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The stock market has a very sick look, and there is nothing in the immediate future to give any courage to the bulls. A great war is threatening Europe, and the semi-panic on the London stock market will be felt here unless a change takes place. Ultimately a European war would be a benefit to this country, but its immediate effect would be to cause a drain of gold and the flooding of our market with foreign goods. A threatened war would be a good thing for the grain and provision trade, but it would lower the price of cotton. In time it would stimulate certain lines of manufacturing in this country, as well as shipbuilding.

The bullion price of silver becomes stiffer as the time approaches for the meeting of the Paris Monetary Conference. A great meeting of business men was held in London recently to advocate bi-metalism. Minister Lowell as well as the ministers of some six other nations were present, and letters of sympathy were read from the ministers of Germany and France, and Mr. Low, President of the Bank of England, spoke in favor of bi-metalism, together with several influential members of Parliament. Should bi-metalism be established, that is a ratio between silver and gold at which each could be freely coined, it would result in the enhancement of prices of all commodities.

The time has come when the stockholders of the Metropolitan Elevated must make up their minds as to whether they will accept the proposition of the Manhattan Company, which in effect puts them in the same position as the shareholders of the New York Elevated. If they accept, they get 6 per cent., which is to be cumulative. As the New York Elevated Company does the larger business on a much shorter line of road, the offer of the same guarantee to the one company as to the other, is not unfair on its face or in fact. This is a matter which each shareholder should judge for himself, without reference to the interests of either Mr. Field or Mr. Kneeland. A security which pays 6 per cent. in these troublesome times, on a popular and growing railway system, is not to be rejected thoughtlessly. Going to law is an exciting occupation, but it is expensive. Possession is nine points of the law anyway, and good dividends are in any event better than large lawyers' bills.

The Second Avenue Horse-Car Railway Company have, it is reported, made a contract for building a bridge over the Harlem River on the Second Avenue. This is to be done under an old charter which has never

been repealed. The bridge is to accommodate horse-cars and foot-passengers, also an elevated track for the use of whatever railway companies desire to enter the city by that route.

THE BROOKLYN BRIDGE AND NEW YORK REALTY.

When ex-Controller John Kelly was in power he objected to paying any more money for constructing the Brooklyn bridge, on the ground that it was opening a new way for people to leave New York, and there is a very general suspicion that the immediate effect of the opening of the bridge will be to deplete New York and benefit Brooklyn—that is, taking it for granted that some system of rapid transit will be put in operation in connection with the bridge. That Brooklyn residence property may be benefited by the completion of this great work is not improbable; but beyond all peradventure the ultimate effect will be to largely enhance the value of down-town real estate in New York. Business stores flourish wherever there is a throng of population. The millions who will use the bridge will make their main purchases hereafter on the New York side. It should be borne in mind that the passenger who takes his seat in the car on the New York side is bound for the station nearest his residence in Brooklyn; but when he takes his seat in the Brooklyn car for the New York side, he expects to walk from the Chatham street depot to his office or other place of business. The vast crowds which now throng the principal business streets be- low Chambers street will be swollen enormously by the additions to our every-day population, which will be made by the opening of the Brooklyn bridge. All this will have effects that have not as yet been thought out by the majority of real estate investors. There will be a greater demand for offices as a matter of course, also for buildings suitable for general business purposes, and there also will be developed an extraordinary demand for retail stores. Much of the business now done in Fulton street, Brooklyn, will be transferred to this city, for men will purchase in the attractive stores near their places of business. Women, also, finding access to New York very easy, will make their purchases here. If the Sixth avenue and Fourteenth street storekeepers are wise, they will endeavor to establish a crosstown connection by way of Chambers street by means of the Metropolitan elevated road and the cars which would run over the bridge. If the time should come when a lady can take a seat in a car at the depot near her residence in Brooklyn and be conveyed, without any change of car, direct to any part of Sixth avenue, the Brooklyn stores will lose their best custom, and an immense addition will be made to the retail traffic of the West Side so far as regards dry-goods, *lingerie* and the like. The vast tide of Brooklyn population, mainly men, which will pour out of the depot in Chatham street, must of necessity enhance the value of

property in that neighborhood, especially for retail business. There will be a heavy demand for eating houses, liquor saloons, tailors, hatters and other retail stores; in short, the bridge will intensify the concentration of business in certain quarters of the city, first begun by the elevated roads. This is why there is such an eager demand for down-town business property by far-seeing capitalists. This is one of the influences at work making Sixth avenue, Fourteenth and Twenty-third street business property so stiff in price. A well-known hosiery store which, before the elevated roads were constructed, did a very large business in Broadway near Union square, is about to be removed to the lower part of the city, the proprietor giving as a reason that his best customers now pass him by on the elevated roads. It does not pay them to walk a couple of blocks from the elevated station for the sake of buying a few shirts, drawers or neckties. They purchase what they can get near the down-town depots of the elevated roads and have the parcels sent home.

Of course, Brooklyn will be benefited, but in a different way. The indisposition to purchase residences in New York which sell at from \$15,000 to \$30,000, is in a great part due to the fact that would-be investors in that kind of property are aware that in a few years time they will have a chance to purchase houses quite as convenient for them at two-thirds the price. Brooklyn has many advantages for residence purposes. It has a beautiful park, fine drives and ready access in summer time to Coney Island. In time, residents of houses near the Brooklyn park can do business in New York and avail themselves of its great dry-goods establishments as readily as the occupants of New York homes above Fifty-ninth street. We rather expect, therefore, to see an equalization of prices between cheap residence property in New York and the same description of houses in Brooklyn. There ought, therefore, to be money in well-located Brooklyn real estate.

The Hubert Home Co-operative Associations seem to be doing a flourishing business. The Rembrandt is fully occupied; a fine building on Fifty-ninth street, opposite the park, is nearing completion, and the edifices in Madison square, Fifty-fourth street, as well as the one in Fifth avenue opposite St. Thomas Church are well under way. Still another is talked of on Eighth avenue not far from Eighty-third street. These structures, it will be remembered, are owned by associates, each of whom has a property in one or more of the suites of rooms. Instead of purchasing a house, the co-operator buys an apartment which may cost him anywhere from \$10,000 to \$50,000. The taxes, insurance, expense of lighting and heating, janitor and elevator boy are assessed at an equitable rate upon all the co-operators. Quite a furor has been developed for this kind of investment, but old-fashioned people say that perhaps it will be wise to see them

in operation for some years before risking money in them. The scheme is an admirable one on paper and may work well; but as it is a novelty, sensible capitalists will wait to see how it works in practice before risking their money.

A POSSIBLE PERIL.

When resumption first took place in 1879, THE REAL ESTATE RECORD pointed out the one weak spot in the policy suggested by Secretary Sherman. With the \$340,000,000 of greenbacks afloat, redeemable on demand in gold, there was no real safety but a large reserve of that metal in the Treasury. Should the balance of trade be heavily against us, and we ship a great deal of gold, the time would come when there would be a rush for the Treasury by large capitalists with blocks of greenbacks. Suspension would follow as a matter of course. Fortunately the condition of the country has been such that this catastrophe has not occurred. Our constant import of gold since January 1, 1879, has saved us from any alarm about the reserves, and hence we find grave United States Senators deploring our large reserves of gold and silver, and actually passing laws to reduce the amount to \$100,000,000. The *Financial Chronicle* utters a cry of alarm and very pertinently says:

"Is it not a fact that the Treasury holds the only reserve anywhere held in the country against currency? There were outstanding on the first of March say 347 millions of legal tenders and 361 millions of National Bank notes, or a total currency of 708 millions. What is there in a moment of distrust, except the Treasury fund, to insure the convertibility of all this paper. The banks, we of course know, have of gold and legal tenders about 174 millions—but would that be more than sufficient to protect their deposits 1,115 millions in a panic? Furthermore, of that 174 millions, 68½ millions were legal tenders, and when the trial came, if the banks found it necessary to draw that amount of gold from the Treasury, how much would be left of Mr. Beck's 100 million gold and silver fund? Finally, as legal tenders must be re-issued under the law, how long would it be—if the notes fall in credit even to a fraction of 1 per cent.—before the Treasury pond would be pumped dry?"

This reads as if taken from old files of THE REAL ESTATE RECORD. Gold is leaving the country now, and if the drain should continue with increasing momentum, the time will come, beyond all peradventure, when there will be a run upon the Treasury for all its available gold, and then we will witness the greatest currency panic ever seen in the country. This would not mean that the country would not be prosperous. In a normal condition we ought to ship thirty to forty millions of bullion, for we produce more of the precious metals than all the rest of the world put together. But we are not in a normal condition with \$708,000,000 of greenbacks and national bank notes payable on demand, and less than one-seventh that amount of gold on hand. This state of things is a real peril, from which we will not be safe until there is a metallic dollar in the Treasury vaults for every dollar greenback in circulation. There is a silver bill now before Congress which has one excellent feature. It provides for the issue of paper representing silver bullion actually on deposit with the Government. This would be the safest paper currency ever known, if issued. The greenbacks ought to have the same basis.

According to the official figures, the balance of trade in our favor has decreased in the last seven months \$117,000,000. Our imports are increasing, our exports decreasing; gold is going, and, though it may b

two years off, the time will come when there will be an insane rush for all the gold in sight. As we have said, the country may be prosperous, the laboring population employed, and yet this catastrophe may overtake us, due solely to a want of wisdom in our financial legislation. Should we have an adverse trade balance, we can no more sustain the present system with \$100,000,000 reserve than a pyramid could be balanced upon its apex.

SAFETY OF REAL ESTATE INVESTMENTS.

Editor REAL ESTATE RECORD:

As you say, all the markets are under a cloud. The bulls in stocks, grain and cotton have lost, and are loosing money. Surely, under such circumstances, you would not recommend the purchase of realty as a speculation, and yet, if I read your columns right, you are recommending people to buy real estate.

DOUBTFUL.

We certainly would not think it wise at the present juncture to purchase either stocks, grain or cotton, with a view to making money; but we have no hesitation in advising people who have spare cash to put it in New York and Brooklyn realty. Not for a speculative venture though, but for a permanent investment. It is no matter whether stocks go up or down, whether the crops of next summer are good or bad, an investment in New York real estate is surely in the long run to be a profitable employment of money. Indeed, it seems to be the only field outside of ordinary business in which there is a fair assurance of a permanent profit. In all periods of speculative activity it is the stock market which first feels the swelling tide of prices; then general business and agricultural products, and finally, land and labor. It is worthy of note that the price of real estate keeps up after a panic has set in, and realty commands its best figures when the reaction has come in the stock market. The depression in the stock list has not hurt real estate this spring; it is almost buoyant, and good prices are given whenever fair investment property is offered. Those who have got out of stocks, grain and cotton with small loss, have wisely invested their spare cash in real estate, and it will be to their ultimate advantage to have done so. The investor cannot miss it if he buys improved property in this city or Brooklyn, or unimproved property anywhere in New York city. Those who have the means will do best if they invest in down-town business property. But still, any purchase within fifteen miles of our City Hall cannot be a mistaken one, if secured at the present-market rate. Should any great calamity come upon the country, such as war or pestilence, the investment might result in apparent temporary loss; but apart from any such calamity, there is no investment on earth in which there is so much certainty as there is in the purchase of New York realty. Any one who studied the figures of New York real estate at different periods, will recall that it was four years after the panic of 1873 before the lowest prices were reached. Real estate, except fancy speculative lots, held its own very well in 1874 and 1875; hence the safety of a real estate investment in panicky times.

The Mutual Union Telegraph Company have leased the building No. 135 and 137 Broadway, corner Cedar street, for \$52,000 per annum. The new telegraph company will occupy for its own purposes the ground floor and the fourth and fifth floors, the basement continuing to be used as

a restaurant and the second and third floors rented to insurance and other companies. The American Union will remove its plant and operators to the Western Union building. This will force THE REAL ESTATE RECORD office to change its quarters on the first of next May. This renting of an important building for carrying on its business shows that the Mutual Union must mean business in its war against the Western Union. So far, there has been no war of rates, as the Mutual Union finds plenty of business at the Western Union figures.

FLAT HOUSES AS AN INVESTMENT.

A representative of THE REAL ESTATE RECORD called on Mr. Henry P. De Graaf, President of the Bowers National Bank, a few days since to get his views on the desirability of investing in flat houses. A summary of the conversation which occurred is given below:

Reporter—I have noticed in looking over the conveyances which appear week by week in THE REAL ESTATE RECORD that your name frequently appears as the purchaser of flat houses of the second and third class, and have called to ask you your reasons for investing in this class of realty?

Mr. De Graaf—I own twenty-two flat houses such as you refer to and consider them an excellent investment, better than first-class apartment houses or private houses, for two reasons—first, they pay a better percentage on the capital invested; and, secondly, you have much less trouble from your tenants, who are not constantly annoying you to make improvements.

R.—What return does your capital yield that is invested in this property?

Mr. De G.—At least 8 per cent. net on an average, while some yields no less than 12 per cent, and this, too, notwithstanding the fact that I employ an agent, whose business it is to collect the rents, see that the janitors do their work thoroughly, and generally supervise the property, making settlements with me every thirty days. And just here I would remark that it pays to have your janitors do their work well and keep everything clean and neat, for although you do not get any more rental than is paid for the same class of flats that are allowed to almost take care of themselves, yet you will find that you will be able to retain your tenants and not be subject to loss of rent by constant removals.

R.—What return can you obtain upon capital invested in private houses?

Mr. De G.—I find it difficult to get more than 5 per cent. out of the rental of houses of medium size, while first-class houses will hardly yield so much.

R.—Is there not danger that the erection of so many new flat houses in all parts of the city will more than meet the demand?

Mr. De G.—That is a matter to which I have given much attention, and although I am well aware of the large number of flat houses that have been erected during the past twelve months I cannot as yet see any signs of the supply exceeding the demand. I very recently purchased five double flat houses on Eighty-fifth street between First and Second avenues, containing forty apartments, twenty-five of which were rented and occupied at \$20 to \$24 per month before I could have the houses swept out and cleaned. I have another row of five flat houses containing the same number of apartments on Seventy-sixth street, between Second and Third avenues, where there has not been vacant on an average two apartments for the last four months. In this connection I am told that notwithstanding the large proportion of our population that are now living in these improved flat houses, there is no diminution in the demand for tenements in the old portions of the city.

R.—How about rents?

Mr. De G.—I did intend to advance my rents 10 per cent this spring, but found that if I did so I would lose half of my old tenants, owing to the inducements held out by builders of new flats who were desirous of filling their houses so that they might more readily sell the property. When I have purchased new flats, the advanced

rental is demanded and I have no trouble in procuring tenants.

R.—In the event of a panic or long business depression how would the shrinkage in the class of realty we have been speaking of compare with that of other classes of property?

Mr. De G.—That is something I can only judge of by what has occurred in the past. During the last panic it was the highest priced and choicest property that was affected most, the decline in Fifth avenue realty in many instances reaching fully 50 per cent. while in other property it rarely reached 30 per cent. The fact is I look for a decided advance in all flat property.

R.—What locality do you consider affords the best field for investment in flat houses?

Mr. De G.—For investments in flat houses where the apartments do not rent for more than \$25 to \$30 per month, I should say, anywhere east of Third avenue, between Seventieth and Ninetieth streets. Higher priced flats are not so readily rented in this locality, for the class of tenants who are willing and able to pay more than \$30 per month rent, almost invariably object to living east of Third avenue, and wish to get in a more fashionable locality, say near Lexington or Park avenues. Then, again, there is another class of very desirable tenants, who will pay from \$40 to \$50 per month rent for desirable apartments in a single flat of about seven rooms. This class is made up of men who own a small business of their own, and they pay as promptly as a millionaire, and even in times of depression in business they almost invariably have enough money laid by to tide over the dull times, and meet their rent and other current expenses promptly.

R.—You are also a very large owner of Twenty-third Ward realty, I believe, Mr. De Graaf, what is the outlook in that section of our city?

Mr. De G.—I hear there is to be considerable building during the coming season in that locality, and as you say, I am very largely interested in real property north of the river and east of Third avenue, but we must have rapid transit before there will be any very great activity or material advance in unimproved property in the Twenty-third Ward. Give me rapid transit, and I stand ready to build fifty three-story private residences, such as will rent for from \$350 to \$600 per annum without a moment's delay, for I have the plans already prepared, and had thought something of commencing work this spring, but have been prevented from so doing from no other cause than the great uncertainty in regard to this matter of quick transit.

R.—What do you think of the proposition to establish a grand park on the Sound, south of New Rochelle?

Mr. De G.—I am in favor of establishing such a park, and believe now is the time for the city to acquire the necessary property, but before this is done there should be a series of smaller parks established north of the Harlem River and east of Third or Fordham avenue, this series to terminate in a grand park on the Sound, in the locality you speak of. There should also be a number of such smaller parks laid out along the Hudson River on the ridge, one of which should be north of Spuyten Duyvil, and one south of it. Then I should recommend the connection of all these parks with the Central Park and with each other, by a grand parkway or boulevard, commencing at Central Park, running out either Fifth or Madison avenue to the Harlem River, thence across by either the proposed Madison avenue bridge or by a bridge of its own, through One Hundred and Thirty-eighth street or the Southern Boulevard, running through the series of parks on the east of Fordham avenue, until it reaches the grand park to be established on the Sound, from which it could run off to the left to a point north of Spuyten Duyvil, thence southerly through the parks along the Hudson River, and joining on to one of the boulevards leading down towards Central Park. Such a grand improvement as this would more than double the value of realty in the annexed district, and the city would ulti-

mately be enriched by the large increase in the taxable value of property.

A NEW EXCHANGE.

A largely attended meeting of the manufacturers and dealers in building material was held on Monday last at the International Hotel. The call for the meeting was signed by the following names: W. K. Hammond, W. T. Klots & Brother, W. A. Miller & Co., J. R. Van Valen, Alexander Keiller, A. C. Babson, H. B. Homan, King & Adams, Frank E. Wise, John Gardiner, Manchester & Philbrick, P. G. Hughes, R. N. Denman, W. D. Goss, B. Bennett, A. W. Adams, John Bell, F. W. Robinson, John Donaldson, E. Theile, James Haviland, James K. Holmes, H. S. Osborn, J. B. James, Wm. Van Keuran, Wm. H. Barnes, J. Collyer, Chas. McNeely, Andrew Pressy, Lowell Talbot, R. P. Chandler, James Brand, Jay Champlain, Chas. B. Johnson, J. B. King & Co., Hiram Snyder, John P. Kane, C. W. Nickerson, M. H. Dunbar, Chas. Schultz, Cornell Steamboat Co., C. D. Bodine, H. M. Cool, John G. Leeds, E. W. Fisher, Thos. Miller Jr., John C. Provost, John Morton & Sons, D. W. C. Barringer, A. McCullum, Chas. D. Smith, S. C. R. Cummings, Jerome A. King, S. P. Edwards, A. K. Mesrole & Co., Simpson Clapp & Co., and James Bell. The meeting was organized by the election of Hiram Snyder as President and Joseph R. Van Valen as Secretary. The President stated that those present were mostly what were known as subscribers to the Mechanics' & Traders Exchange, which meets at 193 Broadway. That is, that by the payment of \$15 per annum, they are under the present constitution and by-laws of that body allowed the privilege of transacting their business upon the floor of the Exchange, and upon the further payment of \$25 are entitled to become actual members. The members of the Exchange propose, after May 1st, to abolish all subscribers and raise the initiation fee to \$100, so many of those present attempted to avail themselves of the privilege of becoming members upon the payment of \$25, but were refused admission by the governing committee unless they paid \$100, hence this meeting.

It was moved and seconded that a new organization be formed, looking towards the establishment of a new Exchange. This gave rise to considerable debate in which Messrs. Seaman, Osborn, Hammond and John R. Brown, a member of the Mechanics' & Traders' Exchange, participated, the latter advocating a re-organization of the Exchange. The motion was finally carried, almost without dissent. Mr. H. S. Osborn moved that a committee of five be appointed by the Chairman to report a plan of organization, the expenses of obtaining a suitable room, and the probable cost of running the proposed Exchange, the committee to report at a future meeting, which was carried, and the Chair appointed Messrs. W. K. Hammond, J. B. King, R. P. Chandler, Hiram Snyder and Lowell Talbot. It was moved, seconded and carried that all those present in favor of forming a new Exchange hand their names and addresses to the Secretary, after which the meeting adjourned, and most of those present came forward and gave their names to the Secretary.

An association has been incorporated under the style of the Co-operative Real Estate Association with a capital of \$100,000, divided into 1,000 shares of \$100 each. The trustees are Jacob Hugler, President; B. D. Killian, Vice-President; Geo. H. Benner, Secretary and Manager; E. J. F. Wener, Treasurer; D. D. A. Wortendyke, R. J. Nicholson, F. Boehm and A. M. Lewis. Attorney Lorenz Zeller. Their object is to accumulate a fund to enable the association to purchase and sell real estate to the best advantage and to divide profits amongst the shareholders proportionate to the shares held by each, the business to be carried on in the city and county of New York, for fifty years.

There are at present in the Old World and the New World more than 100,000 railway locomotives.

Their total force is equal to 30,000,000 horse power, and all the other steam engines on the globe are estimated at 46,000,000 horse power. The technical "horse power," however, is really equal to three average horses, and each horse to about seven men; the aggregate power, therefore, of all the engines being vastly more than the effective force of all the human workers living. Four-fifths of the steam engines now at work have been made within a quarter of a century or so.—*American Inventor.*

MINING INFORMATION.

There has been an advance in the price of north End stocks on the Comstock, due to the discovery of what seems to be a large body of milling ore in the Union Consolidated. Had a similar discovery been made two years ago, it would have put the stock to par and there would have been a furious boom. But hope has been deferred and the heart made sick so often during the past two years, that now when a fair body of ore is discovered milling \$50 to the ton, it excites only a languid interest and does not help the price of Comstock shares. It is barely possible that the Sierra Nevada and Union Consolidated may commence to pay dividends before the summer solstice, but it will take a good many dividends and high ones to restore public faith in the Comstock shares. The time is approaching, by the way, when there may be a deal in the South End mines. The Alta will soon be exploring ground in which there is probably some good ore.

The *Tribune* is beginning to give favorable notices of the swindling New Mexican mines just put upon the Philadelphia market. That paper is responsible for a great deal of the money lost in Chrysolite, the State Lines, Robinson, and other manipulated mining schemes. It keeps up the so-called favorable news from these swindling concerns, repeating what it said when the State Lines were placed on this market.

Bodie stock has improved, due to several causes. The old Fortuna vein has been rediscovered, and it now seems that there is in the Bodie mine in the old workings, nearly 200 feet of rich ore, from two to eight inches wide. If this ore should continue in depth, then is the Bodie again a dividend paying mine. As these discoveries are made near the Standard line, they ought to add value to the Standard stock. The time is also approaching when ore may be struck east of the Lent shaft on the 800 foot level, and then it seems that connection will shortly be made with the Lent shaft from the old Bodie workings, which will admit of a large saving in working expenses.

THE FORESTS OF LOUISIANA.

The New Orleans *Democrat* says that the most valuable and important woods suitable for lumber in the State are the oak, of several varieties, principally the live and white; the pine, both long and short leaf; the cypress, cotton wood, gum and black-walnut. Each of these trees has its particular use and advantage, which makes it especially adapted to one of those numerous industries in which wood forms the principal material. There are other States which have good box-timber, others again with plenty of material for house-building, for ship-building, or for staves; but Louisiana possesses such a variety of timber as would make it a field for every one of the sixty odd industries into which wood enters, from the simple sawmill lumber to the best veneering, polished and fancy woods. The pine is the most abundant tree in the State, and constitutes over a third of the lumber wood of Louisiana. The cypress is unexcelled for shingles. Walnut and gum are well adapted to cabinet making. The first is master of the furniture field, while the gum has a brilliant future before it, and promises to be its successor at an early day. The cottonwood has been found fully equal to the famous white pine of Michigan for boxes, and even stronger and more durable. The live-oak is admittedly the best timber for ship-building in the world. Growing in the swamps, it becomes completely impervious to water, and will resist water-rotting longer than any other wood known. The white oak has been found unexcelled for staves for the tougher barrels and casks. In shipping this timber to Europe, New Orleans does a large business. The ash and smaller oaks are unexcelled for fuel; they are firm and hard, and give a long-lasting and hot fire. Excellent charcoal is furnished by the pine. These varieties

of woods are to be found in nearly every portion of the State, and cover nineteen-twentieths of the forest area of Louisiana. It is estimated that the State of Louisiana contains about 80,000,000 feet of good lumber, more than twice as much as Michigan; and 300,000,000 cords of wood fuel, worth, when sawed, some fifteen times the assessed value of the State, some \$20,000,000.—*American Architect.*

NEW YORK REALTY AT ALBANY.

[From our own Correspondent.]

ALBANY, March 9.

There is now before the Legislature four measures for supplying additional water to the city of New York. The parties behind each are opposing all the others' plans. This may in the end result in the defeat of all. The expenditure of the money required for the construction of the necessary works carries with it political power and influence which the different cliques of the several parties desire to have special charge of. If they cannot control it themselves, then they prefer that the city shall not be provided with an additional supply of water rather than allow some one else to handle and expend the money. This is the situation at Albany, and explains the attack made by different papers on the several projects. They each assail the measure which does not place the work in the hands of the representative of the faction to which the writer belongs. We thus have attacks upon every water measure here by the different political organs—one class on one, and another on the others.

To the mass of the people and residents of New York it makes no difference who does the work and constructs an aqueduct, provided that it is done in an economical, thorough and substantial manner. To the politicians it is all a question as to who handles the money.

The four schemes embrace the bill of Mr. Roosevelt for a commission of five, the Mayor and Commissioner of Public Works to be two of the number, and the Governor to appoint the other three, as heretofore published in THE REAL ESTATE RECORD. That provides for the expenditure of \$14,000,000 on aqueducts and reservoirs, in six years. This is the Half-breed plan.

The second scheme is that of the Stalwarts, embraced in Mr. Brodsky's bill for a commission of five, to be appointed by the Governor, examine into the whole water question and report to the next Legislature its recommendation what should be done to increase the water supply.

The third plan is that of Commissioner Thompson's, which has been presented in both houses of the Legislature during the past week. That covers the whole subject of carrying out the plans of Engineer Newton, for additional reservoirs and new aqueducts, to be constructed under the supervision of the Department of Public Works. Since this gives the employment of the men and the expenditure of the money to that department, or to Mr. Thompson, it is bitterly denounced by the Tammany and by the Republican politicians. The organs which they can reach all open out against it as a gigantic job. The probabilities are that those interests will combine and defeat the bill in the Legislature.

The fourth scheme is that introduced by H. A. Nelson to incorporate the New York & Hudson Valley Aqueduct Company, for supplying New York and other cities of the Hudson River Valley with pure water. This measure does not propose the expenditure of public funds, but the construction of an aqueduct to convey water from Lake George to the cities along the Hudson, including New York, by private capital and contract with these cities for supplying it. This only interferes with the other schemes, by its rendering the others unnecessary, if it is carried out. It is a private speculation and if authorized may remove the necessity of allowing the politicians to expend the funds of the city for additional water works. They are therefore all attacking this as a monster job. The howl set up by all the cliques against it is something fearful, and the Senator, who introduced it, denounced for presuming to present the measure to the Senate. The whole question as to the merits of this bill is involved in that as to policy. Is it public policy to commit so important a work as supplying cities with pure water to private enterprisers and incorporated companies, instead of to the city authorities? That is the question which this bill brings up and its presentation will help settle.

The bill introduced this week by the Department of Public Works authorizes Commissioner Thompson to construct the work at a cost of \$14,000,000, as the bill of Mr. Roosevelt, heretofore published in THE REAL ESTATE RECORD, gives to the Mayor, Commissioner Thompson and three other commissioners appointed by the Governor, and for the same character of work. The Roosevelt bill has, perhaps, more safeguards, and that is about all the difference between them, ex-

cept as to the parties who are to do the work and expend the money.

The scheme of the Lake George project, or private enterprise plan, introduced by Mr. Nelson, provides for the incorporation of a company with a capital of \$50,000,000, with shares of \$100 each.

No further steps have been taken in regard to the move for new parks in the Twenty-third and Twenty-fourth Wards. The bill to abolish the small-pox hospital at East Sixteenth street and Avenue C, and convert that block into a public park is also unacted upon, and still before the committees of both houses. It directs the removal of the hospital for contagious diseases, the dog pound and dump for garbage within ninety days from the passage of the bill, and the immediate conversion of the block into a public park.

Assemblyman Breen has introduced a bill amending the act of last year relative to the payment of assessments for local improvements in the Twelfth Ward north of One Hundred and Fifty-fifth street, and the Twenty-third and Twenty-fourth Wards, in five annual installments, at 7 per cent. interest, by adding an additional provision relative to the sale of the property by the city for non-payment of these assessments. This further provision is that "no sale of the lands upon which such assessments are now, or may hereafter be levied, shall be held for or to pay such assessments, or any arrears thereof until an amount of such installment, with accrued interest, is equivalent to the whole assessment with three years' interest thereon, at 7 per cent., shall be actually due and unpaid."

It appears that the legislation relative to the Harlem River and Spuyten Duyvil Creek improvement, heretofore had, does not cover all the points necessary to give the United States authorities full control of the property required for the improvements, and another bill has been presented to cover the points yet required before the work can be commenced.

ELEGANT HOUSES ON LENOX HILL.

On the north side of Seventy-third street, commencing 150 feet east of Fifth avenue, Messrs. J. & G. Ruddell are just completing four superior four-story brown stone residences that will bear the closest inspection. They are known as Nos. 5, 7, 9 and 11 East Seventy-third street, and two of them are 21x58x102.2, with extensions 28x15, and the other two are 16.8x58, with extensions 32x13. The extensions in all of the houses being three stories high. In the cellar the walls rest on natural ground, and are covered with Trinidad asphalt to prevent dampness, while the floors are paved with Portland cement. The yards are all laid with rubber flags. The basements contain the billiard or breakfast room, trimmed in ash and cherry, the laundry, and the kitchen, in the rear of which is the servants' staircase, and a dumb water extending to the second floor. The first floor contains two handsome parlors, handsomely trimmed with mahogany or walnut, and are furnished with tiled fire places and beautiful grates of the latest designs, furnished by J. S. Conover & Co., the dining room and butler's pantry tastefully trimmed with charmingly designed patterns in carved oak and root oak, the mantelpieces being particularly attractive, and furnished with handsome mirrors. In the second floor will be found two magnificent chambers in the saloon style, and the nursery in the extension, the latter being finished in hazel wood while the former are trimmed with ash, root ash and cherry. Here, too, is the water closet and bath-room containing the latest improvements. The mantle pieces and grates, as well as the wash stands, which are finished in statuary marble on this floor, are very attractive. The first and second stories including the halls are deafened with felt-paper. There are four chambers in the third floor arranged in the saloon style, the saloon being finished in walnut, while on the fourth, in addition to the same number of chambers, there is ample closet and trunk room. No expense has been spared to make these houses complete down to the minutest details.

Every room is connected with the kitchen with an electric bell and every gas fixture is so arranged that it can be lighted by electricity. The furnaces are furnished by W. N. Harvey and there can be no danger from sewer gas, as Stewart & Co. have furnished them with their patent sewer gas traps. From the exterior these houses present a very attractive appearance, the larger ones having handsome portico stoops with bay windows and porticos on the second floor, while all the brown stone has been carefully selected. Special attention has been given to the plumbing work, and although they are supplied by high pressure with water, which insures an ample supply even on the top floor, yet the pipes are so arranged that in case of necessity, by merely turning the reverse cocks provided, an unfailing supply may be had from a large tank located in the trunk room on the fourth floor. This is a novel arrangement that cannot fail to be appreciated. The fram-

ing of these houses is also peculiar in that it is done by the use of hung stirrup irons instead of mortising. The trimmer and header beams, on the stairways, have a five-eighth inch wrought-iron plate placed between two three-inch beams, all thoroughly bolted together, which prevents sagging from weight of partitions. The location of these houses cannot be excelled as they are in the midst of extensive improvements adjoining the handsome Quintard residence, which is nearing completion, and within less than a block of the now proposed residences of Mr. Rockefeller and C. L. Tiffany. The names of the builders and owners of these houses are a sufficient guarantee that the work on them has been thoroughly and conscientiously done, while their appearance reflects credit upon the architects, Messrs. D. & J. Jardine. Those in search of first-class residences should avail themselves of the opportunity of inspecting these houses without delay, as in the twenty-three years' experience of the Messrs. J. & G. Ruddell they have but in one instance absolutely completed a house before it was disposed of by sale, and the very moderate prices asked for these houses render it certain that they will not long be in the market.

OUT AMONG THE BUILDERS.

Messrs. Cleverdon & Putzel have prepared plans for the alteration of the four-story brick store building on the northeast corner of Sixth avenue and Twenty-eighth street. The building will be thoroughly overhauled inside and out. It will have iron columns, girders, and new partitions, etc., and be fitted up for a first-class saloon, at a cost of \$12,000.

The adjoining house will also be thoroughly overhauled at a cost of \$4,000. Mrs. Lauterbach is the owner of both of these houses. The same architects are also preparing new plans for the erection of a two-story brick and iron warehouse at No. 174 East One Hundred and Nineteenth street, at a cost of \$7,000, and the drawings for a double three-story frame house to be erected at Bridgeport, Conn., for John Hampton, for \$10,000.

R. Rosenstock is at work on the plans for four three-story brick and brown stone houses in the English Renaissance style to be erected on One Hundred and Twenty-third street, between Fourth and Madison avenues, by Thomas F. Treacy. They will be 18.9x50, and cost \$50,000. A double cottage in the Queen Anne style, 49x30, to be built at Fordham, by William M. Walker, at a cost of \$8,000, and a row of six three-story brown stone dwellings in the French and English Renaissance style, to be built by Harvey N. Dean, on the southeast corner of Madison avenue and One Hundred and Twenty-first street. There will be three 16 feet front, two 17 feet 7 inches, and one 17 feet 9 inches. The corner house will have a richly carved oriel window. The cost of this improvement will be \$120,000.

Messrs. Thom & Wilson have drawn plans for a five-story flat house, 25x96x100, to be erected on the southeast corner of Eighth avenue and One Hundred and Twenty-seventh street, by Louis G. Ungrich.

Marc Rinaldo will build a five-story flat house on the south side of Fifty-seventh street, 200 east of Second avenue. It will be 25x61x101 with an extension 21x23. Architect, A. B. Ogden.

Plans have been drawn by William Jose for a five-story store and flat house to be erected at No. 180 Mulberry street, 25x54.4x100, by Patrick J. Carroll.

At Nos. 607 and 609 Ninth avenue, two five-story flat houses are to be erected by C. W. Doherty. They will be 20.2½x60x100 and 30x60x100. Architect, James Stroud.

The three-story building, No. 103 First avenue, will be altered into a four-story store and flat house, 22.6x52x100. Owner, F. W. Bayer; architect, Julius Boekell.

Barnabas Russell proposes to erect a five-story flat house on the northwest corner of Cedar and Washington streets, 20.4x56.3. The basement will be used for storage purposes. Architect, Paul Schoen.

Charles Huber will erect a four-story flat house at No. 155 East Eighty-fifth street, 26x86x102.2. Architects, Thom & Wilson.

An extensive apartment house is to be erected on the south side of One Hundred and Twenty-fifth street, 180 feet east of Fifth avenue, 45x97x100.11, by Benjamin F. Spink, from designs by D. & J. Jardine. The same architects also propose to build a four-story and attic apartment house on the east side of Madison avenue, 74 feet north of Sixty-sixth street, 26.5x90x100.

A five-story building, to be occupied as a store, workshop and for living purposes, is to be erected at No. 192 Eighth street. It will be 20x48x73.2, and the owner is Ernest Ohl. Architect, Jobst Hoffman.

William O'Gorman proposes to erect seven flat houses on the northwest corner of Brook avenue and One Hundred and Forty-first street. They will be 20x60, four stories high, and built of brick with stone trimmings. Building promises to be very active in

this locality this season. Mr. O'Gorman alone expects to erect no less than sixty flat and private houses during the coming summer.

Hugo Kafka is engaged on the plans for a five-story store building, 58x44, to be erected on the southeast corner of Vesey and Greenwich streets, by John P. Bennett, the well-known tea merchant. It will be built of brick, iron and stone, with all modern improvements.

Mr. Kafka has also the plans in hand for a church, 40x60, that will accommodate 400 people, to be built at Kreissherville, S. I., by Mr. B. K. Kreissher.

The same architect has also the plans under way for a hotel, to be built in the mountains, that will contain 200 rooms.

Bids will be received at the Department of Public Works until March 21, 1882, at 12 M., for sewer in Cherry street, between Corlears and Jackson streets; sewers in Mangin street, between Broome and Delancey and Rivington and Stanton streets; sewer in Seventy-second street, between Avenue A and First Avenue; sewer in One Hundred and Nineteenth street, between Sixth and Summit, east of Sixth Avenue; sewer in Fourth Avenue, east side, between Eighty-second and Eighty-third streets; receiving basins on the west side of Fifth Avenue, opposite One Hundred and Second Street; regulating and grading One Hundred and Eighteenth Street, from west curb of Sixth Avenue to Seventh Avenue; regulating and grading One Hundred and Sixth Street, from Madison Avenue to Fifth Avenue; regulating and grading One Hundred and Fifty-third Street, from 60 feet east of Seventh Avenue to the first new Avenue west of Eighth Avenue, and for setting curb stones and flagging sidewalks in the same. Also for flagging sidewalks four feet wide on Eighty-third Street, between Eighth Avenue and the Boulevard.

SPECIAL NOTICE.

Attention is called to the advertisement in another column of the splendid offices to let in the Tribune Building. The elegant suite occupied by the Traveler's Insurance Company are also in the market. This is a most desirable office building, and those looking for first-class quarters should apply without delay, as the new offices are renting rapidly.

MARKET REVIEW.

REAL ESTATE.

For list of lots and houses for sale See pages II, III and V of advertisements.

The past has been an active week in real estate circles. While there was not so much doing in the salesrooms as during the previous week, the conveyances show that a great deal of property is changing hands at good prices, and as the facts given in our gossip show the number of private sales is unusually large at this time of the year. A demand seems to have set in for private residences as well as business property. This is due, no doubt, to the rising rents, and the disturbed condition of all the other exchanges. People with surplus means are beginning to prefer solid tangible property in a growing city like New York in preference to securities which fluctuate so violently in the Stock Exchange. As usual, for the last month, all the sales during the past week were well attended, and business property was eagerly bid for.

On Tuesday A. H. Muller & Son sold, by order of the executors of the late E. W. Stoughton, ex-Minister to Russia, the four-story brick dwelling No. 93 Fifth Avenue, 30x116.10, to Mr. Samuel Smith for \$77,000. The house brought out but little competition and was certainly not dear at the price named. They also sold the stable property of the deceased, No. 123 West Seventeenth Street, 25x92, to G. K. Chase for \$15,250. On the same day R. V. Harnett sold two lots on the Boulevard, north of Seventy-fourth Street, one 26.1x62, to F. C. Holmes for \$6,900, the other, 26.1x80, to Captain Fairchild, for \$7,000, and the plot of ground on the west side of Tenth Avenue, 54.4 north of Seventy-fourth Street, 100x100, for a total of \$19,475. The three-story brick house No. 85 East Broadway was bought in for \$10,800. On the same day P. F. Meyer sold the three-story brown stone house No. 102 Lexington Avenue, 19.9x80, to T. Donovan for \$14,200 at which price it was not dear.

On Wednesday A. H. Muller & Son sold by order of the executors of G. A. Bradbrook, deceased, the plot of ground on the northwest corner of Ninth Avenue and One Hundred and Fifty-third Street, 163.4x96x159.8x77.10 to F. A. Thayer for a total of \$14,350; the lot on the northeast corner of St. Nicholas Avenue and One Hundred and Fifty-third Street, 25x100, to the same buyer for \$5,600, and the adjoining lot, 25x103, to Lespinasse & Friedman for \$5,000. The balance of the property, having a front on St. Nicholas Avenue

of 104.10, on which there is a two-story and attic frame house, was bought in at \$18,700.

Jere Johnson, Jr., knocked down on Thursday 20 two and two-and-one-half-story houses, located in Brooklyn. It is said that but four were actually sold.

There is considerable activity in Brooklyn property and there are heavy sales through the auction rooms and in other ways. Next week the old Armory corner of Cranberry and Henry Streets is to be offered at an upset price of \$15,000. The corner stone of this building was laid by Lafayette.

Next Tuesday, Richard V. Harnett will sell, at the Exchange, the estate of William Simpson, deceased, consisting of two four-story brick tenements with stores, and two tenements in the rear, in Rivington Street, Nos. 11 and 13; also a lot in Thirty-second Street, near Eleventh Avenue. On the same day Mr. Harnett will also sell the lots and structures thereon, Nos. 241 and 243 Delancey Street. On Wednesday, Mr. Harnett will sell the dwellings, Nos. 43 and 45 Goerck Street, also the brick house No. 32 Goerck Street, and on the same date the four-story and cellar brick tenement house, No. 17 Tompkins Street.

Adrian H. Muller has an important Supreme Court sale of business property on Wednesday. On that day No. 177 Broadway, a five-story brown stone front store is to be sold. The lot is 25.4x99.10, and is on the west side of Broadway, near Cortland Street. This property now rents for \$9,275 per annum, with a second floor rear and fourth floor front vacant. The various leases when renewed will undoubtedly be at much higher figures. Mr. Muller will also sell on the same day the premises No. 15 Maiden Lane. The lot is irregular in shape, 22.10 feet in front and 24.11 feet in the rear, but it is exceptionally well located for the great jewelry, watch and gem business, which, after trying to establish itself elsewhere, is returning to its old headquarters in Maiden Lane and John Street. This property now rents for \$9,150, but all the leases expire on May 1, and undoubtedly all the renewals will be at much higher figures. The same auctioneer will sell on the same day the buildings and lots Nos. 134 and 136 East Eighteenth Street. Of the above three parcels 50 per cent. can remain on bond and mortgage at 5 per cent. or 60 per cent. at 6 per cent. Another very important sale will take place on March 21. Morris Wilkins, auctioneer. It is an executor's sale of the estate of Frances B. Hegeman, and includes property in Cherry, East Twelfth, Sixteenth and Seventy-fourth, West Forty-first, Fifty-sixth, Fifty-seventh, Sixty-third, Sixty-eighth, and One Hundred and Tenth Streets, New York, and a plot of four lots, with buildings on the northwest corner of Fourth Avenue and Fifteenth Street, Brooklyn. This embraces some very fine property, brown stone houses in choice parts of the city, as well as vacant lots in improving localities.

In the list of advertised legal sales will be found one on the Eighth Avenue, a full lot, 27.3 feet north of Eighty-second Street. The plaintiff is Russell Sage. The original amount of the mortgage was \$14,000, but back interest and other charges swell the amount due to \$22,200.

On the Exchange, on Friday, a residence with four acres of ground, at Inwood, overlooking the river, was bought in by the Mutual Life Insurance Company, plaintiffs, for \$25,000. The charges against the property were \$46,100.

Gossip of the Week.

Terence Farley has sold the three-story brown stone house, on the west side of Lexington Avenue, 17 feet north of Seventy-fifth Street, 17x250, to Mrs. S. Marcaso, of No. 146 Macon Street, Brooklyn, for \$18,000.

David DeVenny reports the sale of six lots on the north side of One Hundred and Fiftieth Street, commencing 66.10 west of Eighth Avenue, for \$9,500, also that work has been commenced by order of the Board of Health, on the filling in of Eighth and New Avenues, between One Hundred and Forty-fifth and One Hundred and Fifty-fifth Streets.

Messrs. W. H. Falconer & Son have sold No. 222 East Eleventh Street, 21x60x35, for \$15,000.

Messrs. Morris B. Baer & Co. have sold the three-story high stoop brown stone house, No. 142 West Forty-seventh Street, to Eugene Ambert, for \$16,500; the four-story high stoop brown stone dwelling, No. 68 West Fifty-second Street, to J. Wakeman, for \$28,000; the three-story high stoop brown stone house, No. 207 West One Hundred and Twenty-eighth Street, to M. G. Haanauer, for \$11,500; the five-story brick store, No. 963 Sixth Avenue, corner of Fifty-fourth Street, to A. Brakeman, for \$60,000; the four-story high stoop brown stone house, No. 315 West Thirty-fourth Street, to S. Lowter, for \$16,000; the three-story high stoop brick house, No. 145 West Forty-sixth Street, to T. Duffy, for \$14,000; the three-story high stoop brick house, No. 175 Macdougall Street, to T. A. Stout, for \$10,600; the three-story high stoop brown stone dwelling, No. 100 East Sixty-second

Street, corner of Park Avenue, to C. K. Averill, for \$16,000; the three-story high stoop brown stone house, No. 130 East Seventy-fourth Street, to J. Bing, for \$16,500, and the three-story high stoop brown stone house, No. 237 West Fifty-second Street, to C. T. Duane, for \$20,000.

Messrs. A. H. Muller & Son have sold the four-story high stoop brown stone dwelling, No. 29 East Thirty-seventh Street, for Jacob Berry, to Mr. J. M. Cornell, for \$47,500.

Messrs. Riker & Co. have sold for Ira E. Doying, the four-story brick and brown stone house, No. 6 East Sixty-seventh Street, 22x67x90.3, to Mr. Amos Morrill, for \$90,000, and the four-story brown stone house No. 36 West Forty-sixth Street, 20x55x100.5, to Stephen Merrihew, for \$30,000, and the lot and cottage No. 56 East Seventy-ninth Street, 25x102.2, for \$18,000.

S. Emberson has resold the Mitchell estate at Tarrytown to William H. Webb, Esq., the noted ship builder, for nearly \$50,000; thirty acres of land in Yonkers, on Broadway, near Greystone, also ten acres at Dobb's Ferry, to J. J. McComb, for \$4,500 per acre. The same broker has rented the estate of Elisha Brook, at Inwood, on the Hudson, to J. N. Fraser, Esq., and the residence of Warren Ward, at Fort Washington, to A. D. Hunt, Esq. Mr. Emberson reports that there is a great demand for Hudson River property.

Randolph Guggenheimer has sold the dwelling No. 845 Lexington Avenue, to Mr. Imhausen, of Brooklyn, for \$15,750.

August L. Nossor has sold his private dwelling, No. 125 East Eighty-sixth Street, to G. Tausig, for \$13,000.

Meyer Katzenberg has purchased the four-story high stoop brown stone house, No. 163 East Sixtieth Street, from William Smith, on private terms.

The Ottinger Brothers have leased their four-story high stoop brown stone house, No. 127 Fifth Avenue, 22.6x68x100, for ten years, the rent being fixed at \$5,000 per annum for the first five years, and \$6,000 for the second five years.

John J. Burchill has sold to Ann De Coursey, the house and lot on the southerly side of Ninetieth Street, 275 west of Third Avenue, for \$8,000.

F. Zittel has sold the two four-story high stoop brown stone dwellings, Nos. 154 and 156 East Seventy-second Street, 16.8x75x100 each, to Mrs. Darling and Mrs. Hull, for \$14,000 apiece.

William Lalor has sold for Mr. Oberteuffer the four-story high stoop brown stone house No. 646 Madison Avenue, 25x60x100, to Samuel Weeks, for \$60,000.

W. J. Cole & Co. have sold the four-story high stoop brown stone house No. 170 East Sixty-first Street, 20x55x100, for \$18,000, to Bernard S. Levy, who proposes to occupy the premises.

The three-story high stoop brown stone house No. 126 West Forty-eighth Street, 20x50x100, has been sold for \$23,000.

The two-story and attic brick house No. 26 Henry Street, 25x50x'00, has been sold for \$10,000.

The four-story high stoop brown stone dwelling No. 211 West Fourteenth Street, 25x60x120, has been sold for \$23,000.

Peter A. Lalor has sold the plot of ground on the east side of First Avenue, 200x306, extending from Thirty-first Street to Thirty-second Street, to William Wicke & Co., for \$115,000.

Mr. J. D. Crimmins has purchased from B. P. Fairchild the lot on the east of the Boulevard, 82.11½ north of Seventy-fourth Street, 26.1½x81, and the lot immediately in the rear, 25x100, fronting on Tenth Avenue, from Mr. Sinclair Myers. These lots, it will be remembered, were sold at auction on Tuesday last and are resold by the purchasers at an advance. Mr. Crimmins looks upon property of this character, having small angles and two fronts without great depth, as of great prospective value. Mr. Crimmins has sold two of his new three-story houses on Sixty-eighth Street, between Third and Second Avenues, Nos. 222 and 228, for \$14,000 each. They are 18.2x48x100.

The three-story and French roof dwelling No. 43 West Fifty-first Street, 21x55x100, has been sold for \$37,500. The ground is in fee and this is a low figure, when we consider its proximity to the extensive improvements lately made by the Vanderbilts.

The reported sale of the St. Luke's Hospital property to Mr. Mackay, the California millionaire, lacks confirmation; in fact, parties that ought to be well posted say that title could not be given as the property was endowed for hospital purposes by Dr. Muhlenberg.

Mr. Wright has purchased two lots on the north side of One Hundred and Twenty-seventh Street, 300 west of Seventh Avenue, for \$6,000 each, and he proposes to erect private houses on the plot.

Messrs. Butler & Matheson have sold for Owen Jones the four-story brick store buildings, Nos. 213 and 215 Sixth Avenue, 41x78, for \$82,500.

Mr. Philip Teets, it is reported, has purchased a plot of ground comprising five city lots, on the south side

of One Hundred and Twenty-seventh street, 100 west of Seventh avenue, for about \$30,000. This, we hear, is to be improved by the erection of first-class private houses.

W. H. Crane has sold the three-story high stoop brick house, No. 133 West Twenty-second street, 21.6 x60x100, for Mrs. Elwood E. Thorne, to C. E. Johns for \$22,000.

The property Nos. 58 and 60 Gold street, advertised to be sold at auction this week, were disposed of at private sale on terms that have not yet transpired.

Brooklyn.

Paul C. Grening has sold two of the new two-story brown stone dwellings, on the south side of Van Buren street, near Throop avenue, for \$5,200 each, and the three-story stores, Nos. 943 and 950 Gates avenue, for \$7,000.

Mr. J. C. Pell has purchased the three-story brown stone house, No. 304 St. James place.

The store property on the southwest corner of South Ninth and Fourth streets, 25x96, has been sold to Mr. Henry Meyers, for \$21,000.

Messrs. Burrill & Tienken have sold the three and one-half-story brown stone house, No. 376 Ninth street, 20x40x92.6, to G. W. Ostburg, for \$6,500; the two-story brick house, No. 156 New street, to Mr. Woods, for \$2,000, and the two-story frame house, No. 281 Fourteenth street, to Mrs. Melic, for \$3,300.

J. Cole has sold, at private sale, the three-story brick house No. 181 Livingston street, for \$11,500.

The following are the sales at the Exchange Sale-room for the week ending March 10:

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

R. V. HARNETT.

Table listing real estate sales by R. V. Harnett, including addresses, descriptions, and prices.

P. F. MEYER.

Table listing real estate sales by P. F. Meyer, including addresses, descriptions, and prices.

SCOTT & MYERS.

Table listing real estate sales by Scott & Myers, including addresses, descriptions, and prices.

B. SMYTH.

Table listing real estate sales by B. Smyth, including addresses, descriptions, and prices.

A. H. MULLER & SON.

Table listing real estate sales by A. H. Muller & Son, including addresses, descriptions, and prices.

Table listing real estate sales, including addresses, descriptions, and prices.

BROOKLYN, N. Y.

Table listing real estate sales in Brooklyn, N.Y., including addresses, descriptions, and prices.

ANSWERS TO SUBSCRIBERS.

SUBSCRIBER.—You can build a corrugated iron building with wood frame in New York City provided it is not more than fourteen feet to the eaves.

BUILDING MATERIAL MARKET.

BRICKS.—Common hards have retained a good healthy market during the entire week, with a gain, if anything, on values. There was a reduced number of points from which to draw supplies, and, evidently, the amount sent from the Hudson River yards was smaller than calculated upon, while the demand has kept well up to the former volume, and not only exhausted offerings as they came to hand, but frequently was anxious enough to engage parcels before arrival. Indeed, receivers have really had more power over the position than they cared to exercise, and could, no doubt, have run prices to a higher point than shown, but it was not deemed good policy to crowd their advantage too severely. Not only would the effect be shown in a diminution of the demand wherever it was in any way possible to delay work, but customers compelled to submit, might be expected to force matters quite as severely in the other direction the moment they found an opportunity to get a grip upon the market. As it is, we hear little or no grumbling; and have admissions from buyers themselves that they do not consider values unduly inflated, when all the general features of the situation are fairly considered. North River stock at the present writing is worth about \$9.25@9.37 1/2, and some of the best have sold at \$9.50 per M. Of Long Islands we learn of none offering, but they would probably bring \$9 at least, while Jerseys are quite scarce, with nothing reported for less than \$8.50, and the favorite brands have realized \$8.87 1/2 per M. Pales still scarce, and wanted, with \$5 per M quoted as rather an inside if anything. Now that navigation is fully resumed on the Hudson, it is natural to expect a somewhat larger supply, and parcels from "Up River," it is said, will be down next week, but as noted in our last there is not much anxiety to realize on the part of manufacturers, and with yard accumulations at this point reduced the chances, all favor a steady sale for some time to come, provided no attempt is made to force higher rates. Fronts continue firm, and the price on Crotons is confirmed at \$11.25 for brown, and \$13.25 for darks and reds. Fancy grades are scarce at full former rates.

CEMENT.—With the resumption of navigation on the North River, there is a natural expectation of a revival of the wholesale market for Rosendale Cement. Matters are already moving to reach such a result, but up to the time we write nothing definite has been decided upon, and the position is to some extent nominal. From one sale made, however, and the current expression of feeling among the trade the indications point to probably \$1.15 at the "Creek," and \$1.25 here. Foreign stock is firm, and importers confident. Some easing off in transportation charges has taken place, but this does not help the margin on fresh receipts as the cost of cement had never been advanced in proportion to that on freights. Demand is good, and even extends to the accumulation in store of stock which a short time ago buyers were rather offish about handling, but now find quite convenient, especially if in a hurry for supplies. Reported large sales for future do not appear to be confirmed. They no doubt could be made more particularly if the leading brands were offered, but agents are unwilling to place themselves under engagement owing to the great uncertainty about getting stock out and the main chance against them.

HARDWARE.—Business has been somewhat irregular at times and there has even been admissions of quite a little falling off in demand, but the general status of the market does not appear to have been seriously influenced and the undertone is about as strong as ever. Indeed dealers, in common with those in so many other branches of business, are calculating with much confidence upon good spring trade, and attribute the absence of orders from many sections to a desire on the part of buyers to stand off against a probable early modification of transportation charges. The price of Double Bit Axes was recently advanced to \$19 per dozen, but beyond this we hear of no important change in values.

IRON.—The Secretary of the American Iron and Steel Association has compiled his annual report of the production of pig iron for the year 1881. The figures show an increase over the previous year of about eight per cent., which is somewhat below the estimates made. The following table exhibits the production for the past three years in net and gross tons (a net ton being 2,000 lb. and a gross ton 2,240 lb.) with the number of net tons produced with each of the three kinds of fuel:

Table showing production of pig iron in net and gross tons for 1879, 1880, and 1881, categorized by fuel type.

Of 701 furnaces in the United States on December 31, 1880, there were 446 in blast and 255 out of blast; of 716 furnaces on December 31, 1881, there were 457 in blast and 259 out of blast. The stock of pig iron unsold in the hands of makers or their agents on the 31st December, 1881, amounted to 210,896 net tons, against 456,658 tons at the close of 1880, and 141,674 tons at the close of 1879. In 1881 there were built twenty-five new furnaces in the United States. The building of twenty-three other furnaces was begun but not completed. In the same year twelve furnaces were abandoned. During the year the probable consumption was 4,982,566 gross tons, an increase of about 1,000,000 gross tons. About one-third of this increase was used in the production of Bessemer steel; the remainder was required to supply the miscellaneous iron and steel works of the country.

LATH.—We find very strong reports still current on this market, even allowing for that happy state of buoyancy and expectation always to be found among sellers of lath. The reports of small amounts to arrive during the present week have been confirmed, and the claim of a light supply aloft is again reiterated, while the demand has proven sufficient to ex-

haust the offering and anxious enough to pay former rates, the latest transaction taking place at \$2.25 per M. Buyers object to the cost, but find they must pay or go without stock, as outside orders stand ready to compete with them.

LIME.—Demand is pretty good and most of the stock arriving and near at hand has found customers without difficulty, and receivers expect no important contraction of the outlet. On finishing the rate is well sustained at \$1.40 per bbl, but for common \$1.30 is now quite generally accepted from first hands.

LUMBER.—There has been an inclination to "talk" better, but it is more on "indications" than upon any solid basis of improvement as yet positively secured. Demand certainly has increased somewhat both for immediate and future delivery, but it is high time that it should, and will require some little trial to determine whether the movement is to expand into any general animation.

There are dealers who are ready to use all the influence they can command to put prices as high as they possibly can be put. They have no eye except for the immediate future. One prominent yard man of this city has frequently asserted that the receipts at Chicago for 1892 will not exceed 1,200,000,000 feet. He knows better, or at least he ought to know better. There is no reason at present apparent why the receipts will not exceed that amount by 500,000,000 feet. The talk that there will not be a usual supply of lumber the coming season is without sense or reason.

Easter Spruce has continued to arrive to some extent, and where the cargoes were not required to meet contracts, receivers report comparatively little difficulty in securing customers, especially if the offerings prove attractive. There are always at this season of the year to be found dealers who are in reduced stock, and they can absorb slow arrivals very fairly.

White Pine is without much animation and shows little or no change on the general line of values. The additional shipping orders referred to last week have been secured, including one for about half million feet to go to West Indies, and smaller ones are likely to follow, as the Eastern supply from which foreign calls have for some time been filled is now run down.

points. Local buyers are also extremely cautious operators, and take nothing except as a matter of necessity. A great many are running low on stock, but still seem inclined to work along with what they have and take the chances for the future, even though there is apparently no margin over cost at primary points.

Yellow Pine does not appear to have made the general improvement claimed for it in some quarters. There is certainly enough here to meet the current slow and careful demand, and buyers are not particularly anxious to enter into contracts for future, as most of the timber and flooring for which there is known use is already under engagement.

Hardwoods are in moderate stock and firmly held at full former rates on all attractive parcels, with a fair average trade doing. We quote at wholesale rates by car load about as follows: Walnut, \$77@90 per M; ash, \$40@45 do.; oak, \$40@45 do.;

Slingles remain steady and meet with a fair export call, with a little more interest of late shown on home account. We quote Cypress at \$7 per M for 5x20, and \$8.00 do. for 6x20 regularly assorted shipping; pine shipping stock, \$2.50 for 18-inch, and Eastern saw grades at \$2.50@4.50 for 16-inch, as to quality and to quantity.

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

An Am. ship, 763 tons, from Portland to Buenos Ayres, lumber, \$13 net; a Nor. barque, 589 tons, hence to London, black walnut, 25s; a Br. barque, 531 tons, hence to Port Spain, white pine lumber, \$5 25; a barque from Ferdinandina to Demerara, lumber, \$10; a schr., 200 M lumber, from Jacksonville to New York, or Catskill, \$9 net; a schr., 16 M lumber, from Jacksonville to New York, \$9, or Albany, \$10; a schr., 200 M lumber, from Jacksonville to New York, \$9; a brig, 300 M lumber, from Darien to New York, \$7.75, free of New York wharfage; a schr., 450 M lumber, from Brunswick to New York, \$7.75, free of New York wharfage; three schrs., lumber, from Brunswick to New York, \$8; a barque, 433 tons, from Pensacola to Boston, lumber, \$10; a schr., 414 tons, from Wilmington, N. C. to Boston, lumber, \$7.50; a schr., 300 M lumber, from Brunswick to Philadelphia, \$7.75; a schr., 375 M lumber, from Ferdinandina to Philadelphia, \$7.75; a schr., 150 M lumber, from Brunswick to Bridgeport, \$8.37 1/2; a schr., 280 M lumber, from Union Island to Wilmington, Del., \$7.75; two schrs. from Portland to New York, lumber, \$9; and five schrs., same voyage, lumber, \$2.75.

THE WEST.

LUMBERMAN AND MANUFACTURER. } MINNEAPOLIS, MINN., March 3, 1892.

The logging season may now be considered closed in the northwest. A few operators scattered over the pineries who are very short and most favorably situated will struggle for some additions to their crop but nothing can be done to materially change the situation.

The cut on the upper Mississippi, Rum, Snake, St. Croix, Menominee, Chippewa, Wisconsin and Black River, as well as the railway mills taken as a whole, will reach about 66 per cent. of the intended cut. The extreme upper Mississippi loggers have done the best, some of them doing all they started in to do. The Black River has done the poorest, having only about 50 per cent. of the crop secured. All the others are about equal at two thirds of a crop. It is now too early to give figures of the log cut. It is also to be kept in mind that there is a very much larger supply of old logs on hand than ever was known before.

day to consult over the situation. It will result in harmony if not in better prices.

Several heavy log sales are reported at from \$17@12 per M, among others three lots amounting to 5,000,000 feet at the above figures, and 5,000,000 at \$12, all good white pine. These sales indicate good figures on logs for the year.

The Northwestern Lumberman as follows:

There are indications that the sawing season will open early. There may be considerable wintry weather yet, but it is hardly probable that it will be so cold as to close the rivers and lakes that are now open. Last spring all of the mills started up late. Many of them would have begun work a month earlier if the owners of them could have had their way, but winter lingered to the chagrin of the mill men, and held the logs like a vice in the ice. The time that was lost in the spring, however, was made up in the fall, and the season was of usual length. It was unusual to see no life around the mills so late in the season, and equally unusual to see some of them running up to Christmas. Were this spring a counterpart of last, the outlook would be less favorable than it is. The trade of the year promises to be a heavy one; the amount of dry, desirable stock on hand is small, and the sooner the mills get to work the sooner their product will be ready for the demand that is pretty sure to call first.

CHICAGO.

The month of February was one of the most remarkable periods in the history of the Chicago lumber trade by reason of the amount of stock that was sold. Trade throughout the month was unprecedentedly heavy for the season, and toward the close doubled in some yards, and in others quadrupled.

The lumber trade at present, from the stump to the consumer, is a complex problem. It is a thing of various possibilities, not to say startling eccentricities. Beginning with the stump, the cost of this year's logs will be unusually heavy. Stumpage, labor and supplies have been high; the season has been unfavorable; holders at initial points have their noses in the air higher than their lumber stacks. Over the lake they are holding values up to that degree that buyers are frightened. The wholesale dealers in this city say that they cannot possibly buy lumber in Michigan at such figures as will permit them to pass it through their yards and realize a profit on it. And yet they are going over there by the dozens, and buying lumber, and logs to be manufactured, by the block. One dealer bought 20,000,000 feet of logs, to be sawed at White Lake, and another secured 19,000,000 feet at Muskegon. These are instances of how Chicago dealers are reaching for stocks, despite the high figure prevailing. They think they can stand it as long as the demand is maintained at its present volume.

The weather has been open and mild since the date of our last report, and quite a number of arrivals of vessels loaded with wood, slabs and railroad ties are to be noted. There have also been two arrivals of lumber, going direct to owner's yards. There arrived the propeller Sky Lark from Benton Harbor, March 1, with 45,000 feet of hardwood, and the balance of a load of railroad ties. March 2 the propeller Burchard arrived from White Lake with 175,000 feet of common boards and strips, winter sawed, from railroad logs, but in a notable condition of dryness. It was offered on the market at \$15.50, and at this writing has not been sold.

A new discount sheet on sash, doors and blinds went into effect March 1, amounting to an advance of 5 per cent. on doors and outside blinds, the balance of the list standing as before. The figures are 25 per cent. on all kinds of doors and outside blinds, 30 per cent. on inside blinds, 40 per cent. on glazed and unglazed sash, 35 per cent. on moldings, and 10 per cent. on odd sized work. There are rumors to the effect that the general list is to be again revised, especially in the matter of O G doors. No definite action has yet been taken, and it is not certain that a change will be agreed upon, some manufacturers favoring it and others disapproving it. The trade was never in better condition than just at present. There is a scarcity of manufactured stock and a heavy demand from all quarters.

HARDWOODS.—There is no reason why hardwood dealers should not feel buoyant over the prospects. They can look over their good-sized stocks and thank their stars that they are so large, for they have settled down to the conclusion that they will be wanted. There was a show of nervousness in some directions last fall, when so much lumber of some kinds was going into the yards, but the nervousness has all disappeared, and a feeling of hopefulness, and even an assurance of an active, paying trade the coming season has taken its place. The outlook for a full supply of hardwood logs becomes more encouraging the longer the soft weather continues, and there is not now even a possibility that in Michigan, Indiana and Ohio the supply will be to exceed half that of last winter. This fact cannot fail to tell on the hardwood market before the coming fall, and while there may not be any further boom in prices to speak of, it is safe for the dealer to count on fairly sustained prices, and a demand for desirable stock.

Business for the week has been interfered with to some extent by the rain. Local deliveries have been disagreeable and slow, and getting lumber to or from track has not been one of the most pleasant jobs, and one that has been avoided as much as possible.

A few weeks ago sales of log run cherry were made in Michigan at \$35, and the same grade of lumber is now held at \$40. We hear of black ash changing hands at the mill at \$17, and white ash at \$21. Buyers who have recently returned from Missouri, Indiana and Tennessee report a small stock of lumber on stick for sale, and high prices asked for it. At one point in Tennessee, and a rather remote point at that, \$85 is asked for first and second walnut. Buyers at present do not want it at such prices, but the holder believes that the time is coming when they will.

THE PROVINCES.

The Montreal Journal of Commerce reports: Not much doing in local trade; stocks of common

25.1x94x25x94, four-story brick store and tenement, and one-story brick stable in rear. Harriette F. Strong to Henry Sierichs. Mort. \$7,000. March 1. 12,000

Elizabeth st, No. 235, w s, 234.5 s Houston st, 20x88.9x20x88.6, three-story brick store and tenem't, and two-story frame tenem'ts in rear. William Kennelly to Jeremiah W. Dimick. Encumbrances, \$7,243. March 4. 1,206

Same property. William J. Sexton, heir J. Sexton, to same. Q. C. Mar. 4. nom

Gold st, No. 36, s e s, 163.8 n e John st, 23.7 to Edens alley, x70x23.7x62.1. Joseph Van Vleck, Montclair, N. J., to William E. Dodge, Jr., and D. Willis James, joint tenants. March 7. 12,000

Gramercy Park, e s, 23 n 20th st, 19.6x83. The Union Dime Savings Inst., New York, to Lutgarda G. Angarica de la Rua, extrx. J. G. de Angarica. Q. C. nom

Hudson st, No. 169, w s, 102.1 s Vestry st, 23x100, two-story brick dwell'g and portion of one-story brick milk depot and two-story brick stable. James M. Horton, Annie D. wife of Adolph Neynaber, Adrian Holbert, Richard Decker, George W. Allison and Archibald L. Vail to James Kennedy. 6-7 part. March 1. 9,857

Hudson st, No. 171, w s, 79.1 s Vestry st, 23x100, two-story brick dwell'g and portion depot and two-story brick stable. James Kennedy, Annie D. wife of Adolph Neynaber, Adrian Holbert, Richard Decker, George W. Allison and Archibald L. Vail to James M. Horton. 6-7 part. March 1. 9,857

Hudson st, No. 173, w s, 56.1 s Vestry st, 23x100, three-story brick dwell'g and portion depot. James M. Horton, James Kennedy, Adrian Holbert, New York, and Richard Decker, Middletown, N. Y., George W. Allison, New York, and Archibald L. Vail, Middletown, N. Y., to Annie D. wife of Adolph Neynaber. 6-7 part. March 1. 10,714

Hudson st, No. 175, w s, 33.1 s Vestry st, 23x100, three-story brick dwell'g, and portion depot. James M. Horton, James Kennedy, Annie D. wife of Adolph Neynaber, Adrian Holbert, Richard Decker and Archibald L. Vail to George W. Allison. 6-7 parts. March 1. 10,714

Hudson st, Nos. 177 and 179, and 27 and 29 Vestry st, being Hudson st, s w cor Vestry st, 33.1x100; No. 177 Hudson st, three-story brick store and tenem't; No. 179, four-story brick store and tenem't; No. 27 Vestry st, four-story brick store and tenem't, and No. 29, two-story brick dwell'g. James M. Horton, James Kennedy, Annie D. wife of Adolph Neynaber, and George W. Allison to Richard Decker, Middletown, N. Y. 8-42 parts. March 1. 6,095

Same property. Same to Adrian Holbert, Orange Co. 12-42 parts. March 1. 9,143

Same property. Same to Archibald L. Vail, Middletown, N. Y. 4-43 parts. March 1. 3,048

James st, Nos. 97 and 99, w s, 19.10 n New Chambers st, runs north 35 x west 45.1 to New Chambers st, x southeast 49 x east 15.1, two four-story brick stores and tenem'ts.

New Chambers st, s w s, 149.9 s e Bata-via st, 4.9x3.1x3.7, gore, frame shop. Eleanor R. Davis, Greenwich, Conn., widow and devisee of A. B. Davis, to Silas Davis. March 3. 8,000

King st, No. 13, s s, 213 w Macdougall st, 21x75, three-story brick dwell'g. Moses T. Williams to Matthias Williams. Taxes 1875 to 1881, inclusive. January 31. 12,000

Leonard st, No. 153, n s, 142 e Centre st, runs east 22.4 x north 100.10 x west 1 x north 15.1 x west 21.9 x south 114.11, three-story brick store and tenem't, and three-story brick tenem't in rear. Stephen Merrihew and ano., exrs. and trustees E. Sherlock, dec'd, to Peter McCormick. Feb. 25. 9,500

Leonard st, No. 23, n s, abt 147.1 w West Broadway, 25.6x91, six-story brick warehouse.

Leonard st, Nos. 25 and 27, n s, abt 99.9 w of West Broadway, 47.4x91. Walter B. Lawrence, Flushing, L. I., to Richard T. Wilson. Morts. \$39,000. March 6. 110,000

Leonard st. Party wall agreement. Walter B. Lawrence, Flushing, L. I., to Helen C. Juilliard. Sept. 23. 1,237

Liberty st, No. 107, n s, near Courtlandt st, 25x105, five-story brick factory building. Edward H. Gillilan, England, individ. and with ano., exrs. W. S. Bird, to William Gillilan, London. Feb. 3. 40,000

Ludlow st, No. 151, w s, 125.4 s Stanton st, 25x87.6, five-story brick store and tenement, and four-story brick tenem't in rear. David Y. Swainson to Samuel Joseph. C. a. G. March 1. 12,300

Same property. Mary T. and Thomas H. McGill, by C. C. McAdam, guard., to same. Infant's share. March 1. 707

Mitchell pl, No. 6, n s, 90 e 1st av, 18x80.10, three-story stone front dwell'g. Charles F. Trethbar to Babetta Harris. Mort. \$6,000. March 6. 8,000

Mangin st, e s, 200 n Stanton st, 25x100, portion of timber yard. Isaac N. Waterbury, Darien, Conn., to Julius Rayner, Brooklyn. March 4. nom

Mulberry st, Nos. 224 and 226, e s, 102.2 n Spring st, 50.2x98.9x50.1x98.9, two three-story brick stores and tenem'ts, and frame stables in rear. Eliza Gardner, Parmanus, N. J., to Patrick McNamara. Mort. \$3,000. Feb. 25. 10,000

Park pl, Nos. 45 and 47, n s, 125 e College pl, 54.5x90.2x54.8x90.2, five-story stone front store. James Bryce, Jr., Madison, N. J., to Mary Hemenway, Caroline Metcalf, Clara Bryce, Eliza T. Bryson, Ellen L. Hemenway and Grace T. Wells. Feb. 28. nom

Pearl st, No. 281, n s, 25x100, four-story brick factory building. Benjamin T. Kissam, et al, trustees A. Embury, to Benedict D. Stewart, Philadelphia, Pa. March 7. 15,000

Same property. Sarah E. Embury, widow, New York, Peter A. Embury, Orange, N. J., Alphonse L. Embury, Mount Vernon, N. Y., Pauline wife John C. Cattus, Emma, Clarence U. and Arthur D. Embury, heirs A. Embury, to Benedict D. Stewart, Philadelphia, Pa. Q. C. February 11. nom

Pearl st, No. 172, n e cor Pine st, 24x90, five-story brick store. Henry Parish to Amos R. Eno. Feb. 28. 28,500

Pearl st, No. 323, n w s, runs northwest 38 x northeast 0.7 x northwest 53 x northwest 80 to Cliff st, x southwest 19.1 x southeast 50.3 x again southeast 22.9 x southeast 99.4 to Pearl st, x northeast 23.3, brick buildings. Lawson and Henry C. Valentine and Charles S. Homer, Jr., to Lawson Valentine, President. January 27. nom

Pine st, No. 34 1/2, n e s, 23.3x65.9x22.10x 66.6, five-story brick office building. Gould H., Emily, Roland, Anne, Geraldyn and William Redmond, Francis wife of Henry B. Livingston, Sabina wife of J. Walter Wood, Matilda wife of R. James Cross, South Orange, N. J., and G. H. and R. Redmond, trustees W. Redmond, dec'd, and G. H. Redmond, exr. M. Redmond, dec'd, and W. Redmond, et al, exrs. and trustees W. Redmond, dec'd, to Henry A. V. Post. Dec. 10, 1881. 75,000

Rivington st, n s, 59.7 w Mangin st, 19.9x 81.3. Isaac Schaffer to Louis Granitzer. Morts. \$4,000. March 6. 7,000

Stanton st, No. 15, s s, 100 w Chrystie st, 25x100, five-story brick store and tenement, and four-story brick tenem't in rear. Mathilda Riell, Brooklyn, to Margaretha Dietrich. March 7. nom

Stanton st, No. 49, s s, 66.8 e Forsyth st, 44.5x75, four-story brick store and tenement, and No. 51 three-story brick store and tenem't and three-story tenement in rear. Mary A. wife of and James N. Hawkins, Thomas J., John M. and Zopher L. Hawkins, Brooklyn, and James G. Hawkins, Jamaica, L. I., and Susan A. wife of J. W. Phelps to George E. Coney. Morts. \$21,000. March 4. 1,500

Stanton st, No. 145, s s, 80 e Norfolk st, 20x 50, three-story frame (brick front) dwelling. J. Nelson Tappan, Chamberlain, New York, to Ernst A. Hauser. Mort. \$3,000. March 6. 5,400

Yarick st, No. 107, w s, 21x66, three-story frame (brick front) store and dwell'g

Mary A. wife of and Frederick A. Miller, Elizabeth, N. J., to Matilda R. Miller. C. a. G. M. \$4,000. March 4. gift

West st, Nos. 315 and 316, e s, 104.2 s Charlton st, 50x213.2 to Washington st, x 50x216.6, all riparian rights, one-story brick warehouse. William E. Dodge, Jr., and D. Willis James to Joseph Van Vleck, Montclair, N. J. March 6. 49,750

Same property. Joseph Van Vleck, Montclair, N. J., to D. Willis James. Mort. \$39,000. March 7. 49,750

Willett st, w s, 175 n Stanton st, runs west 75 x south 75 x west 50 x north 150 x east 50 x south 56.3 x east 75 to Willett st, x south 18.9, five four-story brick tenem'ts in rear of Nos. 115 to 125 Willett st.

Stanton st, n s, 108.4 e Pitt st, 16.8x100.

Pitt st, No. 130, e s, 204.9 n Stanton st, 22.5x75, four-story brick store and tenem't.

William H. Terry and ano., exrs. and trustees Mary Terry, dec'd, to Mary M. Ten Broeck, 1-24 part, Camilla G. A. L. Gaylord, 1-24 part; William H. Terry, individ., 1-24 part; Kate M. Schneider, 1-48 part, and Mary W. Currie, 1-48 part. Jan. 8, 1880. nom

William st, No. 120, e s, 24.6x156x25.6x 153.9, five-story brick factory building. Gilbert Disborough to Catherine M. Rappelye, Brooklyn. Mort. \$35,000. May 4, 1878. 60,000

White st, Nos. 43 and 45, s s, 125.5 e Church st, 49.9x99.11x50.3x99.11, six-story stone front warehouse. Charles H. Joy, Boston, Mass., Henry S. Mudge, Caroline E. wife of James Lawrence, and Marie L. Joy, only children of Enoch R. Mudge, dec'd, to Frederick T. and Josephine M. Ayer et al., trustees James C. Ayer, dec'd. In some of these Q. C. deeds F. T. Ayer is called F. F. Ayer. March 4. 133,750

Same property. F. E. Parker and ano., exrs. E. R. Mudge, dec'd, to same. Q. C. March 6. nom

Same property. Dower right. Eleanor wife of Henry S. Mudge to same. Q. C. March 6. nom

7th st, No. 201, n s, 273 e Av B, 20x96.6x 21.6x88.8, four-story brick store and tenem't. Julius, Pauline and Rachel Greenwood, heirs S. Greenwood, to Thomas S. Clark. March 1. nom

Same property. Abraham and J. Greenwood and ano., exrs. S. Greenwood, to same. March 1. 7,750

7th st, No. 56, s s, 200 e 2d av, 25x100; also property in Brooklyn. Clara Cooper et al., exrs. M. Cooper, to Sarah Bach, Celia Emanuel, Louisa Bing and Jacob, Samuel, Isaac, Leopold, Joseph and Morris Cooper, children of M. Cooper, &c. December 26. nom

8th st, n s, 430.11 w 5th av, 25.2x93.11; No. 101 Clinton pl, four-story brick dwell'g. Margaret A. O'Neil to Emil Gutman. Morts. \$10,500. March 6. 17,750

12th st, No. 526, s s, 270.6 w Av B, 25x 103.3, four-story brick store and tenem't and frame and brick stables in rear. Release dower. Anna M. Knelles to Dominick Weckerling. 400

17th st, No. 264, s s, 80 e 8th av, 20x88, three-story brick dwell'g.

143d st, n s, 350 e 8th av, 25x99.11, vacant.

Lucy A. wife of Amos B. Blakely, of Lyons, Iowa, to David E. Swan, Montclair, N. J. Q. C. All title. Jan. 26. nom

18th st, No. 112, s s, 150 w 6th av, 20x92, two-story brick stable. Daniel D. Lord et al., exrs. D. Lord, to Virginia B. Matthews. Feb. 23. 11,000

20th st, No. 143 W., n s, 521 w 6th av (old map), 22.6x92, three-story brick dwell'g. Frederick A. and Theodore E. Macy to Jacob Riger, C. a. G. March 1. 12,250

20th st, No. 143 W. Release judgment. The Central National Bank, New York, to John A. Davis, Frederick A. and Theodore E. Macy. March 1. nom

20th st, No. 311, n s, 175 w 8th av, 25x 91.11, four-story brick dwell'g and two-story frame dwell'g in rear. Andrew Lander to Christian W. Yutear, Hoboken, N. J., and William P. Hotmer. March 4. 3,805

21st st, No. 359, n s, 60 e 9th av, 17.6x74,

- three-story brick dwell'g. Margaret Cole, widow, John H. and Isaac W. Cole, New York, Martha A. Yeomans, Newberne, N. C., Harriet N. Cryan, New York, Sarah A. Stockton, Camden, N. J., Caroline A. Cole, New York, heirs I. P. Cole, to Benajah M. Martin. Feb. 23. 8,500
- 23d st, No. 25, n s, 264.2 w 5th av, 24.6x 98.9x24.9x98.9, four-story brick tenem't. John G. Ambler, Dobbs Ferry, N. Y., to Edward W. Bedell. Mort. \$42,000. Feb. 28. 70,000
- 23d st, No. 362, s s, 76 e 9th av, 24x74, three-story brick dwell'g. Angelino wife of Ezra M. Stratton, David Keys et al., heirs D. Keys, dec'd, to Henry Ferris. All title. Confirmation deed. March 4. nom
- Same property. John and W. E. Keys, exrs. D. Keys, dec'd, to same. March 6. 16,000
- 24th st, No. 22, s s, 100 w 4th av, 20x98.9, three-story brick dwell'g. David Banks to Elizabeth R. Cogswell. Feb. 28. 21,250
- 24th st, Nos. 537 and 539, n s, 218 e 11th av, 75x98.9, three-story brick factory building; No. 541, two-story brick store and dwell'g and one-story brick boiler house in rear. Declaration by A. R. Ledoux and P. De P. Ricketts that they hold above property from Catharine Requa, in trust, to secure the payment within four years to parties of first part of 25,000
- Same property. Amelia M. wife of Malcolm Graham to Catharine Requa. Release dower. Feb. 24. nom
- Same property. Fanny W. wife of Marcellus Hartley to Catharine Requa. February 24. nom
- Same property. Marcellus Hartley and Malcolm Graham to Catharine Requa. Feb. 24. nom
- Same property. Catharine Requa to Marcellus Hartley and Malcolm Graham. Dec. 30. nom
- Same property. Catharine Requa to Albert R. Ledoux and Pierre De P. Ricketts. Mort. \$14,600. Feb. 27. nom
- 25th st, No. 210 W., s s, 124.9 w 7th av, 15.6x98.9, four-story brick tenem't. Mary E. Velsor, widow, to Edmund C. Spruhan. March 8. 10,000
- Same property. Edmund C. Spruhan to Mary E. Underwood. March 8. 10,000
- 26th st, No. 128, s s, 65 w Lexington av, 20 x66.9, three-story brick dwell'g. Philip Bohnet to Charles Viney. Mort. \$7,000. March 6. 13,000
- 27th st, No. 119, n s, 250 w 6th av, 16.8x 98.9, three-story stone front dwell'g. Mary Cronin to Isabella Angle. March 1. 8,500
- 29th st, No. 121 W., n s, 250 w 6th av, 17x 54x—x57.7, three-story brick dwell'g. William Kennelly, freeholder, to John G. Jenny. Encumbrances \$6,648. Mar. 4. 452
- Same property. William J. Sexton, heir J. Sexton, to same. Q. C. March 3. nom
- 29th st, s s, 150 w 1st av, 25x98.9. }
78th st, n s, 100 w 3d av, 25x102.2. }
- James F. Sheehan to Mary Sheehan. Q. C. March 6. nom
- 29th st, No. 113, n s, 200 w Lexington av, 20x98.9, three-story brick dwell'g. Alfred J. Cammeyer to Emilia W. wife of Chester W. Chapin, Jr. Feb. 20. 20,000
- 30th st, n s, 175 w 5th av, 25x98.9. John W. Fielder, Princetown, N. J., to Maria T. Le Vere. Q. C. Correction deed. Aug. 13, 1877. nom
- 32d st, n s, 275 e 11th av, 25x98.9. William Simpson, Jr., to William Simpson, Jr., and John B. Simpson, Jr., exrs. W. Simpson, dec'd. March 4. nom
- 33d st, No. 249, n s, 100 w 2d av, 18.4x 98.9, three-story stone front dwell'g. Ernst Hopfensack to John Schmidt. Mort. \$5,000. March 4. 15,000
- 33d st, n s, 200 e 8th av, 50x98.9; No. 253, three-story brick stable; No. 255, two-story frame shop and three-story brick shop in rear. }
- 34th st, No. 254, s s, 200 e 8th av, 53x 98.9, three-story stone front dwell'g. George W. Quintard and ano., exrs. O. Charlick, to William M. Reynolds. Feb. 1. 55,000
- 33d st, No. 203, n s, 50 w 7th av, runs north 33.10 x west 11.2 x north 20.10 x west 8.8 x south 54.8 to 33d st, x east 19.10, three-story brick dwell'g. Catharine L. Chase to The Mutual Life Ins. Co., New York. Q. C. March 4. 50
- 35th st, No. 57, n s, 208.4 e 6th av, 16.8x 98.9, three-story brick dwell'g. William S. Humphreys and Lottie H. Stewart to John Stewart. Mort. \$7,000. March 4. 16,750
- 37th st, No. 449, n s, 150.6 e 10th av, 23x 98.9, two-story frame dwell'g. Charles J. Woerner, Trenton, N. J., to Zachariah Nye, Chambersburgh, N. J. Mar. 1. 7,000
- 37th st, No. 145 E., n s, 172 e Lexington av, 14x98.9, four-story stone front dwell'g. Charles Duggin to Catharine wife of James Trainor. Mort. \$12,000. March 6. 23,000
- 39th st, No. 316, s s, 200 e 2d av, 25x75, five-story brick store and tenem't. Elizabeth wife of Frederick Muller to Rasmus Krag and Anna M. his wife, joint tenants. Mort. \$10,000. February 28. 13,900
- 40th st, No. 134, s s, 87 e Lexington av, 18.6x74.1, three-story brick dwell'g. Louis E. and Caroline E. Abry, New York, and Emma M. Kuner, Denver, Col., to Louisa Williams. March 1. 9,000
- 41st st, s s, 150 w 10th av, 25x98.9, new building projected. Patrick Brady to Joseph Cabus. Mort. \$1,000. Mar. 8. 4,000
- 41st st, s s, 175 w 10th av, 25x98.9, new building projected. George Wiley to Joseph Cabus. March 8. 4,000
- 42d st, No. 35, n s, 364 e 6th av, 26x100.5, }
four-story stone front dwell'g. }
43d st, No. 42, s s, 364 e 6th av, 26x100.5, }
two-story stone front stable. }
- Cornelia H. wife of Thomas W. Manship, Philadelphia, Pa., to Samuel W. Andrews. Q. C. March 8. 3,333
- 42d st, Nos. 29-33, n s, 390 e 6th av, 52x 100.5, three four-story stone front dwell'gs. }
- 43d st, s s, 390 e 6th av, 52x100.5, vacant. }
Cornelia H. wife of and Thomas W. Manship, Philadelphia, Pa., to Samuel W. and Simeon M. Andrews. Q. C. March 8. 4,667
- 43d st, Nos. 241 to 247, n s, 275 e 8th av, 75x100.5, four three-story brick dwell'gs. Samuel McMillan to Herman Hoefler. Mort. \$17,000. March 1. 48,000
- 44th st, No. 330, s s, 422 e 9th av, 22x100.4, four-story brick tenem't, and three-story frame tenem't in rear. William Ward to Catharine Ward. Mort. \$8,000. Feb. 11. 14,769
- 47th st, No. 142, s s, 201 e Lexington av, 18x100.5, four-story stone front dwell'g. The Union Dime Savings Inst. to Annie M. wife of and Alfred Parmlee. C. a. G. Mort. \$14,000. Jan. 27, 1882. 15,000
- 47th st, No. 166 W., s s, 118.9 e 7th av, 18.9x100.4. Edward B. Smith to Sarah E. McCarter. Ms. \$14,000. Mar. 4. nom
- 48th st, No. 549, n s, 200 e 11th av, 24.6x 100.5x24.6x100.5, five-story brick tenement. Joseph Wiener to Anna C. Wiener. Jan. 16. 900
- 49th st, No. 42 E., s s, 86 e Madison av, 21.6x100.5, four-story stone front dwelling. Grenville M. Dodge, Council Bluffs, Iowa, to John Adamson. Mort. \$10,000. March 4. 30,000
- Same property. John Adamson to Paul W. Gussow. Mort. \$10,000. Feb. 10. 32,500
- 49th st, s s, 120 w 4th av, 20x100.5. George A. Starkweather to Alexander C. Morgan. Mort. \$15,000. April 8, 1881. nom
- Same property. Alex. C. Morgan to Frances W. wife of Geo. A. Starkweather. Mort. \$15,000. C. a. G. April 8. nom
- 49th st, No. 416, s s, 200 w 9th av, 25x 100.10, five-story brick store and tenem't. Foreclos. Richard M. Henry to Ignatius Radley. Feb. 28. 14,600
- 50th st, No. 330, s s, 295 e 2d av. 20x100.5, three-story stone front dwell'g. Jacob Sichel, Philadelphia, Pa., to Rosannah wife of Barthold Blank and Moses and Cecilia Sichel. All title. March 2. 500
- 50th st, No. 108, s s, 115 w 6th av, 15x 100.4, three-story stone front dwell'g. Sophie wife of Abraham Stein to Elizabeth A. wife of James D. Freeman. Mort. \$4,000. March 6. 11,500
- 52d st, n s, 250 w 6th av, 25x100.5, shanties. William B. Baldwin to John Q. A. Ward. Feb. 24. 11,635
- 52d st, n s, 375 w 6th av, 125x100.5, shanties. James A. and Ambrose K. Striker to David Dinkelspiel and Henry Hyman. Mort. \$15,000. Feb. 15. 52,500
- 52d st, No. 356, s s, 225 e 9th av, 25x100.5, five-story brick tenem't. William Kenelly, freeholder, to James Gillies. Encumbrances \$15,681. March 4. 1,419
- Same property. William J. Sexton, heir J. Sexton, to same. Q. C. March 3. nom
- 53d st, No. 112, s s, 225 w 6th av, 18.9x 100.5, three-story stone front dwell'g. Eugenia wife of Reinhold Van der Emde to William Sommer. Mort. \$6,500. March 9. 12,120
- 57th st, n s, 100 e 9th av, 75x100.5, vacant. }
- 58th st, s s, 100 e 9th av, 75x100.5, shanties. }
- John J. Burchell to Henry Ellis and Frank E. Smith. Mort. \$90,000. Nov. 15, 1881. 100,000
- 58th st, s s, 200 w 9th av, 75x100.5, vacant. William H. Hays to Robert L. Wensley. Brooklyn. Feb. 7. 13,500
- 58th st, No. 211, n s, 180 e 3d av, 25x100.5, five-story stone front flat. Charles Stepath to August Krehbiel. Mar. 2. 26,000
- 59th st, No. 242, s s, 85 w 2d av, 20x100.5, three-story stone front dwell'g. Foreclos. Bernard E. McCafferty to Benjamin C. Wetmore, admr. B. C. Wetmore. April 11. 8,000
- 64th st, s s, 50 e Boulevard, runs east 100 x south 100.5 x west 91.7 to Boulevard, x northwest along Boulevard, 16.8 x north 86 to point beginning, vacant. Josiah Lockwood, Poughkeepsie, to William H. Scott. Q. C. March 3. 425
- 65th st, No. 20, s s, 95 w Madison av, 25x 100.5, four-story stone front dwell'g. Release from party wall incumbrance. William H. De Forest to Paul W. Gussow. Feb. 28. nom
- 65th st, s s, 95 w Madison av, 25x100.5. Paul W. Gussow to Kate L. Gilbert. Mort. \$52,500. Feb. 28. 93,000
- 69th st, n s, 145 w 3d av, 25x105.5, vacant. Wilhelm Pickhard and Beresford his wife to Harvey S. Ladew. Mar. 4. 15,000
- 69th st, n s, 34 w Madison av, 28x100.5, vacant. Adolf Kuttroff to Anthony Mowbray. Jan. 1. 42,000
- 69th st, n s, 62 w Madison av, 33x100.5, vacant. Adolf Kuttroff to Anthony Mowbray. Jan. 1. 48,000
- 71st st, No. 164, s s, 175 w 3d av. 25x100.5, three-story frame dwell'g. Patrick Mahoney to James Anderson. Mort. \$8,000. March 4. 11,000
- 71st st, No. 427, n s, 200 w Av A, 25x102.2, two-story frame dwell'g. Keran J. Guilfoyle to Henry Bohlmann and Bertha his wife. March 2. 4,500
- 71st st, No. 403, n s, 100 w 9th av, 25x102.2, two-story frame dwell'g. Jacob Tartter to John McLees. Mort. \$7,000. Feb. 28. 8,000
- 72d st, No. 39, n s, 258 e Madison av, 22x 102.2, four-story stone front dwell'g. Robert B. Lynd to Sarah E. K. wife of Charles J. Hudson. Mort. \$32,000. March 6. 57,500
- 75th st, n s, 205 e 3d av, abt 25x102.2, vacant. William L. Findley to Lambert Suydam. Foreclos. March 6. 3,625
- 75th st, n s, 255 e 3d av, 25x102.2, vacant. W. L. Findley to Lambert Suydam. Foreclos. March 6. 4,085
- 75th st, No. 58, s s, 35 w 4th av, 17x84, four-story stone front dwell'g. Edward J. Blesson to Anna A. wife of Edwin C. Philbrick. Mort. \$16,250. Mar. 6. 29,000
- 75th st, n s, 425 e 10th av, runs north 102.2 x east 14.4 x southwest 102.7 to 75th st, x west 3.8, vacant. Frederick K. Keller to Joshua Jones. Feb. 27. 2,000
- 78th st, No. 312, s s, 160 e 2d av, 17.6x 102.2, two-story brick dwell'g. John F. Iden, New York, and Robert H. Eschenbach, Brooklyn, to Henry Iden. Mort. \$4,000. 1/2 part. Feb. 1. 3,873
- 78th st, No. 212, s s, 145 e 3d av, 13.4x 102.2, three-story brick dwell'g. Jacob Fibel to Robert Libas. Feb. 6. 6,500
- 78th st, No. 149, n s, 38 e Lexington av, 16x82.2, three-story stone front dwell'g. Albert P. Luch and Julia A. his wife to Samuel and John Wilde. Q. C. February 25. 3,000
- Same property. Samuel and John Wilde

to Charles S. Freer. C. a. G. Mort. \$7,500. March 6. 14,750
 78th st, n s, 194 e 1st av, 75x102.2, new building projected. Jefferson M. and Louis N. Levy and Mary T. Stone. Mort. \$6,000. March 8. 11,500
 79th st, No. 172, s s, 187.6 w 3d av, 18.9x102.2, three-story stone front dwell'g. John C. Overhiser to Sidonie wife of Joseph Altschul. M. \$5,000. Mar. 1. 14,400
 79th st, Nos. 75 to 79, n s, 100 w 4th av, 50x102.2, three four-story stone front dwell'gs. James V. S. Woolley to Anson Squires. Ms. \$18,000. Mar. 8. nom
 80th st, n s, 141 w Madison av, 21x102.2. Anthony Mowbray to David L. Phillips. Q. C. Correction deed. Feb. 17. nom
 80th st, No. 116, s s, 239.2 w Lexington av, 18.4x102.2, three-story stone front dwell'g. Charles E. Leland. Albany, N. Y., to Bernhard M. Cohen. Mort. \$8,000. March 4. 11,500
 81st st, s s, 675 w 3d av, 125x102.2, shanties. Daniel McL. Quackenbush to Lambert S. Quackenbush. C. a. G. Feb. 18. nom
 Same property. Lambert S. Quackenbush to Jacob L. Maschke. Mar. 8. 43,750
 Same property. Jacob L. Maschke to Newman Cowen and Harris Rosenthal. Morts. \$41,250. March 8. 50,000
 82d st, s s, 156.6 e 1st av, 25x102.2, vacant. Contract. Eliza T. Kelly, widow, to Max Danziger. Feb. 8. 3,500
 83d st, n s, 98 e Av A, 75x102.2, vacant. Partition. Michael J. Cody to Hieronimus Herold. March 4. 6,900
 84th st, s s, 98 e Av A, 25x102.2, vacant. Partition. Michael J. Cody to John H. Borgstede. March 4. 3,700
 84th st, s s, 148 e Av A, 25x102.2, vacant. Partition. Michael J. Cody to James Clark. March 4. 3,400
 84th st, s s, 123 e Av A, 25x102.2. Partition. Michael J. Cody to James Clark. 3,650
 84th st, n s, 250 w 4th av, 25x102.2. Charles H. Lalor to John D. Crimmins. Mort. \$6,000. March 6. nom
 85th st, n s, 306.8 w 3d av, 0.6x102.2. William P. Woodcock, Bedford, N. Y., to Charles Huber. March 7. 780
 86th st, n s, 185 w Av A, 18x100.8. Peter J. Berman to Victoria Berman. July 10, 1880. nom
 87th st, No. 170, s s, 152.5 w 3d av, 26x100.8, four-story frame and brick tenem't. Emma J. wife of John S. Johnston, Astoria, to E. Benedict Cobb. Mort. \$12,000. March 3. 18,000
 93d st, Nos. 225 to 233, n s, 275 e 3d av, 100x100.8, five three-story frame dwell'gs. Nancy Lennon, widow, Boston, Mass., to Hugh Dinnin. Mort. \$20,000. December 30. 25,000
 Same property. Hugh Dinnin to Mary A. wife of Edward J. Ward. Mort., &c., \$23,750. March 8. 35,250
 104th st, s s, 175 w 2d av, 37.6x100.11. George Chesterman, individ. and as exr. James Chesterman, to Maria wife of Jacob Jenny. Q. C. Feb. 28. nom
 111th st, No. 180 E., s s, 117.6 w 3d av, 17.6x100.11, three-story brick dwell'g. Richard Cummings to John Dwyer. Mort. \$2,000. March 8. 7,000
 111th st, No. 172, s s, 187.6 w 3d av, 17x100.11, three-story brick dwell'g. Michael Carroll to Margaret Farnas. All title. Mort. \$5,000. Jan. 16. 1,000
 113th st, No. 305 E., n s, 80 e 2d av, 20x100.11, four-story brick tenem't. Fred. W. Styles to Lucy N. Styles. Mort. \$6,000. March 6. 8,610
 113th st, n s, 140 w 3d av, 40x100.11, vacant. Lewis J., Isaac, Henry, and Asher L. Phillips and Mary S. wife of Siegmund T. Meyer, Sophia wife of Samuel A. Lewis, Maria wife of David Davies, Sarah wife of Isaac Kuhn and Isaac T. Meyer to Joseph A. Dunn. Sept. 27, 1881. 6,000
 113th st, n s, 140 w 3d av, 40x100.11, vacant. Joseph A. Dunn to Isaac T. Meyer. Mort. \$3,500. March 7. 6,150
 115th st, n s, 250 e 2d av. Release mort. Benedict A. Angermann et al., exrs. J. Baer, dec'd, to August Wolf and Katharine Lochmann. March 7. nom
 118th st, s s, 235 w 3d av, 92.4x100.11, one and two-story frame stables. Joseph G.

Hanson, Westfield, N. J., to Isaac N. Miller, Lake View, N. J. Jan. 31, 1879. 6,000
 120th st, s s, 175 w 5th av, runs south 126 to n e s of Manhattan road, x northwest 78 x north 105.8 to 120th st, x east 75, vacant.
 120th st, s s, 123 w 5th av, runs south 136.9 to n e s Manhattan road, x northwest 10 x north 132.10 to 120th st, x east 27, vacant.
 August Baumgarten, Brooklyn, to John H. Deane. Mort. \$20,000. Jan. 21. 45,000
 120th st, n s, 100 e new av east of Mt. Morris sq, 150x100.11, vacant. John H. Deane and William A. Cauldwell to Spencer A. Fanning. March 7. 48,000
 Same property. Spencer A. Fanning to John H. Deane and William A. Cauldwell. Morts. \$21,000. March 7. 48,000
 120th st, n s, 100 e of a new av east of Mt. Morris sq. Release judgment. Ward B. Chamberlin to Spencer A. Fanning. March 7. nom
 121st st, s s, 175 e new av east of Mt. Morris sq, 25x100.10, new buildings projected. John H. Deane and William A. Cauldwell to John B. Davis. Mort. \$4,000. Jan. 18. 7,500
 121st st, No. 358, s s, 100 w 1st av, 20x100.10, three-story brick dwell'g. Ellen B. wife of Arthur Bennett, Fairfield, Conn., to James K. Van Brunt. February 14. 100
 Same property. James K. Van Brunt to Bernard S. Levy. Mort. \$5,500. March 4. 7,500
 121st st, Nos. 151 and 153, n s, 321 w 3d av, 37x81, two four-story brick flats. De Lancey Nicoll to John M. Hudson, Brooklyn. Mort. \$17,000. Feb. 10. nom
 Same property. John M. Hudson to Emma C. Nichols, Plattsburg, N. Y. Mort. \$17,000. Feb. 28. 24,000
 122d st, Nos. 231 and 233 E., n s, 242.6 w 2d av, 37.6x100.11, two four-story stone front tenem'ts. Caroline L. M. K. Yost, wife of Abraham, to Sallie J. Drew. Morts. \$23,000. Mar. 8. exch and 6,000
 122d st, Nos. 401 to 405, n s, 78 e 1st av, runs north 80.11 x east 10 x north 20 x east 50 x south 100.11 to 122d st, x west 60, three four-story brick tenem'ts. Joseph Murray to John H. Deane. Mort. \$28,315. Jan. 27. 36,000
 122d st, n s, 310 w 3d av, 25x100.11, vacant.
 123d st, No. 158, s s, 310 w 3d av, 25x100.11, three-story frame (brick front) dwell'g. William Kennelly, freeholder, to William C. Lester. Encumbrances \$1,541. March 4. 2,158
 123d st, n s, 307.10 e 1st av, 16.8x100.11, hs & ls.
 123d st, n s, 341.10 e 1st av, 133.10x100.11, h & l. Elizabeth A. McInerney to Madeline E. Hawes, extrx. and trustee J. Hawes. Morts. \$49,000. March 1. nom
 123d st, No. 222 E., s s, 303 w 2d av, 20x99.11, three-story frame dwell'g. Sylvester Osborn to Frederica wife of George Brettell. Morts. \$4,791. Mar. 3. 7,000
 125th st, No. 74, s s, 103.9 e 6th av, 18.9x100.11, three-story brick dwell'g. William Kennelly, Freeholder, to George Mooney. Mort. \$6,409. March 4. 2,091
 Same property. William J. Sexton, heir J. Sexton, dec'd., to George Mooney. Q. C. March 3. nom
 127th st, No. 229 W., n s, 240 w 7th av, 14x99.11, three-story stone front dwell'g. Louisa S. wife of Philip Teets to James W. Horton. Mort. \$6,500. Feb. 27. 11,000
 127th st, s s, 225 w 9th av, 25x130.7 to Lawrence st, x 28.2 x north 143.7, new building projected. Jane Scott to William McReynolds. March 7. 4,400
 130th st, n s, 366.8 e 7th av, 16.8x99.11, three-story stone front dwell'g. Robert M. Strebeigh to Annie A. wife of Leferts Strebeigh. March 1. 12,000
 133d st, s s, 135 e 5th av. Release mort. John Ross to Patrick Dempsey. March 6. nom
 133d st, s s, 135 e 5th av. Release mort. Benjamin F. Raynor, Jr., to Patrick Dempsey. March 7. 2,500
 141st st, n s, 325 e 11th av, original line, 50x100. Margaret A. Tucker, widow

and devisee R. S. Tucker to John A. Tucker, Brooklyn. Feb. 1. nom
 142d st, n s, 225 w Boulevard, 150x99.10, vacant. Matilda L. Speyers, Leonardsville, N. J., to Redmond Forrestal. Feb. 28. 10,000
 145th st, s s, 100 e 10th av, runs east 75 x south 143.9 to centre line old Bloomingdale road, x southwest 84 to 144th st, x west 12.7 x north 199.10. Horace B. Gardner to Paul Feierabend. March 6. nom
 145th st, s s, 100 e 10th av, 75x110.10 to Old Bloomingdale road, x 100.11x179.11, two story frame dwell'g. Horace B. Gardner to Paul Feierabend. Mar. 6. 21,000
 147th st, s s, 275 e Grand Boulevard, 100x99.11, vacant. William A. Cauldwell to James M. Horton, Jersey City. Mar. 2. 7,200
 Av C, No. 194, e s, 27.6 s 12th st, 25x63, four-story brick store and tenem't. Virginia wife of William Hartbower, Alexandria, Va., to Andreas Kiesel. All title. Jan. 28. 1,629
 Lexington av, n w cor 37th st, 20x80. Henry B. Riggs to Alfred B. Thacher. March 2. nom
 Same property. Alfred B. Thacher to Frances C. wife of Henry B. Riggs. March 2. nom
 Lexington av, No. 733, e s, 80.5 s 59th st, 20x95, three-story stone front dwell'g. William Kennelly, freeholder, to Hyman Sarner. Encumbrances \$11,632. March 4. 2,368
 Same property. William J. Sexton, heir J. Sexton, to same. Q. C. March 4. nom
 Lexington av, No. 970, w s, 82.11 s 71st st, 17.6x60, three-story stone front dwell'g. Nathaniel H. Dillingham, Bangor, Me., to Moritz Bauer. Mort. \$6,000. February 24. 12,000
 Same property. Moritz Bauer to Charles A. Proben. Mort. \$6,000. Mar. 4. 13,500
 Lexington av, No. 1449, n e cor 94th st, 19.8x95, three-story stone front dwell'g. George Fox, Stamford, Conn., to Charles W. Minor, Stamford, Conn. Feb. 2. nom
 Same property. Charles W. Minor to Mary E. wife of George Fox. Mar. 2. nom
 Madison av, s w cor 80th st, 25.8x95, vacant. Jacob Campbell to Matthias B. Smith. March 9. 25,000
 Madison av, No. 1000, w s, 76.8 s 78th st, 25.6x95, three-story stone front dwell'g. Mary A. A. wife of Joseph Hewlett to Clarence U. Embury. Mort. \$15,000. March 6. nom
 Same property. Clarence U. Embury to Joseph Hewlett. Mort. \$15,000. March 6. nom
 Madison av, No. 2056, w s, 16.8 n 130th st, 16.8x75, three-story stone front dwell'g. The New York Life Ins. Co. to Ethan Akin. C. a. G. Feb. 28. 9,500
 New av, n w cor 116th st, 9.8x—x31, gore.
 New av, n e cor 116th st, runs northeast 33.4 x south 39.4 to 116th st, x west 20, gore.
 John W. Douglas, Trenton, Oneida, N. Y., to Miss Juliet Douglas, Trenton, N. Y. 1/2 part. Feb. 23. nom
 1st av, No. 849, w s, 50.3 n 47th st, 25.1x100, five-story brick store and tenem't. John M. Martin to Gottfried Kappus. Mort. \$10,000. March 4. 16,500
 1st av, No. 1442, s e cor 75th st, 25.6x88, four-story brick store and tenem't and two-story brick stable in rear. Adam Wagner and Charles Pfeiff to Hanna wife of Jacob Strauss. Mort. \$8,000. March 9. 15,500
 1st av, Nos. 2351-2359, w s, 22 s 121st st, runs west 66.8 x south 82 x west 33.4 x south 22 x east 100 to 1st av, x north 104, five four-story stone front stores and tenem'ts. William L. Pomeroy and John F. Plummer to Jeremiah P. Murphy. Mort. \$38,000. Feb. 9. nom
 2d av, No. 2347, w s, 50.5 n 120th st, 25.2x100.5, four-story brick flat. Joseph Marshall, Brooklyn, to Thomas J. Crombie. Mort. \$15,000. March 9. nom
 2d av, s w cor 96th st, 160.8x100, vacant. }
 96th st, s s, 100 w 2d av, 76x100.8, vacant. }
 Edward C. Sheehy to Babetta Peter. Mort. \$14,000. Feb. 27. 35,000
 2d av, No. 733, w s, 40 n 39th st, 20x83, four-story brick store and tenem't. Jonas Weil and Bernhard Mayer to Isaac Westerfeld. M. \$4,000. Mar. 1. 10,900

2d av, No. 815, w s, 75.5 s 44th st, 25x100, five-story stone front store and tenem't. Eleanor R. Davis, Greenwich, Conn., widow and devisee A. B. Davis, to Silas Davis. March 3. 10,500

2d av, No. 952, e s, 80.5 n 50th st, 20x70, three-story stone front dwell'g. Grace W. Shelly to Louis Diebold. Mar. 1. nom

Same property. Louis Diebold to Jacob, Emanuel S. and Isaac Kahn and Amalie wife of German Kahn. March 4. 9,750

2d av, No. 1059, w s, 25.4 s 56th st, 25x100, four-story brick store and tenem't. William Kennelly, freeholder, to Patrick Leamy. Encumbrances \$10,657. Mar. 4. 4,143

Same property. William J. Sexton, heir J. Sexton, to same. Q. C. March 3. nom

3d av, Nos. 443 and 445, e s, 39.6 s 31st st, 40x95, two-story brick theatre.

31st st, No. 206, s s, 95 e 3d av, runs south 79.6 x east 5 x south 19.3 x east 3 x north 99.11 to 31st st, x west 22.8, two-story brick extension to theatre.

31st st, s s, 490 w 2d av, 3.4x— to centre block, x 13x—.

John H. Cavanagh to Annie L. McCahill. Q. C. Feb. 25. 10,000

3d av, e s, 45.6 s 87th st, 58.6x100.

3d av, e s, 104 s 87th st, 19.5x100.

Theodore T. Johnson, Elizabeth, N. J., to Robert W. Tailer. Mort. \$48,800. Aug. 1. nom

3d av, n e cor 109th st, 100.11x110; Nos. 1983 to 1991, five two-story frame stores and dwell'gs; Nos. 201 to 207 109th st, four one-story frame stores. Edmund C. Marshall to John W. Warner. March 1. 34,700

3d av, No. 866, w s, 92.1 s 53d st, 16.8x 102.7 x abt 16.8x101.8, four-story brick store and tenem't. Joseph H. Whitehead, Pompton Plains, N. J., and Margaret wife of John McVey, Binghamton, N. Y., to Christian Jackle. Q. C. Mort. \$10,000. Feb. 28. nom

3d av, Nos. 1274-1278, w s, 41.8 n 73d st, 60.6x75, three four-story brick stores and tenem'ts. Behrend Helmke to Henry Gerken. 1/2 part. M. \$10,500. Jan. 2. nom

3d av, n w cor 73d st, 41.8x75. Henry Gerken to Behrend Helmke. 1/2 part. Mort. \$8,500. Jan. 2. nom

4th av, e s, 25 s 85th st, 50x80. The Manhattan Savings Inst. to Isaac Elkus. March 6. 16,000

4th av, Nos. 101 to 111, n e cor 105th st, 100.11x100, six three-story stone front dwell'g. George B. Dunn to De Witt H. Ransom. C. a. G. March 1. nom

Same property. Henry M. Wheeler to George B. Dunn. Feb. 28. nom

4th av, n w cor 121st st, 100.11x100.

121st st, n s, 100 w 4th av, 42.6x100.11. Vacant.

Thomas F. Treacy to Lottie L. Dean. Mort. \$38,793. Feb. 27. 40,750

4th av, s w cor 121st st, 100.11x100, shanties. John H. Deane and William A. Cauldwell to Lottie L. Dean. Mort. and int. &c., \$12,150. Feb. 27. 28,000

4th av, n e cor 121st st, 100.11x90, five four-story brick tenem'ts. Emma F. wife of Charles Baxter to James McHugh. All liens. March 3. 95,000

5th av, e s, 50.5 s 120th st, 25.2x100, vacant. John J. Taylor to Edward H. Pirsson. Dec. 20, 1881. 7,250

6th av, No. 913, w s, 45.6 s 52d st, 22x80, four-story stone front dwell'g and store. James H. Laird to Robert Welsh, Jersey City. Feb. 28. nom

Same property. Robert Welsh, Jersey City, to Mary C. wife of James H. Laird. Feb. 28. nom

6th av, s e cor 123d st, 100.11x100, vacant. John H. Sherwood to Joseph Thompson. C. a. G. March 3. 30,290

9th av, e s, 75.5 s 71st st, 25x100, vacant. Foreclos. Bernard E. McCafferty to Benjamin C. Wetmore, admr. W. C. Wetmore. Feb. 10. 2,500

10th av, e s, 25.5 n 67th st, 25x100, two-story frame dwell'g, and one-story frame dwell'g in rear. Thomas Hagan to Dow S. Kittle. Mort. \$3,000. Q. C. March 4. 1,200

10th av, s w cor 68th st, 100.5x100x100.5 x—. Richard Marsland, Brooklyn, to Theodore Draz. Mort. \$10,000. Aug. 1, 1879. nom

11th av, No. 435, s w cor 36th st, 24.9x100, four-story brick store and tenem't. Silas Davis to Eleanor R. Davis, Greenwich, Conn. All title. March 3. 4,500

11th av, s w cor 89th st, 100.8x100, vacant.

89th st, s s, 100 w 11th av, 125x100.8, vacant.

Henry D. Townsend, Clifton, S. I., to Joseph C. Alexander. Feb. 27. 26,000

Same property. Joseph C. Alexander to Lucy A. wife of George A. Morrison. Mort. \$15,000. March 3. 26,000

Interior lot on centre line bet 123d and 124th sts, being 75 w 7th av, and 100.11 n 123d st, runs west 125 x south 0.11 x east 125 x north 0.11. John Davidson, Elizabeth, N. J., to Washington Broas, Haverstraw. Dec. 14, 1881. nom

Interior lot, at centre line of block, bet 151st st and 152d st, adj Croton Acqueduct, runs northeast 126.10 x south 98 x west 50, gore. George H. Peck to Benjamin P. Fairchild. Sept. 21, 1877. 3,000

MISCELLANEOUS.

All dower or other rights in real estate of Henry Harris, dec'd. Dora Harris, widow, to Louis Tobias et al., exrs. H. Harris. nom

Authenticated copy last will of Martin Lennon, Boston, Mass.

All grantor's title in estate of his late father Thomas Dodsworth. Harvey B. Dodsworth to Albert T., Charles A. and Cally D. Crow. March 3. 470

All title of grantors in estate, real and personal, of which Estelle N. Arnaud died seized. Alfred E. Boisambin, Brooklyn, to John Abbott. March 4. 1,000

Articles of copartnership between Messrs. Peter J. Turnure and Denton Linkletter. Agreement to terminate the co-partnership between Edward Millenberger and Barbara Harnach.

All property of grantor. General assignment for benefit of creditors. Francis Morris to Francis P. B. Sands, Washington, D. C. nom

Exemplified copy of the last will and testament of Cynthia Hesdra.

General assignment for benefit of creditors. Ebenezer Oliver to James M. Woods. March 3. nom

Receipt of amount awarded to equalize partition, and release. Henry H. Anderson and Henry E. Howland to Frederick W. Rineland. 1,259

Similar document. Mary R. Callender to Mary C. King. 379

Similar document. Same to Eliza L. Edgar. 366

Receipt of amount awarded to equalize partition and release. Lucretia S. Jones to Mary C. King. 845

Similar document. John M. Bowers to Lucretia S. Jones. 1,259

Similar document. Same to Mary E. Newbold. 1,259

Similar document. Same to Mary R. Swan. 1,259

Similar document. Same to Eliza L. Edgar. 1,259

Receipt of sum apportioned to equalize partition and release. Laura V. Rhineland to Eliza L. Edgar. 369

Similar document. John M. Bowers to Mary R. Callender. 1,259

Similar document. Fred. W. Rhineland to Mary C. King. 295

Similar document. John M. Bowers to William R. Renwick. 1,259

Similar document. Same to same, as trustee of F. W. Renwick. 1,259

Similar document. Mary R. Stewart to Eliza L. Edgar. 19

Similar document. John M. Bowers to Mary C. King. 5,036

Similar document. Laura V. Rhineland to Mary R. Swan. 54

Similar document. Mary E. Newbold to Mary R. Swan. 245

Similar document. John R. Stevens to Mary C. King. 376

23d and 24th WARDS.

Halsey st, s w s, 95 n w Courtland av, 75x 115, The Morrisania Savings Bank to Adam Horn. Error. Feb. 24. 2,400

Teasdale pl, n s, 650 w Delmonico pl, runs north 100 x east 50 x north 100 to 2d pl, x west 85 to Boston av, x southwest 201

to Teasdale pl, x east 100. Henry P. De Graaf to Effingham H. Nichols. Assessments \$300. Feb. 28. 30,000

2d st, es, 75 n Willard av, 25x100. George F. and Henry B. Opdyke, Plainfield, N. J., to Marten J. Christensen. Sept. 20. 250

3d st, s s, 148.8 e Washington av, 23x100. David S. Ketcham, Jr., Brooklyn, to Sarah Mills. March 7. 1,400

138th st, s s, 75 e Southern Boulevard, 25x 100. Sarah S. wife of Henry Ten Eyck to Patrick Whelan. Mort. \$280. February 20. 750

143d st, n s, 195.2 e Willis av, 14.11x100. Charles Van Riper to Lillian A. Woeff. Mort. \$2,500. March 2. 4,500

159th st, n s, lot 78 map Melrose, 25x100. George Waechtler to John Decker. March 8. nom

Bergen av, s s, 160 w Grove st, 50x131 to Mill Brook, x #53.6x108. Westchester Fire Ins. Co., New Rochelle, to Mary wife of Henry Schmidt. March 1. 1,600

Clinton av, w s, part lot 18 map Mt. Hope, 50x95. James Seller to Anna L. Davenport, New Rochelle. Mort. \$1,150. February 8. 1,250

Concord av, cor Division av. Release mort. Samuel E. Lyon to John G. Heintze. Feb. 24. 3,250

Concord av, n w cor Division av, 40x80. John G. Heintze to Isaac Williams, Greenwich, Ct. M. \$3,250. Mar. 2. 12,000

Robbins av, e s, 20 n Division av, 20x80, h & l. John G. Heintze to Herman Buenger, Hoboken, N. J. Mort. \$3,000. March 3. 5,000

Taylor av, e s, lot 173 map Belmont village. Edgar S. Van Winkle and ano., exrs. J. C. Kayser, dec'd, to Smith Ely, Jr. Oct. 30. 280

Washington av, s w s, part lot 49 map Morrisania, 24.3x137. George Hicinbothem to Emily J. Hicinbothem. Q. C. In lieu of lost deed. March 6. nom

Boston road. Agreement as to assumption of assessment, if any is imposed, for opening said road. Effingham H. Nichols with Henry P. De Graaf.

Plot bounded north and east by land William M. Allen, south by the East River, and west by land late Benjamin G. Arnold, also salt marshes and meadows, and land under water adj above. Robert A. Chesebrough to William H. Chesebrough. 1/2 part. March 1. 12,550

Road from Spuyten Duyvil station on Hudson River R. R. to Kingsbridge, e s, runs east 40 to land of Spuyten Duyvil & Port Morris R. R. Co., x north along said land 185 x west 5 to said Kingsbridge road, x south 190, Spuyten Duyvil. Mary E. Cox, widow, Elizabeth J., Isabel and Walter Cox, heirs D. B. Cox, Spuyten Duyvil, to Patrick Stafford and Bridget, his wife. Feb. 13. 400

West Farms to Hunts Point road, e s, plot at West Farms, 2 1/2 rods x 5 rods to West Farms Creek. Samuel M. Purdy, trustee J. Kelly, dec'd, to Joseph Horridge. March 4. 690

LEASEHOLD CONVEYANCES.

Broadway, e s, 100.5 s 29th st, 52.10x94.5x 49.4x113.4. James W. Anderson, Bedford, N. Y., to Albert P. and John D. Sturtevant. 21 years, from May 1, 1882, per year. 5,000

Broadway, s w cor 60th st. Agreement as to erection of riding club house and stable on leased ground, and advance of cash for building purposes. George W. Tallman with William Redmond, Henry H. Hollister, James T. Woodward, and William F. Wharton.

Chambers st, s s, lot 491 Church Farm. The Rector, &c., Trinity Church to Joseph I. West. 21 years, from May 1 1878, per year. 1,200

Chambers st, s s, lot 492 Church Farm, 25 x75. Joseph I. West to Joseph P. Hamblen. Assign. lease. 17,000

Same property. Consent to assign. The Rector, &c., Trinity Church to Joseph I. West.

Elizabeth st, w s, 254.8 s Houston st, 20x 89x20x88.9. Assign. lease. William J. Sexton, admr. J. Sexton, to Jeremiah W. Dimick. nom

Market st, No. 56. Patrick Deery and ano., exrs. Owen Healey, dec'd, to

Table with 3 columns: Name, Address, Amount. Includes entries like 'Pearce, Richard—A. Hunter..... 114 98', 'Quigley, Michael J., by Patrick Quigley, his guard.—F. Myers... 32 29', etc.

Table with 3 columns: Name, Address, Amount. Includes entries like 'McLean, Thomas—S. D. Stone. (1881)..... 1,206 98', 'Mendorf, Gunther—J. B. Manning. (1881)... 116 92', etc.

Table with 3 columns: Name, Address, Amount. Includes entries like 'Grove av. Thomas C. Andrews agt Hand & Son and N. Y. Mutual Improvement Co, limited..... 117 88', '8 Pleasant av, s w cor 123d st, 25x100. Green Wright agt John P. Havanagh... 141 56', etc.

KINGS COUNTY.

Table with 3 columns: Name, Address, Amount. Includes entries like 'March. 7 Seventeenth st, No. 290, s w s, 143 n w 6th av, 19x100. John Sorenson agt Thomas Ryan and Margaret Brennan, owners... \$42 00', etc.

SATISFIED MECHANICS' LIENS.

Table with 3 columns: Name, Address, Amount. Includes entries like 'March. NEW YORK CITY. 4 Division av, extdg from Robbins to Concord av, 200 ft. on each av. Charles Van Riper agt John G. Heintze. (Lien filed March 1, 1892)..... \$158 38', etc.

SATISFIED JUDGMENTS.

NEW YORK.

March 4th to 10th—inclusive.

Table with 3 columns: Name, Address, Amount. Includes entries like '*Allison, George W.—A. A. Slauson, exr. (1877)..... \$1,060 57', 'Birdsall, Daniel C.—T. S. Cummings. (1878) Bromberg, John—Elias Littman, as assignee. (1882)..... 904 36', etc.

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

KINGS COUNTY.

March 4th to March 10th—inclusive.

Table with 3 columns: Name, Address, Amount. Includes entries like 'Boylan, Christopher—C. A. Scoville. (1882)..... \$680 93', 'Caesar, Simis—A. C. Hendrickson. (1883)..... 208 69', etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table with 3 columns: Name, Address, Amount. Includes entries like 'March. 6 First av, No. 605, w s, bet 34th and 35th sts. Henry Hartmann agt Alfred D. Dingley and Joseph B. Lichtenstein..... \$300 00', '7 Fifteenth st, Nos. 231 to 235 W., n s, bet 7th and 8th avs. Culbert Bros, agt Henry C. McEwen and Elisha P. Briggs..... 116 41', etc.

KINGS COUNTY.

March 4 to 10—inclusive.

Table with 3 columns: Name, Address, Amount. Includes entries like 'Partition of s, n s, 170 e Van Brunt st, 40x100. C. M. Detlefsen agt Henry Watchen. (Feb. 23, 1882)..... \$179 97'

BUILDINGS PROJECTED.

NEW YORK CITY.

Table with 3 columns: Name, Address, Amount. Includes entries like 'Plan 177—Eighty-sixth st, n s, 55 and 125 e 4th av, two four-story Connecticut brown stone flats, 30x85.4, tin roof, iron cornice: cost, each, \$15,000; owner, Walter B. Waldron, 225 East 60th st; architects, Thom & Wilson.', etc.

Table of real estate transactions in New York State, including entries for Patzall to John Schade, Sarah Burr, Robert McCafferty, Edward Hincken, John Foster, Alfred Abrams, Catharine Griffin, Ann O'Reilly, Anthony Dugro, Helen Boetzkes, Francis Maginn, Henry Williams, Jacob Cohen, Simon Herman, Anna R. Morris, William Pitt, Henry Schmelke, Wm. B. Crosby, Elias Brevoort, Isaac P. Stein, Henry L. Rabe, Claus Stemmermann, John B. Radley, and Louis and Rosa Kaufman.

N. Y. STATE.

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

DUTCHESS COUNTY.

Table of real estate transactions in Dutchess County, including entries for Jackson, William, Lansing, Mary D. and ano., Little, Ellen R., Matthews, Jos T G., Rogers, Frances M., Stege, Fred H., and Thornberry, James.

CHATTEL MORTGAGES.

Table of chattel mortgages in Dutchess County, including entries for Horning, Sebastian, Lyon, Chas W., and Lansing, Wellington C.

JUDGMENTS.

Table of judgments in Dutchess County, including entries for Brown, Geo R., Decker, John W B., Mahony, Edward, Ormsbee, Howard, Ruckstuhl, John, Schmidt, Chas A., and Vail, Egbert T.

ORANGE COUNTY.

Table of real estate transactions in Orange County, including entries for Cropsey, Maria, Edgar, Grant E., Hallehan, Wm, Hirst, Joshua, Leslie, Agnes and John, and Mandigo, Geo.

Table of real estate transactions in Essex County, including entries for Millspaugh, S W, Nevels, Jr., Swartwout, Abram, Taylor, Maurice, Wheat, Susan E., Barber, John M., Barnes, Wm E., Bryant, George, Butler, Charles R., Carhey, Corson D., Dean, Wm E., Decher, John W., Hart, Helena, Heerich, James E., Jarvis, David B., Jefferson, Haiti, Lebreuz, Sophie, Milligan, John, and Talmadge, Ada.

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, including entries for Bataille, Francis, Burgess, J W, Crane, J M, Crawford, James, Daily, Henry, Dill, A C, Dugdale, Thomas, Fallon, Dennis, Firemen's Ins Co, Flichtner, G T, Force, W M, Frazee, Mary, Hart, Joseph, Haley, Thomas, Hog, Michael, Jost, Caspar, Kane, Henry, Kane, Ann, Kiesler, Jacob, Klos, John, Kussy, Gustav, Lelemann, Gottlieb, Little, Andrew, Lum, Henrietta, Lyman, Frederick, McKee, E D, Moen, P L, McGregor, John, Munn, Jane, Munn, C C, Munn, Jane, Mutual Benefit Life Ins Co, Newark Savings Inst, Newark Savings Inst, Peline, Augustus, Renville, M C, Riker, J H, Ripley, C O, Ryer, K B, Smith, Morris, Snell, Henry, Stephens, G S, Stodinger, Mary, Stodinger, Ferdinand, Tinker, M T, Titworth, C G, Thorp, A G, Van Rensselaer, S V, Van Riper, R M, Wallace, W C, Ward, S H, Ward, D J, Washburn, J P, Wright, William, Same, F Haggerty, Zulauf, Conrad, Zulauf, Conrad.

MORTGAGES.

Table of mortgages in Essex County, including entries for Abeles, Emanuel, Adams, A F, Albert, Mary, Allen, Charles, Atwater, Samuel, Brady, Margaret, Brenninger, Herman, Cox, I P, Doehner, Frank, Dopp, T V, Farrand, S A, Griffin, William, Hazen, S L, Hawley, E L, Heeny, Patrick, Hog, An, Hogan, E E, Holyhauser, George, Ingling, T O, Jaeger, M A, Kingston, Hugh, Leddy, Thomas, Lienan, Christian, Little, Eliza, Loeb, Lazarus, Lafon, R A, Mandeville, F, Same, same, Broad st., and McChane, Joseph.

Table of real estate transactions in Hudson County, including entries for McBride, W A, Meehan, John, Mendel, Hermann, Muchmore, G H, Plume, A G, Sane, same, Price, Emma, Schmitt, Katharina, Slector, John, Smith, Maria, Soden, H C, Taylor, G O, Theurich, Edward, Waters, Alviria, White, Patrick, Wakeman, J P, Same, same, Belleville av., and Same, same, Belleville av.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, including entries for Burnet, L M, Decker, W W, Diebold, John, Fay, Eugene, French, Frank, Grusshaber, C G, Harrison, G T, Hedden, C P, Morgan, H T, Muller, C T, O'Meara, Patrick, Pfeiffer, John, Pfister, Emil, Rice, C B, Scherer, Jacob, Sonnefeld, Herman, Sprotti, G A, Stollenwerk, William, Terhune, Kate, Wiedenmayer, G A, Wolf, A G, and Wort, James.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, including entries for Audriot, Elizabeth, Ayres, C D, Bennett, F H, Bennett, E H, Bennett, J C, Benson, J W, Coleman, Hoboken, Brinkerhoff, G V, Butman, J D, Cadmus, J J, Cadmus, Lavinia, Cadmus, Lavinia, Clarkson, Mary, Coleman, Patrick, Conover, Julianna, Conover, T A, Conover, Julianna, Corbet, John, Cosgrove, John, Cosgrove, Mary, Culver, D E, Dewing, Catharine, Ford, Elizabeth, Fratts, Sarah E, Gaudier, J H, Geissler, Rudolph, Gifford, George, Goldsmith, Gabriel, Gunther, Gottlob, Harney, Michael, Heritage, Alfred, Hibbler, N S, Hogan, William, I lingsworth, Sarah, Kelly, Mary, Kelly, Patrick, Kroll, Adam, Kroll, Adam, Lanners, John, Lee, W W, Linn, John, McAnnally, Bernard, McDougall, Henry, Parker, Catharine, Piazza, Philippina, Pierce, Elias, Salter, P D, Salter, D B, Schmidt, A E, Smith, Bryan, State Insurance Co, Slaom, M F, Steige, Henry.

Table listing real estate transactions in Hudson County, including names like Stevens, Esther B., Taft, Mary E., and amounts.

Table listing real estate transactions in Hudson County, including names like A A Griffing Iron Co., Banta, W S., and amounts.

Table listing real estate transactions in Hudson County, including names like Grasdorf, Helena, Hoos, Edward, and amounts.

Table listing real estate transactions in Hudson County, including names like Ball, Lyon, Bergmann, Frederick, and amounts.

Table listing real estate transactions in Hudson County, including names like Hoffman, Philip, Kohler, Jacob, and amounts.

Table listing real estate transactions in Hudson County, including names like Stanton, G F, Stembach, Herman, and amounts.

Table listing real estate transactions in Hudson County, including names like Boltwood, Charles, Brechwaldt, Williams, and amounts.

Table listing real estate transactions in Passaic County, including names like Armitage, William, Bolton, H N, and amounts.

Table listing real estate transactions in Hudson County, including names like Slack, Elizabeth, Sweeney, Robert, and amounts.

Table listing real estate transactions in Hudson County, including names like Bibby, J S, First Methodist Episcopal Church, and amounts.

Table listing real estate transactions in Hudson County, including names like Blodgett, Charlotte, Blodgett, C T, and amounts.

Table listing real estate transactions in Hudson County, including names like Croton and Croton Points, Croton, and amounts.

Table listing real estate transactions in Hudson County, including names like Welsh, English, Sittica, and amounts.

Table listing real estate transactions in Hudson County, including names like Rosendale, Portland, and amounts.

Table listing real estate transactions in Hudson County, including names like Cuba and Mexican, Florida, and amounts.

Table listing real estate transactions in Hudson County, including names like Cuba, St. Domingo, and amounts.

Table listing real estate transactions in Hudson County, including names like Cattle, Goat, Iron, and amounts.

Table listing real estate transactions in Hudson County, including names like Pig. Scotch, Eglinton, Pig. American, and amounts.

Table listing real estate transactions in Hudson County, including names like Sheet, Nos. 10 to 16, Nos. 17 to 20, and amounts.

Table listing real estate transactions in Hudson County, including names like Galvanized, Patent planished, Rails American steel, and amounts.

Table listing real estate transactions in Hudson County, including names like Rockland, common, Rockland, finishing, and amounts.

Table listing real estate transactions in Hudson County, including names like Pine, very choice and ex. dry, Pine, good, and amounts.

Table listing real estate transactions in Hudson County, including names like Spruce, plank, Spruce, plank, and amounts.

Table listing real estate transactions in Hudson County, including names like Hemlock boards, Hemlock joist, and amounts.

Table listing real estate transactions in Hudson County, including names like Oak, Maple, cull, Maple, good, and amounts.

Table listing real estate transactions in Hudson County, including names like Shingles, extra shaved pine, Shingles, clear sawed pine, and amounts.

Table listing real estate transactions in Hudson County, including names like Chalk block, Chalk in bbls, China clay, and amounts.

Tuscan red, English.....	16	@	18
Turkey red, English.....	12	@	15
Indian red.....	11	@	7
Vermilion, Am. Lead.....	11	@	12
Vermilion, English.....	49	@	52
Carmin, American, No. 40.....	4	@	25
Chrome, yellow, in oil.....	12	@	20
Orange Mineral.....	8	@	10
Paris green.....	16	@	18
Sienna, raw (American).....	2	@	3
Sienna, Italian lump.....	3	@	4
Sienna, Italian powdered.....	7	@	8
Umber, American: raw & pow'd	1	@	2 1/2
Umber, Turkey, lump.....	1	@	1 1/2
Umber " powder.....	4	@	5
Drop Black, English.....	10	@	15
Drop Black, American.....	10	@	14
Prussian blue.....	30	@	60
Ultramarine blue.....	8	@	25
Chrome green.....	10	@	15
Oxide zinc, American.....	4	@	4 1/2
Oxide zinc, French, V M G S.....	8	@	9
Oxide zinc, French V M R S.....	0 7/8	@	7 1/8

PLASTER PARIS

Duty, -20 Per cent. ad. val. on calcined; lump, free			
Calcined, ordinary city.....	1 50	@	1 60
Calcineu, city casting.....	1 65	@	1 75
Calcined, city superfine.....	2 00	@	

SLATE.

Purple roofing slate . . . square.	\$6 00	@	\$7 00
Green slate.....	6 00	@	7 00
Red slate.....	13 00	@	
Black slate, Pennsylvania (at Jersey City).....	4 7	@	5 2

SOLDERS.

Half and half.....	16 1/2	@	16 3/4
Extra.....	15 1/2	@	15 3/4
No. 1.....	13 1/2	@	13 3/4

TIN PLATES.—Duty, 1 1/10c. # D

I. C. charcoal, 10x14.....	\$6 50	@	\$6 62 1/2
I. C. coke 10x14.....	5 10	@	5 7 1/2
I. X. charcoal, 10x14.....	8 25	@	8 37 1/2
I. C. charcoal, 14x20.....	6 50	@	6 62 1/2
I. X. charcoal, 14x20.....	8 25	@	8 37 1/2
I. C. coke, 14x20.....	5 50	@	5 7 1/2
I. C. coke, terme, 14x20.....	5 0	@	5 2 1/2
I. C. charcoal, terme, 14x20.....	5 5 1/2	@	5 7 1/2

ZINC, Duty, sheet, # D, 2 1/2c.			
Sheet task.....	7 1/2	@	7 5/8
Crer.....	8	@	8 1/4

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10,000 ACRES OF GOOD SUGAR Cane Land, with 1 1/4 miles of river front, directly opposite New Orleans. J. A. MONSELL, 9 Pine Street.

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LOTS, HOUSES AND STORE PROPERTY on all the Avenues, Boulevards and side Streets for sale at lowest prices. Also, money to loan on bond and mortgage, at lowest rates, by ISAAC HONIG, 111 Broadway, rooms G and H, basement.

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John S. Pierce, Real Estate, Loans Negotiated. 7 Pine Street

HUGH J. GRANT, Real Estate and Insurance. Renting and Collecting a specialty. 303 WEST 54TH STREET.

Chas. P. Dorrance, Real Estate, RENTING AND COLLECTING A SPECIALTY, 41 Madison avenue, northeast corner 26th street.

Robert Auld, REAL ESTATE, 940 8th Avenue. Renting and Collecting a Specialty.

H. H. GAMMANN, REAL ESTATE, 4 PINE STREET, AND 1673 BROADWAY.

CHAS. S. BROWN, 77 Liberty Street. Entire charge taken of property.

JAMES H. ROMER, REAL ESTATE BROKER Loans Negotiated, 137 BROADWAY, Room B, 11 to 3 P. M., AND 273 WEST 125TH ST

BUILDERS' SUPPLIES.

JOHN DEWHURST, PLAIN & ORNAMENTAL PLASTERER, Jobbing attended to. SHOP 160 W. 49 ST.

JOHN W. ROWLAND, Proprietor Long Island Iron Works, OFFICE, 150 NASSAU STREET, NEW YORK Land and Marine Steam Boilers, ENGINES AND MACHINERY. Patterns, Castings, Fittings and Iron Work of every description, for all purposes.

SKYLIGHT LITIGATION. His honor, Judge Blatchford, has again rendered a decision in my favor—after a very severe and well contested trial—giving in his written decision, a most conclusive and exhaustive opinion. The record of the United States Circuit Court for the Southern District of New York, now stands: Hayes vs. Erickson & Gibson.—"The usual decree for Plaintiff with costs." Saml. Blatchford, Circuit Judge, November 26th, 1880. Seton vs. Hayes.—"This suit be and the same hereby is discontinued with costs to the defendant to be taxed by the Court." Saml. Blatchford, Circuit Judge, November 15th, 1881. This suit has predicated upon the "Weston Patent." Hayes vs. Borkel.—"The usual decree for Plaintiff with costs." Saml. Blatchford, Circuit Judge, March 3d, 1882. It must now be understood that the Court has decided as infringements, all Metallic Skylights having in combination, gutters in the bars and cross gutters, whether located at the Ridge, Base, Intermediate or elsewhere. And also with Ridge Ventilators, and many other details, either or all of which is absolutely necessary for a complete and perfect Skylight. GEORGE HAYES, 71 and 73 8th Av., N. Y.

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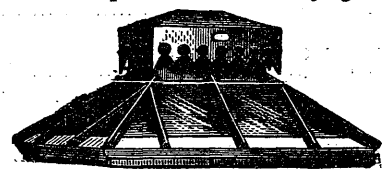
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