2,400

Fordham av, e s, 125 n Spring pl, 25x102.6 x23.6x100.6. Anton Hupfel, East Orange, N. J., to Herman Gudehens. Q. C. Aug. 1. 2,000

Walton av, w s, 300 n 150th st, 100x93.6x100.6x92.5. Henry L. Morris to John F. Steever. Morts. \$9,000. Sept. 10. 7,400

Willis av, w s, 39 s 140th st. Release mort. Maria E. Ackerman to John Entwisle. Sept. 28. 300

Willis av, w s, 39 s 140th st, 18x66. John Entwisle to Ann La Cost. Sept. 28. 1,350

Willis av, w s, 57 s 140th st, 18x66. John Entwisle to James M. La Coste. Sept. 28. 1,350

Willis av, interior lot, 33.4 s 141st st, and 70 w Willis av, runs west 11 x south 16.8 x east 11 x north 16.8.

141st st, s s, 70 w Willis av, 11x16.8. James Gault to Jonas G. Stead. Oct. 4. nom

Washington av, w s, 56 n Marble st, runs west 100 x north 52 x west 50 x north 4 x east 150 to Washington av, x south 56. Foreclos. J. Malcom Smith to Justina B. wife of Louis D. Appel. Sept. 23. 1,950

Plot under water of Cromwell's Creek, Morrisania, 2 52-100 acres.

Also plot under water of said Cromwell's Creek, extdg to Cedar st, 2 74-100 acres.

Ivan Powers, Brooklyn, to Mary wife of Michael Hynes. Jan. 11, 1877. nom

Plot on Harlem River or Cromwell's Creek, Morrisania, 0 115-1,000 acre. Ivan Powers, Brooklyn, to Mary wife of Michael Hynes. Jan. 10, 1877. 600

Parcel E, map No. 1, partition map Ryan agt Northrop, being on Cromwell's Creek, Harlem River, near Cedar st, 0 124-1,000 acre.

Also another plot of Same estate on Harlem River, 1 146-1,000 acre. Ivan Powers to Mary wife of Michael Hynes. Jan. 11, 1877. nom

LEASEHOLD CONVEYANCES.

Dutch st, No. 7, w s, 113.8 e John st, 24.3x102, irreg. The Ministers, &c., Reformed Prot. Dutch Church, New York, to Robert Colgate et al., exrs. W. Colgate. 21 years, from May 1, 1863, per year 350

Dutch st, No. 7. Assign. lease. Robert Colgate et al., exrs. W. Colgate, to Richard M. Colgate 2,100

Same property. Consent to assign lease. The Ministers, &c., Reformed Prot. Dutch Church, New York, to Robert Colgate et al., exrs. W. Colgate.

Market st, No. 48, store. Assign. lease. Stephen Madden to Thomas F. Fitzpatrick. nom

Hudson st, s w cor Beach st. Consent to assign lease. The Trustees of the Protestant Episcopal Society for Promoting Religion and Learning in New York to John Connolly and Charles McLaughlin.

Same property. Consent to mortgage lease. Same to Delia Connolly.

West st, No. 191, e s, 24.2 n Duane st, 17.7x41.10x18.3x41.6. Lease. The Mayor, &c., New York, to Edward M. Harrison 1878. Conveys reversionary interest of grantors. Sept. 25.

16th st, s s, 244 e 1st av, 25x103.3. Assign. Astor lease. Emanuel M. Friedlein to Heinrich Muller. 7,800

20th st, n s, 200 w 2d av, 19.8x38.8. Assign. lease. Cornelia T. and Jane Kirby, New York, Frances M. wife of and John B. Palmer, Columbia, S. C., Josephine S. Kirby, Rye, N. Y., Mary B. wife of and John C. Fairfax, Northampton, Md., Katharine wife of Mandeville Halstead, Oakland, Cal., Reynold M. Kirby, Salt Lake City, Utah, and William E. Everett, Rye, N. Y., to Virginia E. Everett, Rye, N. Y. All title. nom

46th st, No. 306 W. Assign. lease. Mary K. and Annie C. Hennessy to William H. Streeter. 13,000

46th st, s s, 350 e 8th av, 18.9x100.5. Malcom Kerr to Morris C. Mengis. Assign. lease. Oct. 6. nom

Same property. George Ashforth to Malcom Kerr. Assign. lease. September 28. 6,000

50th st, s s, 245 w 5th av, 22x100.5. Assign. lease. Jannette Pirsson, widow, to Samuel H. Mead. Oct. 1. 5,000

Av D, No. 28. Assign. lease. Edward Ward to Richard Corbett. nom

3d av, No. 487, cor 33d st, store, &c. Diana H. and Wm. L. Brower, exrs. of Henry W. Brower, to George Coope. Assign. lease. Sept. 27. nom

Property in Westchester Co. Assign. lease. Joseph Malley or Maly to Peter Weber. nom

KINGS COUNTY.

SEPTEMBER 30, OCTOBER 1, 3, 4, 5, 6.

Boerum st, n s, 125 w Lorimer st, 25x100. Edward Steinmacher to John A. Ziegler. Mort. \$1,700. \$4,700

Boerum st, s s, 125 w Ewen st, 25x100, h & l. William Volke to Adam Geiger and Katharina his wife. 5,000

Broadway s w s, 140 n w Macon st, 20x100. William Smith to Samuel T. Nelson. Q. C. nom

Same property. Samuel T. Nelson to John C. Keeneth. Mort. \$1,800. exch

Broadway, Nos. 71 and 73, n s, 50 w 3d st, 5.1x47.9x50x54.3. Robert Nicholls et al. to Myer Helburan and Henry S. Herrman, New York. Re recorded. nom

Same property. R. Hall and ano., exrs. Ann Nicholls, to same. Re recorded. 16,000

Bergen st, s s, 75 e Rochester av, 25x77.9. Thomas McGhegan to Sarah E. Fogel. 220

Benton st, centre line, intersection centre line Stewart av, runs west 460 to centre Varick av, x north 260 to centre Parker st, x east 255 x north 130 x east 205 to centre Stewart av, x south 390. Charles J. De Bevoise to Peter Cooper's Glue Factory. nom

Court st, No. 549, e s, 25 n Centre st. 22.2x100. Mary W. Mason, Greenwich, Conn., to Henry S. Mason. 1/2 part. 500

Church st, s s, 158.6 e Columbia st, 25x100. Richard Cahill to Thomas Cooper and Mary A. his wife. 400

Carroll st, s s, 286 w Columbia st, 20x100. Owen Byrne to Patrick Carey. 2,500

Columbia st, e s, 20.3 s Woodhull st, 39.10x70, h & l. Thomas Clyne to James and E. "Sinamon Calvert. Mort. \$4,000. 9,550

Concord st, s w cor Adams st, 115.9x105.4. Daniel S. Arnold to Thomas H. Brush. Mort. \$12,000. 18,000

Chauncey st, n s, 95 w Reid av, 20x100. Thos. McGrath to Daniel J. McSweeney. 650

Dean st, n s, 480 e 3d av, 20x100. Robert Atchison to George C. Atchison. nom

Dean st, s s, 95 w 6th av, late Pearsall st, 20x95.10x1.7x104.2. George W. Holt to Michael J. McCue. 1,800

Decatur st, n s, 50 w Reid av, 16.8x100, h & l. Abel Miller to Harriet L. wife of James Hanna. Mort. \$2,600. 3,750

Ewen st, Nos. 11, 13, 15, 17 and 19. August and George Gomer accept this property and release August Gomer as exr. of Chas. and Eva Gomer, dec'd. Ewen st, No. 32; also Reid av, 25 from Pulaski st, 75x100. Flushing av, s s, 75 w Marcy av, 25x100. Emma Shellas and Elise Worm accept this property and release exrs as above. Front st, n s, 238 e Bridge st, 25x100. Mary McQueeney to Bernard Conway. 4,500

Grace Court st, s s, 196 w Hicks st, 18.6x107.7x18.7x105.7. Alonzo Crittenden to James H. Storrs. Mort. \$10,000. 18,000

Grove st, s e s, 565 s w Central av, 20x100. Abraham Lowerre to Elizabeth M. Heather. 350

Grand st, n w cor 6th st, 24.10x49. Margaret McKay to James R. Howe. Release. nom

Same property. Henry D. Birdsall to James R. Howe. Partition. 11,600

Grand st, n s, 24.10 w 6th st, 25.2x—x24.4x49. Margaret McKay, widow, to Frederick W. Ehrlich. Release. nom

Same property. Henry D. Birdsall to same. Partition. 9,200

Grand st, n s, 16.7 e Vandervoort av, 76.1 to private street, x — to Glendale and Manhattan Beach Railroad, x — to Metropolitan av, x 85 x south 131.6. Frederick A. Newman to Adaline A. Newman. Mort. \$4,000. 5,700

Grand st, n w cor Union av, 25x75. Union av, w s, 75 n Grand st, 25x75. Union av, w s, 100 n Grand st, 25x81.4x29.8x97.4. Daniel F. Gleason to Dorinda McLerney, widow, and Maria T. and Dorothea A. Gleason. 1-5 part. Mort. \$3,500. nom

Hewes st, s s, 251.6 e Wythe av, 19x100, h & l. Richard Healy to Jeannette T. Leitch. Mort. \$3,500. 7,000

Hopkins st, n s, 225 w Throop av, 25x100. Theobald Schaefer, Brooklyn, Rosa wife of Alexander Eckel, New York, Martha wife of Herrmann Wichels, Katharina wife of William Vanderkoogh, Sarah wife of Conrad Schmid, Barbara and Lina Schaefer, heirs Fatharina Schaefer, to John Schaefer and Katharina Schaefer his wife. All title. Mort. \$3,100. 4,200

Halsey st, n s, 450 e Bedford av, 20x100, h & l. Thomas B. Jackson to Melvina wife of Francis Black. 8,000

Hicks st, s w cor Rapelyea st, 25x100. Patrick McGuire to Thomas W. Smith. nom

Same property. Thomas W. Smith to Ellen A. wife of Patrick McGuire. C. a. G. nom

Hancock st, s s, 110 e Bedford av, 20x100. Susanna E. C. wife of Walter C. Russell to George Starrett. Mort. \$5,000. 10,000

Hancock st, s s, 90 e Bedford av, 20x100. Same to same. Mort. \$5,000. 12,230

India st, n s, 275 w Manhattan av, 25x100, h & l. Chauncy Perry to John Harvey. 4,500

Leonard st, w s, 100 s Meserole av, 25x100, h & l. Agnes Olmstead to Morris Richheimer. Mort. \$1,000 See Oakland st. 2,250

Magnolia st, n w s, 100 s w Wyckoff av, 20x107 x20x106.7. John F. Clough to David Reif. 490

Magnolia st, n w s, 120 s w Wyckoff av, 20x107.8x20x107.1. Magnolia st, n s, 140 w Wyckoff av, 10x108x10x107. Richard W. Clough to Joseph Pendar. 675

Magnolia st, n w s, 225 s w St. Nicholas av, 25x100. William C. Husted to Frederick Cromwell. 1/2 part. nom

McDougal st, n s, 100 e Ralph av, 50x100, hs & ls. William H. Wilson to Joseph Liebmann. Mort. \$1,800. nom

Monroe st, n s, 353 e Bedford av, 18x100. Carrie A. Edmondson, widow, to Alonzo E. De Baun. Mort. \$4,240. nom

Monroe st, s s, 296 e Reid av, 29x100. John Gardner, New Haven, Conn., to Wharton W. Watson. 2,300

Monroe st, s s, 345 w Nostrand av, 20x—. Eliza Bedell, widow, to Adolph Georg. 1,900

Monroe st, s s, 412 e Lewis av, 18.8x100. Patchen av, w s, 75 s Monroe st, 36x80. Louis S. Turner to Lucy M. Stearns. C. a. G. nom

Monroe st, s s, 300 e Lewis av, 93.4x100. Monroe st, s s, 412 e Lewis av, 18.8x100. Starr st, s s, 190 e Central av, 20x100. Patchen av, w s, 75 s Monroe st, 36x80. Benjamin F. and Frank H. Stearns, Everett, Mass., to Oscar H. Stearns. nom

Monroe st, s s, 200 e Nostrand av, 75x100. Elijah T. Sherman to Joshua M. Brush. 4,500

Same property. Edwin D. Phelps to Elijah T. Sherman. Release mort. consid. omitted

Monroe st. Party wall agreement. Elijah T. Sherman with Joshua M. Brush. nom

Myrtle st, s e s, 166 n e Broadway, 22x75.3x22x74.10. Frederick Herr to Thomas A. Basenden. 3,400

Myrtle st, s e s, 175 n e Broadway, 75x76.6x75x75. John H. Harbeck to Frederick Herr. 2,700

Myrtle st, s e s, 189 n e Broadway, 22x75.8x22x75.3. Frederick Herr to Barbara E. wife of Leonhard Riess. 3,400

Myrtle st, n s, 300 w Willow st, 25x100, h & l. John G. Farley to George Krebs. 1,450

Melrose st, s e s, 175 n e Evergreen av, 25x100, h & l. Henry Loeffler to Louisa and Emma Kauffer. Mort. \$1,200. 2,800

Moore st, s s, 150 w Humboldt late Smith st, 25x100, h & l. John W. and William Horst to George Darr, Dingman, Pa. Mort. \$1,500. 4,500

Mill st, n s, 100 e Hicks st, 25x100. Patrick Rourke or O'Rourke to Lavinia Carroll. 700

Monteith st, n s, 120 w Bremen st, 18.4x100. Charles Langschmidt, New York, to John Schweickert and Eliza his wife. Mort. \$1,800. 2,125

Oakland st, e s, 106.2 n Van Cott av, 23x100, h & l. Kate wife of James E. Kindred to Agnes Olmstead. See Leonard st. Mort. \$1,250. 2,150

Park pl, s s, 203.10 e 5th av, 20x100. William Spencer, Jr., to James W. Hay, New York. Mort. \$4,000. 6,000

Prince st, e s, 44.11 n Fleet st, runs north 18 x east 35.11 to Fleet st, x southwest 20.9 x west 25.8. Williston H. Hampton to Amos N. Freeman. Q. C. nom

Same property. Amos N. Freeman to Adaline E. wife of W. H. Hampton. nom

Prince st, e s, 97.11 n Tillary st, 20x61.6, h & l. Edmund H. Stowell, Boston, Mass., to Benjamin N. Holcomb. 2,500

Prospect st, n w s, 225 s w Hamburg st late Johnson av, 25x100. Prospect st, n w s, 175 s w Johnson av, 50x100. John W. Rowland, Long Island City, to George Selden. 1,500

Prospect st, n w s, 175 s w Hamburg st late Johnson av, 50x100. Mary J. wife of Robert O'Hara, Long Island City, to John W. Rowland. gift

Pulaski st, n s, 131 e Sumner av, 19x100, h & l. Jonathan Moore to Lurana Fox. 3,800

Prospect st, n w s, 225 s w Johnson av, 25x100. Michael M. Fox, Long Island City, to John W. Rowland. 500

Prospect st, n e cor Vernon av, 150x100, Flatbush. Elbe H. Steers to John C. Lubke. 10,000

Pacific st, No. 127, n s, 228.8 e Henry st, 22x100. Harriet A. wife of Alanson White, Jr., to Edwin F. Knowlton. 7,500

Pacific st, n s, 125 e Smith st, 50x100. Atlantic av, n s, 175 w Nevins st, 25x90. Nostrand av, e s, extd'g from Putnam av to Madison st, 200x100. George Wilson to Eliza A. wife of Michael K. Wilson. Mort. \$25,500. Feb. 6, '78. nom

Palmetto st, n w s, 275 n e Irving av, 25x100. Andrew J. Moses, East Orange, N. J., to Peter Hillenbrand. 450

Palmetto st, n w s, 100 n e Hamburg st late Johnson av, 25x100. Godfrey Luicks to John G. Waters. 150

Park way late Sackett st, s s, 100 w Franklin av, 50x100. Walter Lotus to Robert Neumann. nom

Raymond st, w s, 288.3 n Fulton st, 20x100.6. Susan P., Susan and Helen Embury, New York, Aymar Embury, Englewood, N. J., widow and heirs Abraham B. Embury, to Ellen J. Swan. 6,750

Rodney st, s s, 253 w Lee av, 22x100, h & l. John F. Ryan to Julia E. T. Sheridan. 13,000

Scholes st, n s, 250 e Union av, 25x100. Ludwig Levy to John H. Von Thaden and Mary his wife. 6,200

Starr st, s s, 150 w Knickerbocker av, 25x100, h & l. John A. Weidner to Karl Fleisz. Mort. \$650. exch

Sackett st, cor 6th av, conveys right of way for railroad. Agnes Macauley to The Sackett st R. R. Co. nom

Stagg st, s s, 500 w Waterbury st, 25x100. Jeremiah V. Meserole to Ellen wife of Geo. Wilson. 775

Stagg st, s s, 475 w Waterbury st, 25x100. Mary S. wife of Charles R. Baker, heir C. Schenck, to Ellen wife of George Wilson. 650

Summer lase Yates av, w s, 75 s Floyd st, 25x100, h & l. Foreclos. Thomas M. Riley to William Cummings. Subject to taxes, assessments and sale for same. 50

Taylor st, n w s, 120 s w Wythe av, 20x100. Melvina wife of Francis Black to Linus L. Clarke. exch

Tillary st, s s, 24 e Adams st, 28.9x56. Aaron P. Bates to James Burrell. Q. C. nom

Tillary st, No. 232, s s, 20.4 w Navy st, 20.3x72.4x20x69.2. William Ennis to James Burrell. 1/2 part. 10

Same property. Thomas M. Riley to same. Foreclos. 700

Varet st, n s, 72 w Ewen st, 18x43x—x61. Foreclos. Thomas M. Riley to Silas Mott, North Hempstead. 1,000

Verona pl, w s, 100 n Fulton st, 20x100. Annie Y. wife of David H. Fowler to Mary A. Wilson. Mort. \$3,500. 6,625

Van Siclen pl, e s, 185 n West av, 40x100, Gravesend. Anna M. wife of John A. Monseel to William Vanderveer. 300

Walton st, s s, 150 e Harrison av, 25x100, h & l. Richard Corbett to Clarence K. Valentine, Queens, L. I. Mort. \$1,000. 1,100

Wilson st, n s, 110 e Wythe av, 20x100. Eliza A. wife of Daniel D. Whedon to Henrietta H. Johnson. Mort. \$4,200. 6,000

William st, n s, 156.8 e Van Brunt st, 16.8x100, h & l. Patrick Carey to James Brodigan and Mary his wife. 1,900

Wyckoff st, s s, 301.2 w 5th av, 60x100, h & l. Edward Kenna to George W. Brown. Mort. \$13,500. 30,000

Wyckoff st, s s, 344.8 w 4th av, 100.8x100, hs & ls. Atlantic av, Nos 542 to 550, s s, 250 e 3d av, 100x90, hs & ls. Harriet E. wife of John B. Page, Rutland, Vt., to Thomas H. Brush. Ms. \$40,000. 80,000

Warren st, e s, 175 s w Lafayette av, 25x125, New Utrecht. Marie Heinen, widow, to Frederic Volkel and Mary his wife. 200

Woodhull st, No. 71, n s, 60 e Hicks st, 20x75, h & l. Jane Robinson to Stephen C. Duryea. 5,000

South 2d st, s s, 200 e 11th st, runs south 53.2 x southwest 40.2 x south 35.5 x east 50 x north 120 to South 2d st, x west 25. South 2d st, s w s, 175 s e 11th st, 25x48x40.3x111. John Parr and Margaret S. his wife to John Tierney, Flatbush. 3,000

Watkins, Emma L., to George E. Kitching, consid. omitted
Weaver, Joseph A., to Michael Sweeney. 3,605
Wyckoff, Jacob F., to H. Virginia Deshler, guard. E. W. and T. H. Harrison. 12,000

KINGS COUNTY.

SEPTEMBER 30TH TO OCTOBER 6—INCLUSIVE.

Christmas, Charles H., to Harriet Gignoux, Nice, France. \$100
Combes, Richard C., to William T. Graff and ano., exrs. Benjamin Hutchnsnson, dec'd. 1,200
Cook, Phebe A., to Phebe J. wife of Samuel Whitson, Newtown, N. Y. 1,500
Chumasero, Eliza A., to Howard L. Hayden. 2,000
Greenwood, Joseph M., to James H. Skidmore, exr. Deborah R. Allen. 400
Hoe, William A., to Elizabeth Wiggins. 1,000
Iden, Henry, to George C. Topping. 1,225
Johnson, Mary E., to Anna L. Sumner, Camden, N. J. 500
Kenney, Martin, to John Blohm. 170
Lang, Julia, extrx., to Eugene Lebeuf. 2,900
Lebeuf, Eugene, to Julia Lang. 2,900
Lowell, Sidney V., to Marianne Riley. 1,500
Maujer, Daniel, to Charles A. McLaughlin. 500
McGinley, Margaret, extrx. John McGinley, dec'd, to Maria F. Devin. 700
Maloney, James J., to Frederick A. Fox. 3,605
Moitrier, Bartholome, to Marius Lang. 900
Same to same. 1,300
Powell, Ida L., to Sarah J. Livingston. 600
Raymond, Catharine L., wife of James E. trustee, to Mary H., wife of Ferdinand A. Crocker. 5,000
Read, Thomas, to Lucius Bradley, exr. Burton E. Clark. 2,500
Shields, Sarah A., wife of William J., to R. Connor et al, exrs. George Ricard, dec'd. 2,500
Strong, Thomas S., exr. Mary A. Strong, to Thomas S. Strong, trustee. nom
Suydam, Adrian M., to Augustus A. Leverich. 704
Same to same. 506
Seibert, Lizzie E., to Jeannette T. Leitch. 4,000
The Brooklyn Life Ins. Co., N. Y., to Annie A. Johnson. 1,500
The Long Island Bank to Anson Blake, Jr. 100
The New York Life Ins. and Trust Co., as trustees John F. Delaplaine, dec'd, to Ira O. Miller. 400
Valentine, Andrew, exr. Henry Whitson, dec'd, to Samuel W. Burtis. 1,200
Van Pelt, Mary A. and Harriet, to Anna L. Sumner, Camden, N. J. 1,000
Von Thaden, Mary and John H., to Ludwig Levv. 2,000
Van Reyphen, Nellie C., to Hettie A. Wells. 500
Wells, Oliver J., exr. Eliza R. Wells, to Sarah E. Waldo, Scotland, Conn. 800
Same to Genevieve Waldo, Scotland, Conn. 1,000
Same to Marie E. Jacobson and Nellie C. Van Reyphen. 5,000
Wilder, Enos, and John Greenough, to Elizabeth S. Miller and ano., admrs. of Chauncey S. Stevens, dec'd. 3,000

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 30TH TO OCT. 6TH—INCLUSIVE.
SALOON FIXTURES.

Amann, C. 123 E. 3d....F. Odendahl. \$150
Beau, J. 92 10th av....J. Finnerty. 750
Bramhall, C. D. 8 Bowery....M. Lunger. 1,000
Brunswick & Balke Co., J. M. City....J. Blaha. Pool Table. 225
Byrne, P. 170 Mulberry....T. C. Lyman & Co. (R) 200
Brady, J., and J. Leahy. 96 Monroe....T. C. Lyman & Co. 200
Cazalet, N. B. 125 West....Mary J. Cazalet. Restaurant Fixtures and Furniture. 2,500
Dahms, Lena. 217 Av C....C. Gormann. 250
Doerr, F. 615 E. 11th....Christina Doerr. 325
Dig, C. 177 William....G. Ehret. 1,000
Doerr, Henrietta. 96 Av B. ..G. Ehret. (R) 460
Donovan, J. J. & J. 273 Nassau st, Brooklyn....T. C. Lyman & Co. 200
Dreyer, J. Boulevard, bet 78th and 79thBrunswick & Balke Co. Pool Table. (R) 25
Etzler, J. Pearl and Broad....Christina Stuebner, extrx. Bar Fixtures, Furniture, &c. (R) 1,006
Engels, C. 295 Bowery....W. F. Blume. 1,300
Flanley & Driscoll. 88 New Chambers and 68 Cherry....J. A. Bernheimer. Pool Tables. (R) 500

Finlayson, J. A. 24 Catharine slip....J. Aitchison. 400
Gaymann, Clara. 148 Forsyth....J. & L. F. Kuntz. 100
Gilhooly, Thos. 107 Water....P. McQuade. 4,500
Howe, H. W. 48 E. Houston....Griffith & Co. Pool and Billiard Tables. 550
Jackman, M. 126 W. 50th....Griffith & Co. Pool Table. 200
Jackson, C. 19 Bowery...G. M. Mittnacht. 35
Knopke, H. 26 Spring O. Metz. 400
Kopta, A. 525 5th....Hirsch & Herman. 207
Kaiser, J. & C. M. 172 1st av....Bernheimer & Schmid. 100
Keck, J. 664 9th av....Griffith & Co. Pool Table. 275
Kilcoyne, M. 1560 2d av....T. C. Lyman & Co. (R) 500
Kaehlike, W. 8th av, near 70th....J. & L. F. Kuntz. 100
Leahy & Brody. 96 Monroe ...T. C. Lyman & Co. 100
Lindheim, M. 1244 3d av....Brunswick & Balke Co. Billiard and Pool Tables. (R) 31
Loughlin, T. F. 109 4th av....J. F. Hart. 980
Meiners, J. Coney Island....Bernheimer & Schmid. (R) 500
Meiners, J. 48 Allen....Bernheimer & Schmid. (R) 500
Miller, W. 551 Hudson....G. Miller. 250
Muller, J. 1080 1st av....C. P. Maguire. 175
McCarthy, J. 306 E. 39th....Griffith & Co. Pool Table. 275
McManus, P. 390 West....W. Barclay. 572
Meyer, G. 49 Franklin...De la Vergne & Burr. (R) 200
Martin, J. J. 9 Bowery....Brunswick & Balke Co. Pool Table. 215
Mathews & Gerken. 420 4th av....W. M. Fliess & Co. (E. Stratratton by assgt.) (R) 500
Meyerhoff, N. 101 Allen....M. Silberberg. 300
Neuber, F. 173 Spring....H. Zeltner. (R) 285
Oswold, F. 1106 2d av....J. Scheidermann. (Dated Oct. 1, 1880). 600
Oser, H. 154 West Broadway....Williamsburgh Brewing Co. (R) 250
Parenti, E. 90 Park....D. Michelletti. 300
Riemann, C. W. 306 Spring...A. Laue. 585
Riordan, E. 21 Catherine slip ...Brunswick & Balke Co. Billiard and Pool Tables. (R) 125
Rukstuhl, A. 103 Allen....W. Rewoldt. 50
Stetter, E. 206 E. 120th....F. & M. Schaefer. 100
Schindler, A. 85 W. 3d....A. Cahn. 500
Schwerkott, A. 253 Centre....M. Seitz. 350
Smarragh, J. 487 11th av....J. E. & W. F. Hinterleitner. 300
Straub, J. 742 11th av....J. & L. F. Kuntz. 200
Schirmer, Anna 17 Dutch....D. G. Yuengling, Jr. Pool Table, &c. (R) 162
Strope, P. 350 8th av....Oppermann & Muller. 155
Thompson, W. 130 1st av....S. Muller. 600
Truax, H. S. 34 W. 30th....G. Konigsberg. 120
Truax, H. S. 34 W. 30th....G. Konigsberg. 135
Weber, C. 16 Bond Elias & Betz. 100
Wedaski, F. 212 East 6th....J. Haffen. 200
Zoller, C. 263 William....A. Horrmann. 300

HOUSEHOLD FURNITURE.

Aller, Ada. 58 W. 45th....L. C. Hotchkiss. Carpets. (R) 800
Aller, Ada. 58 W. 45th....A. A. Thompson. (R) 410
Ashton, W. H. 52d st and Broadway....B. M. Cowperthwait. (R) 400
Baker, Alice V. and L. T. 159 E. 121st....J. Frober. 300
Bayersdorf, Anna. 17 W. 13th....Charlotte Friedberg. 220
Bello, S. 106 7th....H. Spies. 231
Brennan, Louisa. 19 City Hall pl....Jordan & Moriarty. 112
Brown, E. S. 1313 4th av....H. Spies. 100
Brush, J. S. 347 W. 19th....I. Botkowsky. Carpet. 99
Buck, Susan. 127 W. 42d....Epstein & Kantrowitz. 205
Burke, E. 319 E. 46th ...J. A. Luddy. 127
Beach, Harriet L. 46 W. 9th....Clementina Furniss. 971
Benson, M. A. 167 W 29th....D. O'Farrell. 185
Bogardus, Hudson, Mrs. 2245 3d av....Fell & Van Ness. 123
Bosch, J. 123 Stanton....Herschmann & Manges. 172
Brady, Elizabeth. 123 W. 27th ...Herschmann & Manges. (R) 164
Burnes, Frances C. 351 W. 34th....L. W. Case. 500
Byrne, Mary A. 508 6th av and 47 E. 12th ...J. S. Cooley. 1,000
Callahan, Ellen. 176 Madison....Jordan & Moriarty. 116
Chadwick, Julia A. 210 E. 14th....C. F. Walters. (R) 50
Carter, Rachel A. 305 W. 55th....L. Baumann. 188

Conner, Delia. 255 W. 37th....D. O'Farrell. 123
Daly, J. H. 1 Milligan pl....G. B. Sanford. 250
Donnelly, Mary J. 333 8th av....Adele Donnelly. 225
Dallas, Mary K. 207 W. 46th....J. Mullins. 210
De Sanz, Mary S. 32 West....G. Beck. 246
Dwyer, Ida. 500 W. 46th....Herschmann & Manges. 129
Evans, Angela. 9 W. 14th....A. Baumann. 133
Farron, Mary A. 422 E. 115th....E. D. Farrell. 172
Fettkotter, Maria A. 6th av near 125th....S. Brambach. Piano. 110
Ficher, L. H. 237 E. 33d....J. Moriarty. 311
Filkins, L. 202 5th....O. Filkins. 375
Foulds, J. 114 E. 59th....Jordan & Moriarty. 176
Gathman, H. F. 581 Lexington av....A. Baumann. 102
Gensmer, A. 180 E. 7th....E. D. Farrell. 167
Hammond, H. 436 E. 14th....E. D. Farrell. 112
Hasse, L. 220 E. Houston....A. Lindenbaum. Piano. 250
Hay, Chas. and Matilda. 25 LewisRose Wineburgh. 50
Hargreaves, Mary. 234 E. 52d....A. Baumann. 159
Holmes, A. 41 Thompson....J. P. Delehanty. 129
Haight, Josephine. 51 E. 78th....G. W. Hamill. Piano. (R) 247
Ham, Mrs. M. L. 217 W. 15th....J. Mullins. 205
Hanrahan, Mary. 134 W. 50th....D. O'Farrell. 216
Hewetson, J. 6 Strykers Row....D. O'Farrell. 125
Ives, Mrs. W. L. 159 W. 48th....D. O'Farrell. 130
Irwin, T. J. and Kate L. Av A near 87th Jane Irwin. (R) 1,500
Jacques, Rebecca. 7 University pl....Annie Darieson. (R) 1,500
Jenkins, Cornelia H. 178 Madison av....Gertrude J. Cary. (R) 4,000
Jenkins, G. W. 137 E. 17th ...A. Baumann. 206
Juch, J. 27 E. 4th....J. Moriarty. 160
Judd, N. T. 46 W. 27th...Cornelia S. Lee. 575
Knight, Mary J. 214 W. 42d....A. Baumann. (R) 188
Kennedy, Lizzie. 238 E. 54th...J. Lynch. 111
Leonard, Maud. 116 W. 32d....M. Frank. 150
Leroy, Marie and Albert. 35 E. 10th....Rica Meyer. (R) 1,155
Lindars, A. 426 W. 32d....J. Lynch. 146
Lewis, Louise B. 113 Bedford....A. Baumann. 184
Mannall, N. 685 9th av....C. I. Thore. 75
Marianus, Katharina. 235 6th....N. Levy. 800
Marianus, Katharina. 235 6th....Sophia J. Krause. 500
Mauran, Mary E. 5 E. 30th....J. Mullins. 171
Miller, C. P. 636 Lexington av....J. Alexander. 625
Minchin, Mary. 237 W. 29th....D. O'Farrell. 128
McCarren, C. J. City....Coogan Bros. 151
McConnell, S. H. 46 W. Washington pl ...J. Y. Blaney. Renewal clause signed by mortgagor. (R) 2,575
McElroy, Katie. 302 Cherry....E. D. Farrell. 132
Mauran, Mrs. M. E. 5 E. 30th....W. S. Fogg & Son. 75
Maynard, Nellie. 138 W 37th....A. Baumann. 661
Muller, Anna. 256 E. 10th....J. Moriarty. 106
Matzka, G. 307 E. 74th....H. Spies. 207
Mine, G. O. 115 E. 17th....E. Heyman. 1,200
Neary, Augusta. 1306 2d av....E. D. Farrell. 165
Owens, J. E. 541 Pearl....E. D. Farrell. 105
Porter, P. S. 252 W. 26th....J. G. Fundis. (R) 250
Pratt, W. H. 15 E. 14th....A. Baumann. 367
Page, Lizzie, and Jennie E. Moore. 164 W. 4th....D. O'Farrell. 322
Parsens, Mary S. 75 W. 36th....Hoos & Schulz. 117
Palmer, Rebecca. 26 W. 31st....J. Wiley. (R) 2,800
Poffenberger, J. W. 343 W. 26th....D. O'Farrell. 156
Rosenstein, Ernestine. 210 E. 48th....A. Baumann. 158
Rourke, J. W. 245 W. 30th....D. O'Farrell. 270
Reinhard, J. S. 66 Monroe....F. H. Reinhard. 1,100
Rosenstein, Ernestine. 210 E. 48th....A. Baumann. 124
Schmidt, W. 490 2d av....D. Krakauer. Piano. (R) 150
Schneider, L. 490 8th av....G. Beck. 223
Schultze, T. 79 Chrystie....J. P. Delehanty. 125
Schwarzwald, A. 243 Grand....Jordan & Moriarty. 103
Serviss, G. G. 572 3d av....M. Manges. 386
Shevln, Anna. 207 E. 83d....T. Stacom. 206

Spaulding, Ellen. 20 W. 31st....A. Baumann. 102
Smith, Cora. 219 Spencer st, Brooklyn.... D. O'Farrell. 156
Smith, Wm., Mrs. 1634 Av A....Coogan Bros. 133
Solomon, M. S. 36 New Chambers....J. P. Delehanty. 105
Stickney, Virginia. 926 6th av....J. Moriarty. 143
Sarrington, Emma....Jane Guinevan. 387
Seymour, B. G. and Gillian A. 83d st and Western Boulevard....A. B. Cohu. 100
Smyth, Mary. 245 E. 83d....Fell & Van Ness. 215
Sturgess, Minnie. Greene and W. 3d.... R. M. Walters. 71
Totten, S. B. 521 W. 51st....D. O'Farrell. 357
Wallace, Thos., Mrs. 1441 3d av....Coogan Bros. 196
Wiegert, Mrs. S. W. 121 W. 37th....E. D. Farrell. 135
Wilson, Eliza. 314 E. 24th....E. D. Farrell. 394
Wallace, Elizabeth C. 9 E. 31st....J. Ramsey. (R) 670
Ward, Harriet S. 127 W. 42d....Epstein & Kantowitz. 131

MISCELLANEOUS

Anderson, J. 134th st, near Lincoln av.... Anna M. Anderson. Horses, Coal Carts, &c. 400
Ashton, W. H. Islip, L. I....A. W. Beasley. Horses. 300
American Book Exchange. City.... Standard Machinery Co. Presses, Machinery. (R) 1,652
Bell, C. H. 365 Bleecker....Mary T. Jewett. Drug Fixtures. 350
Burckert, J. Concord av and Cliff st Johanna Burckert. Horse, Butcher Wagon, &c. 200
Bail, R. 56 Willett....A. Noe. Horse. 74
Beard, W. H. 51 W. 10th....J. T. Johnston. Pictures and Frames. 1,389
Berkowich & Waxberg. 77 Hester....N. M. Goldberg. Carpenters' Fixtures. 60
Bliss, Evelina M. 931 8th av. H. Judd. Grocery and Liquor Fixtures, Horses. 815
Bradley, W. 10th av, near 160th st....H. W. Richardson. Horses, Wagons. (R) 1,500
Breitenbruch, H. 607 E. 13th....L. Breitenbruch. Blacksmiths' Fixtures, Wagons, &c. (R) 200
Buhler, H. 50 and 53 Park....F. Hausser. Engine, Boiler, Flasks, &c. 1,000
Caryl, I. B. 1252 1st av....T. F. Jones. Horse, Milk Wagon, &c. (R) 200
Clarkin, T. 38th st, near 9th av....J. McCauley. Bottling Fixtures, Horse, &c. 400
Cohen, M. W. 205 E. 125....Ellen Daly. Horse, Truck, &c. 175
Coope, G. 487 3d av and 44 W. 133d D. H. Brower, extrx. Hardware Fixtures and Household Furniture. 1,500
Field, C. H., Jr. 130 and 142 Fulton....C. H. Field. Jewelry Fixtures, 6,000
Foote & Place. 153 Christopher....Fraser & Lee. Drug Fixtures. (R) 334
Geminder, C. 358 Broome....C. Nordt. Butcher Fixtures. 350
George, P. 1 Bowery....P. George. Cigar Stand. 35
Hartfield, J. C. 39 South William....Atkinson & Co. Gas Machine, Press. 500
Hogeboom, C. F. 67 Perry....J. L. Hogeboom. Book and Pictures. 460
Hart, Ed. 165 E. 35th....J. Cunningham, Son & Co. Carriage. (R) 425
Hey, J. 218 E. 44th....F. Hartz. Horse, Coal Wagon, &c. 340
Hinterleitner, J. E. & W. F. 650 W. 34th and 478 W. 34th....G. A. Hinterleitner. Bottling Fixtures, Horse, &c. 1,000
Hall, M. W. 1104 2d av....H. C. Webb. Grocery Fixtures, Horse, &c. 115
Healy, John. 71st st near East River.... J. Shay. Cows. 300
Hilbers, J. F. 725 11th av....H. C. Meyer. Horse, Carriage, &c. (R) 200
Holfelder, F. 520 6th....Babetha Ossmann. Butcher Fixtures. 200
Irvin, R. 1274 3d av....S. H. Stuart. Plumber's Fixtures. (R) 300
Kasner, A. 2 Market....H. Levy. Machines, Furniture, &c. 250
Lampert, F. J. 755 2d av....J. Volz. Butcher Fixtures. 57
Metz, M. 51 Beekman....L. Diebold. Machinery &c. (R) 695
Munnich, G. 1995 3d av....Hollister & Co. Bakery Fixtures. (R) 210
Munnich, G. 1995 3d av....Hollister & Co. Bakery Fixtures, Horse, &c. 500
McWilliams, J. Broome and Centre.... Cottrell & Babcock. Press. (R) 700
Markert, A. 20 Lexington av....Hincks & Johnson. Carriage. 637
Mundy, C. H. 176 Broadway....Sophia S. Mundy. Library, Office Furn., &c. 750
Metzing, T. 439 1st av....Israel Jager and S. Bauer. Butcher Fixtures. 125
Naven, J. 163 W. 15th....H. Felt. Horse, Coupe, &c. (R) 300

Nikolaus, F. 158 E. 50th....S. Littman. Barber Fixtures. 95
Neal, G. A. 47th st and 9th av....Hester Lydecker. Horses and Trucks. 500
New Jersey Steamboat Co. City....W. H. Hays, trustee. Steamboats, Real Estate, &c. (R)298,000
Pesant, J. A. 35 Broadway....B. C. Thayer. Office Furniture. 250
Rudolph, J. 54 Park....A. Graff. Horse, Milk Wagon, &c. 250
Schoopf, J. 187 Av B....F. Bender. Butcher Fixtures. 410
Schweich, Katharina. 341 10th av ..H. Steiring. Cigar Fixtures. 100
Seybolt, G. H. 236 W. 30th....W. Chalmers. Horses, Wagons, &c. 65
Smith, M. M., individ., and as exr. 46 Elldridge....H. McCollum, admr. Machinery, &c. (R) 1,031
Straus, A. 352 to 356 E. 76th....F. Everdell. Machinery and Presses. (R) 1,000
Strickland, C. L. 377 6th avH. L. Vanderpant. Dental Fixtures and Furniture. 600
Schwoerer, J. 132 Forsyth....J. Rosenstein. Roofing Fixtures, Horse, &c. 500
Schaefer, W. 90 Fulton....E. Beyer. Toroise Shell Fixtures. 1,000
Spiro, P. 140 Suffolk....Hannah Kaufmann. Horse, Wagons, &c. 75
Swoboda, C. & F. 231 E. Houston....E. Prunner. Drug Fixtures. (R) 450
Toupet, G. W. 2550 3d av ...P. Bernhardt. Bakery Fixtures. 76
Talmann, J. A. 615 2d av....A. Schwaab. Barber Fixtures. 100
Union Paper Box Co. 161 W. 29th....G. L. Jaeger. Machinery, &c. (R) 1,500
Wagner, Christine. 65 Delancey J. Keim. Bakery Fixtures. (R) 845
Wilson, A. H. 135th st and 6th av....R. K. Wilson. Bottling Fixtures, Horse, Furniture, &c. 300
Wallace, Mary E. City....J. J. Anderson and ano. Button Hole Machines and Letters Patent. 250
Wiley, J. M. 18-20 Liberty....G. J. Collins. Press, &c. 450
Winter, L. F. 420 W. 27th....J. J. Gorman. Machine Shop Fixtures. (R) 700
Wohnsiedler, H. 77 Grand ... P. Rief. Barber Fixtures. (Dated Sept. 18, 1878). 110

BILLS OF SALE.

Aldao, P. 76 Tompkins Market ...G. Fernandez. Cigar Fixtures. 500
Burne & Boles. 422 3d av....J. T. McCarthy. Drug Fixtures. 2,000
Bustin, C. A. 1422 Broadway....W. J. Bustin. Plaster Paris Fixtures, Horse, &c. 765
Cahill, John. 2325 2d av....A. McLaughlin. Bar Fixtures. 340
Dahms, J. 217 Av C....C. Gormann. Saloon Fixtures. 300
Downing, H. F. 132 W. 27th....C. E. Sidons. Saloon Fixtures. 150
Flynn, J. F. 1082 1st av....S. Pendegrast. Bar Fixtures. 1,200
Kearney, J., assignee of John Braden. 22 Duane....P. F. O'Connor. Saloon Fixt Wies, Peter and Johanna. 11 New Chambers....J. A. Pillon. Saloon Fixtures. 600
Wurts, M. L. City....P. T. Rahl. Hcrses, Truck, &c. 700

ASSIGNMENT OF CHATEL MORTGAGE.

Jefferys, Geo., to P. G. Jefferys. (Mortgage made by Robt. Jefferys, March 8, 1881.) 350

KINGS COUNTY.

Adams, G. H. 624 Myrtle av....A. Young. Billiard Table, &c. (R) \$440
Brown, R. L. 365 Fulton st....Sophie G. Parker. Fixtures, &c. 250
Burger, Louisa. 175 Harrison st....Mary Hooper. Furniture. 200
Burgmyer, T. 63 Raymondst....N. Langler. Tools. 57
Bates, Silas E. 193, 195 and 197 Fulton stI. H. Cary, Jr., att'y. Hotel Furniture and Fixtures. (R) 3,000
Brown & Co., C. C.... S. W. Crane. Horse, Wagon, &c. 100
Cantwell, Patrick. N w cor 19th st and 4th av. Phelan & Duval. Fixtures. 500
Cantwell, P. J. 18th st, bet 3d and 4th avsP. Healy. Horse and Wagon. 200
Cocks, J. T. 290 Grand st....Roberts, Collin & Co. Bakery. (R) 50
Day, Alfred. Cor Adelphi st and De Kalb av....W. R. & J. S. Foster. Bakery. 640
Donovan, J. J. and James. 273 Nassau stT. C. Lyman & Co. Saloon Fixtures, &c. 200
Dorn, R. N w cor Van Brunt and Union sts. Louis Hoffmann. 1/2 part. Coal Wood Yard. 750
Elliott, T. P. 183 Atlantic av....Thomas Elliott. Fixtures, &c. 3,000

Farrell, F. 328 Gold st....Peter Patterson. Saloon Fixtures. 500
Furfey, Cornelius James Markler. Truck. 58
Fitzsimmons, Francis. 121 3d av....H. Clausen & Son. Saloon Fixtures. (R) 1,000
Golden, W. Foot of Wolcott st....Mannhattan Chemical Co. Horses, Trucks. 1,000
Hally, M. 207 Scholes st....M. Geissibel. Tools, Fixtures, &c. 500
Hellmann, Muller & Co. 437 South 5th stGeorge Wieber. Tools, Machinery. 20,000
Hopkins, T. 221 York st....J. Cunningham Son & Co. Carriage. 257
Hovey, Minnie L. 342 Bedford av....Ann B. Klein. Furniture. 300
Hough, Sabin. 101 Grove st....Mary Cornell. Furniture. (R) 150
Herrmann, John. 149 Ewen st....Andrew Genen. Bakery. 200
Hildebrand, Joseph. 147 Columbia st.... George Bectetel. Fixtures. 100
Holsten, A., and G. Wittmann. 43 and 45 Maujer st....John Holsten. Horses, Coaches, &c. 1,000
Hovey, Minnie L. 342 Bedford av....Ann B. Klein. Furniture. 300
Hase, F. and Bell. 180 Rutledge st....H. Rover. Furniture. 300
Junk, P. 84 Tompkins av Mary Haerter. Fixtures. 400
Keinath, Richard. 434 5th av....Charles Keinath, Jr. Fixtures, &c. 50
Klimmer, Bernhard. 108 Central av....J. J. Jones. Saloon Fixtures. 200
Klee, A. 74 Adam st....G. H. Berns. Milk Business, &c. 800
Krebs, Joseph. 261 and 263 Johnson av. Ernest Ochs and John Lehnert. Saloon Fixtures, &c. 200
Lewis, S. 14 Lorimer st and 22 McKibben st....Browne & Bliss. Machinery, &c. 1,327
MacNair, M. 142 Devoe st....T. Kolyer. Wagon. 86
Marks, Edwin. 753 Union st....William Watson. Furniture. 500
Miller, Friedrich....Andreas Roppeld. Horse, Wagon, &c. 168
Miller, H. G. 431 Flatbush av....Rosa Bridgham. Horses, Wagon, &c. 160
Morris, W. A. Van Wyckes Point, Flushing, L. I....G. K. Morris. Furniture. 1,000
Payne, P. J. 68 Jefferson st....L. Baumann. Furniture. 380
Pearson, J. F....Wm Freeland. Buggy. 135
Potter, Tamer W., and S. A. Philip. 1300 3d av. James Fisher. Furniture. 95
Reinheimer, Charles. 185 Atlantic av.... S. Liebmann's Sons. Saloon Fixt. 821
Ribard, V. F. 36 Hicks st Edward Cromwell. Bakery. 400
Rees, W. H. 13 Dey st, New York....H. W. Turner. Presses, &c. 200
Ropke, H. 414 Kent av....D. H. Behmann. Horse and Wagon. 250
Schmadecke, J. A. 140 Union st. Lorenz Scharp. Horses and Carriages. 300
Steiner, Olga S. 156 1/2 2d st....M. F. Eller. Furniture. 125
Sharkey, W. Cor 5th av and 29th st....J. Sharkey. Saloon Fixtures, &c. 2,000
Steinhauer, Mary J. 218 Frust st....D. Krakauer. Piano. 300
Stone, Mary A. 245 Washington st....G. W. Parr. Furniture. 700
Stone, Mrs. H. 342 Union st....J. Mullins. Furniture. 225
Tunstill, Jr., W. 176 Union av....Brunswick & Balke Co. Pool Table. 225
Voegel, H., and H. Kloppen. 110 Bridge st....F. Kloppen. Grocery and Liquor Store. 1,500
Wiley, J. M. 18 and 20 Liberty st, New York....G. J. Collins. Presses, &c. (R) 450
Whitbeck, Annie. 380 9th st....Mary Cornell. Furniture. (R) 200
Whyard, G. W. 624 Myrtle av....J. Mullins. Furniture. 248
Wright, Mrs. W. J. 161 Livingston st.... J. Mullins. Furniture. 263
Zellers, George. Cor Central av and Suydam st....J. Welz. Lager Beer Saloon. (R) 100

BILLS OF SALE.

Cordes, Henry, to John H. Cordes. Pickle Factory, 46 18th st. 300
Garvey, Ann S. to John F. James. Furniture, 160 High st. 125
Gleason, Daniel, to David Donald and Michael Keegan. Fixtures, &c., 397 Grand st. 1,000
Haerter, Mary, wife of Louis, to Paul Junck. Drug Store, 84 Tompkins av. 700
Kauffeld, F., and D. Rennemuller, to Henry G. Schlondorff. Grocery Store, s e cor Hoyt and Warren sts. 1,300
Kinowski, Frank, to Peter Heh. Lager Beer Saloon, 488 Manhattan av. 250
Lehmann, George, to Franz Knasinski. Butcher Shop, 147 Leonard st. 100
Maier, George J., to Magdalena M. Kenn. Lager Beer Saloon, 122 4th st, E. D. 190

Table listing names and addresses for 'SATISFIED JUDGMENTS. NEW YORK. October 1st to 7th-inclusive.' Includes entries like 'Andrews, Elizabeth B., by Hannah W. Andrews, her guard...' and 'Allaire, Charles-James Shand, exr. (1881)...

Table listing names and addresses for 'SATISFIED JUDGMENTS. NEW YORK. October 1st to 7th-inclusive.' Includes entries like 'Andrews, Elizabeth B., by Hannah W. Andrews, her guard...' and 'Allaire, Charles-James Shand, exr. (1881)...

Table listing names and addresses for 'SATISFIED MECHANICS' LIENS. NEW YORK CITY. Oct.' Includes entries like '1 Walton av, s w cor 150th st, Edward A. Galindo agt John C. Hawkins and Ed. Nicholson...' and '14 One Hundred and Sixty-ninth st, s s, 165 w Franklin av, 30 ft front...

Table listing names and addresses for 'KINGS COUNTY. Sept. 30 to Oct. 6-inclusive.' Includes entries like 'Bogart, Seba M.-Jos ph S. Barnett. (1874)... \$168 79' and 'Buhsen, George H. (1874)...

Table listing names and addresses for 'MECHANICS' LIENS. NEW YORK CITY. Oct.' Includes entries like '3 Broome st, No. 574, n s, bet Varick and Hudson sts. Frances Mitchell and John Flynn agt John Clark and John J. Devoe, Jr...' and '4 Eighty-second st, Nos. 507 to 513, n s, bet Avs A and B, Fernando Miranda agt Quayle W. Hawkes...

Table listing names and addresses for 'KINGS COUNTY. Sept. and Oct.' Includes entries like '29 Coney Island, Gravesend, the New York Home. P. Wright & Sons agt Madam Buckingham...' and '4 Coney Island, Gravesend, the Tilyou House. Same agt Mary Fay...

Table listing names and addresses for 'SATISFIED MECHANICS' LIENS. NEW YORK CITY. Oct.' Includes entries like '1 Walton av, s w cor 150th st, Edward A. Galindo agt John C. Hawkins and Ed. Nicholson...' and '14 One Hundred and Sixty-ninth st, s s, 165 w Franklin av, 30 ft front...

Table listing names and addresses for 'BUILDINGS PROJECTED. NEW YORK CITY.' Includes entries like 'Plan 983-One Hundred and Nineteenth st, n s, 225 e 2d av, five four-story brick tenem'ts, 20 x60, tin roof, iron cornice; cost, each, \$14,500; owner, John H. Babcock, 1404 3d av; architect, John Brandt...' and 'Plan 984-Third av, n e cor 14th st, one five-story brown stone store and dwell'g, 25x96, tin roof, iron cornice; cost, \$30,000; owner, Charles A. Buddensiek, 201 Broadway; architect, H. J. Dooley; builder, A. Hafker...' and 'Plan 985-Third av, e s, 25 n 14th st, three five-story brown stone stores and dwell'gs, 18.6x83, tin roof, iron cornice; cost, each, \$23,000; owner, architect and builder, same as last.'

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Table listing real estate transactions in Hudson County, including names like Schaible, Stewart, and Seabury, with associated values and descriptions.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names like Ackerman, Adriaance, and American Plate Glass, with associated values and descriptions.

Table listing real estate transactions in Passaic County, including names like Same, Siegeuthaler, and Simmons, with associated values and descriptions.

MORTGAGES.

Table listing mortgages in Passaic County, including names like Baker, Brahn, and Broeser, with associated values and descriptions.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Passaic County, including names like Davy, Gwinn, and Hardenbergh, with associated values and descriptions.

BILLS OF SALE.

Table listing bills of sale in Passaic County, including names like Clark, Berkery, and Churchill, with associated values and descriptions.

PASSAIC COUNTY.

MORTGAGES.

Table listing mortgages in Passaic County, including names like Baudendistel, Christensen, and Clancey, with associated values and descriptions.

Table listing real estate transactions in Passaic County, including names like Smith, Shannon, and Townsend, with associated values and descriptions.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Passaic County, including names like Brooks, Connelly, and Duffy, with associated values and descriptions.

LUMBER MARKET QUOTATIONS.

Table listing lumber market quotations, including prices for various types of wood like Pine, Spruce, and Hemlock, with associated values and descriptions.

MARKET QUOTATIONS.

Table listing market quotations for various goods like Brick, Cement, and Lumber, with associated values and descriptions.

DOORS, MOULDED.

Table with columns for Size, 1 1/4 in., 1 3/4 in., 1 7/8 in. listing door dimensions and prices.

GLAZED WINDOWS.

Table with columns for Dimensions of windows, 12 Lights, 8 Lights, 4 Lights. listing window sizes and prices.

cc. means counted checked—plowed and bored for weights. Hot Bed Sash Glazed... 2.10 Hot Bed sash Unglazed... 3.0 x 6.0... 80

OUTSIDE BLINDS.

Table listing prices for Outside Blinds: Per lineal foot, up to 2.10 wide... \$— @ \$ 26

INSIDE BLINDS.

Table listing prices for Inside Blinds: Per lineal foot, 4 folds, Pine... @ 58

FOREIGN WOODS—Duty free.

Table listing prices for Foreign Woods: Cuba... 7 @ 11 3/4 Mexican, small... 7 @ 8

HAIR—Duty free.

Table listing prices for Hair: Cattle... 16 @ 20 Goat... 21 @

IRON.

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

Table listing prices for Sheet Iron: Nos. 10 to 16... 3 1/2 @ 4 1/4 Nos. 17 to 20... 3 1/4 @ 4 1/4

LABOR.

Table listing prices for Labor: Ordinary, per day... \$2 61 @ 2 50 Masons... 4 00 @ 4 50

LATH—Cargo rate

LIME. 1 50 @ 2 00

Table listing prices for LIME: Rockland, common... 1 10 @ Rockland, finishing... 1 25 @

LUMBER.

Prices for yard delivery, average run of stock Allowance must be made on one side for special con-

Table listing prices for LUMBER: Pine, very choice and ex. dry, # M ft. \$60 00 @ \$70 00 Pine, good... 55 00 @ 60 00

PAINTS AND OILS.

Table listing prices for Paints and Oils: Chalk block... \$1 87 1/2 @ \$2 00 Chalk in bbls... 30 @ 35

PLASTER PARIS

Table listing prices for Plaster Paris: Duty.—20 Per cent. ad. val. on calcined; lump, free Calcined, Eastern and city. # bbl. 1 20 @ 1 25

SLATE.

Table listing prices for Slate: Purple roofing slate # square. \$5 00 @ \$6 25 Green slate... 5 00 @ 6 00

SOLDERS.

Table listing prices for Solders: Half and half... 1 1/2 @ Extra... 1 3/4 @

ZINC, Duty, sheet, # D, 2 1/2 c.

Table listing prices for Zinc: Sheet ask... 7 1/2 @ open... 7 3/4 @

CO-PARTNERSHIP NOTICES.

THE UNDERSIGNED DESIROUS OF FORMING A limited partnership, under the statutes of the State of New York, hereby certify:

First—That the name or firm under which such partnership is to be conducted is M. A. ODELL. Second—That the general nature of the business intended to be transacted by such partnership, is the manufacturing of chairs, and that said business is to be carried on in the City of New York.

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

Mary A. Odell, who resides at Kingston, Ulster County, State of New York, is the general partner; and Josiah Partridge, who resides at Brooklyn, Kings County, State of New York, is the special partner.

Fourth—That the said Josiah Partridge has contributed the sum of two thousand dollars (\$2,000) as capital to the common stock.

Fifth—That the period at which the said partnership is to commence is the first day of October, 1881, and the period at which the said partnership is to terminate is the first day of October, 1886.

Dated this first day of October, 1881. In presence of M. A. ODELL. ALBRICK H. MAN. JOSIAH PARTRIDGE.

THIS IS TO CERTIFY THAT THE UNDERSIGNED have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York.

That the name or firm under which such partnership is to be conducted is BELVIN & SIEBER.

That the general nature of the business to be transacted is the manufacture and sale of Segars and dealing in Leaf Tobacco.

That the names of all the general and special partners are as follows: John A. Belvin, who resides in the City of Brooklyn, County of Kings and State of New York, and Louis Sieber, who resides in the City, County and State of New York, are the general partners; and Charles E. Belvin, who resides in the City of Richmond, State of Virginia, is the special partner.

That the said Charles E. Belvin has contributed the sum of sixteen thousand dollars as capital to the common stock.

That the said partnership is to commence on the twenty-sixth day of August, 1881, and is to terminate on the fourteenth day of April, 1886.

Dated New York, August 26, 1881. JOHN A. BELVIN LOUIS SIEBER. C. E. BELVIN.

State of New York, City and County of New York, } s.s. On this 26th day of August, A. D., 1881, before me personally came John A. Belvin, Louis Sieber and Charles E. Belvin, all to me known, and known to me to be the individuals described in, and who executed the foregoing certificate, and severally acknowledged that they executed the same for the uses and purposes therein mentioned.

JOHN J. SULLIVAN, Notary Public, N. Y. Co.

CREIGHTON, FREDERICK—In pursuance of an order of Delano C. Calvin, Esq., Surrogate of the County of New York, notice is hereby given to all persons having claims against Frederick Creighton, late of the City of New York, deceased, to present the same with vouchers thereof to the subscriber, at his place of transacting business, at the office of La Roy S. Govt, No. 140 Nassau street, in the City of New York, on or before the Tenth day of January next.

—Dated, New York, the 24th day of June, 1881. FREDERICK CREIGHTON, Administrator.

LA Roy S. Govt, Proctor for Administrator, 140 Nassau Street.

LOUIS BOSSERT,

LUMBER, AND DOORS. PINE AND MOULDING, CEILING, SPRUCE SASEBS, BLINDS SIDING, FLOORING, &c. MOULDING AND PLANING MILL, 18, 20, 22, 24, 26, 28 & 30 Johnson Ave., Brooklyn, E. D., and 314 & 316 East Seventy fifth St., New York.

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