

THE RECORD AND GUIDE.

191 Broadway, N. Y.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

NOVEMBER 24, 1888.

Now let Governor Cleveland redeem himself, which he can do by appointing a District Attorney who will not affiliate with the criminal classes. The management of the department over which Mr. McKeon has presided has been a scandal to the good name of New York. We want a prosecuting officer who will try the prisoners and try and enforce the law.

It is absurd to hold free trade meetings in New York. The people to convert are the protectionists in New England and Pennsylvania. As soon as the manufacturers are satisfied that foreign competition is less dangerous than that of the South and West, then will we have a lower scale of duties, but not before. David A. Wells and his associates should hold their meetings in Philadelphia, Pittsburg, Harrisburg, Lowell, Springfield, and other headquarters of the protected industries. We do want a larger market than our own country affords for the sale of our manufactured goods, and we can never secure this until taxes are taken off of raw material and the scale of duties are liberalized.

At a meeting of the directors of one of our leading banks last week, not a single note from a mercantile house was offered for discount. This has not happened before during the nineteen years the bank has been established. The institution in question has a very large surplus, but, like other banks, it has been reluctant to lend money to merchants. The latter have at last become tired of asking for accommodations. They prefer to borrow of outside bankers, mortgage their houses or limit their business rather than submit to the humiliation of having their paper rejected by the banks in which they have been in the habit of transacting business.

The decision of the Supreme Court that the Ninth Avenue Street Car Company has the right to extend their track along Seventy-second street and up Tenth avenue to the Harlem River has been received with great satisfaction by property holders on the west side of the city. Our singularly maladroit daily press have done all they could for years past to prevent the passage of any legislative enactment that would supply street railway facilities for the west side. But this court decision fills the bill for the present. It makes up-town property valuable because it renders more available every lot on the west side above Seventy-second street. Now we require a cross-town road on Forty-second street. The New York press and Governor Cleveland deprived us of that needed improvement last year, but as a great railway corporation—the Buffalo & West Shore—will require this accommodation for their patrons, the Governor will doubtless find good reasons for signing instead of vetoing such a bill next winter.

The New Real Estate Exchange.

Below will be found a list of the gentlemen who have subscribed for ten shares each of the "Real Estate Exchange and Auction Rooms (Limited)." It will be noticed that the names are among the very foremost in real estate circles as owners, agents, brokers, auctioneers and builders. Many of the subscribers, such as Astor, Sherwood, Aspinwall, Cruger, Higgins and Hamilton, represent great estates and families noted for their large landed possessions. Pine street and Trinity building is especially well represented in this list. Over a hundred and fifty names are yet required to complete the needed number, 250, which, when secured, will organize by adopting a constitution, electing officers and securing a desirable site for the proposed Exchange. A large number of circulars have been sent out calling attention to the desirability of membership in this organization. If any one who has a right to become a member has been overlooked, it has been through inadvertence. Persons desiring to become members should send their names in with a check for a hundred dollars to any of the committee or to the United States Trust Co., corner of Wall and William streets. None can subscribe for more or less than ten shares, 10 per cent. in cash and the rest when called for after the organization is effected. It is understood that after the first 250 subscribers are secured, the remaining shares will be held for a much higher figure. The commissioners reserve the right to reject the applica-

tion of persons who should not properly belong to a Real Estate Exchange.

Astor, William	23 West 26th st.
Aspinwall, Lloyd	25 East 10th st.
Andrews, Geo. H., trustee	146 Broadway.
Bellamy, Albert	5 Pine st.
Bailey, Nathaniel P.	11 West 28th st.
Berrian, William	261 Broadway.
Bogart, A. W., Jr.	16 East 18th st.
Brien, John	152 East 65th st.
Burchell, John J.	206 East 56th st.
Blakely, S. M.	
Cruger, S. Van Rensselaer	Fulton st.
Cammann, Herman H.	4 Pine st.
Cruikshank, Edwin A.	163 Broadway.
Croly, David G.	191 Broadway.
Cudner, Albert M.	325 West 20th st.
Carreau, Cyrille	2115 5th av.
Coates, Howard W.	42 West 34th st.
Clinton, A. J.	71 Wall st.
Cruikshank, A. W.	163 Broadway.
Detmold, Christian E.	
Davidson, John	237 Broadway.
Degraaf, H. P.	Bowery Nat. Bank.
Ely, Horace S.	22 Pine st.
Friedman, Leopold	9 Pine st.
Fink, John W.	243 West 56th st.
Fish, Ferdinand	149 Broadway.
Gantz, George F.	345 West 58th st.
Griswold, John N. A.	250 Madison av.
Hamilton, Robert Ray	
Harnett, Richard V.	111 Broadway.
Honig, Isaac	111 Broadway.
Hinchman, Benjamin, Jr.	163 Broadway.
Hays, Jacob	13 East 54th st.
Hildburgh, Henry	42 East 68th st.
Higgins, Elias S.	82 and 84 White st.
Jayne, Samuel F.	Orange, N. J.
Johnson, Jeremiah, Jr.	9 Pine st.
Jackson, Charles	1570 Broadway.
James, D. Willis	40 East 39th st.
Krohn, Franz	53 Beaver st.
Ludlow, Edward H.	3 Pine st.
Lawrence, Newbold T.	4 Pine st.
Leviness, J. Edgar	3 Pine st.
Lichtenauer, Joseph M.	36 Broad st.
Lowe, James M.	13 West 123d st.
Leaycraft, J. Edgar	915 7th av.
Lockwood, Calvin B.	129 Broadway.
Lockwood, Frederick F.	108 West 130th st.
McMullen, Thomas	44 Beaver st.
Magrath, John A.	74 Irving place.
Morrison, E.	13 West 39th st.
Myers, Sinclair	922 Madison av.
Muir, James	29 East 18th st.
Mordecai, A. L.	5 Pine st.
Meyer, Siegmund T.	
O'Brien, Henry S.	1115 Madison av.
Phillips, Louis J.	4 Pine st.
Read, George R.	3 Pine st.
Richards, Benjamin, Jr.	3 Pine st.
Riker, Nathan W.	998 6th av.
Robinson, Andrew J.	116 East 30th st.
Ryan, William M.	Great Neck, L. I.
Roome's Son, W. H.	Plainfield, N. J.
Sherwood, John H.	6th av and 115th st.
Stevens, Byam K.	33 West 32d st.
Scott, George H.	8 Pine st.
Sweet, Clinton W.	191 Broadway.
Sause, Edmond J., Jr.	3 Pine st.
Smyth, Philip S.	342 East 16th st.
Taber, Henry M.	141 Pearl st.
Van Sicken, G. W.	99 Nassau st.
Von Hesse, Christian	Albermarle Hotel.
Windmuller, Louis	49 West 46th st.
Weyman, C. S.	18 West 33d st.
Westbrook, David B.	111 Broadway.
Willard, Edward K.	72 Broadway.
Willard, James S.	72 Broadway.
Winthrop, Robt.	Drexel Building.
Zittel, F.	1026 Third av.

Mr. R. A. Chesebrough now thinks that the promoters of the rival Exchanges should come together. Of course it was not wise to try and start several Real Estate Exchanges at one time, but there seems no other way out of the difficulty now than for the scheme which so far has had the poorest backing to retire from the field. The Ludlow project has so far been remarkably successful, as will be seen by the list of subscribers, but there are no means of knowing how the rival scheme is getting on, as the list is withheld from the public.

The following letter, apropos of one of the rival Real Estate Exchanges, explains itself:

NEW YORK, November 22, 1888.

Editor RECORD AND GUIDE:

DEAR SIR—I answer your note of this date asking for a list of the subscribers to the stock of the Real Estate Exchange (Limited).

I regret that I cannot comply with your request. I do not feel at liberty to do so. Yours truly,

CHS. COUDERT.

People who think stocks are better to hold than real estate would do well to study the moral to be drawn from the sale of the Morgan estate. After holding the property on Madison avenue, Sixty-ninth and Seventieth streets for ten years, it netted a very handsome profit. So did the Central Park West lots—a more recent

purchase. Compare this with Governor Morgan's investments in Wabash preferred, which he purchased up in the nineties. He put General Grant's money in that same so-called security, which is now selling low in the thirties. True, the Morgan estate made a small loss on one block on the West Side, but what was that to the shrinkage of nearly all the stocks left by the ex-Governor? The real estate, on the whole, showed a handsome gain, the stocks a very heavy loss. There has been no "boom" in New York realty like there has been in stocks, and hence it is not reasonable to look for any decided fall in prices. For a season realty may be dull of sale, but our growing population will create a cumulative demand for vacant property.

Apartment Houses.

The structure which is about to be erected on the Fifth avenue plaza will be the largest and costliest apartment house in the United States, if not in the world. The architect who has designed this great edifice must expect to be criticised, if the splendid opportunities that have been given him are not taken advantage of. He is not cramped for room, and the building will be open on three sides. It is situated on what is probably the most conspicuous site on this island. No doubt he will do his work worthily.

Architects can no longer plead ignorance of the requirements of these great home palaces. They have not only the experience of Paris to profit by, but they can be governed by the results of apartment house building in this city, where so many different plans have been tested. Among the points to be kept in mind may be mentioned:

1. There should be no dark rooms. Every window should look out upon the open.
2. Not more than three-fourths of the plot should be occupied by the building. Light and air cannot be assured unless these breathing spaces are kept in mind. The architect who occupies nearly all the ground with the building makes it unwholesome and inconvenient for the tenants, and in the end unprofitable to the owner. This rule, however, applies more to houses which are not on corners, and which are built principally on inside lots. This plaza apartment house with its three sides will be happily located for light and ventilation.
3. The duplex system, as it is termed, or some modification of it, is very desirable for economizing space. There is no need of the bedrooms and kitchens being as high as the parlors, libraries, reception, dining, and other rooms. The edifices at the corner of Fifth avenue and Twenty-eighth street, and Madison avenue and Thirtieth street, are full of instruction on this point. The elevator in the eleven-story building stops at only five floors and each suite forms a complete two-story house in itself, entirely separate from any other apartment.

There is one point which has not yet been definitely settled. Is it wise to have a kitchen in each suite of rooms? Several well-known investors in this kind of property object to the kitchen. One house, they say, should not have more than one cooking range. The smells are a nuisance, and so is the multiplicity of cooks. Then the handling of the food and its waste is objectionable. All apartment houses, according to this view, should have a restaurant at which the meals should be taken, and it is predicted that suites with kitchens will be in disfavor a few years hence.

The Increased Interest on the West Side.

It really seems as though the region west of the Central Park, north of Fifty-ninth street, has commenced its long expected and long deferred development. We give below a table showing the actual building work under way in the region indicated. It will be seen that since January 1, this year, over a hundred buildings have been projected or commenced. Of apartment houses thirteen are under way costing \$209,000. North of Sixty-ninth street and south of One Hundred and Tenth, there are seventy-seven dwellings under way, costing \$1,192,500; in addition there is a church on Eighty-sixth street, near Tenth avenue, which will cost \$20,000. Among the projected improvements are ten five-story dwellings and one apartment house on the southwest corner of Seventy-third street and Ninth avenue, which will cost from \$250,000 to \$300,000. It is announced that on One Hundredth street a brick and brown stone apartment house will soon be commenced. In addition there are some forty dwellings, mostly tenements, costing \$642,000, in the region west of Tenth avenue, from Fifty-ninth to Sixty-ninth street. The Clark estate improvement is an important item in itself, embracing, besides the great Dakota Apartment House, twenty-seven dwellings and a five-story flat on Seventy-third street, east of Ninth avenue, varying in price from \$15,000 to \$35,000 each.

At this rate of progress a few years will see a marked change on the West side. It is safe to say that in ten years' time it will be almost as well built over as the East side, for it is reasonable to assume that this movement will be cumulative, in view of the scarcity of lots east of the Central Park and the cheapness and

availability of the real estate north of Seventy-second street and adjacent to the North River. As yet there are few very costly improvements, apart from the Clark estate, on the West side, but in time Riverside Drive, the Boulevard and the neighborhood of Manhattan Square will witness the erection of some of the noblest public and private edifices in the metropolis.

The following from our files shows the buildings projected on the West side since January last:

	Cost.
Boulevard, w s, 60 n 60th st, four-story and basement brick and brown stone apartment house. J. H. Gautier	\$40,000
Boulevard, e s, 79.4 n 74th st, three-story brick club house and store. John D. Crimmins	8,000
Boulevard, n e cor 83d st, two five-story brick and stone stores and tenem'ts. Christian Cruse. Total	30,000
59th st, Nos. 303, 305 and 307 W., four-story brick stable. Owner, O. L. Jones	—
60th st, No. 215 W., five-story brown stone dwell'g. Thos Cowman	15,000
60th st, No. 217 W., five-story brick apartment house Julia Mully	20,000
60th st, s s, 200 w 10th av, five-story brown stone tenem't. Edward Purcell	—
60th st, s s, 219 w 10th av, three five-story brown stone tenem'ts. Same as last	—
60th st, Nos. 285 and 287, w 11th av, two four-story brick and brown stone stores and tenem'ts. Mrs M. J. Largau. Each	9,000
61st st, n s, 200 e 10th av, five-story brown stone tenem't	24,000
61st st, s s, 100 w 10th av, five-story brick tenem't. Claus Ahrenz	12,000
61st st, s s, 125 w 10th av, five five-story brown stone tenem'ts. John Richards. Each	23,000
61st st, s s, 350 w 10th av, two five-story brown stone tenem'ts. James Phelp. Each	18,000
61st st, No. 532 W., five-story brick tenem't. Patrick O'Relley	14,000
62d st, s s, 75 w Boulevard, two-story brick office stalls and dwell'g. Jacob Stockinger	1.5 0
67th st, No. 120 W., one-story brick stable. Wm. Skelly	1,500
67th st 150 w 10th av, two five-story brown stone tenem'ts. P. Netter. Each	16,000
67th st, n s, — w 11th av, eight four-story brick tenem'ts. George Kuhn. Each	10,000
69th st, s s, 100 w 11th av. and 69th st, n s, 200 w 10th av, twelve five-story brick tenem'ts. E. A. Davis. Each	18,000
11th av, n w cor 68th st, one one-story brick store and dwell'g. Michael Flick	1,500
69th st, n s, 125 w 10th av, two-story brick dwell'g. Harriet I. Potter	6,000
71st st, s s, 80 w 9th av, five four-story brown stone dwell'gs. Geo. W. Hamilton. Total	100,000
72d st, s s, 100 e 10th av, five four-story brown stone dwell'gs. Geo. J. Hamilton. Total	130,000
72d st, n s, 300 e 10th av, three four-story brown stone dwell'gs. Margaret Crawford. Each	20,000
72d st, s s, 400 e 10th av, five four-story brown stone dwell'gs. Margaret Crawford. Each	25,000
72d st, n s, 100 e 10th av, ten four-story brown stone dwell'gs. James R. Smith and C. W. Luyster. Average, each	25,000
73d st, s s, 275 w 9th av, three-story and basement brick and brown stone dwell'g. Roberta W. Marsh	—
73d st, s s, 300 w 9th av, three four-story brown stone dwell'gs. Anna McDonald. Average, each	18,000
73d st, n e cor 10th av, one four-story brick flat. Jonathan Allen and ano	22,000
73d st, n s, 28 e 10th av, four four-story brick and brown stone dwell'gs. J. Allen and ano. Each	15,000
78th st, n s, 150 w 9th av, six three-story stone front dwell'gs. Christian Blinn. Each	8,000 or 9,000
78th st, n s, 30 w Broadway, three one-story brick and glass greenhouses. David Clark. Total	1,300
79th st, s s, 350 w 9th av, five three and four-story brown stone dwell'gs. Samuel Colcord. About, each	10,000
82d st, n s, 225 e 9th av, six four-story brick dwell'gs. Mrs. Mary M. Williams. Each	11,250
83d st, s s, 225 e 9th av, six four-story brick tenem'ts. Same as last. Each	11,250
85th st, s s, 300 e 10th av, two-story and cellar brick dwell'g. John Campbell	2,500
86th st, n s, 90 w 10th av, two-story brick and stone chapel. Eighty-fourth Street Presbyterian Church	20,000
87th st, n s, 175 w 9th av, three three-story brown stone dwell'gs. I. M. Grenell. Each	9,000
100th st, n s, 300 w 9th av, four five-story brown stone apartment houses. Casper N. Lawson. Each	9,000
104th st, s s, 250 w 9th av, two-story brick dwell'g. Mrs. C. A. Brown	5,500
106th st, s s, 100 e 9th av, two four-story brick and brown stone apartment houses. Mrs. M. C. Jackman. Each	15,000
107th st, s s, 175 w 9th av, two-story brick shop Julius Bush	1,500
8th av, n w cor 86th st, frame grand stand Manhattan Athletic Club	3,000
9th av, n w cor 71st st, four-story brown stone store and flat. John M. Ruck	20,000
9th av, w s, 69.2 n 71st st, two four-story brown stone dwell'gs. Same as last. Each	10,000
71st st, n s, 20 w 9th av, five three-story brown stone dwell'gs. Same as last. Each	12,000
9th av, e s, 25.2 n 100th st, one-story dwell'g. Anna Harms	2,000
9th av, n w cor 10th st, four five-story brick and stone trimmed tenem'ts. Benjamin Wallace. Each	9,000
10th av, w s, 75 n 74th st, five-story brown stone flat. S. H. Mapes	23,000

Why Should This Be So?

Says the New York Tribune recently:

Among the suggestions designed to provide a new basis for bank circulation is one that cannot be too firmly resisted. It is proposed that the banks shall make over to the Government real estate as security for their notes and draw the rentals as they now do the interest on their bonds. This is not a new idea. Real estate banks of many sorts were tried in the old days of wild-cat money, and perhaps no other basis for circulation proved more insecure. The opportunity for fraud in the valuation of such property, or in the titles given, would be almost unlimited; the solvency of the bank would then come to depend upon the countless influences which turn real estate speculation from one street, one quarter, or one town to another; the property held would be of the sort upon which it is most difficult to realize promptly in any time of stress; and the chances for fraud in the settlement of a bank's accounts in case of liquidation would be almost unlimited. It would be better to abolish National banks altogether than to make them as unsafe as the most insecure of the old State banks. In fact, it is probable that notes based upon real estate security, necessarily of unknown and unknowable value, would not go far nor remain out long. Experience under the National system has taught people to demand a different kind of money.

Now why should a specie of property which, from its absolutely certain value is known as realty, be regarded with such disfavor as a basis for bank loans and issues? Clearly because the existing laws are such as to render titles insecure and land transfer difficult and costly. Dower rights and private debts do no e against er

sonal property; hence its negotiability. A change in the laws once effected, making transfers easy and the establishment of an Exchange which will guarantee title and afford a ready market for houses and lots, and then there will be no difficulty in persuading banks to lend money on real estate as collateral.

But after all why lay such stress upon maintaining the National bank circulation? As the *Tribune* says: "experience has taught people to demand a different kind of money." They want gold notes and silver certificates based on the actual deposit of coin in the United States Treasury. Why not an issue of paper based upon bullion in the vaults of the general government. This would be an absolutely secure currency, and when we were in need of more money we could draw it from across the ocean. The product of our mines alone would give us from eighty to one hundred millions of additional currency yearly. But if the bank issues must be kept up, real estate would form an excellent basis were our land laws reformed and an Exchange established by which realty could be readily converted into money.

Our Prophetic Department.

MR. KNICKERBOCKER—Suppose, Sir Oracle, you turned your prophetic eyes upon the future and give me some idea of the coming greatness of New York. I do not want any statistics as to population, but what physical changes may reasonably be expected within the next quarter or half a century? It is generally believed, you know, that New York will, in time, become the metropolis of the world, and that by the close of this century it may be the financial centre of the commercial nations. At whatever point money is cheapest and most abundant there will be the great mart for all who wish to borrow or who desire to deal speculatively in the products of all nations, and that point, many think, will be New York.

SIR ORACLE—Suppose we commence modestly in our foreshadowings, and before speculating upon New York as a great financial centre let us see what changes the coming years will bring about in the way of public improvements. We can, I think, speak with more certainty about them than we can of New York as the future money centre of the world.

MR. K.—Well, then, tell us about the bridges, tunnels and new railroads which are to connect this island with the rest of the continent.

SIR O.—We have now a very costly and partially useless bridge to Brooklyn. This really will not be much of an accommodation until an elevated road is built in Brooklyn connecting with the track on the Brooklyn Bridge, and that with the New York elevated system. Then, but not until then, will we see the full benefit of the construction of the bridge. The final effect will be to add largely to the value of New York business property, while at the same time enhancing the price of Brooklyn residences and unimproved real estate. But another bridge will soon be in order, the one for which there is a charter in existence, and which will span the East River at Blackwell's Island. This proposed bridge is destined to connect the Long Island railroads with those of the rest of the country. It will help, also, to populate both sides of the East River, and eventually to give a high value to land in the neighborhood of Ravenswood and Astoria. Then I expect to see before a quarter of a century several tunnels connecting this island with the opposite shore on the East River.

MR. K.—How about the Hudson River all this time?

SIR O.—There will soon be a bridge at Cornwall, which will have very important consequences to New York. I should not be surprised if it took away the coal business from the Jersey shore and transferred it to extensive depots on the Harlem River, which, when improved, will be a scene of great maritime activity, for it will supply New York, north and south, with lumber, stone, brick, building material of all kinds, and I think, in time, with provisions. The elevated and other roads yet to be built will be utilized for freight as well as passengers. There is already one tunnel under way between Jersey City and New York; it will, I think, be found inadequate for the traffic that will be offered to it, and I expect to see another one constructed from a point near the Battery to the lower Jersey shore, that is, between Jersey City and Staten Island. Then another great bridge will be in order between Washington Heights and Fort Lee. Such a bridge is needed even now to give the thriving towns from Nyack down immediate communication with this great business centre. Still a third tunnel will be finally built from the Jersey shore to about Sixtieth street. In time I look for the transference of the growing commerce on the other side of the Hudson River to this side, where it belongs.

MR. K.—Then our water fronts, will they not be improved?

SIR O.—Yes, New York within the next half-century, instead of the poorest as now, will have the finest dock system in the world and there will be a hundred-foot street between the houses and the docks, over the ends of which will run a steam road, carrying not only passengers but freight of all kinds, which can be loaded directly into the vessels at the docks. There will be warehouses under this elevated road.

MR. K.—Will our commerce justify this immense expenditure in docks, tunnels, bridges and warehouses?

SIR O.—I think so; the United States will not always be without an external commerce of its own, and when the time comes for the nation to have its merchant marine, its metropolis will be the chief gainer thereby. Our docks will be filled with vessels carrying the American, and not the English and German flags, as now. We will again have merchant princes as well as railroad millionaires.

MR. K.—What other improvements do you see ahead?

SIR O.—The greatest of all I have yet to mention. It is the creation of a new street under Broadway, from the Battery up to Union square, connecting with two branches, one in the direction of the Grand Central Depot and the other following the line of Broadway up to the Harlem River. This will not be a mere tunnel to convey passengers by steam, but a veritable street, wider than Broadway itself, with shops where there are now basements, well lighted by day and night and a favorite promenade for ladies and others, who will be protected from the fierce rays of the sun in summer and from the cold blasts of the wind in winter, as well as from storms in all seasons. The centre of the street will be used for steam cars, not only for local passenger traffic, but for bringing freight directly to the stores where the goods are sold. This Arcade road will be one of the wonders of the world. It will make Broadway realty more valuable than Wall street property is to-day. I judge that this enterprise will be effected before seven years are over, as it is in the hands of very energetic people.

MR. K.—How about our other city improvements, private dwellings, office buildings, apartment houses, public edifices and the like?

SIR O.—The history of the last fifteen years will be repeated. There may be a check to the building of vast houses for a while, but the work will be resumed. The same amount of land which in former years was occupied by but one hundred thousand persons will hereafter supply far better homes for three or four times that many. Washington has been called the city of magnificent distances; New York will be the city of magnificent apartment and office buildings. The time will come when two million five hundred thousand persons will live on this island, which will then do four times more business than is now transacted.

MR. K.—What other changes do you look for?

SIR O.—The annexation of New York and Brooklyn and the addition of the rest of Westchester County to our city limits. Staten Island, as well as Fort Hamilton region and Coney Island, will be part of the metropolis in time. In short, New York will be an enormous city, and the island bounded by the North, East and Harlem rivers and New York Bay will be the most costly real estate on earth.

MR. K.—Let me sum up what you have just said. At the end of a quarter of a century there will be two new bridges and six tunnels, elevated roads will run over newly-built docks, there will be warehouses on the piers, the Harlem River will be a scene of great business activity, while Broadway will be a two-tier street, with steam roads connecting its stores and hotels with all the rest of the country. This is quite an attractive picture. Of course, this island will be built over in seventeen years and all the changes in the old quarters will be from poorer to finer edifices. Well, I will think over what you have said.

Over the Ticker.

THOSE who took advantage of Ticker's point last week about C., C., C. & I. did not lose any money. Buying at 66½ and selling in the neighborhood of 74 is not bad in these bear times.

AND this same stock for a long turn is a purchase yet. So is Erie & Western which is likely to sell up to 60.

YOUNG George Gould admitted on the witness stand that his father was getting out of stocks last January so as to go on that voyage.

THERE are influences at work in the market to put prices up five or six points, but then the best laid plans often come to grief.

JAMES R. KEENE'S friends are all bulls just now. They say that that Northwest melon will certainly be cut before many days are over.

CERTAIN circles in Wall street will have it that a deal in Manhattan is now in order. Indeed, it is claimed that the difficulties have been as good as adjusted. It is known for certain that conference committees are in daily session. Herman O. Armour, Daniel Torrance and Charles Duggin represent the Metropolitan Company, and Samuel Sloan, H. F. Dimock and John N. Hall the Manhattan Company.

NICKEL PLATE, preferred, will be a good stock to have in the safe deposit vault.

A MEMBER of this conference committee tells the "Ticker" that the leading stockholders on both sides are eager to compromise, and that matters can be fixed if Kneeland is reasonable and Gould is willing to do the fair thing.

BUT the bull-doing of witnesses by David Dudley Field, in the trial before Judge Van Brunt, does not look like a very early settlement, if the lawyers can prevent it.

WHEN a Chicago lumber dealer fails for \$100,000, with \$190,000 assets, it means simply that he is a victim to the banks. They encouraged him to speculate and then left him in the lurch.

THE heavy failures in Canada and Chicago and the national bank embarrassments are all bad for the markets. Had these difficulties not occurred there would have been a chance for a smart advance in good stocks.

Concerning Men and Things.

Henry Irving has succeeded in doing what no other actor has ever accomplished. He has been versatile and yet popular. It has been an unwritten law in the profession that whenever an actor or actress attempted more than one line of business they were relegated to secondary positions ever after. Were Booth and McCulloch to attempt genteel comedy they would fall from their high estate. Barret has suffered because he has tested his powers in different directions. The late E. L. Davenport lost a fortune by showing that he could play Bill Sykes as well as Hamlet, but Henry Irving retains his remarkable popularity, not only in despite of disfiguring mannerisms, but in the defiance of the prejudice heretofore existing against a many-sided theatrical artist. He plays in tragedy, melodrama, elegant comedy, in everything, in fact, except farce. There is some special charm about this actor's impersonations. His walk and his talk are alike unnatural and ungraceful, but there is some peculiarity about his acting, which not only draws but wins the multitude. Irving has been compared to certain wines, which may at first be bitter to the taste, but once the habit formed, the palate craves them.

* * *

The *Herald* is a queer paper. Since its first publication it has literally received millions of dollars from the real estate interest of New York. Yet its management not only neglects to notice noteworthy real estate matters, but absolutely refuses to say a word about such an important subject as the organization of a Real Estate Exchange, even when its attention has been called to the matter by the leading real estate brokers who are its patrons to the amount of thousands of dollars annually. The *Times*, *Tribune* and *Evening Post* have, it must be confessed, been more regardful of their obligations to the great real estate interest. The *Herald* in another matter acts strangely. A quarter of a century back Colonel Ethan Allan was an active and popular *attache* on that paper. He was connected with it for several years. When he ran for Senator at the last election the *Herald* went out of its way to assail him, yet he is a gentleman who stands well as a lawyer and citizen. The *Sun* acted very differently; it warmly supported its own reporter, Mr. Hendrix, for Mayor of Brooklyn, and, moreover, did all it could to help elect Mr. Willard Bartlett, its lawyer, for judge of the Supreme Court.

* * *

Ballard Smith has just been made managing editor of the *Herald*, and doubtless that paper will pursue a different policy hereafter. Mr. Smith learned his business in the office of the *Courier Journal*, of Louisville, Ky. When Tom Scott acquired a controlling interest in the *World*, of this city, he wanted Henry Watterson to become its editor, but that gentleman refused the tempting offer and recommended his very capable associate, Mr. Ballard Smith, for the place. The latter was transferred to New York, where he became the city editor of the *World*, and afterwards the managing editor. He made himself felt at once. The news department of the paper was wonderfully improved, and Mr. Smith's friends were confidently looking for his elevation to the editorship in chief, as had been promised him, when they were astonished by the report of his resignation and acceptance of the managing editorship of the *Sun*. The secret of Mr. Ballard Smith's withdrawal from the *World* has so far been well kept, but there is no harm in telling it now, and this is the first time it has been put in print. "Tom" Scott found William Henry Hurlbut in charge of the *World* when it fell into his hands. The latter was a brilliant writer and a very charming gentleman, but he proved one of the most incompetent editors known in the history of the New York press. He understood that Ballard Smith was made his assistant to eventually supersede him, and he determined to freeze him out of the *World* office. The way in which this was accomplished showed rare diplomatic skill. Mr. Smith was a warm personal friend of Mrs. Kate Sprague, and with some friends he accepted that lady's invitation to pay a visit to her home in Rhode Island. While enjoying her hospitality, a Washington dispatch appeared in the *World* connecting Mrs. Sprague's name with that of Senator Roscoe Conkling in a way that was more than suggestive. Mr. Smith is a high-spirited, chivalrous Kentuckian, and he was placed in a most cruel dilemma. He suspected the dispatch was written by Hurlbut, but if he made a row about it a lady friend's name would have been dragged into the mire. Nor could he explain to the real owners of the paper; so he resigned and went on the *Sun*. After his departure, the *World*, with other assets of Tom Scott, passed into the hands of Jay Gould. The *Herald* will now have the advantage of

Mr. Ballard Smith's high character, long journalistic training and exceptional abilities as an editor. It will hereafter doubtless be as strong in its domestic news as it has always been in its foreign information. There is room also for improvement in the editorials of that paper.

* * *

A couple of years since when business was active and profits large, the type setters tried to get an advance of wages, but failed. Recently, however, notwithstanding the depression in trade and the unprofitableness of business, they have succeeded in securing an almost universal advance of from 12 to 15 per cent. in their wages. This will tend to drive a great deal of the printing from New York. For years leading Western cities have been able to execute orders in printing and lithographic work cheaper than the metropolis. This is due to more reasonable rates for labor and lower rents. Nearly all the finer show bill work is done in Albany, Buffalo and Chicago. The very fine lithographs of Barrett in Francesca di Rimini were executed in Cleveland, Ohio, and did not cost two-thirds of what would be asked for a similar job in New York. The *Evening Post*, after a severe contest, succeeded in resisting the demands of the compositors. It is understood that the book and job employing printers have organized and will do what they can to resist the encroachments of their employees. The recent advance in wages is wholly unwarranted by the condition of business and the work people will be forced to recede from their recent demands.

Home Decorative Notes.

—Whatever is beautiful necessarily calls forth admiration, it possesses an educating power that is beneficial to all within reach of such an influence; we should learn to consider and faithfully represent our ideas, so that we may knowingly understand and distinguish what is really beautiful and what is not.

—Bureau scarfs of white sateen, worked with the tulip design in crewels of bright red and brilliant yellow, produces a very happy result.

—Rare and exquisite productions in pottery are constantly being imported, a variety of choice specimens of Minton, Doulton and Limoges ware is offered by Alfred Boote, of No. 11 East Nineteenth street. The display of art tiles, mantels and fire-place decorations are very choice and well selected.

—The trailing sweet pea plant, whose blossoms show a great variety of color, forms a rich design for a plush screen panel.

—It may not be known to those having costly vases and are in constant fear, that they will be overturned and shattered in ten thousand fragments, that ornamental brass standards are manufactured of delicate and light workmanship on which the vase may be placed and securely fastened by a light brass band, thus amply protecting and at the same time allowing the choice decoration of the vase to be observed; these goods may be found at the warerooms of J. F. Donnell & Co., 822 Broadway.

—A unique picture frame has a gold or silver mat, in imitation of Chinese matting, while a delicate band of silver or gold, with a bamboo effect, surrounds it.

—A sure proof of the great improvement and growth of artistic ideas, may be obtained and one will be fully repaid by visiting the rooms of R. Laforte, of Fifty-fourth street and Sixth avenue. Exceedingly rich and beautiful designs in drawing-room furniture are displayed, with coverings of embossed velvet, plush and satin damask in richest coloring and beautiful effects. The trimmings and fringes which receive special care harmonize most perfectly. A set of dining-room chairs in solid mahogany were particularly suggestive of comfort, and well worthy of notice.

—A scarf of some delicate material, such as grenadine or pongee, embroidered with clusters of field flowers, roses, etc., is very graceful when merely folded and carelessly thrown over one side of the chair.

—The holidays are fast approaching and the novelties in toys, dolls and fancy goods call forth the admiration of old and young. The toy theatres are most popular with children, illustrating most wonderfully the various fairy tales. A very large variety of these goods are displayed by F. A. O. Schwarz, 42 Union Square.

—A very artistic design for a crimson velvet sofa pillow, is a bunch of gladiolus, the orange red striped with white, the bright orange with dainty white spots, the ivory white with deep yellow, and the pure white with lilac, these varieties clustered with a little foliage and wrought in colored silks are remarkably showy.

—Brass bedsteads are much admired, and have an exceedingly pretty effect when a canopy is formed with madras or muslin curtains. A variety of these bedsteads, as well as numerous designs in artistic brass furniture, are offered by W. S. Fogg & Son, of 286 Fifth avenue. An antique brass screen mounted in scroll work and bearing a record of over 100 years is now in their possession.

—A very effective wall pocket may be formed in the following manner, take a gilt frame with the top Gothic in shape, make the body of the pocket of bronze plush, in the centre embroider a branch of yellow plush roses, using chenille for the leaves, and line the whole with yellow silk or satin.

—Those interested in the possession of antiques will find that a visit to the art gallery of Moore E. Clarke & Co. will fully repay them. Cabinets, clocks, odd chairs, choice and unique pieces of china and glass, and numerous oil paintings are carefully and well selected.

—Ornamentation by means of marqueterie has become very popular, some choice pieces, inlaid in geometrical designs with mother of pearl and brass, were shown by Geo. Schastey & Co., of No. 9 East Nineteenth street, this style of decoration is quite new and very successful in its results. This firm also display rare and choice portieres of plush with central figures standing out in bold relief, and costumed according to the period of Louis XIV., the face and hands which are formed of kid, produce

a wonderfully realistic effect; the border of the curtain is embroidered with gold cord in arabesque designs.

—Among the many pretty foot rugs rapidly gaining favor, and rivals of the Persian and Turkish rugs, may be mentioned the fawnskin, bordered with a long black fur, and also the pure white goatskin.

—Strange, odd and varied are the designs for thermometers; umbrellas in gold and silver, half-opened fans in gold with feathers of silver, the crocodile in brass, and lastly the joint of a chicken in silver.

—The amberina glass, with its rich and glowing color, comes in every conceivable shape and design, both antique and modern; sugar and finger bowls, pitchers, lemonade and cider sets; this ware is bright and makes a very effective decoration for the table.

—One of the great beauties of pottery or porcelain is color, if it be rich and pure then it shows as no other work of art possibly can; some fine and rare specimens of rich colors are shown in the Valawies ware in Japanese red or *rouge-brilliant*, and the soft greys and delicate greens; these goods are made up in pedestals, jardinières, odd vases, etc., and are displayed by Wilhelm & Graef, of Twenty-sixth street and Broadway. Two very choice vases of Silesian ware were also noticed; they were of rich Turquoise blue with most exquisitely fine paintings taken from the Nieblungen Lied and illustrating "Brunhilds' departure" and "Siegfried and the Rhine Daughters." Vases and jugs of Teplitz hard fire ware in Schliemaine's Troyan shapes with very rich gold, black and blue decoration, have been recently received by this firm.

Talks About Real Estate.

A large property-holder had occasion to do some business in THE RECORD AND GUIDE office, after transacting which he talked very freely about city real estate and its prospects.

"I do not like," said he, "to see so many great building enterprises entered upon by capitalists who are unacquainted with real estate. Having made money in stocks and general speculation the build immense apartment houses, finer than the palaces of kings or emperors, and too often, I am afraid, with an insufficient capital. It is to be noticed that these pretentious enterprises are not undertaken by the Astor, Rhinelander, Goelet or other great estates, that is, by persons thoroughly familiar with building, but by men who have made money in stocks and manipulation, often by questionable methods. Such persons not only imperil their own fortunes, but run the risk of causing disaster in the building business through their want of experience. Some architects' estimates are misleading. I know one case of an immense establishment where it will require double the sum provided for in the original estimates. There is a suspicion of peril in the situation in consequence."

"What else do you know of interest in the real estate field?" the gentleman was asked.

"I understand," he replied, "that a number of building enterprises have been stopped until it is seen whether Inspector Esterbrook is to be retired. I understand a syndicate of builders, architects and investors has been formed not only to change the building laws, but the person who enforces them. It is claimed that the inspector puts unnecessary and vexatious impediments in the way of building."

"Have you noticed any other fact of interest in connection with real estate?"

"I was struck when standing at the corner of Fifth avenue and Fifty-ninth street with the great increase of vehicular travel at that intersection of thoroughfares. The carriage and cab traffic is very great and has been for years, but now-a-days carts, wagons and miscellaneous vehicles swell the crowd, some coming from the west and distributing themselves over the region east of the Central Park, and others from the east side destined for west and south of the Park."

"Ought not this to indicate that that particular neighborhood will become very valuable? Is it not true that wherever the most traffic passes there real estate prices see their highest figure?"

"That, I believe," was the answer, "is the understood rule in all the cities, but unfortunately in this case all the vehicles which throng around the plaza are not of a desirable kind. Were the traffic confined to carriages, it would enhance the price of residence property, but many of the vehicles look as if they came from Fulton street and not Fifth avenue."

"If that rule about the greatest number of carriages passing through a given thoroughfare indicating high prices be correct, what avenues above the Central Park will in time be the most valuable?"

"Sixth, Seventh and St. Nicholas avenues," was the answer. "I think well, however, of all the region north of the Central and east of the Morningside parks. It is a wholesome growing locality."

The writer also saw Mr. A. M. Cudner, of the firm of S. F. Jayne & Co. He was asked if the apartment house business was overdone.

"Not," said Mr. Cudner, "in the region where we do our business, that is on the West side extending from Twelfth to Thirty-fourth street. Two apartment houses in Twenty-second street, very well built ones by the way, were rented immediately after they were constructed. The demand for buildings and tenements in that region was always in excess of the supply. There are no vacant houses in that region that are at all desirable for either residence or business purposes. My impression is that capitalists will find it to their advantage to build fine apartment houses in the lower rather than the upper part of the city." Mr. Cudner did not think there would be any concession in rents next spring in the region where he did business.

Mr. Cyrus Clark said that the system of owning floors and apartments instead of houses was very common in the large cities of Scotland. The laws of that country protected the rights of everyone connected with these enterprises, so that there was no hesitation in buying apartments which suited the fancy of the purchaser. Mr. Clark was, however, somewhat dubious about many of the apartment houses now under way in this city. He would like to see the present systems tested by a panic or a period of

depression in real estate before investing in a suite of rooms himself or advising a friend to do so. After these co-operative apartments have been in existence ten or twelve years we would know more about them, and investors would have some experience to guide them in the choice of suites of rooms offered them.

Some of the leading Pine street brokers are advising their customers not to buy in apartment houses as yet, though they all admit that the time may come when such investments will be safer than they are now.

It is said that several establishments have cost far more than the original estimates, while the work has been slighted. Certain architects, it is claimed, will not come out with as good reputations as they have heretofore held when the apartment house craze is over.

A Critic of the New Exchange.

Mr. B. S. Levy says he doubts whether the new Exchange will succeed though, of course, he wishes it well. It is a mistake, he thinks, to organize a corporation with the expectation of making money out of the traders. It should be a simple association to which all brokers of good character could become members upon a payment of say \$250 or \$300. There are many excellent dealers who have no \$1,000 to spare for seats in an Exchange.

"But," said the writer, "no one will be debarred from doing business in this Exchange. It is understood that all dealers will have the right to all its privileges upon the payment of a comparatively small fee—say \$50 per annum."

"But," responded Mr. Levy, "one member should have the same right as another, and the active broker will not like to pay tribute to their richer rivals. The profits should come out of the customers, not the brokers who will do the active work of the Exchange. For years," continued Mr. Levy, "I have advocated the formation of a Real Estate Exchange. My views can be found in an interview published in THE RECORD AND GUIDE in June, 1882. I notice that the Coudert-Chesebrough organization has appropriated some of my ideas in the circular issued by them. For instance, I then pointed out the practicability of making real estate negotiable as collateral at banks by offering it with the title insured, and therefore immediately salable at an Exchange auction room. We will, I think, have an Exchange, but it must be organized upon some more liberal principles than that proposed by the Ludlow Committee. The association should commence moderately; there is no need of a million dollar site. A good sized room could be secured and the business confined to the regular brokers, then, as it grew, better quarters could be procured."

Why Not Unite?

Editor RECORD AND GUIDE:

SIR—I desire to explain my failure to keep the appointment made with your reporter for Thursday, the 15th inst. I left my office intending to return in due season, but an unexpected matter called me suddenly out of town, and I did not again reach my office until the next morning. I, however, sent a special messenger stating that I would see your representative early Friday morning. This messenger arrived a few minutes after your reporter had gone, and consequently he did not get the message nor did I receive his "that he would call at my residence that evening." I have great respect for appointments, and regret the inconvenience occasioned you. It would seem that as the brokers' committee have wisely decided to leave the questions of site and management to their subscribers, it would be better for the common interest that a union of forces should take place.

Respectfully yours, ROBT. A. CHESEBROUGH.

The Assessment Commission.

Apropos of the new lease of life granted to the Assessment Commission, we would remind our readers that no new petitions can be filed where the assessment has not been paid, but that applications can be made, at any time, for payment when the assessment has been reduced. We also present the following table, showing in what cases assessments which have been paid can be recovered back, and the percentage payable by order of the Commission.

Any of our readers who have paid any of these assessments, and who have not yet attended to the rebate, may send in their claims to this office promptly, and it will give us pleasure to have them properly collected.

Title of Work.	Amount paid by property owners.	Amount unpaid April 30th, 1880.	Reduction percentage, payable on application.
Sewers in 6th, 7th and St. Nicholas avs, 110th to 116th st	\$31,52	\$111,302	76
Sewers in 6th av, 116th to 125th st	35,994	36,953	64
Sewers in 6th av, 129th to 147th st	20,268	115,722	62.5
Sewers in 7th av, bet. 121st and 137th sts.	29,390	96,497	65
Macadamizing 6th av, 110th st to Harlem River	159,598	309,422	39.8
Paving 7th av, 110th to 154th st	51,151	462,479	33.5
87th st, regulating, grading, &c., 8th to 10th av	1,833	62,860	27
88th st, regulating, grading, 8th to 10th av	20,204	47,854	20
116th st, regulating, grading, &c., 7th to 8th av	5,887	22,108	30.7
Boulevard regulating, grading, &c., 59th and 155th sts	524,186	720,113	35
120th st, regulating, &c., 7th to 8th av	6,415	13,300	43
120th st, regulating, &c., 7th to 8th av	6,415	13,200	43
117th st, regulating, &c., 7th to 8th av	6,254	9,317	39
90th st, regulating, &c., 8th av to 10th av	14,702	24,475	30
8th av, paving, 59th to 125th st	80,686	122,080	16
10th av, sewer, 116th to Manhattan st	221	72,458	29

The following are the most important cases pending before the Commission:

Title of Work.	Amount paid by property holders.	Amount unpaid 30th April, 1880.
72d st, regulating, grading, &c., 5th av to Avenue A (Eastern Boulevard)	\$22,960	\$76,199
116th st, regulating, grading, &c., 5th av to Avenue A (Eastern Boulevard)	15,718	115,148
Avenue A, regulating, grading, &c., 57th to 86th st (Eastern Boulevard)	28,529	199,296
St. Nicholas av, regulating, grading, &c., 110th to 155th st	170,520	265,882
8th av, regulating, &c., 59th to 122d st	226,000	370,250

Staten Island "Malaria."

A glance at the topography of Richmond County does not indicate that its natural sanitary conditions are unfavorable. Except in the immediate vicinity of the Great Kills on the Eastern shore, and some narrow strips of salt meadow extending along the northern half of Staten Island Sound and the shores of Fresh Kill, Main Creek and Richmond Creek, the surface of Staten Island presents hardly a level acre over its entire extent. Precipitous at the northern extremity, as all New Yorkers know, the hills in the town of Castleton rise to an elevation of about 150 feet above tide water, and from their highest point they slope in every direction until lost in a finely undulating country which extends to the extreme point of the island at the southwest. These are the general features. The ridge, or backbone of the island, running to the southward, however, is intersected by an intricate system of passes which seems to have been fashioned for the construction of road-ways, and to form picturesque sites for dwellings on the hill sides.

But, despite topography and geological formations which preclude the idea of malaria to men who have studied the subject scientifically, Staten Island has a bad reputation. It is evident, in the very lay of the land, that Richmond County was the product of an earthquake; and it seems to be a popular impression that it is still shaking with ague and burning with malarial fevers. To many people it will be a surprise to be told that statistics prove the island to be a phenomenally healthy little patch of territory, challenging in this respect comparison with any other locality in the country. The statement is true, nevertheless, but for fear that the truth should be denied on the authority of common rumor it will be best to furnish the figures. The law compelling the issue of certificates of death and the granting of burial permits which came into operation a little more than one year ago happens to aid us in establishing facts.

The population of Staten Island, by the census of 1880, was 38,994. This total was divided among the five towns which compose Richmond County as follows: Castleton, 12,679; Middletown, 9,032; Northfield, 7,014; Southfield, 5,289; and Westfield, 4,980. The total of deaths on the island during the past year, taken from the records kept by the town clerks, was 814. Of this number Castleton lost 265; Middletown, 228; Northfield, 109; Southfield, 104, and Westfield, 108. On these figures we find a death rate of 20.06 per thousand. People familiar with the figures which represent the death rate in New York, Brooklyn and other large cities, ought not to regard this rate as excessive.

But it would be very unjust to Staten Island, as well as very unusual, to make an estimate in this wholesale manner. The island has several benevolent institutions and hospitals of which the inmates and patients come from abroad, and they add largely to the total of deaths. Among the larger of these institutions we find the Sailors Snug Harbor, tenanted by guests who are only brought to the island after they become unseaworthy, and are ready to be broken up. To this institution for the past year we must charge fifty-four deaths; to the United States Marine Hospital, at Stapleton, forty-eight deaths; to the Child's Nursery, back of West Brighton, located at what is known as the Four Corners, thirty-eight deaths, and to the S. R. Smith Infirmary, ten deaths. But the list of deaths to be deducted is not yet complete. Owing to the peculiar trend of the shore between the most northern point of Staten Island and the Narrows a basin is formed in which the tides produce little or no current, and here is a receptacle into which are swept almost half the dead bodies found floating in New York waters. A single undertaker in Stapleton reports having buried, "when times were bad," as many as one hundred of these unfortunates in a year, and he thinks it a sign of prosperity that the number has declined. The number for the past year has been only fifty, which, added to the list of those buried from the various public institutions, gives a total of 200 to be deducted from the total of deaths on the island. This leaves 614, and gives the rate per thousand at 15.07. When we reflect that this ratio fixes the average of human life at about sixty-six years, it seems as low as a man who regards his reputation for veracity would care to state it.

To strengthen the illustration, however, it will be well enough to furnish a few more figures. The Twenty-third and Twenty-fourth wards of New York contained, according to the census of 1880, a population of 41,662. This is only a little greater than the population of Staten Island, and for density of settlement Stapleton will compare with North New York. There are not 5,000 people on the island outside of its seven large villages, and the thickly populated area will not cover so large a space as the newly annexed district. But according to figures furnished by the Bureau of Vital Statistics, in the Health Department of the city for the past year, we find the total number of deaths in the two wards north of the Harlem River to have been 1,125. Deducting from this number the deaths occurring in public institutions, and we still find a total of 1,015, giving a rate per thousand of 24.06 or four more than the rate on Staten Island with all its institutions included. Counting the deaths in the public institutions the rate per thousand in the upper wards is 27.02. It may be said, however, that of the two wards the Twenty-fourth Ward makes the better showing in the report of the Health Department. Nearly all the institutions which show a considerable mortality are located there, and when they are excluded from the estimate the rate falls to 18.66. But this is still three and one-half units per thousand higher than the rate on Staten Island.

From this glance at the subject, then, two conclusions are inevitable. First, the topography of Staten Island discredits the popular superstition of malaria, even before any other facts bearing on the subject are examined; and, second, the average duration of human life there is very high. But the average duration of life is never high in malarial districts; and so it would seem that the investigation had about reached its conclusion. But the testimony of the Staten Island physicians may be produced to strengthen the evidence, and the case may then rest without argument. Said Dr. W. C. Walser, health officer of Northfield, and a physician of wide practice in this and in the adjoining town of Castleton, when

questioned in relation to the subject in dispute: "We have a little malaria here, due in every instance, however, to bad drainage in the houses. I saw much more of malarial complaints when engaged in hospital practice in New York. I have not known of a death caused by typhoid fever in Northfield during the past year." Dr. John S. Feeny, of Stapleton, being asked his opinion, replied: "My ride extends over three towns, Middletown, Castleton and Southfield. I would not like to say that there is no malaria here. This is a malarial continent, and there is no place entirely free from the poison, but we have less here than in any other locality with which I am familiar. Real estate men, for their own purposes, in Westchester County and New Jersey, have given us a bad name, but it is not deserved. I have never issued a certificate of death for a person who died from any disease that is popularly attributed to malaria." Said Dr. Geo. C. Hubbard, of Westfield: "Yes, we have malaria here, and so they have among the Kattskills and in Massachusetts; but I know of no place within one hundred miles where there is less than on Staten Island. The place is remarkably healthy, and the number of people who die of old age is surprising. The death rate of this town, by a curious coincidence, has been increased largely this year through this very cause. But I could still show you an old man and his wife both over ninety; and there are many others approaching the same age." Dr. Ephraim Clark, of Southfield, a physician of eighty-seven years of age, now retired from active practice, but still busy as health officer of his town and engaged in the management of various hospitals, was found on his large farm at New Dorp, still hale and hearty, and able to read without spectacles. "Were I to go to Castle Garden and bring a man down here," said the doctor, "it is possible that he might have a light chill, but after a few grains of quinine we should hear no more about it. No, there is no malaria here worth mentioning, and I have been here fifty years. This is the oldest farm on the island. It contains three hundred acres, and fifty acres extend over the salt meadows, near the Great Kills. I have just made my report to the town Board of Health, but really there was nothing to report." Dr. T. Walser, health officer of the town of Castleton, called attention to the geological formation of a large portion of the island, a light alluvial soil resting on a foundation of soapstone or granite, a formation from which malaria never emanates. Trouble might be sometimes caused by defective drainage, but in his own practice he had seen much more malaria in New York, where he was formerly located, than on Staten Island.

With regard to the much dreaded complaint, diphtheria, it may be said that all the physicians seem to agree in the declaration that it is a disease almost unknown on Staten Island.

The Prospect for Transfer Reform.

Mr. Dwight H. Olmstead says the law reforming and simplifying the transfers of real estate is now in the hands of the printers, and will soon be sent to the lawyers for final correction. It contains 150 articles. It will reach Albany early in January, and he hopes to see it pass this coming session.

"Will it make any difference to the present or the incoming register?" asked the writer.

"No," said Mr. Olmstead, "under the law we cannot interfere with the salary or emoluments of any officer during the term for which he was elected. But the reform proposed will marvelously simplify the transfer of real estate. Hints have been taken from the registry system used in the transfers of personal property, and should an amendment be endorsed by the Legislature, realty will be transferred as readily and almost as cheaply as stocks and bonds."

Bank Accommodations.

The mercantile community complains that while our national banks willingly lend money on stock and bond collaterals they are very chary of touching the paper of business men engaged in commercial occupations. The bank, safes and vaults are loaded up with negotiable Wall street securities while merchants are turned away, and discounts on their notes refused.

It is a curious circumstance that some two years since Colonel Richard Lathers foretold this state of things to the writer. When the colonel commenced business as a cotton merchant nearly half a century ago he was forced to apply to the banks personally for accommodations. The president, cashier and other officers had to be informed of the state of his business before his notes were discounted. The bankers thus knew on their personal knowledge pretty much how each customer stood. If the dealer was imprudent or over-venturesome he was cautioned, and the losses to the banks were few and far between in consequence. But, according to Colonel Lathers, this conservative way of making loans was entirely changed after the national banks were organized. The mercantile community was making money, and the banks were eager for their custom. Then the note broker made his appearance. The merchant had no occasion to make personal application for a loan; he was solicited on behalf of the banks by the brokers; the bank officers knew absolutely nothing of the manner in which the borrowers of their money conducted business or what their real needs were. "This way of doing business will result," said Colonel Lathers "in the banks losing a great deal of money, after which they will refuse accommodations to the merchants."

And so it has proved; the means which should be used in developing the trade of the country is employed in Wall street to feed the fires of speculation. The note broker has proven a broken reed to rest upon, as is shown especially in the case of the recent great clothing failures. Would it not be well for bankers to reconsider their methods, and to again get into relations with the business rather than the stock speculative community. When trouble comes upon the banks their Wall street affiliations will not be as useful to them as the good will of the merchants and dealers who ought to be their most profitable customers.

An enquirer wishes to know why so large a proportion of the failures recently are Jews of German and Polish extraction. It may be

accounted for, we think, by the fact that the Jewish speculator and trader takes more dangerous risks than the operators of any other nationality. For generations that race has lived through troublous times, and as a consequence they ordinarily make more or lose more than their competitors in business. Our civil war very greatly enriched the Jewish community, and in speculative times they operate on a more daring scale than do members of other nationalities. Hence when trouble come and panic prevails the Jew is conspicuous among the list of the injured by the financial disturbance. It is noticeable that American, English, French and Dutch Jews, who can trace back several generations in the country they live in, are far less likely to fail than the Jewish natives of countries where they have been oppressed. With the same instinct for trade the German, Austrian, Polish or Russian Jew does not always maintain as high a standard of integrity. There is nothing to indicate that members of the Hebrew race brought up under free institutions are any the less reliable than their average Christian associates in trade.

Mr. J. W. Stevens, the real estate broker, [has been chosen president of the Real Estate and Traders' Exchange. His card and that of the Exchange will be found elsewhere. Property, it seems, is to be offered every Tuesday and Thursday, and regular auction sales on Wednesday.

Real Estate Department.

The past has been rather a dull week, although there were several notably large sales. The most important of these was that of the Stevens' house, corner of Fifth avenue and Fifty-seventh street. With the exception of the Stewart mansion and before the erection of the Vanderbilt houses, this dwelling of Mrs. Stevens was considered the most elegant and costly in the metropolis. It stands on a lot 73x125. It was held for \$700,000, but sold for \$600,000. Real estate men and builders say it was cheap at the price. The name of the purchaser will not be given until Mrs. Stevens returns the deed from Paris, where she is now residing.

At the Exchange on Saturday six unfinished dwellings on West One Hundred and Twenty-third street and five unfinished flats on West One Hundred and Twenty-fourth street were sold under foreclosure to satisfy mortgages amounting to about \$150,000. On Monday the old Fifth Regiment Armory on Hester and Mott streets was offered under foreclosure. After some lively bidding, in which four or five took part, the property was knocked down for \$62,340, to Joseph Dunn, who failed to comply with the terms of sale. The property will be again offered next Tuesday. On Tuesday a large crowd was in attendance and a number of sales took place the most important being No. 206 West Fifteenth street, for \$15,525 cash, and three unfinished dwellings on the southeast corner of Seventy-ninth street and Lexington avenue; No. 111 West Twenty-seventh street was knocked down, but not sold, for \$12,400. On Wednesday property on Pitt street and Pleasant avenue was sold, the latter No. 429, under foreclosure to satisfy a mortgage on which \$5,950 was due, for \$5,000, though the announcement was made that \$5,250 might remain on mortgage. The only sale on Thursday was three lots on west side of Boulevard, 26.10 north of One Hundredth street, and one lot on One Hundred and Fourth street, adjoining; they were bought by E. W. Barnes for F. H. Cossitt, at a low figure.

If the figures stated in two deeds recorded during the week are correct two parcels of realty have increased wonderfully in value the past few months. In April last the four-story brick (stone front) dwelling, No. 927 Fifth avenue, east side, 75.5 feet north of Sixty-sixth street, size of lot 25x100, was transferred in consideration of \$165,000, to the gentleman who this week disposed of the same—according to deed—for \$240,000, the purchaser turning over for \$240,000 two six-story flats, Nos. 104 and 106 East Eighty-first street, size 83x102.2, which he took in trade in September last at \$210,000.

At the Real Estate and Traders' Exchange on Tuesday, several parcels of improved and unimproved city realty were offered on call, at stated figures, none of which, however, were sold. It is intended to have regular auction sales every Wednesday, commencing November 28th, and sales on call every Tuesday and Thursday.

The official returns of the Register's office shows that the business this year compared well with last year:

CONVEYANCES.			
	1882.	1883.	
	Nov. 17 to 23, inclusive.	Nov. 16 to 22, inclusive.	
Number.....	175	140	
Amount involved.....	\$2,344,999	\$3,491,367	
Number nominal.....	52	40	
Number of 23d and 24th Wards.....	18	20	
Amount involved.....	\$23,950	\$40,807	
Number nominal.....	4	2	
MORTGAGES.			
Number.....	217	217	
Amount involved.....	\$2,598,565	\$2,786,937	
No. at 5 per cent.....	55	60	
Amount involved.....	\$878,630	\$1,192,500	
No. to Banks, Trust and Insurance Companies.....	39	41	
Amount involved.....	\$825,300	\$899,000	

Attention is called to V. K. Stevenson, Jr.'s advertisement on page ii, offering at private sale or long lease, the valuable Boulevard front, between Sixty-first and Sixty-second streets; the lots, thirteen in number, are all excavated.

Gossip of the Week.

Messrs. E. H. Ludlow & Co. have sold the three-story brick dwelling with conservatory covering the entire plot, size 73x125, on the southwest corner of Fifth avenue and Fifty-seventh street, and known as the Stevens property, for \$600,000. This house was considered the very finest in the city until the erection of the Vanderbilt mansions; the drawing room furniture is included in the sale.

Messrs. Maclay & Davies have sold three four-story and basement private dwellings on East Seventy-fifth street. No. 10, size 20x60.4x102.2, to Joseph M. Emanuel for \$55,000. No. 14, size 25.2x60.4x102.2

with extension, to Mrs. Bertha Smith for \$65,000, and No. 18, size 24.10x60.4x102.2, to ex-Judge A. J. Dittenhoefer for \$60,000. The same firm has sold the gore lot on the east side of Eleventh avenue, 90 feet north of Fifty-third street, size 10.4x125x27.9x126, with frame dwellings thereon, to Moss S. Phillips, for \$5,000.

Six lots on the southeast corner of Riverside Drive and Eighty-second street (four on the Drive and two on street), have been sold by V. K. Stevenson, Jr., for \$40,000 to Messrs. Hirshkind & Co., the Broadway clothiers. It may be added that four lots on the southeast corner of Riverside Drive and Eighty-first street will be offered under foreclosure on December 10.

Messrs. M. & S. Sternberger have sold a plot of land, size 114x100, on the east side of Greene street with old buildings thereon to Messrs. Schoolherr & Goldenberg, for \$160,000.

B. S. Levy has sold for D. Richter the plot of four lots on the southeast corner of Seventy-ninth street and Park avenue to Edward Oppenheimer and Isaac Metzger for \$56,000; the same broker has resold the same plot to James A. Frame for \$60,000. Mr. Frame will at once improve the property by the erection of several private dwellings.

V. K. Stevenson, Jr., it is reported, has been offered for his client, Isidor Cohnfeld, an advance of \$500 a lot, or a total of \$8,000, on the two fronts, comprising 16 lots on Central Park West, purchased at the Morgan estate sale.

Messrs. M. B. Baer & Co. have sold, for J. L. Brewster, two 50-foot front five-story apartment buildings, Nos. 63, 65, 67 and 69 West One Hundred and Thirty-first street, between Fifth and Sixth avenues, and known as the "Hampton & Berwick," for \$130,000, to Edward A. Morrison.

Frederick Aldous has sold the four-story and basement brown stone private dwelling, 12.6x60, on the north side of One Hundred and Twenty-fourth street, 437.6 feet west of Fifth avenue, for \$16,000. Brokers, M. E. Crasto & Son.

D. Kempner & Son have sold the five-story brick double tenement with stores, No. 329 West Thirty-eighth street, size 25x70x100, for Adolph Karweg, to Wm. Bocsein, price \$19,500; the three-story brick dwelling, No. 330 West Fifty-first street, 20x45x100, for J. Blumenthal, to Mr. Goodwin, for \$11,500; the three-story frame house, No. 335 West Forty-third street, 25x100, for Wm. Bocsein, to L. K. Ungrich, for \$9,000, and the four-story brown stone dwelling, 19x50x100, for Mrs. M. Adams, to Robert Currie, for \$12,750.

E. De Witt has sold for M. & S. Sternberger the plot, 100.10x95, on the southeast corner of Third avenue and One Hundred and Twelfth street, for \$57,500 with loan, to Richard Connor, for immediate improvement.

Dr. Jackson has sold the lot on the southeast corner of Third avenue and One Hundred and Fourteenth street, 26.11x100, and four lots adjoining, each 25x80, for \$55,000 and taxes, to Charles A. Fuller.

Patrick Dempsey has purchased, from Newman Cowen, four lots on the south side of One Hundred and Twentieth street, 90 west of Lexington avenue, for \$25,000 with a loan, the lots will be improved at once. Mr. Cowen paid \$17,175 for these lots on October 31st last.

L. Froehlich has sold for P. Lavelle the three-story brown stone dwelling, 18.9x45x100, No. 411 East Fifty-first street, to L. Minzesheimer, for \$11,000, and for E. Brainerd a similar dwelling, 19.2x45x100, No. 142 East Eightieth street, southwest corner of Lexington avenue, to S. Davidson, for \$15,500.

Two lots on the north side of One Hundred and Twenty-ninth street, commencing 100 feet west of Eighth avenue, have been sold for \$10,000 cash.

Bernard Havanagh has sold four lots (excavated and sewer connections made) on the south side of Eighty-eighth street, 160 feet east of Third avenue, to John J. Macdonald, for improvement.

Messrs. R. V. Harnett & Co. have sold the full lot on the northeast corner of Riverside Drive and One Hundred and Fourth street for \$7,500 cash to John J. Searing.

The five-story iron front buildings, Nos. 537 and 539 Broadway, the sale of which was reported last week, was consummated by W. A. White & Sons.

Messrs. Dye & Castree have sold for John Smith the property No. 549 Greenwich street, for \$7,750, to C. A. Stevens.

J. F. B. Smyth has sold, for James Flanagan, the full lot with two three-story brick and frame dwellings, on the southeast corner of Tenth avenue and Seventeenth street.

S. M. Blakely has sold, for C. K. Rahe, the three-story stone front dwelling, No. 131 West Forty-fifth street, size 20x50x100, for \$23,000.

N. Gayer has sold, to Schwarzschild & Sulzberger, two four-story brown stone flats, on the south side of Fiftieth street, near First avenue.

L. J. Carpenter has sold the four-story brown stone house, 20x65x100, No. 232 East Seventy-first street, to Messrs. Gallinger, for \$20,750.

F. Zittel has sold for John Davidson, to Mr. Dodd, the four-story high stoop brown stone dwelling, 17x89x100, No. 42 East Sixty-fourth street, for \$45,000.

Moss S. Phillips has sold the plot of land on the southeast corner of Boulevard and Sixty-second street, size 116.2 on Boulevard and 88.3x100.5x146.8 on street, to Messrs. Maclay & Davies, for \$120,000. The same firm has purchased three four-story brick (stone front) apartment houses, Nos. 401, 403 and 405 West Twenty-second street, northwest corner of Ninth avenue, size each 16.8x80x98.9, for \$75,000.

A broker on Liberty street who declines to give any information has sold for Wm. Coverly the five-story brick store and factory on the northeast corner of Ann and Nassau streets, size 25.6 on Ann street x 39x21x41.4 on Nassau street, for \$60,000 to F. Heimsoth.

R. H. Wishart has sold for August Schwarzler one of the four-story brick and brown stone flats, Nos. 421 and 423 East Seventy-eighth street, which are now being finished on private terms.

Brooklyn.

L. J. Adams has sold a plot of land having a frontage of 147 feet on the east side of Fifth avenue, between Sackett street and Lincoln place, for \$9,000, to Wm. Johnston, the builder.

Bulkley & Horton have sold the three-story frame dwelling No. 239 Adelphi street, with lot 25x126, to Judson D. Fulton. Also two lots on the north side of Palmetto street, near Knickerbocker avenue, to F. A. Stagg.

Out Among the Builders.

William Howe has the plans under way for a four-story brick and Nova Scotia stone store and dwelling, 44.8x21, to be erected at Nos. 42 and 44 Canal street. The basement and first story will be occupied as stores, there being four in all, the floors above being used as apartments. Owners, Lubelsky & Wilson; cost, about \$11,000.

Julius Kastner is preparing plans for five four-story and basement brown stone flats, 30x78 each, to be erected on the north side of One Hundred and Eleventh street, between Third and Lexington avenues. Owner, J. H. Bearns; estimated cost, about \$90,000.

William B. Franke has the plans under way for a five-story first-class improved brick and brown stone single flat, 21.9x88, to be erected at No. 252 West Thirty-fourth street. Steam heating will be supplied, and every window will have direct light; the interior will be finished in hardwood. Owners, Wm. B. and Edward Franke; cost, about \$26,000.

Isaac A. Hopper has been selected as the builder of the eight-story brick and stone front hotel, of which W. H. Hume is the architect, to be erected on the southeast corner of Broadway and Thirty-eighth street, for Joseph Fisher.

Patrick Dempsey will at once commence the erection of four five-story brick and Nova Scotia stone double flats, 25x80 each, on the south side of One Hundred and Twentieth street, 90 feet west of Lexington avenue, at a cost of about \$75,000. Architects, Cleverdon & Putzel.

Geo. Robinson, Jr., has the plans in hand for four five-story brick and brown stone improved double flats to be erected on the southeast corner of Third avenue and One Hundred and Twelfth street. The corner will be 25x85, and have a store on the first story, the others will each be 25x60 and extension. Owner, Richard Connor; cost, about \$80,000.

Geo. W. Da Cunha has the plans on the boards for a two-story brick and stone stable, 22.4x38.4, to be built for Maurice Hermann, on One Hundred and Fifteenth street, between Fifth and Sixth avenues. The same architect has plans for a frame cottage, 40x50, to be erected at Llewellyn Park, Orange, N. J., for Orange Judd, at a cost of \$15,000.

Geo. Edward Harding has the plans in hand for a first-class six-story and basement building, 66.8x100, to be erected on the north side of Thirty-fifth street, between Broadway and Seventh avenue, as announced in issue of November 10th. The first floor will be used for store purposes, and the upper floors for apartments, it being undecided as yet whether the structure shall take the form of a flat or apartment house. The front will be of brick, blue stone and terra cotta; the interior will be furnished in hardwood, and contain two elevators, one for passengers and the other for freight. All the modern improvements will be supplied. The owner, Mrs. L. F. Olliffe, will probably spend about \$80,000 on this improvement. The stables now on the site are to be torn down to make way for the new building. Mr. Harding also has the sketches for a new entrance to the Hoffman House, fronting on Broadway.

D. & J. Jardine have the plans for a one-story brick and stone Primary School House, 80x36, to be erected on Hamilton avenue, near Ludlow street, Yonkers, N. Y., for the Yonkers Board of Education, at a cost of \$8,000.

John J. Brown proposes next spring to improve nine lots on the south side of Ninety-fourth street, west of Ninth avenue, by the erection of about fourteen three-story and basement private dwellings of a first-class character, having frontages from 16 to 20 feet, and costing altogether in the neighborhood of \$150,000.

Andrew Ewald intends to improve next March the lot on the west side of Ninth avenue, 50.2 feet north of Forty-eighth street, by the erection thereon of a five-story brick and brown stone apartment house, 25.1x83, with two stores on the first story, at a cost of about \$12,000. Mr. Ewald will himself be the architect and builder.

J. R. Thomas is drawing the plans for a brick church, 58x87, with spire, to be erected at Hoosac Falls, N. Y., for the Baptist community of that place. The structure will be capable of accommodating some 600 persons.

John Rogers has the designs for a two-story feed store and stable, to be built at the entrance to the Morrisania Steamboat Dock, Southern Boulevard, for Thomas A. Mitchell.

The Episcopal Church of Newark, N. J., is about to commence the erection of a Church Hospital, to be styled the "St. Barnas' Hospital," in that city. It will have a frontage of 150 feet on High street and 200 feet on Montgomery street, and will be three and four stories high. The front will be of brick and Belleville stone, and the building will have medical, surgical, male and female, and two children's wards, as well as an inlying hospital. Only 150 feet will be completed for the present. Architect, A. C. Neumann.

D. & J. Jardine are preparing plans, under instructions from Professor W. H. Chandler, for a large additional pavilion and solarium for St. Luke's Hospital, South Bethlehem, Pa., to be part of the female wing of the institution. Messrs. Jardine are also drawing the designs for an administration building for the same hospital.

Mr. Tuttle will finish the three-story and basement brown stone house, No. 115 East Thirtieth street, 19x55, began two years ago. Architect, W. J. Merritt.

H. Edwards-Ficken has the sketches for a three-story brick and frame dwelling, 60x40, to be erected at Lawrence, L. I., for Miss Sarah Brown, at a cost of \$15,000.

Brooklyn.

Smith, Gray & Co., the clothiers, will, in May next, commence the erection of a six-story iron front building, 80x100, on the southeast corner of Broadway and Fourth street, at a cost of about \$150,000, from plans by W. H. Gaylor.

E. F. Gaylor has plans in hand for a five-story brick candy factory, 60 feet front on Middleton street, x 200 feet, running through to Gwinnett street, between Harrison and Lee avenues; owners, Greenfield, Son & Co.

Robert Dixon has plans in hand for three four-story brick dwellings, with stone trimmings, each 22x50, to be erected on the north side of Sackett street, 140 feet west of Clinton street; cost, about \$24,000. The same architect is also preparing plans for three three-story brick dwellings, each 19x40, to be erected on the north side of Baltic street, 132 feet east of Fourth avenue; cost, about \$16,500. Mr. Dixon is also the architect for the extensive alterations to Paul Bauer's West Brighton Hotel at Coney Island at a cost of \$20,000, notice of which appeared in THE RECORD AND GUIDE of October 20.

Warden Finn, of the Tombs, New York, is about to erect a two-story frame dwelling, 35x48, with two extensions, one 15x27 and one 15x18, at New Utrecht, L. I., at a cost of about \$4,000.

Th. Englehardt is preparing plans for a four-story frame store and dwelling, 25x60, to be erected on the southwest corner of Second and North Tenth streets, for Patrick Clark, at a cost of \$6,000; also two three-story frame dwellings, 25x50 each, to be erected at Nos. 94 and 96 Ellery street; owners, George Lebrin & Sons; cost, \$4,000 each, and two two-story frame cottages, each 20x28, at Far Rockaway, L. I., at a cost of \$3,000 each; owner, Joseph J. Froehlich.

A Card.

NEW YORK REAL ESTATE AND TRADERS' EXCHANGE, }
No. 39 Broadway.

Having accepted the presidency of the New York Real Estate and Traders' Exchange, on expression of its officers that it was their desire to unite all who wish to have a strong Real Estate Exchange, my aim shall be to secure the co-operation of real estate men to accomplish this purpose and unite a conference with all such.

In the meantime the Exchange, with a membership of over 400, is actively at work in the business for which it was organized.

NEW YORK, November 16, 1883.

JOHN W. STEVENS.

Interesting to Taxpayers.

Notice is given that the bills of the costs, charges and expenses incurred by reason of the proceedings in the matter relative to the opening of One Hundred and Thirty-second street, between Tenth avenue and Broadway, and Beekman place, from Forty-ninth to Fifty-first street, will be presented for taxation to one of the justices of the Supreme Court on the 30th day of November, 1883, at 10.30 o'clock, and that the said bills of costs, charges and expenses have been deposited in the office of the Department of Public Works, there to remain for and during the space of ten days.

Notice is given that the Commissioners of the Department of Public Parks will give a public hearing to all persons who may desire to be heard at 36 Union square, at 10 o'clock A. M., the 4th day of December, 1883, in relation to two plans now before the department. 1. One for the laying-out of property in the neighborhood of Highbidge, in the Highbidge district of the Twenty-third and Twenty-fourth Wards, and 2. One for the laying-out of the property in the Port Morr's district of the Twenty-third Ward, showing on each of said plans a site for a park and for the laying-out of new and the alteration of the lines of old streets and avenues, as well as the closing of other streets and avenues, as already laid out in both of said districts.

A petition to establish a ferry from the foot of East 23d street, New York, to foot of Broadway, Brooklyn, was referred by the Board of Aldermen, on Wednesday, to the Committee on Finance.

Application will be made to one of the justices of the Supreme Court on Friday, December 14, for the appointment of Commissioners of Estimate and Assessment, in the matter relative to acquiring title wherever the same has not been acquired, to Juliet street, from Mott to Walton avenue.

A petition of the property-owners, with map and plan for changing the grade of 80th street, between Madison and Park avenues, is now pending before the Common Council. All persons interested in the above change of grade, and having objections thereto, should present the same in writing to the Commissioner of Public Works before Wednesday, December 5, 1883. The maps, showing the present and proposed grades, can be seen at room 7, No. 31 Chambers street.

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller of the City of New York gives notice to owners of property affected by the assessment list for the opening of 102d street, between 8th and Riverside avenues, which was confirmed by the Supreme Court, November 9, 1883, and entered on the 16th day of November, 1883, in the Record of Titles and Assessments, kept in the "Bureau for the Collection of Assessments, and Arrears of Taxes and Assessments, and of Water Rents," that unless the amount assessed shall be paid within sixty days from November 16, interest will be charged at the rate of 7 per cent. per annum from date of entry. Payments to be made between 9 A. M. and 2 P. M.

The Sinking Fund Commissioners have decided not to lease the block bounded by 3d and Lexington avenues, 67th and 68th streets, to the Consumers Coal Co., which made application for same.

The contract for paving with granite block pavement 8th avenue, from 125th to 145th street, has been awarded to John G. Smith, of 325 West 48th street.

Wm. E. Dean has been awarded the contract for regulating, grading, setting curb stones and flagging in 103d street, from 10th avenue to Riverside Drive.

Contractors' Notes.

Sealed proposals will be received at office of Supervising Architect, Treasury Department, Washington, D. C., until 12 m., on the 5th day of December, 1883, for furnishing and erecting two (2) steam freight elevators, one in the Assay Office building and the other in Public Stores building, corner Light and Washington streets, New York City, in accordance with specification, copies of which and any additional information may be had on application at this office, or at the office of the Superintendent of Repairs, Post Office building, New York City. M. E. BELL, Supervising Architect.

Real Estate Reform.

[From the N. Y. Tribune.]

The real estate dealers have at length undertaken to establish an exchange. The objects proposed are reasonable, and the dealers will no doubt find an organization and common place of meeting helpful to them in their business. But they have it in their power to render a great service to the public also. If they make their organization an agency for the concentration of public opinion and influence in favor of a thorough reform in the method of ascertaining and transferring real estate titles, they will command a popular approbation and support which no mere association for the convenience of dealers only can obtain.

It is an axiom, almost, in business matters, that the value of property is greatly enhanced by making it easy to establish and to transfer ownership in it. There are thousands of persons, in a city like this, who would like to own a home, even though a modest and cheap one, but who are deterred, first by the delay and difficulty and cost of examining a title, and next by the certainty that the same delay and difficulty would arise if they should ever need the money more than the home, and finally by knowledge that the demand for such property is limited because others like themselves are deterred. If it were possible to buy a little home as quickly and readily, with as little risk and as little expense, as it is to buy a cargo of grain, or a bond or certificate of stock, there would be many applicants for such property where there now are none. Then, too, if every buyer knew that the number of other applicants would be increased by the same facilities which open the way for him, and that he could transfer the property to any other owner, when the two agree on terms, as quickly and with as little trouble as he can transfer a share of stock or a bale of cotton, another serious obstacle would be removed.

More buyers would insure better prices for holders of real property. But a simplification of real estate titles would also lead to greater facilities for the use of such property as collateral security in loans. The more ready ascertainment of titles, the saving of expense and trouble in determining whether a security is sufficient, would tend to make purchases possible for a great number of persons who are now debarred from purchasing. If the dealers in real estate seek to promote the permanent interests of those who deal with them, they will regard the reform in titles as the most important object to be promoted by the organization of an exchange.

The Park Commissioners asked for \$75,000 to improve Riverside Drive but the Board of Estimates would allow only \$25,000. We are talking about new parks in the annexed district; why not just utilize those we have? The property-holders on Riverside Drive have been heavily assessed and the city should put and keep it in the best possible condition.

The Morningside Park is now being enclosed and by next spring it will look something like a pleasure ground. The drive over the hill will soon be completed and the property-holders are laying out streets and preparing for improvements. The asylum for old people will soon have a splendid building on the hill overlooking the Park. It is understood that a movement is on foot among the property-holders on the flat below the Park to form a co-operative association for stopping the erection of tenements, stables and other value-destroying buildings.

If you trust a man enough so that he finally owes you two mortgages and an open account, and you get any money out of him by payment of one of the mortgages, you will have to credit such payment on account of the remaining mortgage, you cannot apply it on the open account; so the Court of Appeals decided in the suit of Griswold vs. Onondaga Savings Bank, argued by Mr. John C. Hunt for Griswold, and Mr. Louis Marshall for the Savings Bank.

John McCall came from Ireland to this country in 1823, and in 1846 he bought two lots at Fifth avenue and Eighty-seventh street for \$270. He lived there until he died, in 1847, leaving a widow, who occupied the premises until 1860, when Central Park was opened. On the theory that Mr. McCall left no heirs, and that the lots had escheated to the State, the Legislature in 1860 passed an act releasing the State's right to the widow, but reserving whatever rights any heirs might have. A. B. Tappan, a well-known lawyer of this city, took a conveyance of the lots from the widow subsequent to 1860, and from him the property passed to William N. Thompson, a western "Bonanza King," who paid \$30,000 for it. Alexander McCall, a brother of John, came to this country in 1825, it is asserted, and his heirs have brought suit before Judge Truax in the Superior Court to recover the property, alleging that their rights are not barred by the act of 1860. The property, under a clear title, is estimated at \$100,000.—Exchange.

The Mutual Life Insurance Company, which, in 1882, became the purchaser from the United States of the old Postoffice site in Nassau street, brought a suit in the Supreme Court against the city to restrain the collection of taxes assessed upon the property during five years from 1878, when the Postoffice was removed to the new building. It is claimed on behalf of the city that as the United States leased the property for purposes of revenue during this period, and did not devote it to public use or for carrying on the operations of the government, the property was not exempt from taxation. The case came to trial before Judge Larremore, who reserved his decision.

BUILDING MATERIAL MARKET.

BRICKS.—The market for Common Hards has developed few features of special interest and nothing of an exciting character. Demand has been fair from most regular sources, and all really desirable offerings found an outlet, but buyers have shown a greater degree of caution in making selections and complaints over the condition of stock were quite numerous. Indeed, of late medium and ordinary grades and in fact all "cheap" stock has been quite dull, with a heavier tone on values leading to some shading and a widening out of the line of cost on the two extremes of quality. Jerseys will now range at \$5.75@6.50 per M., "Up Rivers" \$6.00@6.75 do., and Haverstraws \$7.00@7.75, with occasional odd lots a fraction higher. A considerable portion of the moving supply goes into consumption and dealers add occasionally to accumulation, but the call on the latter score is not a hurried one, as there is no present danger of a closing of the river, and manufacturers are likely to continue shipments so long as the facilities for so doing are not curtailed. For Pales of good quality the demand keeps up very well and the position is firm at \$4.00@4.25 per M.; but too much of the inferior stuff referred to last week continues to offer, and sells down to \$3.00@3.50 per M. Fronts are in very good demand and all the best stock remains firm at full former rates.

CEMENT.—The market for domestic has lost tone again and reports are less cheerful. The valuation remains about as before, but both the local and shipping demands appear to have fallen off rather more suddenly than anticipated, and it is reported that some of the manufacturers have commenced to tier surplus stock. Foreign is not coming to hand with much freedom, and this aids importers in keeping rates about steady, but the inquiry seems to be lessening and mos. of the distribution is on contract.

GLASS.—Scant stocks and continued good demand keep about all the desirable portion of the importation in notions and preserves a good steady tone to the market. There is no present indications of a settlement of the difficulties at the domestic points of production.

The telegraphic advices from Pittsburg this week are as follows:

There are no indications of an early adjustment of the differences between the window glass manufacturers and the blowers. The sub-committee appointed at a late meeting of the Conference Committee to prepare plans for a settlement are not expected to report before the middle of December, and a manufacturer in an interview to day stated that he did not expect the factories to resume this year, as the committee would very likely fail to agree. The manufacturers, he said, had imported enough glass to supply the trade for months, and even if the men were willing to accept the terms offered, many of the factories would not resume until they had disposed of their imported stock.

HARDWARE.—Trade is slow on all outlets and without promise of early revival. Values to some extent nominal.

At the recent meeting of the manufacturers of Wrought Iron Goods the Trade discount was fixed at 7 and 10 and 7½ per cent. cash, 30 days on the line of Staples, Hooks and Staples, Hasps and Staples, Trap Door Rings, Hitching Hooks and Rings, etc.

LATH.—With an increased offering abroad there has been a larger business done, and a very full proportion of the quantity near at hand is now under

contract, with further negotiations pending. The rate, however, has not changed, and the situation seems to show a healthy, uniform tone, on a basis of \$3.50 per M. Receivers claim they could have exacted a higher figure if so disposed, and no doubt the excessive magnanimity displayed in refusing to advance the cost will be duly appreciated by dealers. About three million are counted up as sold afloat, but quite as many more seeking customers.

LIME.—The demand has been slow, and indeed generally less active, if anything, with some complaint from receivers. Cost has not changed, but it looks as though it was pretty hard work to sustain the market at former figures.

LUMBER.—A buyer manifesting any hurry or anxiety to secure stock would be something of a curiosity on the lumber market, and we find demand dragging along in much the old slow and listless form. Desirable offerings from first hands are not difficult to dispose of, because there is not a great many of them and customers can always be found for useful goods, but anything common is troublesome to the seller and rarely finds an outlet until very attractive terms neutralize the indifferent character of the offering. The distribution into actual channels of consumption is fair, probably as full as could be expected for the season, but the majority of our local dealers are now about stocked and do not look for additional supplies as an offset for current sales. Exporters are also to be classed among the careful operators and generally require positive orders as an incentive for them to move, but dealers who cater to the foreign trade seem to entertain fair expectations over the outlook and calculate upon getting some of the business monopolized by the Provinces during the summer and fall.

Eastern Spruce, in a general way, continues to favor the seller. Production is curtailed and must, in the natural order of things, soon work down to the capacity of the few steam mills usually run during the winter months, and the output of these will depend upon the quantity of logs they can accumulate. The number now on hand is said to be small. Demand for stock, however, is not of a character to afford basis for any great amount of buoyant feelings, and, without new influences, it is thought hardly possible that for the present more than a fair hardening of values can be expected. Ideas over immediate prices we find vary somewhat, but the average is covered by about \$13.00@16.00 per M, with the usual deductions for poor, or additions for extra attractive stuff.

White Pine appears to be in very good stock, both as to quantity and assortment, and an ordinary selection can be made without much difficulty. Holders, however, complain that a desire to make the selection is not often enough developed, and the general tone of business continues slow on home account and somewhat erratic for export. The position, however, appears to be very well in hand and most reports agree in quoting values as steady. We quote at \$18.50@20 for West India shipping boards, \$25@30 for South America do., \$16@18 for box boards, and \$18.50 to \$19 for extra do.

Yellow Pine receives somewhat irregular attention and dealers busy one week are very apt to be found dull the next, while their neighbors previously complaining are more cheerful over an addition to orders in hand. A fair number of specifications, however, are either under treaty or about ready to be offered and with more or less business still to be picked up on f. o. b. orders operations are probably as fair as could be expected. The market at all events is not falling behind and in a general way the feeling is hopeful. In one or two cases the yard stock are broken up some-

what and soon have to be replenished. We quote as follows: Randoms, \$20@22 per M; Specials, \$21@23 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@25; Step Plank, \$30@35 do; Cargoes f. o. b. at Atlantic ports, \$14@16 for rough, and \$19@21 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods have not filled up into a very attractive stock and really first class parcels would be found scarce and only available at extreme figures. The demand, however, is slow and at the moment buyers consult only the most urgent requirements in calling for supplies. We quote at wholesale rates by car-load about as follows: Walnut, \$65@110 per M; ash, \$35@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; whitewood ¼ and ½ inch, \$25@30 do. do., and do. inch, \$22@38; nickory, \$45@55 do.

Recent freight engagements show: From St. John, N. B., to Europe, deals at 60s. @ 65s. per standard; from New York to West Indies, \$6@15 per M steam, and \$5.00@6.00 sail; to Central and South America, \$7.50@16 do.; to New York from Provinces, \$3.00@3.50; from Maine, \$2.00@2.25, and from the South, \$6.25@8.50@9.25 per M.

GENERAL LUMBER NOTES.

THE STATE.

The following is the Argus' report of the Albany lumber market:

[FOR THE WEEK ENDING NOV. 20, 1883.]

The sales and shipments have been large during the week to New York, New Jersey and the East. Buyers are laying in good stocks for the winter and early spring sales. Prices are steady, and well-seasoned and desirable lots command the higher range of figures in our schedule. The sales in October were considerably larger than those of 1882, and yet were shipped so quietly, by boats loading in the slips, that the dealers were surprised at the quantity reported by the secretary of the board. There are no intimations of an early close of river navigation, but the canals are to be closed by orders from the superintendent on December 1st. There is a good and well-assorted stock of pine on the yards, probably sufficient for the winter sales.

Spruce and hemlock are kept in fair stock by continuous receipts from the mills, but are not allowed to accumulate on the yards. The boats on the northern canals will continue to run till the close of navigation, as being on short route, they can more easily lay up for the winter at or near their homes.

Hardwoods are selling freely, and there is a good assortment on the yards. Continuous receipts by rail will enable the dealers to fill their stocks for the winter sales.

Lath are in fair, though not abundant, stock, and buyers can obtain what they want. Shingles are selling slowly, and there is a sufficient quantity for the demand.

The receipts of lumber at tide water during the week and from the opening of navigation, to and including the 14th day of November, 1883, are as follows:

	For the week.	Since May 7.
Albany.....	17,617,000 ft.	421,351,000 ft.
West Troy.....	8,082,000 ft.	197,644,000 ft.
Waterford.....	4,100,000 ft.	113,683,000 ft.
Totals.....	29,799,000 ft.	733,678,000 ft.

THE WEST.

The Northwestern Lumberman as follows:

A cargo of mixed sizes, largely good lumber, with

some thick pickings, sold for \$15 and \$22. But dealing was practically at a stand still. In the tug offices the captains were talking about stripping their vessels and giving up the job for the season, though lake freights have lately advanced. The risk of the weather, and the high rate of seamen's wages—\$4 a day—are more than sufficient, however, to counteract the advance in freight rates.

The sudden halt in lumber movement by lake is taken as an indication that receipts of lumber at this port will be considerably restricted below what would have been received if favorable weather had been prolonged to December 1. Some men say that the receipts will be diminished 40,000,000, others as much as 60,000,000 feet. This calculation would be rendered worthless if the prevailing unfavorable weather should be succeeded by two or three weeks of fine weather, as is not impossible. Yet a change must come soon, or many vessels in the lumber trade will be stripped and laid by for the season. Even now that process is going on to some extent. It is claimed now by the commission men that lumber is being sold to arrive at figures a little stronger than prevailed before receipts received such a set-back. Offers to buy to arrive are frequent, but commission dealers are slow to make bargains to deliver since they cannot possibly tell now whether they can get vessels to bring in the stuff.

The lack of vessels will put some of the yards in rather bad shape, because they have been purchasing dry stock over the lake to piece out the supply in yard, and now it will be difficult to get the lumber by lake. The supply of dry lumber in pile is acknowledged to be rather short, and doubtless many were depending on a long drawn out season of navigation to place them in good shape for winter trade. A fine spell of weather after the prevailing blizzard would help them out of their embarrassment.

According to the figuring of the secretary of the Lumberman's Exchange, the receipts of lumber in this city up to November 16, lacked 35,000,000 of the total last year up to January 1. He now considers it scarcely probable that more than 150,000,000 of this shortage will be made up during the remainder of the season. The stock on hand, up to November 1, is reported at 40,726,000 less than at the same date last year, while the volume of sales for October exceeded that of any month during the year by 25,000,000, and the shipments thus far in November promise a total equally as large at the month's end. The indications point to a continuance of a brisk demand for the remainder of the year.

Quotations are as follows:

Table with 2 columns: Description (Short dimension, green, Long dimension, green, Boards and strips, etc.) and Price (\$9 00 @ 9 50, etc.)

Transactions in the line of Hardwoods move along in their long-accustomed, lethargic way. If anything, the market is even duller than ever. There does not seem to be such flooding of the market with stock as would produce this state of affairs in itself, but there is no backbone to the demand. The call from manufacturers shows more and more plainly that they have no confidence in the situation. One order came to our notice which well illustrates the prevailing caution. An agricultural implement manufacturer who is generally a very generous buyer, laying in bulk stock, sent in an order to one of the large city dealers in oak and ash. It was made up of a large number of items, the same thing being repeated in different parts of the order, and the cars were to be made up in the manner and sequence of the bill, thus showing that he had gone through the list of machines he wished to build and figured each one separately. It was plain he did not want a foot of lumber or timber left over.

We note no change in quotations; values on the cheaper woods, however, are weakening, if anything. The official inspection on walnut is not uniformly adhered to throughout the city. The wide range we give, \$65 to \$75 for first and seconds above covers the difference. If walnut is sold under the strict Chicago inspection it brings near the upper range and above in some cases; if sold to a yard that gives a lower inspection, the lower range is given, the amount of money a shipment will bring, however, being about the same in either case. It is a pity that there is not uniformity.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

Trade continues fairly active at all points considering that the whole central country from Ohio to Kansas has been afflicted with such unusually heavy fall rains that the roads are nearly impassable.

All reports agree that all good lumber reaching the auction market is sold readily at full quotations, and only poor short stuff drags. No sales below \$9 have been reported.

In the northwest the chief trouble seems to be to get stuff light enough to reach the southwest with. Those making an effort to reach Nebraska complain bitterly that the Chicago lines are robbing them of their trade by special cut rates, and that full rates cannot be realized save on extra light lumber.

The mills are closing down this week and the crews hurrying away to the woods. Some of the heaviest concerns are cutting down their operations to the extent of the amount of the old logs, but the prospects are fair that the old and new logs together will amount to more than was on hand during 1888.

METALS.—COPPER.—Ingot since our last report has shaded a fraction on cost, but at the lower figure the market appears to be fairly steady, especially for jobbing parcels, with no direct or special effort made to realize. Quoted from 15c. on Lake down to 14c. on the more ordinary brands. Manufactured Copper selling up to about the former average, with little or no change on the general line of valuations. We quote as follows: Brazier's Copper, ordinary size over 16 oz. per sq. foot, 26c. per lb.; do do, 16 oz. and over 12 oz. per sq. foot, 28c. per lb.; do do, 10 and 12 oz. per sq. foot, 30c. per lb.; do do, lighter than 10 oz. per sq. foot, 32c. per lb.; circles less than 84 inches in diameter, 28c. per lb.; do 84 inches in diameter and over, 31c. per lb.; segment and pattern sheets, 28c. per lb.; locomotive fire box sheets, 26c. per lb.; Sheathing Copper, over 12 oz. per square foot, 24c. per lb., and Bolt Copper, 26c. per lb. Iron—Scotch Pig has been going out quite slowly, and the market was, by no means in a satisfactory condition. Holders ask about former rates, and this appears to be the main difficulty, as the cost is full compared with ruling figures on the domestic product. We quote at \$20 @ 23 per M, according to brand, etc. American Pig continues in rather a dull condition, and sellers do not present many really cheerful features. Some talk about a scarcity of attractive brands, but no

one has heard buyers complaining over any difficulty experienced in making all selections required, and bids at former rates were as a rule accepted, and in some cases quite eagerly. We quote \$20.50 @ 21.50 per ton for No. 1 X foundry, \$19.00 @ 20.00 for No. 2 X do. do., and \$17.50 @ 18.50 for gray forge. Rails since the late reduction on cost have sold well, and it is estimated that contracts for 150,000 @ 200,000 tons have been placed. Competition, however, prevents any recovery on value, and the low ruling rates, it is said, will lead to the shutting down of some of the western mills at the close of the year. The rate is now \$35 @ 36 per ton, mostly at inside figure. Old Rails, Scrap Iron, etc., remain much the same as for some time past. There is a little demand, but buyers indulge in a great deal of shopping around, and want nothing unless they can obtain it at a low figure. We quote at \$22 @ 23 for tee rails, \$25.50 @ 26.00 for double heads, \$33.00 @ 33.50 for No. 1 wrought scrap ex ship, \$24.00 @ 24.50 for selected do., \$18.00 @ 19.00 for old car wheels, and \$22.00 @ 23 for crop ends. Manufactured Iron has found a more or less uncertain sale from store, and the market was in a nominal condition. Contracts, however, are making to a fair extent and at fair rates, though not offering much margin to the producer. Accumulations are not very large at the moment. We quote Common Merchant Bar, ordinary sizes at 2 1/2 @ 2 5/8 from store, and Refined at 2 1/4 @ 2 1/2; wrought beams at 3 5/8 @ 3 3/4. Fish Plates quoted at 3 0 @ 3 1/4; track bolt and nuts, 3 1/4 @ 3 3/4; railway spikes 3 @ 3 1/2; tank, 3 @ 3 1/2; angle, 2 5/8 @ 2 7/8; best flange 4 1/4 @ 4 1/2, and domestic sheet on the basis of 3 1/4 @ 3 3/4 for common Nos. 10 @ 16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig offered with some freedom without finding compensating demand and the general tone of the market in consequence has ruled weak and unsettled. We quote at about 4 1/4 @ 4c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 6c.; Pipe, 6 1/2c.; and Sheet, 7 1/2c., less the usual discount to the trade; and Tin-lined pipe, 15c.; block tin Pipe, 45c., on same terms. TIN—Pig underwent a further shrinkage on value following our last report, but at the decline speculators were attracted and business has since been good at fluctuating cost. We quote at 19 1/4 @ 20 for Straits and Australian, 20 1/2 @ 20 3/4 for English, and 20 1/2 @ 20 3/4 for Banca. Tin plates not wanted in large parcels and could be so sold only at a concession. A fair quantity is taken in job lots from store at steady rates, though without inclination to buoyancy. We quote I. C. Charcoal, third cross assortment, \$5.50 @ 5.60 for Allaway grade, and \$6.25 @ 6.37 1/2 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke, \$5.00 @ 5.05 for B. V. grade; \$5.20 @ 5.37 1/2 for Derwent and A. B. grade; Charcoal terms, \$5.00 @ 5.25 for Allaway and Dean grades, 14x20; \$10.50 @ 10.75 for do. 20x28; Coke terms, \$4.70 @ 4.75 for Glais grade 14x20, and \$9.75 @ 9.87 for do. 20x28—all in round lots. Spelter going out slowly and with the light trade prices rule easy. Quoted at 4 1/2 @ 5c. as to brand, etc. Sheet Zinc in moderate demand and about steady at 6 1/2 @ 7 1/2, according to brand, quantity, etc.

NAILS.—Demand in general appears to have been good, and on various outlets quite a full amount of stock was distributed. Indeed, some dealers do not fully keep pace with their orders, though they are the exceptions, as the supply as a whole is full enough to meet all the requirements. Prices slightly irregular and not showing an inclination to gather strength. We quote 10d to 60d, common fence and sheathing, per keg, \$2.85 @ 2.90; 3d and 9d, common do., per keg, \$3.35; 6d and 7d, common do., per keg, \$3.60; 4d and 5d, common do., per keg, \$3.85; 3d, per keg, \$4.45; 3d, fine, per keg, \$5.35; 2d, per keg, \$4.70. Cut spikes, all sizes, \$3.35; floor, casing and box, \$3.85 @ 4.60; finishing, \$4.10 @ 4.85.

Clinch Nails.—1 1/2 inch, \$5.20; 1 3/4 inch, \$4.95; 2 inch, \$5.10; 2 1/4 @ 2 3/4 inch, \$4.35; 3 inch and longer, \$4.90.

PAINTS, OILS, ETC.—Business without much volume, the local wants proving small and out-of-town orders scarce, though now and then one of fair size is secured. This latter feature is especially noticeable on good solid standard goods, as it is from those alone that buyers will in any way anticipate their wants. Linseed oil has a good demand and a steady—with no noticeable excess—supply. Quoted at 56 @ 58c. for domestic and 59 @ 60c. for foreign. Spirits turpentine a shade firmer at 38 @ 40c., according to quantity, delivery, etc.

PITCH AND TAR.—Demand is moderate and growing lighter, with no features of special interest to suggest on the general conditions of the market. We quote pitch \$2.25 @ 2.30 per bbl., and tar \$2.50 @ 3.00 do., according to quantity, quality and delivery.

MARKET QUOTATIONS.

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

Table with 2 columns: Description (BRICK, CARGO AFOAT) and Price (\$3 00 @ 4 25, etc.)

FRONTS. Oroton and Croton Points—Brown M. \$13 00 @ 14 00. Oroton " " —Dark " 14 00 @ 15 00. Oroton " " —Red " 14 00 @ 15 00. Philadelphia, on pier... 27 00 @ 27 00. Trenton, do... 27 00 @ 27 00. Baltimore, do... 27 00 @ 27 00. Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

Table with 2 columns: Description (FIRE BRICK) and Price (Welsh 32 50 @ 35 00, English 26 00 @ 40 00, etc.)

Table with 2 columns: Description (CEMENT) and Price (Rosendale... \$1 10 @ 1 10, Portland, Saylor's American... 2 05 @ 2 40, etc.)

Table with 2 columns: Description (IRON) and Price (Fig. Scotch, Coltness... \$23 50 @ 23 50, Fig. Scotch, Glangarnock... 21 50 @ 22 50, etc.)

Table with 2 columns: Description (BAR IRON FROM STORE) and Price (Common Iron, 3/4 to 1 in. round and square... 2 00 @ 2 10, 1 to 6 in. x 3/4 to 1 in... 2 00 @ 2 10, etc.)

Table with 2 columns: Description (Sheet) and Price (Nos. 10 to 16... \$ 15 @ 3 20, Nos. 17 to 20... 3 40 @ 3 65, etc.)

Table with 2 columns: Description (CALCULATED) and Price (Nos. 10 to 16... 6 1/2 @ 6 1/2, Nos. 17 to 20... 7 1/2 @ 7 1/2, etc.)

Table with 2 columns: Description (Patent finished) and Price (Russia... \$ 14 @ 15, Rails American steel... 35 00 @ 36 00, Rails American iron... nominal)

Table with 2 columns: Description (LABOR) and Price (Ordinary, per day... \$2 00 @ 2 50, Masons... 3 50 @ 4 00, Plasterers... 3 50 @ 4 00, etc.)

Table with 2 columns: Description (LIME) and Price (Rockland, common... 1 00 @ —, Rockland, finishing... 1 20 @ —, State, common, cargo rate... 85 @ —, State, finishing... 1 10 @ —, Ground... 85 @ 90)

Table with 2 columns: Description (LATH—Cargo rate) and Price (Common 3 50 @ —)

Table with 2 columns: Description (PAINTS AND OILS) and Price (Chalk block... \$ 35 @ \$2 10, Chalk in bbls... 100 @ 16 00, China clay... 60 @ 65, etc.)

STONE.—Cargo rates, delivered at New York.

Table with 2 columns: Description (Amherst freestone, in rough) and Price (Amherst No. 1... \$1 00 @ \$ 95, Amherst do do C ft No. 2... 85 @ 95, Berlin freestone, in rough... 75 @ 1 00, etc.)

Table with 2 columns: Description (NATIVE STONE) and Price (Common building stone... 2 00 @ 0, Base stone, 2 1/2 ft. in length... 40 @ 5, Base stone 3 ft. in length... 50 @ 75, etc.)

Table with 2 columns: Description (SLATE, Delivered at New York) and Price (Purple roofing slate... \$7 00 @ \$8 00, Green slate... 7 00 @ 8 00, Red slate... 15 00 @ —, Black slate, Pennsylvania (at Jersey City)... 4 75 @ 5 25)

Table with 2 columns: Description (SOLDERS) and Price (Half and half... 15 @ 1 1/2, Extra... 13 1/2 @ 13 1/2, No. 1... 12 @ 12 1/2)

Table with 2 columns: Description (ZINC) and Price (Sheet cask... \$ 6 @ 6 1/4, Sheet open... 6 1/2 @ 7)

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

Vol. XXXII.

NEW YORK, NOVEMBER 24, 1883.

No. 819

SALES OF THE WEEK.

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

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

RICHARD V. HARNETT & CO.

Pitt st, Nos 89-93, w s, 100 n Rivington st, 75x100, three three-story brick houses with stores and three three-story brick houses on rear. J. C. Ridder	\$27,300
15th st, No. 206, s s, 100 w 7th av, 24.9x86.6, three-story brick dwell'g. Dr. D. Matthews. (Rent, \$1,200 per annum)	15,525
79th st, No. 148, s e cor Lexington av, 16.8x68, three-story brick dwell'g unfinished. W. D. Lent. (Mort. \$14,925)	17,435
79th st, No. 150 E., 16.8x68, three-story stone front dwell'g unfinished. Chas. W. White. (Mort. \$12,725)	15,350
79th st, No. 152 E., 16.8x68, three-story stone front dwell'g, unfinished. W. D. Lent. (Mort. \$12,725)	15,400
118th st, No. 347, n s, 100 w 1st av, 25x100.11, three-story brick dwell'g. Francis Rogers. (Rent, \$480 per annum)	6,150

E. H. LUDLOW & CO.

123d st, Nos. 229-239, n s, 300 e 8th av, 100x100.11, six three-story stone front dwell'gs. D. G. Crosby. (Mort \$52,750)	53,009
124th st, Nos. 242-250, s s, 300 e 8th av, 100x100.11, five four-story stone front flats. D. G. Crosby. (Mort. \$41,815)	74,815

LOUIS MESIER.

*Cherry st, No. 21, s s, 23.9x102.6x17.6x—, four-story frame (brick front) store and tenem't and five-story brick tenem't on rear. Henry L. Young et al., exrs. 1/4 part. (Amt due, abt \$5,100)	2,000
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A. H. MULLER & SON.

Boulevard, w s, 26.10 n 100th st, 25x100, vacant. Ed. W. Barnes for F. H. Cossitt	5,250
Boulevard, w s, adj, 25x100. E. W. Barnes for same	5,000
Boulevard, w s, adj, 25x100. E. W. Barnes for same	4,800
100th st, n s, 100 e Boulevard, 25x101.10. E. W. Barnes for same	2,900

OTHER AUCTIONEERS.

27th st, No. 109, n s, 140 w 6th av, 20x98.9, three-story stone front dwell'g. Edward A. Hammond. (Rent, \$900 per annum)	11,850
*Pleasant av, No. 429, w s, 65.11 n 123d st, 15x66, three-story stone front dwell'g. Geo. L. Ingraham. (Amt due, abt \$5,950)	5,000
Total	\$251,775
Corresponding week 1882	\$861,287

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan, J. Cole and J. C. Eadie have made the following sales for the week ending November 23:

Bond st, No. 143, s e s, 20x100, two-story frame dwell'g. Hiram Tell	\$2,450
Cranberry st, Nos. 27 and 29, n s, 25x101.4, two-story frame dwell'g with two-story frame dwell'g on rear. Dudley Haley	4,600
Herkimer st, s e cor Buffalo av, 25x90. J. H. Kelly	750
Herkimer st, s s, adj, 25x90. Michael Brown	575
Livingston st, No. 316, s s, 19x100.9x24 x irreg., three-story frame dwell'g. C. L. Fleming	3,600
Meserole st, No. 89, n s, 25x100, three-story frame stores and dwell'g, with two-story frame dwell'g on rear. Geo. Herrschmidt	6,650
Pacific st, n s, 112.3 w Clason av, 25x100. J. F. Flanagan	60
Prince st, No. 106, w s, 25x90x irreg x85, three-story frame dwell'g with two-story frame dwell'g and stable on rear. F. T. Nutt	4,200
Warren st, No. 523, n s, 20x100, three-story brick dwell'g. Ida J. Rhodes	3,800
Warren st, No. 633, n s, 20x100, three-story brick dwell'g. M. M. Rhodes	4,950
1st st, s s, 230 e Hoyt st, 40x81.1, vacant. Edward Reynolds	1,000
1st st, s s, adj, 20x32.4, vacant. E. Reynolds	490
Buffalo av, e s, 90 n Herkimer st, 60x50. Walter Brockaway	525
Flatbush av, No. 62, s w s, 25x63.11x irreg x61.1, two-story frame dwell'g. M. M. Rhodes	4,300
Franklin av, s e cor Butler st, 55.3x175x136.6x—, William A. Collingwood	6,060
Harrison av, No. 2, abt 25x100, two-story brick store and dwell'g. M. May	5,650
Total	\$49,660

CONVEYANCES.

NEW YORK CITY.

NOVEMBER 16, 17, 19, 20, 21, 22.

Bleecker st, w cor Downing st, 76x75.9x87x75, brick church, &c. Richard L. Burtzell to The Church of St. Benedict The Moor. Nov. 20.	nom
Broadway, No. 878, e s, 44.7 n 18th st, runs east 84.9 x north 21.4 x west 3 x again west 88.9 to Broadway, x south 21, new building in course of erection. Wentzel A. Bridgman, Long Island City, to Emma B. wife of Geo. A. Moulton and Iola B. wife of John B. Moore.	nom

1/4 part. Sub. to mortg. \$11,766 and to dover right of Cath. W. Bridgman. Oct. 23. 2,500	
Christie st, Nos. 84, 86 and 88, e s, 75x100, No. 84, five-story stone front store and tenem't; No. 86, six-story brick store and tenem't; No. 88, three-story frame store and tenem't and a five story brick tenem't on rear of each. Henry Koening to Bertha Cohn and Ascher Simon. Mortg. \$47,000. Nov. 19.	70,000
Canal st, s w cor Baxter st, runs south 23.5 to Walker st, x west 50.3 x north 39.9 to Canal st, x east 52.6.	
Canal st, s s, 104.11 w Baxter st, runs south 56.4 to Walker st, x east 50.3 x north 39.9 to Canal st, x west 52.5.	
Seven-story brick factory. Charles F. Oxley and Silas M. Giddings, Brooklyn, to Alanson T. Enos. 1/2 part. Sub. to 1/2 of mortg. Oct. 1.	nom
Crosby st, s e s. Party wall agreement. Leo Schlesinger with Louis F. Boyes. September 10.	nom
Christopher st, No. 87, n s, 66.9 e Bleecker st, 25x91.6, six-story brick store and tenem't. Henry Haggerty to Theodora M. Roche. Jan. 2.	nom
Same property. Theodore M. Roche to Ellen F. Haggerty. Jan. 23.	nom
Division st, No. 186, n s, 20.4x62x18.4x70, three-story frame store and tenem't.	
Division st, n s, runs north 78 x east 13.4 along alley leading to Norfolk st, x north 3 x east 11.9 x south 3 x west 3.3 x south 70, contains in front 23 and in rear, exclusive of jog, 21.10, with use of 3 foot alley.	
Louis Krewlewitch and Betsy his wife to Nathan Lieber, Pittsburg, Pa. Mortg. \$11,000. Nov. 5.	18,000
Delancey st, No. 127, s s, 40 w Norfolk st, runs south 56 x west 7 x south 12 x west 13 x north 68 to Delancey st, x east 20, four-story frame (brick front) store and tenement. Jacob Bernstein to Louis Stern. C. a. G. 1/2 part. Sept. 26.	nom
Same property. Louis Stern to Amelia wife Jacob Bernstein. C. a. G. 1/2 part. Sept. 26.	nom
East Broadway, No. 113, s s, 46.9 w Pike st, 23.2x85, four-story brick store and tenem't. Release mort. The Mutual Life Ins. Co. to Catharine A. Hedges. Nov. 16.	3,500
Same property. Catharine A. Hedges to Joseph and Christine Huber, joint tenants. Oct. 30.	7,000
East Broadway, n s, abt 200 e Catharine st, 25x69.8. Release mort. Howard Crosby to Margaret B. Crosby. Nov. 5.	2,875
Forsyth st, No. 45, w s, 175 s Hester st, 25x100, four story brick store and tenem't and four-story brick tenem't on rear. James H. Redman and ano., exrs. C. H. Redman to Solomon Jacobs. Nov. 12.	17,000
Same property. James H. and William H. Redman and Harriet L. Stilwell to same. Q. C. Nov. 12.	nom
Forsyth st, No. 59, w s, 25 s Hester st, about 26x50, four-story brick store and tenem't. Harris Jacobs to Pauline Cohen. Mort. \$10,800. Nov. 15.	15,000
Front st, No. 152, w s, 19x63x20x63, three-story brick store. Thomas H. Messenger, exr. of Harry Messenger, to John A. Casey, Brooklyn. April 18.	13,500
Same property. Emma S. Furber, Rockland Co., Rosa A. Skidmore, Great Neck, L. I., Frederick B. Messenger, New York, and Ellen Hamilton and Clara Messenger, Brooklyn, Albert A. Messenger, Rockland Co., and T. H. Messenger, exrs. Harry Messenger, to same. April 18.	nom
Same property. Release as beneficiary under will of Harry Messenger. Jane Messenger to John A. Casey. Nov. 15.	
Front st, No. 180, cor of Berling slip, 24x63x24.4x63.5, five-story brick store. Oscar E. Schmidt to Robert Colgate. Mort. \$12,000. Oct. 22.	42,000
Frankfort st, Gold st. Party wall agreement. Theodor M. Barnes and Richard P. Merritt with Carrie McClellan, Brooklyn. July 10.	nom
Grove st, No. 2, s s, 59 e Hudson st, 21x49.2, three-story frame brick front dwell'g. Robert Maclay to Robert M. Bull. Nov. 1.	nom
Hester st, No. 20, s s, 55 e Norfolk st, 21.4x76.10 x21.4x76.4, four-story brick store and tenement and four-story brick tenem't on rear. Marks Gurrofsky to Abraham L. Stone and Morris Levy, tenants in common. Mortg. \$8,900. Nov. 15.	13,700
Hester st, No. 114, s s, bet Christie and Forsyth sts, 25x50, three-story frame store and tenement. Louis Krewlewitch to Morris Feigensohn. 1/2 part. Mort. \$6,000. Nov. 9.	1,000
Lafayette pl, No. 23, w s, 219.4 n 4th st, 23.4x137.6, four-story stone front dwell'g. Chauncey McKeever, exr. W. Chauncey, to Ann R. Howard. Nov. 15.	29,000
Perry st, No. 23, n s, 59.4 w Waverly pl, 19x75, three-story brick dwell'g. Charles F. Lee, Charlestown, Mass., to Frederick H. Lee. 1/2 part. Nov. 8.	3,417

Pike st, No. 20, w s, 45 n Henry st, 22.6x85.9, three-story brick dwell'g. Catharine A. Hedges to Joseph and Christine Huber, joint tenants. Mort. \$5,000. Oct. 30.	5,500
Rivington st, n s, 75 w Attorney st, 25x100. Attorney st, w s, 100 n Rivington st, 25x100. Rivington st, n w cor Attorney st, 75x100, three and two-story brick marble works, &c.	
Emily, Jason H., Harriet A. and Daniel Sherwood to Charles T. Adams. 6-7 parts. Nov. 29, 1882.	42,000
Same property. Charles T. Adams to Emily, Jason H. and Harriet A. Sherwood. 9-14 parts. Dec. 1, 1882.	31,500
Spring st, No. 22, s s, abt 71.6 e Mott st, 23.9x82x23.9x85, five-story brick store and tenement. Sheriff's deed on execution. Peter Bowe to Ebenezer S. Theall. Correction deed. Oct. 26.	1,775
Water st, No. 328 and 330, n e cor Roosevelt st, 30x57x31x59, four-story brick store and tenem't.	
33d st, No. 163, n s, 135 w 3d av, 20x98.9, four-story brick dwell'g.	
William C. Taggard to Mary wife of Thomas G. Norton. Q. C. All title. Nov. 15.	nom
Same property. Thomas G. Norton to William C. Taggard. Q. C. All title. Nov. 15.	nom
Willett st, No. 81, w s, 100 n Rivington st, 25x100, three-story brick tenem't and three-story brick tenem't on rear. Almira H. Stout et al., exrs. A. V. Stout, to George Bell. Nov. 20.	8,000
West st, Washington st and Charlton st. All title of grantor, as heir of Abigail Lowerre, Ann Clossy or Emeline M. Lowerre, &c. Frederick H. Lowerre to Alfred W. Lowerre. Nov. 20.	500
11th st, No. 21, n s, 356.9 w Broadway, 27x103.3, five-story stone front flat. William H. De Forest to Isabel A. Lamb. Mort. \$30,000. Oct. 25.	nom
12th st, No. 349, n s, 185 w Greenwich st, 22x80, three-story brick dwell'g. William Ritchie to Kate F. Ritchie. June 12.	gift
18th st, Nos. 334-338, s s, 395 w 8th av, 60x92, two five-story brick tenem'ts. Rachel W. Allerton, Eastchester, to James F. Cox. Mort. \$60,000. Nov. 15.	129,000
20th st, No. 229. Robert Fleming, individ. and as heir of Jane Fleming, to Mary A. and Eliza Fleming. Q. C. All title. November 17.	nom
22d st, No. 450, s s, 325 e 10th av, 20x98.8, three-story brick dwell'g. Mary W. D. Schaffer, widow, Esther O. D. Webb, widow, J. Edward Carpenter and Harriet O. his wife in her own right, and Dalton Dorr, all of Philadelphia, Pa., Anna F. and Harriet L. Odin and John L. Emmons, Boston, Mass., to Charles Wessel. All title. May 28.	10,000
25th st, No. 106, s s, 126.3 e 4th av, 19.10x98.8, three-story stone front dwell'g. Elizabeth P. Sandford to Charles W. West. Mort. \$5,000. Oct. 3.	18,000
26th st, No. 443, n s, 444.7 w 9th av, 28x98.9, five-story brick store and tenem't. James J. Morison to Charles A. Hammond. Mort. \$15,000. Nov. 15.	25,000
27th st, No. 106, s s, 120 w 6th av, 20x98.9, three-story brick dwell'g. Mary P. Adam to Morris Doblin. Nov. 22.	14,500
Same property. Morris Doblin to Charles Dayre. Mortg. \$8,520. Nov. 22.	15,500
32d st, No. 555, n s, 175 e 11th av, 25x98.9, five-story brick store and tenem't and three-story brick tenem't on rear. Isaac J. Maccabe to Benjamin Wallace. Mort. \$9,000. Nov. 14.	15,000
32d st, n s, 200 e 11th av. Assign. party wall agreement. Isaac J. Maccabe to Benjamin Wallace. Nov. 15.	10
34th st, No. 252, s s, 232.1 e 8th av, 21.9x98.9, vacant. Simon Kelley to William B. and Edward Franke. Nov. 21.	15,000
34th st, No. 406, s s, 80 w 9th av, 20x98.9, three-story brick dwell'g. Selenda wife of James Guthrie to Anna M. Brandes. November 20.	11,500
35th st, No. 312, s s, 200.1 e 2d av, runs south 98.9 x east 24.10 x north 68.9 x again north 30 to 35th st, x west 24.9, five-story brick tenem't. Adolph Pfeiffer to August Caille. Mort. \$13,500. Nov. 15.	22,000
39th st. Party wall agreement. Dederick H. Brickwedel with Henry C. Derby and James P. Robertson. May 11, 1883.	350
40th st, No. 332, s s, 150 w 1st av, 25x98.9, five-story brick tenem't. Harry Overington to Laura B. Smith. 4 mortg. Nov. 21.	18,000
41st st, No. 435, n s, 325 e 10th av, 25x98.9, five-story brick store and tenem't. Julius Pitschke to Julia wife of Otto A. Krauss. Nov. 21.	gift
44th st, No. 244, s s, 100 w 2d av, 25x100.5, five-story brick tenem't and two-story brick dwell'g on rear. Daniel Bohan to Thomas Curran. Mort. \$10,000. Nov. 16.	11,000
Same property. Thomas Curran to Johanna	

wife of Daniel Boehan. Q. C. Mort. \$10,000. Nov. 16. 11,000

45th st, No. 610, s s, 158.4 w 11th av, 16.8x100.5, three-story brick dwell'g. Mary A. K. wife of Frank Pidgeon, Jr., nee Mary A. Kiersted, Saugerties, to Benjamin Weed. Mort. \$2,000. Nov. 20. 4,900

45th st, No. 533, n s, 325 e 11th av, 25x100.5, five-story brick tenem't. George Hurst and ano., exrs. Patrick Treanor, to Frank P. Treanor. Mort. \$6,000. Nov. 12. 16,000

45th st, n s, 200 e 11th av, 125x100.5, one-story brick shop and frame stable and two-story brick store and dwell'g and frame shed. George Hurst and ano., exrs. Patrick Treanor, to James J. Treanor, Hastings-on-Hudson. Nov. 12. 20,000

46th st, No. 157, n s, 133.4 w 3d av, 16.8x100.5, four-story stone front dwell'g. Frederick Baker to James B. Williams. Nov. 15. 12,900

Same property. James B. Williams, trustee Eliza C. Hooker, to Frederick Baker. Nov. 14. 12,900

47th st, No. 323, n s, 325 e 2d av, 25x100.5, four-story brick tenem't. Jonas and Samuel Weil and Bernhard Mayer to Aaron Sebubart. Mort. \$5,000. Nov. 17. 11,500

47th st, No. 321, n s, 300 e 2d av, 25x100.5, four-story brick tenem't. Same to same. Mort. \$5,000. Nov. 17. 11,500

47th st, No. 308, s s, 150 w 8th av, runs south to land late of John J. Astor, x northwest to point 200 w 8th av, x north to 47th st, x east 50, two-story frame store and dwell'g and one-story frame stable on rear. Charles W. and Laura V. Willmot and Josephine W. wife of Edmond M. Connolly to Frederick Schuck. Nov. 17. 15,000

47th st, No. 35, n s, 133.4 e Madison av, 16.8x100.5, two-story brick stable. William Baylis to Adrian Van Sinderen, Brooklyn. Oct. 23. 20,000

Same property. Adrian Van Sinderen to Adelaide E. wife of William Baylis. Nov. 15. 20,000

48th st, No. 169, n s, 50 e 7th av, 16.8x50.4, three-story stone front dwell'g. Mary U. wife of and Edward Leavitt to Frederick G. Harris. C. a. G. Nov. 22. nom

49th st, s s, 138 w 10th av, 79x100.5. William Rankin to Edward Ralph, Brooklyn. Nov. 16. 75,000

49th st, Nos. 506 and 508, s s, 138 w 10th av, 52.8x100.5. Edward Ralph to William Rankin. Mort. \$29,500. Nov. 20. 50,000

49th st, s s, 190.8 w 10th av, 26.4x100.5. Edward Ralph, Brooklyn, to Alan C. Washington. Mort. \$14,500. Nov. 20. 25,000

49th st, No. 443, n s, 525 w 9th av, 25x100.5, five-story store and tenem't and four-story brick tenem't on rear. Sebastian Kenner to Adam Kerner. Nov. 21. 23,000

50th st, No. 116 1/2, s s, 216.8 w 6th av, 16.8x100.5, two-story brick stable. Eliza W. Parkhurst, Goshen, N. Y., to Frederick Dietz. November 1. 11,000

Same property. Harriett B. Berdell, Goshen, to same. Nov. 9. 100

52d st, n s, 46 w 6th av, runs east 46 to 6th av, x north 25.2 x west 100 x south 14.2 x southeast to beginning, vacant. Austin Abbott, admr. J. Rowe, to Peter Doelger. November 17. 22,500

55th st, Nos. 328 and 330, s s, 325 e 2d av, runs east 38.4 to centre old Post road, x southwest along said centre line to centre of block, x west 27.11 to point 325 e 2d av, x north 100.5, two-story brick dwell'g. Eliza wife of John Lannahan to James Williams. Nov. 15. 10,000

58th st, s w cor Av A, 40x100.5, vacant. Joseph M. Emanuel to Philip L. Meyer. Mort. \$6,500. Nov. 19. 14,000

59th st, No. 221, n s, 252 e 3d av, 22x100.4, three-story brick dwell'g. Thomas Hodgins to Sarah Hamill. Nov. 21. 8,250

60th st, No. 273, n s, 400 w 10th av, 25x100.5, four-story brick tenem't. Susan A. Penfield to William H. Streeter. Mort. \$8,000. Nov. 15. 14,000

Same property. William H. Streeter to John R. Beam, Paterson, N. J. Mort. \$8,000. Nov. 16. 14,000

60th st, No. 287, n s, 225 e 11th av, 25x100.5, four-story brick store and tenem't. Frederick Beltz, Hoboken, N. J., to Henry L. Ughetta. Nov. 17. 13,500

60th st, No. 285, n s, 250 e 11th av, 25x100.5, four-story brick store and tenem't. Frederick Beltz to Maria Ughetta, widow. Nov. 17. 13,500

61st st, No. 528, s s, 400 w 10th av, 25x100.5, five-story stone front tenem't. Release mort. Charles H. Tyson to Ann McKenna, widow. Nov. 12. nom

Same property. Ann McKenna, widow, to Alexander G. Bolton. Mort. \$15,000. Nov. 14. 23,000

67th st, No. 2, s s, 120 e 5th av, 30x100.5, four-story brick dwell'g. Sylvester M. Hamilton to Wallace C. Andrews. Oct. 31. 150,000

67th st, No. 122, s s, 100 e 10th av, 25x100.5, two-story brick dwell'g and one-story frame stable on rear. Owen Feely to James C. and Jane C. Boyle. Mort. \$3,500. Nov. 16. 6,300

69th st, s s, 175 w 9th av, 25x100.5, vacant. Release mort. The Emigrant Industrial Savings bank to the St. Vincent's Hospital, City New York. Nov. 13. nom

Same property. St. Vincent's Hospital, City New York, to Edward C. Houghton. Nov. 13. 8,500

72d st, s s, 450 e 11th av, 100x102.2, vacant. }
71st st, n s, 450 e 11th av, 100x102.2, vacant. }

Charles H. Russell to Charles A. Fuller. Nov. 12. 60,000

73d st, No. 450, s s, 310 e 10th av, 20x102.2, four-story stone front dwell'g. George J. Hamilton to Leah A. wife of Judah A. de Lima. Mort. \$18,000. Nov. 12. 30,750

76th st, No. 210, s s, 155 e 3d av, 25x102.2, five-story stone front tenem't. Henry H. Underhill, trustee J. S. Underhill and exr. J. L. Underhill, to Thomas Magrane. Mort. \$9,000. Nov. 21. 15,800

76th st, n s, 200 w 9th av, 325x102.2, vacant. Willett Bronson, Huntington, L. I., to Edward Oppenheimer and Isaac Metzger. Mort. \$45,000. Nov. 19. 62,400

76th st, s s, 150 w 4th av, 50x102.2, new buildings projected. Edward Oppenheimer and Isaac Metzger to Charles L. Guillaume. Taxes, &c. Sept. 25. 30,000

77th st, No. 121, n s, 325 e 4th av, 25x102.2, two-story frame dwell'g on rear. Ada L. wife of and Henry C. Bosworth to Oscar T. Marshall. Nov. 19. 7,250

79th st, Nos. 415-423, n s, 225 e 1st av, 131x102.2, five four-story stone front tenem'ts. }
79th st, Nos. 427-437, n s, 382 e 1st av, 156x102.2, six four-story stone front tenem'ts. }
Mary wife of and Michael Duffy to Charles E. Sexton. Nov. 19. nom

79th st, No. 317, n s, 225 e 2d av, 25x102.2, four-story stone front tenem't. Johanna Kaiser to Valentine Hill. Nov. 20. 15,000

79th st, No. 115, n s, 145 e 4th av, 20x102.2, three-story stone front dwell'g. Edwin R. Holden to Anna L. wife of Pierre De P. Ricketts. Nov. 14. 22,000

79th st, No. 60, s s, 203.6 w 4th av, 17x102.2, four-story stone front dwell'g. Franklin B. White, Milton, Mass., to Isabella S. wife of Charles L. Mead. Mort. \$12,000. November 5. 26,500

80th st, s s, 100 w Av A, 228x102.2, vacant. Jonas M. Libbey to Mary wife of Michael Duffy. Nov. 14. 77,000

Same property. Release mort. Robert W. Tailor to Jonas M. Libbey. Nov. 17. 31,000

81st st, Nos. 104 and 106, s s, 717 w 3d av, (and Lexington and 4th av), 83x102.2, two six-story brick flats. William R. Martin to Sylvester M. Hamilton. See 5th av. Mort. \$137,400. Nov. 5. 240,000

83d st, No. 68, s s, 90 w 4th av, 18x102.2, four-story stone front tenem't. Frederick Aldhaus to Charles A. Peabody, Jr. Nov. 22. 30,000

83d st, s s, 100 e 9th av, 125x102.2, vacant. }
82d st, n s, 200 e 9th av, 25x102.2, vacant. }
New buildings projected. }
Stephen Deeves to Richard Deeves. Mort. \$30,100. Nov. 7. 43,500

93d st, n s, 225 e 3d av, 50x100.8, }
94th st, s s, 225 e 3d av, 150x100.8, vacant. }
Louis Weber to George Ehret. See 3d av. Aug. 31. 44,000

97th st, Nos. 264-268, s s, 100 e 3d av, 81x100.11, three four-story stone front tenements. Elias H. Ogden to Samuel M. Lockwood. 1/2 part. Total mort. \$35,576. June 20. 26,250

101st st, n s, 400 w 1st av, 25x100.10, vacant. Alfred Kehoe to John H. Deane. All liens. Nov. 19. 4,000

Same property. John H. Deane to Alfred Kehoe. All liens. Nov. 16. 4,000

Same property. John R. Voorhis to John H. Deane. Release mort. Nov. 15. nom

107th st, No. 207, n s, 125 e 3d av, 25x100.11, four-story brick tenem't. John H. Deane to Frank A. Civile. Mort. \$9,000, taxes, interest, &c., \$171.90. Nov. 21. 14,000

110th st, No. 243, n s, 166.8 w 2d av, 16.8x100.11, three-story brick dwell'g. Anna P. C. wife of Franz F. Remmertz to Sarah J. Smith. Nov. 16. 5,100

114th st, s s, 55 1 w 2d av, runs west 45 x south 44.8 x northeast 69 to beginning. Release mort. John Ross to Carrie Lowenstein. Nov. 13. nom

115th st, No. 179, 181 and 183, n s, 122.9 w 3d av, 51.3x47.8, three two-story frame dwell'gs. Samuel A. Purdy, Jr., to Theodore E. Tomlinson. C. a. G. Mort. \$3,500. Sept. 30. 6,500

118th st, No. 125, n s, 256.8 e 4th av, 16.8x100.11, two-story frame dwell'g. Abraham Michelbacher to Edward Collard. November 8. 5,000

118th st, No. 440, s s, 177 w Av A, 17x100.10, three-story stone front dwell'g. Thomas H. Beekman, Brooklyn, L. I., to Thomas J. Crombie, deed says Combie. Mort. \$8,500, taxes, &c. Nov. 16. nom

118th st, No. 405, n s, 94 e 1st av, 16.8x100.11, three-story stone front dwell'g. Foreclos. Edward S. Dakin to Henry A. Bogert, trustee for Frances S. Draper. Nov. 19. 6,000

120th st, s s, 100 e 5th av, 62x100.11, shanty. August Baumgarten, Brooklyn, to John H. Deane. Mort. \$14,500. Nov. 13. 30,000

121st st, n s, 200 e 2d av, 25x100.10, three-story frame dwell'g. Cyprien Goussot to William C. Poppendieck. Nov. 19. 5,750

128th st, n s, 431 e 8th av, 17x99.11, Release mort. Henry Weil, Brooklyn, to Samuel Lynch. Nov. 22. consid. omitted

128th st, n s. Party wall agreement. Samuel Lynch with Charles M. Earle, trustee Margt. G. Earle. Nov. 21. }

129th st, s s, 150 w 6th av, 75x99.11, two five-story brick flats. William J. Merritt to James R. Elliott and Edwin H. Burr. Mort. \$60,000. Nov. 13. 110,000

129th st, n s, 425 w 7th av, 75x99.11, vacant. }
130th st, s s, 425 w 7th av, 75x99.11, vacant. }

James R. Elliott and Edwin H. Burr to William J. Merritt. Mort. \$18,500. Nov. 12. 43,500

130th st, No. 102, s s, 70 w 6th av, 18x99.11, three-story stone front dwell'g. Thomas Keenan to Mary J. wife of George Lane. Nov. 19. 19,500

141st st, n s, 500 w 8th av, 70.7x100x76.10x99.11, vacant. Joseph I. West to Michael H. Cashman. Nov. 12. 3,000

146th st, n s, 375 e 10th av, 25x99.11, vacant. Richard P. Messiter, Brooklyn, to John S. Walkinsham. Mort. \$1,000. Nov. 1. 2,500

Av A, w s, extd'g from 79th to 80th st, 204.4x75, new buildings projected. }

80th st, s s, 75 w Av A, 25x102.2. }
Jonas M. Libbey to Mary wife of Michael Duffy. } 62,000

Same property. Release mort. Robert W. Tailor to Jonas M. Libbey. Nov. 16. 25,000

Lexington av, No. 577, e s, 18.11 n 51st st, 18.10 x67, three-story stone front dwell'g. Samuel E. Bucknam, Brooklyn, and ano., exrs. A. J. Bucknam, to Abraham and Raphael Ettlinger. Mort. \$9,000. Nov. 16. 14,500

Lexington av, No. 1029 and 1031, e s, 68.2 s 74th st, 34x75, two three-story stone front dwell'gs. }

74th st, No. 152, s s, 75 e Lexington av, 18.9x102.2, three-story stone front dwell'g. }

74th st, No. 158, s s, 270.5 w 3d av, 18.9x102.2, three-story stone front dwell'g. }

Jane E. wife of and Francis Henriques to Siegmund T. Meyer. C. a. G. Mort. \$50,000. Oct. 15. 75,000

Madison av, No. 2097, e s, 40 s 128th st, 20x85, three-story stone front dwell'g. Foreclos. Edwin E. Van Auken to Henry de F. Weekes. Mort. \$12,500; taxes and assessm'ts. November 19. 1,800

Madison av, No. 2095, e s, 60 s 128th st, 39.11x85, three-story stone front dwell'g. Foreclos. E. E. Van Auken to Henry de Forest Weekes. Mort. \$25,000, taxes, assessments, &c. Nov. 19. 3,600

Madison av, No. 2076, s w cor 131st st, 16.8x75, three-story stone front dwell'g. Edward H. Pirsson to Sarah J. Pirsson. Mort. \$10,000. April 16. nom

South 5th av, No. 103, e s, 95 n Prince st, 25x100, three-story brick store and tenem't and three-story brick factory on rear. Sarah A. Clark, widow, Emmt A. and James P. Burrell and James L. Clarke to Edward Jeans and John A. Taylor. Mort. \$4,000. Nov. 14. 15,000

1st av, s w cor 49th st, 100.5x100. Release mort. Jacob and Francis H. Schefers, St. Paul, Minn., Valentine Schefers, New York, Katie wife of George Ott, Jr., and Elizabeth Schefers, widow, to Michael Giblin and Jas. W. Taylor. Nov. 12. 10,000

1st av, Nos. 2190 and 2192, e s, 71.9 s 113th st, 54x95, two three-story frame dwell'gs. Louis Sieber to Gottfried L. Koenig. Mort. \$12,000. Sept. 19. 16,200

1st av, e s, 25.3 s 124th st, 75.7x100. }
124th st, s s, 100 e 1st av, 150x100.11, two-story frame shed. }
New buildings projected. }

Joseph E. McCormack to William G. McCullough. Q. C. Nov. 15. nom

2d av, No. 543, n w cor 30th st, 20x77, four-story brick store and tenem't and two-story brick stable on rear. Bridget T. wife of and Michael J. Irwin to Thomas and Henry Carey. Nov. 13. 23,000

2d av, n w cor 71st st, 25x64. Release mort. Sarah H. Powell to Barbara Seitz. Nov. 15. 7,000

2d av, w s, 25 n 71st st, 25.9x64. Release mort. Same to same. Nov. 15. 6,000

2d av, n w cor 71st st, 25x64, five-story stone front store and dwell'g. Barbara wife of Frank A. Seitz to Herman Kabrs and Johann F. Schroeder. Nov. 15. 25,750

2d av, No. 1351, w s, 25 n 71st st, 25.9x64, five-story stone front flat. Same to George Peper. Nov. 15. 18,000

2d av, No. 1609, w s, 76.7 n 83d st, 25.6x101.8, four-story brick store and tenem't. William Ottmann to Michael Regan. Nov. 15. 15,000

2d av, Nos. 1611 and 1613, w s, 51.1 s 84th st, 51.1x101.8, two four-story brick stores and tenem'ts. William Ottmann to Michael Regan. Mort. \$12,000. Nov. 15. 30,000

2d av, No. 2190, e s, 75.10 s 113th st, 16.8x100, three-story frame store and tenem't. Robert Pinder to Newman Stich. Re-recorded. Mort. \$2,400. June 27, 1882. 5,250

2d av, No. 2192, e s, 59.2 s 113th st, 16.8x100, three-story frame store and dwell'g. Francis Priest, Brooklyn, to Ernest G. Stedman. 1/2 part. All liens. Nov. 22. 1,000

2d av, No. 2216, e s, 20.11 s 114th st, 20x80, four-story stone front store and tenem't. John J. McDonald and Elizabeth wife of Marcus Cleary, heirs Margaret McDonald, to Patrick McDonald. C. a. G. September 18. }

other consid. and nom }

2d av, No. 2428, e s, 80.11 n 124th st, 20x80, three-story stone front dwell'g. Eugene Parker and ano., exrs. Alice Parle, to William H. Ely. Mort. \$4,000. Nov. 17. 7,750

3d av, s w cor 94th st, 25.4x100, vacant. Louis Weber to George Ehret. C. a. G. See 94th av. Aug. 31. 14,200

3d av, No. 1786, w s, 175.11 s 100th st, 25.11x100, four-story stone front store and tenem't, }

Charles Sedgwick to Julius Lipman. Mort. \$16,500. Nov. 21. 20,000

3d av, Nos. 2104 and 2106, n w cor 115th st, 47.8 x 71.9, two five-story brick stores and tenements. Samuel A. Purdy, Jr., to Theodore E. Tomlinson, Jr. Q. C. Sept. 21. nom

4th av, n w cor 91st st, 151x80.

91st st, n s, 80 w 4th av, 53.4x100.8.

92d st, s s, 80 w 4th av, 25x100.8

New buildings projected.

Douglas Robinson to Andrew J. Kerwin. June 13, 1883. 66,000

4th av, n e cor 123d st, 100.11x100.

123d st, Nos. 101-107, n s, 100 e 4th av, 40x 100.11, four five-story brick flats on plot. Thomas Mackellar to George W. Rogers. Nov. 20. 50,000

5th av, No. 927, e s, 100.5 s 67th st, 25x100, four-story brick (stone front) dwell'g. Sylvester M. Hamilton to William R. Martin. See 81st st. Mort. \$100,000. Nov. 17. 210,000

5th av, e s, 32 s 73d st, 22.7x130, with use of alley across rear, vacant. Foreclos. Cecil C. Higgins to Christiana S. wife of Alexander Taylor, Rye, N. Y. Nov. 1. 43,500

5th av, e s, 50.4 n 89th st, 50x102.3, one-story frame shed. Robert Maclay to Robert M. Bull. Nov. 1. nom

5th av, s e cor 120th st, 50.5x100, vacant.

44th st, No. 139, n s, 410 w 6th av, 20x100.5, four-story stone front dwell'g. Leon Deutsch, trustee of Jos. Deutsch, dec'd, to Philip Walter et al., trustees of Jos. Deutsch, dec'd. C. a. G. Nov. 20. nom

5th av, s w cor 125th st, 84.8x85. Release mort. John R. Smith to Willett Bronson. Nov. 12. nom

5th av, s w cor 125th st, 51.4x85. Release mort. Harriet Overhiser to same. November 12. nom

5th av, Nos. 2012 and 2014, w s, 51.4 s 125th st, 33.4x85, two four-story stone front dwell'gs. Willett Bronson, Huntington, L. I., to Alonzo E. Conover. Mort. \$35,000. Nov. 22. 50,000

5th av, No. 2016, w s, 34.8 s 125th st, 16.8x85, four-story stone front dwell'g. Willett Bronson, Huntington, L. I., to John R. Smith. Mort. \$18,000. Nov. 22. 26,000

6th av, Nos. 363-367, w s, 62.9 s 23d st, runs west 60 x south 36 x west 5 x south 19.4 x east 65 to 6th av, x north 55.4, three four-story brick stores and dwell'gs.

6th av, No. 371, w s, 26.9 s 23d st, 18x60, four-story brick store and dwell'g.

23d st, Nos. 110 and 112, s s, 60 w 6th av, 43.4 x 98.9, two three-story brick stores and dwell'gs.

John W. Wolfe to Jane A. wife of John W. Wolfe. Q. C. Nov. 17. nom

6th av, No. 512, e s, 63 s 31st st, 21x70, three-story brick store and dwell'g. William H. Gelshehen and Maria L. Adams to John Appell. Nov. 17. 23,000

8th av, w s, 24.11 n 128th st, 25x80, four-story brick store and tenem't. Kossuth Ungrich to Ann Callaghan. Nov. 20. nom

9th av, Nos. 852 and 854, e s, 67.11 n 55th st, 32.6 x 100, six-story stone front store and tenem't. Adolph D. Straus, and Emily his wife, Brooklyn, to Gustav H. Gossler. Mort. \$3,000 and another indft. mort. April 9, 1880. nom

9th av, n e cor 72d st, 204.4 to 73d st, x 51.2 x 204.4 to 72d st, x 46, vacant. George S. Lespinasse to John O'Connor, Newark, N. J. 1/2 part. Nov. 5. nom

Same property. John O'Connor to Minnie wife of George S. Lespinasse. 1/2 part. November 17. nom

10th av, No. 710, e s, extdg from 48th st to 49th st, 200.10x100, two one-story frame shanties and stables. William Astor to William Rankin. C. a. G. Oct. 29. 70,000

10th av, s w cor 125th st, 100.11x125, four-story brick store and tenem't and one-story brick stable on rear and four four-story brick tenem'ts adjoining. John Theiss to H. Judson Morris, Brooklyn, and John V. Buskirk. Mort. &c. Nov. 20. 72,000

11th av, n w cor 81st st, 102.2x100, one-story frame dwell'g. John R. Brady to William C. Traphagen. C. a. G. Feb. 28, 1876. nom

12th av, n e cor 156th st, 10x100. Foreclos. Frank J. Dupignac to Nathan G. Miller. Oct. 25. 11,000

12th av, n e cor 157th st, 50x100; also 1/2 of av and st adj above, said part of st being 30 feet and av being 50 feet wide. Foreclos. F. J. Dupignac to Nathan G. Miller. Oct. 25. 4,800

12th av, s e cor 157th st, 100x100; also 1/2 of av 50 feet, and 1/2 of st 30 feet, adj same. Foreclos. F. J. Dupignac to Nathan G. Miller. Oct. 25. 11,000

12th av, n w cor 157th st, neither street yet opened, runs north 99.11 x west to es Hudson River Railroad, x south to centre 157th st, x east to 12th av, x north to corner and point of beginning, with all land under waters of Hudson River in front of property, also 1/2 of 12th av, 50x129.11. Foreclos. Frank J. Dupignac to Nathan G. Miller. Oct. 25. 36,000

Interior gore on centre line between 46th and 47th sts, at point 225 w 8th av, runs north 55.2 x northwest 26 x south 62.11 to said centre block x east 25. Frederick Schuck to Mary Skeffington. C. a. G. Nov. 15. 3,500

Interior lot on centre line between 46th and 47th sts and 200 w 8th av, runs north 48.2 x northwest 25.2 x south 56 to said centre block, x east 25. Frederick Schuck to Charles and

Laura V. Willnot and Josephine W. wife of Edmond M. Connolly. C. a. G. Nov. 16. 3,000

Interior lot on centre line bet 46th and 47th sts, at point 275 w 8th av, runs north 12 x west 25 x south 12 x east 25. Frederick Schuck to Martha Harkness. C. a. G. Nov. 15. 500

Interior lot on centre line bet 122d and 123d st, at point 125 w 7th av, runs west 25 x south 33.8 x northeast to beginning. Theresa A. wife of James Doyle and James A. Deering to Daniel R. Kendall et al., exrs. I. C. Kendall. Release tax sale. Nov. 14. nom

MISCELLANEOUS.

All telegraph lines constructed or being constructed, all real estate, all property rights, rights, and franchises. The Postal Telegraph Co. to The Postal Telegraph & Cable Co. Assume mort., \$2,900,000, and indebtedness, \$1,500,000. Nov. 13. 10,498,500

Ratification of sales made by executors and release. Sarah B. Brown, Mary L. Potter, Margaretha H. Lord, George H. Brown and John C. Brown, children of J. Brown, to James M. Brown et al., exrs. J. Brown. Sept. 30. nom

Release of exrs. of Isaac H. Smith upon payment of legacy. Walter F. Smith to Phebe Smith et al., exrs. and trustees aforesaid. Nov. 16. 15,254

Receipt for \$10,000 on account of mort. of \$35,000, also for interest on whole sum. Sophia Kepner, mortgagee, to Jerome Bernheimer. Nov. 15.

Thomas F. Taylor makes declaration that real estate in New York, Brooklyn and Lakland, L. I., conveyed to him by Jane A. Dorland, was so conveyed in trust, &c. May 1, 1883.

23d and 24th WARDS.

Broadway or Morse av, westerly cor Jefferson st, 155.6x100x211 to Clinton st, x110 to Jefferson st, x360, being 82-100 acre. George W. Auten, Whitehall, Ill., heir J. Wiley, to Michael Casey. 1-5 part. Mort. \$3,000. Oct. 31. 1,300

Clifton st, n s, 98.1 e Forest av, 28.7x47.6. George J. Decker to Ludwig Merkel and Louise his wife, joint tenants. Mort. \$1,000. Nov. 15. 2,100

135th st, n s, 300 w 3d av, 25x100. Samuel Coombe, Poultney, Vt., to Michael Dwyer. Contract. Oct. 17. 3,000

137th st, s s, 256.6 w Willis av, 25x100. Alphonse Fteley, Boston, Mass., to Samuel C. Knapp, New Rochelle. Nov. 14. 2,000

141st st, s s, 431.6 e Alexander av, 25x100. Emma F. wife of William H. Smith, Woodsburg, L. I., to Arena A. Wright. Correction deed. Q. C. Nov. 15. nom

Same property. Arena A. wife of William H. Wright to Annie T. Ponder or Poudier. November 17. 5,000

142d st, n s, 100 e Willis av, 25x100. Ellen Houston to Samuel H. McIlroy. Mort. \$3,000. Nov. 1. 5,000

145th st, s s, 425 e Leggart av, 25x196 to Leggett's creek, x25x196. Mary wife of and Peter G. Stappers to Lucy E. White, Jamestown, N. Y. C. a. G. Nov. 14. 20

151st st, s s, 125 w Courtlandt av, 25x118.5. Release mort. Nicholas Tonner to John and John G. Guendling, heirs of Catharine Guending. Nov. 20. 1,200

Same property. John and John G. Guending, heirs of Catharina Guending, to William Rothe and Gesiena his wife. Nov. 20. 1,200

Same property. Affidavits of John and John G. Guending certifying to heirship of said John G., also that no debts or liens existed against property.

162d st, n e s, parts of lots 44 and 45 map of North Melrose, 35x100. Robert Nicholson to William Nicholson. Nov. 5. gift

Alexander av, w s, 52 n 136th st, 16.6x75, h & l. John Entwistle to George M. Jaques. Mort. \$4,500. Oct. 26. 8,500

Fordham av, w s, 108.2 s Marble st, runs northwest 110 x southerly 108 x east 114.5 to Fordham av, x 108.2. Thomas Clarke and Margaret his wife to Patrick Durkin. Sept. 6. nom

Fordham av, w s, lot 214 map Central Morrisania, 50x120, h & l. Rosina Petrie to John A. Pruss. Mort. \$650. Nov. 20. 3,500

Lincoln av, n w cor 135th st, 25x100. William N., Jane R. and Milton H. Robertson, James T. Foster and Mary A. Skeel to Anton Schappert. Nov. 1. 4,000

Railroad av, s e s, part lot 61 map Morrisania, 25x150. William Wylie, exr. of S. Knox, to Patrick Conner. Nov. 15. 500

Retreat av, n w cor Henry st, 50x100. Charles Archer, guard, of Samuel H., George E., Gilbert F., Frank V., Clarence, Clement and Wilber Archer, to Susan A. Archer, Yonkers. Oct. 31. 1,600

St. Ann's av, w s, 25 n 146th st, 25x100. Peter Sours, Metuchin, N. J., and Philip M. Sours, Redbank, N. J., and Franklin and Schuyler Sours, Elizabeth, N. J., to Henry Sours, of Huron, N. Y. July 25, 1881. 1,062

Tinton av, e s, lot 89 map East Morrisania, 50x 100. Austin Carr to Anthony McOwen. Nov. 14. 1,600

Washington av, w s, 150 s Talmadge st, 75x 150, hs & ls. Charles Archer, guard, of the children of Geo. Archer, to Clarence and Clement Archer. Oct. 31. 5,000

Washington av, w s, 100 n 167th st, 45x150. Peter Bowe, Sheriff, to Henry R. Pratt. Deed on execution. Nov. 13. 575

3d av, w s, north 1/2 lot 285 map Melrose, 25x 100. Franklin Rich to Solomon Berliner. Nov. 16. 3,000

4th av or Brewer av, s e s, 13 s w Devoe st, 50x 100. Mary Cavanagh to William H. Back. Nov. 10. 650

LEASEHOLD CONVEYANCES.

Grand st, No. 76. Assign. lease. Christian J. Franciscus to John and Henry Wulfers, of Wulfers Bros. nom

25th st, No. 121 W. Assign. short lease. Patrick Powderly to Anna Curtis. 100

28th st, No. 333, n s, 375 w 8th av, 12.9x98.9, four-story stone front dwell'g. Partition. Cecil C. Higgins to Thomas H. Fergus. Leasehold. June 11. 4,400

28th st, n s, 412.3 e 9th av, 12.9x98.9. Consent to assign. lease. The New York Life Ins. and Trust Co., exrs. and trustees R. Ray, to Randolph B. Martine. Same property. Assign. lease. Randolph B. Martine to James Miller. 4,750

Same property. Thomas H. Fergus to Randolph B. Martine. Assign. lease. nom

47th st, No. 7 W., n s, 179.6 w 5th av, 20.6x 100.5. Assign. lease. William Baylis to Adrian Van Sinderen. nom

Same property. Assign. lease. Adrian Van Sinderen to Adelaide E. wife of William Baylis. nom

Same property. Consent to assign. lease. Trustees of Columbia College to William Baylis and Adrian Van Sinderen. 48th st, s s, 391 w 5th av. Consent to assign. lease. The Trustees of Columbia College to Virginia Gildersleeve. Aug. 3, 1883. nom

48th st, s s, 514 w 5th av, 16x100.5. Assign. lease. Clara J. Bloodgood, Brooklyn, to Angelina Butler. 21,000

Same property. Disclaimer of any right, &c. Garret L. Schuyler, assignee of S. M. Styles, to Clara J. Bloodgood. Same property. Consent to assign lease. Trustees, Columbia College, &c., to Clara J. Bloodgood.

3d av, w s, 82 s 15th st, 21.3x100x29.5x79.8. Assign. lease. Seaman Jones, Brooklyn, to Frederick E. Craig. 4,000

Same property. Consent to assign. lease. Hamilton Fish to Seaman Jones.

3d av, s w cor 35th st, store and front basement. Assign. short lease. John B. and Henry Reith to John and Henry Morris. nom

Same property. Assign. lease. John and Henry Morris to James Wallace. 400

3d av, No. 220. Assign. lease. William Dittmar to August Blank. 2,000

5th av, e s, 73.3 n 41st st, runs east 50 x south 16.9 x east 46 to alley, x north 16.9 x east 4 x north 51 x west 100 to 5th av, x south 51 to beginning, except a strip 4 feet in width on the south. Anguste Pottier to The Pottier & Stymus Mfg. Co. 20 years, from July 1, 1883, per year, taxes, asmts. and 10,000

KINGS COUNTY.

NOVEMBER 16, 17, 19, 20, 21, 22.

Adelphi st, e s, 239.5 n De Kalb av, 25x126.1x 25x126.2. Ellen wife of Thomas B. Pitman to Justin D. Fulton. Mort. \$1,000. \$5,250

Ainslie st, n s, 40 w Leonard st, 20x68x20x63.5. Samuel Sprage to Phebe wife of Frederick Brennessholtz. 2,000

Baltic st, s s, 141.10 w Clinton st, 24.6x99.10, h & l. George W. Welles to Ellen W. Johnson. C. a. G. gift

Baltic st, s s, 190.10 w Clinton st, 24.6x100. George W. Welles to Annie R. Low, widow, and Frederick R. Welles. C. a. G. gift

Braxton st, n e s, 122.10 s e 11th av, 20x100. William F. Redmond to John Rourke. C. a. G. 400

Broadway, n e cor Snedeker av, 25x100, East New York. Herbert C. Smith to William M. Miller. Taxes 1883. 275

Bennetts lane, s e s, adj Barrent Wyckoff and running to point 125 from Benson av, New Utrecht, 4.4x4-1,000 acres. Jacob P. Moore to Archibald Young. 8,968

Bergen st, n s, 345 e Grand av, 30x110. William Sperr to Francis O. Irish. 1,000

Bergen st, n s, 360 e 6th av, late Pearsall st, 20x 102.3 to Flatbush turnpike, x26.9x120, with all title in said Flatbush turnpike. Bernard Carey to Joseph F. Carey. Subject to life tenancy of grantor in store, back room and part of cellar. Mort. \$4,700. 6,600

Bond st, w s, 90 s Pacific st, 20x50, h & l. William Spencer, Jr., to Daniel E. Carpenter, Jersey City. Mort. \$2,500, taxes, &c. exch Boerum st, s s, 100 w Humboldt st, 25x100. Joseph Yund to George Fleck. 800

Same property. George Fleck to Anna wife of Joseph Yund. C. a. G. 800

Bridge st, w s, 50 s High st, 23.9x55.8x11.9x 5.8x12x50.

Bridge st, w s, 73.9 s High st, 26.3 to alley x 75x38x19.4x11.9x55.8.

Joseph Robidoux, exr. F. Mareau, to John L. Daires. Mort. \$7,500. 13,000

Barbey st, e s, 200 n Liberty av, 50x100, h & l, East New York. Adam Roesch to Josephine Roesch. gift

Carroll st, n s, 275 w New York av, 50x127.9. Julia A. wife of John McCloskey to Mary wife of John Malligan. 260

Carroll st, n s, 199 w New York av, 126x127.9x 97x131.6. Peter D. Rapelje, Allendale, N. J., to Julia A. wife of John McCloskey. 600

Carroll st, n w cor Hoyt st, 16.8x65x13.10x65.1, h & l. John Layton to Sarah G. wife of Michael Van Sickle. Mort. \$2,500. 5,200

Clinton st, n w s, 60 n e Luqueer st, 20x70, h & l. John J. Townsend and ano., trustees I. Bronson, dec'd, to Frederic Bronson, C. a. G. nom

Clinton st, n w cor Harrison st, runs north 26.4 x west 46 x northwest 34.9 x north 24.9 x northwest 12.8 x south 50 to Harrison st, x east 95.4. Eliza W. O'Connor to John Byrne. C. a. G. 25,000

Dean st, n s, 125 w Grand av. 16.4x110, h & l. John S. Williamson to Christian Fey. Mort. \$2,500. 3,800

Dean st, s s, 140 e Franklin av, 20x110, h & l. George W. Welles to Mary E. wife of James F. Blauvelt. C. a. G. gift

Duck st, centre line, at intersection water grant line Newtown Creek, runs northeast along water grant to Whale Creek water grant line, x southwest to centre Paige av, x northwest to beginning. John W. Davis to Frank Pidgeon, Jr. C. a. G. Taxes, &c. 20,000

Same property. Frank Pidgeon, Jr., to James D. Leary. 22,000

Decatur st, s s, 250 e Stuyvesant av, 25x100. Dorothea Treusch, widow, to John Daly. Receivers assignment, dower, &c. nom

Douglass st, s s, 137.6 e Hoyt st, 18.9x70, h & l. David B. Williamson, Westchester Co., to John Robinson. Q. C. nom

Ellery st, n w s, 100 s w Beaver st, 50x100. Valentine Weissenoe to John Rueger. 1,600

Ellery st, n s, 231.6 e Broadway, 25x100. John Rueger to Magdalena Welsh. 1,000

Front st, n s, 25.6 w Jay st, 25.6x100, h & l. Mary J. Conroy, heir Jas. Conroy, to Hugh O'Reilly. 4,000

Same property. Mary J. Breslin, formerly Conroy, widow, to same. Release dower. nom

Fulton st, s e cor Grand av, 54.8x80x19x7.7, h & l. Enos Wilder, Madison, N. J., and John Greenough to William S. Carlisle. Morts. \$21,000. 35,000

Same property. Ella L. and Cornelius E. Donnellon to same. Q. C. nom

Frost st, s s, 225 w Lorimer st, 25x100. Julia wife of James Bulger to John Lowry. 470

Harrison st, n s, 80 w Court st, runs north 100 x west 23.9 x north 99.10 to Baltic st, x west 75 x south 99.10 x east 53.4 x south 100 x east 51.3. Foreclose. Lewis R. Stegman to Harriet B. Berdell, Goshen, N. Y. 375

Halsey st, s s, 500 e Throop av, 20x100, h & l. Michael A. Griffith to John W. Beckett. Mort. \$4,000. 5,500

Halsey st, s s, 80 e Throop av, 20x100. David H. Roberts, Chatham, N. J., to Elizabeth Lynch. 3,100

Hall st, es, 544 n Myrtle av, 20x100. Mary G. wife of Edward Whitehouse to John King. Morts. \$4,500. 5,500

Hancock st, s s, 100 w Tompkins av, 75x100. Caleb S. Woodhull to Robert Little. 6,000

Hart st, No. 147, n s, 125 e Tompkins av, 18.9 x 100.

Hart st, No. 153, n s, 181.3 e Tompkins av, 18.9x100.

Hiram G. Combes to Mary E. Jessup. nom

Hart st, s s, 340 e Tompkins av, 20x100. John K. Bulmer to James and Mary Bailey. Mort. \$3,500. 7,500

Hart st, s s, 140 e Sumner av, 10x100. Release mort. Herman L. Guck to Emma J. E. wife of and William A. Guck. nom

Same property. Emma J. E. wife of and William A. Guck to Thomas J. Moore. 400

Hart st, n s, 325 e Stuyvesant av, 25x73.11x27.1x84.3. Esther M. Bessey, widow, to Robert Adair. Q. C. nom

Same property. David S. Lester to same. Mort. \$2,800. nom

Same property. Robert Adair to Morris Hart. 2,700

Hart st, s s, 291.8 w Stuyvesant av, 33.4x100. William A. Schmitthener to Margaret wife Nicholas Mulvihill. 1,333

High st, n s, 175.1 e Bridge st, 37.5x100x36.8x100, hs & ls. Emma F. Thomas to Ann S. Garvey. Morts. \$3,000. 5,000

High st, n s, 115 e Jay st, 23x100. Thomas Wedington to J. P. Johnson Howard. Correction deed. nom

Hawthorne st, s s, abt 864.2 e Flatbush av, 75x106, Flatbush. Jane G. Walker to Robert S. Walker. All title. nom

Hawthorne st, s s, abt 614.2 e Flatbush av, 50x100, Flatbush. Elizabeth A. White, New York, to Robert S. Walker. All title. 900

Hewes st, s e cor Lee av, 41.8x100, h & l. Elizabeth J. Saward to Edwin Scott. 14,500

Hewes st, s e cor Lee av, 21.8x100. Edwin Scott to Elvira Harbeck. C. a. G. 14,500

Hicks st, w s, 50 s Coles st, 25x84.6. James Campbell to Ellen Curran. Q. C. nom

Heyward st, s s, 408.1 w Bedford av, 19x66.3x19.7x71, h & l. Minnie L. wife of Myers R. Jones to George W. Rice et al. See Gates av, &c. Q. C. nom

Heyward st, s s, 272 w Lee av, 16x100, h & l. Same to same. Q. C. nom

Heyward st, s s, 427.1 w Bedford av, 19x61.6x19.7x66.3, h & l. Minnie L. wife of Myers R. Jones to George W. Rice et al., see Gates av, &c. Q. C. nom

Hopkins st, s s, 143.9 e Marcy av, 18.9x100. William H. Willits to Evert Bergen. Mort. \$800. 2,000

Same property. Evert Bergen to Eliza B. Roberts. Mort. \$800. 2,000

Joralemon st, n s, 71.1 w Clinton st, 25x104.6x25x104.7. John N. B. Middleton to Clifford L. Middleton. Mort. \$6,000. 12,000

Jefferson st, n s, 350 e Bedford av, 20x100. Augusta G. wife of Edward J. Van Wagner, Goshen, N. Y., to Joshua W. Powell. exch and 1,250

Jacob st, n s, 100 e Evergreen av, abt 39.6x100. Chauncey Perry to Samuel Hagerty. 1,400

Jacob st, n s, 100 e Evergreen av, 20x100. Annie Reid to Chauncey Perry. 400

Jackson st, n s, 100 e Ewen st, 25x100. Horatio G. Onderdonk to Patrick Henny. nom

Keap st, n w s, 278.10 n e Lee av, 19.2x100, h & l. Richard W. Burchell to George Burchell. Mort. \$2,600. C. a. G. nom

Same property. George Burchell to Mary A. Burchell. Mort. \$2,600. C. a. G. nom

Kosciusko st, n s, 257.3 e Tompkins av, 18.9x85. Ferdinand Sloat to Uriah D. Frisby. Mort. \$2,500. 4,650

Kosciusko st, n s, 219.9 e Tompkins av, 18.9x85, h & l. Ferdinand Sloat to Smith S. Merritt. Mort. \$2,500. 4,600

Lawrence st, e s, 250 n Willoughby st, runs east 107.6 x north 50 x west 30 x south 35 x southwest 10 to point 260 north Willoughby st, x west 69 to Lawrence st, x south 10, stable and lot. James C. Bergen, guard. C. B. Voorhees, to Cornelius B. Voorhees. C. a. G. Correction deed. nom

Macomb st, s w s, 392.9 s e 4th av, 5x— to old Gowanus road, gore. Matthew Nash to Thos. I. Nash. nom

Macomb st, s w s, 275 s e 4th av, 17.9x— to old Gowanus road, x— on curve of road, x90. Thomas I. Nash to Matthew Nash. nom

Macomb st, n e s, 290.9 n w 6th av, 80x103.6x84.1x107.2. Katharine M. Cooper to Edward H. Mowbray. 5,800

Monroe st, n s, 325 e Throop av. 25x100. Antoinette C. wife of Robert J. Dodge to John O. Kingsford. Q. C. nom

McKibben st, s s, 98.6 w Ewen st, 72 to 200 to Seigel st, h & ls. Joseph T. Schmitt to St. Louis Church, Brooklyn. Q. C. 1,545

North Oxford st, w s, 261.7 n Park av, 25x100. John, William and James H. Young, Margaret wife of and Henry Smith, and Thomas Leister, heirs William Young, to John H. Dahn. 1,000

Navy st, e s, 198 n Fulton st, 20x100.6. William H. Greene to Evert Bergen. Partition. 2,200

Same property (?). Errors. James E. Andrews, New York, to same. Q. C. nom

Same property (?). Errors. Rosina L. and H. Lansdale, Boardman, N. Y., to same. Q. C. nom

Navy st, e s, 198 n Fulton st, 20x100.6. Robert A., Helen W. and Eliza C. Ripley and Katharine W. Noyes, heirs Cath. W. Ripley, dec'd, to Evert Bergen. Q. C. nom

Same property. Evert Bergen to William Curry. Mort. \$2,750. 5,000

Pacific st, No. 373, n s, 205.6 e Bond st, 19.6x100. Minnie L. wife of Myers R. Jones to George W. Rice, et al. See Gates av. Q. C. nom

Pacific st, n e cor 5th av, 25x100. Enos Wilder and John Greenough to Ella L. wife of Cornelius E. Donnellon. nom

Pacific st, s s, 145 e Nevins st, 20x100. John Doherty to Elizabeth S. wife of John C. Carter. 1859. Mort. \$2,500. 4,600

Pacific st, No. 1354, s s, 315 w Brooklyn av, 20 x 100, h & l. Howard S. Collins, Collinsville, Conn., to Hugh S. Carpenter. M. \$2,000. nom

Same property. Hugh S. Carpenter to Helen R. wife of Howard S. Collins, Collinsville, Conn. Mort. \$2,000. nom

Palmetto st, n w s, 575 s w Central av, 25x100. Edwin Thomas to James H. Berrie. Mort. \$900. 2,000

Palmetto st, n w s, 275 s w Irving av, 25x100. }
Palmetto st, n w s, 175 n e Knickerbocker av, }
25x100. }
Caroline Fletcher, formerly Van Brunt, and Cornelius Van Brunt, children and heirs Margt. J. Van Brunt, to Freeman A. Stagg, Stratford, Conn. 300

Same property. Rutgerus Van Brunt, Jamaica, L. I., to same. Q. C. nom

Palmetto st, n w s, 275 s w Irving av, 25x100. }
Palmetto st, n w s, 175 n e Knickerbocker av, }
25x100. }

Samuel M. Wood, exr. Margaret J. Van Brunt, to Caroline Fletcher and Cornelius Van Brunt, heirs M. J. Van Brunt. nom

Park pl, st or av, n s, 225 e Broadway, 25x100. Catharine wife of and George Straub to Charles C. Grau. Mort. \$2,700. 5,800

Park pl or av, n w s, 150 n e Broadway, 50x100. Release mort. Samuel M. Meeker, exr. and trustee W. Wall, to Frederick Herr. 2,000

Same property. Frederick Herr to Catharine wife of George Straub. 2,400

Penn st, s s, 101.8 e Bedford av, 20.4x100, h & l. Allan C. Washington to James C. Eadie. 8,000

Powers st, s s, 200 e Leonard st, 25x100. Margaret wife of Thomas McCann to John H. and William S. Garrison. 1,500

Powers st, s s, 150 w Ewen st, 25x100. Elizabeth Coleman to John H. and William S. Garrison. 1,500

Prospect pl, late Warren st, s s, 283.4 e Rogers av, 16.8x100. Phoebe A. D. Cousins to Adelaide J. B. Snedeker. nom

Quincy st, s s, 120 w Tompkins av, 40x100. James W. Stewart to Mary W. Bennett, Beverly, N. J. 12,000

Quincy st, n s, 267.11 e Marcy av, 14.2x109.2x14.3x107.3. Release mort. Sophie G. Parker to John N. Smith. nom

Quincy st, n s, 230 e Tompkins av, 57x100. William S. Sayres to Mary A. wife of Gilbert De Revere. 4,200

Rutledge st, easterly cor Wythe av, 45x100. William Conselyea to George W. Evans. 3,500

Seigel st, s s, 50 e Leonard st, 25x100, h & l. Many W. Prior, Jericho, L. I., to Alonzo E. De Baun. Morts. \$4,000. exch, and 5,500

Skillman st, e s, 18 s Willoughby av, 18x50, h & l. Foreclos. Robert Merchant to Anne wife of George Duncan. 1,749

State st, n s, 250.2 e Court st, 50x132.11x50x129.7. Elias H. Day to Marshall J. Morrill. Given to secure only endorsements of notes. 3,000

Sackett st, s w s, 200 n w Court st, 16.8x100. William Curry to Evert Bergen. Mort. \$3,000. 6,000

Sackett st, s w s, 200 n w Court st, 16.8x100. Evert Bergen to William Curry. Mort. \$4,000. 6,000

Sandford st, w s, 290 s Willoughby av, 25x100, h & l. William W. Armfield to Elizabeth Armfield. Mort. \$2,000. 2,500

Troutman st, s s, 300 e Central av, 25x100. Peter Hoffmann to Fritz Salmon. 500

Union st, n s, 263.4 e Hoyt st, 16.8x100, h & l. Maria Rath to Richard Doyle. 2,800

Van Buren st, n s, 225 w Sumner av, 80x100. John Cassidy to Ferdinand Sloat. Taxes, 1883. 4,000

Warren st, n s, 290.6 w Nevins st, 17x100.

Clason av, No. 632, and No. 896 Dean st, being n w cor Clason av and Dean st, 24.3x79.10. Release dower. Ellen Stead to Lizzie E. Stead. Takes bequest in lieu of dower. nom

2d st, n s, 370 w Hoyt st, 15.6x96.6. I. Augustus Stanwood to George E. Mott. Mort. \$3,000. 4,000

South 3d st, n s, 152.9 e 4th st, 25.3x100. Caroline M. Burcham, M. wife of and John M. Newman, and Emma L. Rider, New York, to Tjark J. Houtman. Assessments, &c. 3,750

South 4th st, s s, 100 e 4th st, runs south 147.4 x east 69 x north 48.5 x west 23 x north 100 to South 4th st, x west 46, h & l. Oscar H. Stearns to Robert Magner. Q. C. nom

Same property. Charity Ostrander and ano., exrs. W. Ostrander, to same. Morts. \$6,500. 12,000

4th st, northerly cor North 12th st, 50x100. Samuel I. Hunt to James J. Moloney. 3,200

6th st, s s, 266.8 w 5th av, 20x100, three-story and basement brown stone dwell'g. Henry V. Allien to William H. Wells. 6,000

Same property. William H. Wells to Richard Marsland. 6,500

7th st, s e cor South 5th st, 20x70. August Herr to Angelica Spiess. Mort., &c. 5,000

East 7th st, w s, 255.11 n Greenwood av, 47.2x108.9x12.9x100. Henry J. Cullen, ref., to William E. Murphy. 395

East 7th st, w s, 256 n Greenwood av, 47.3x105.8x12.8x100, Flatbush. William E. Murphy to Joshua T. Wigley. 2,000

North 8th st, n s, 150 w 3d st, 25x100. Release from tax sale. Samuel I. Hunt to John Brady. nom

9th st, s s, 138.11 w 8th av, 19.7x72.6.

9th st, s s, 179 w 8th av, 19.5x72.6x19.6x72.6.

9th st, s s, 198.6 w 8th av, 19.7x72.6x19.6x72.6.

9th st, s s, 238.6 w 8th av, 19.6x72.6.

9th st, s s, 258 w 8th av, 19.6x72.6x19.7x72.6.

9th st, s s, 296.2 w 8th av, 19.8x82.6x17.11x10 x1.8x72.6.

9th st, s s, 315.10 w 8th av, 19.6x82.6.

9th st, s s, 375.7 w 8th av, 20.2x82.6.

9th st, s s, 395.9 w 8th av, 19.11x82.6.

9th st, s s, 456.2 w 8th av, 19.6x82.6x19.8x82.6.

9th st, s s, 475.8 w 8th av, 19.6x82.6. Release mort. Ralph G. Packard to Daniel Doody. nom

Same property. Release mort. Sophie G. Parker, Hempstead, to same. nom

9th st, s w cor 8th av, runs west along street 118.10 x south 72.6 x west 20 x north 72.6 to 9th st, x west 446.10 to point 110 e 7th av, x south 82.6 x east 287.10 x north 10 x east 297.10 to 8th av, x north 72.6. Daniel Doody to Michael F. Donohue. Sub. to mort. 120,000

9th st, s s, 138.11 w 8th av, runs west along street 446.10 to point 110 e 7th av, x south 82.6 x east 287.10 x north 10 x east 297.10 to 8th av, x north 72.6 to beginning. Error. Michael F. Donohue to Daniel Doody. Sub. to mort. 120,000

North 9th st, s s, 233.4 e 2d av, 16.8x100. Minnie L. wife of Myers R. Jones to Geo. W. Rice, et al. See Gates av, &c. Q. C. nom

12th st, s s, 60 w 4th av, 21x100. Abraham H. Jonas, New York, to Anna C. wife of Robert W. Browne. All title. Mort. \$4,000. nom

12th st, s s, 298 e 6th av, 24.10x100. Harriet wife of and Frederick C. Borden to William J. Driver. Mort. \$1,295. 2,200

12th st, s w s, 166.7 n w 7th av, 18.9x100, h & l. Jennie Lindsay to Thomas Lindsay. Mort. \$1,800. nom

21st st, s w s, 225 n w 6th av, 75x70.4x75x63.2. Caroline F. Bongards to Caroline Hermans. Q. C. gift

28th st, n e s, 180 s e 3d av, 20x100. Release mort. Elizabeth Edwards, as guard. of Duncan Edwards, and John Edwards, individ., to John P. M. Goodwin. 200

28th st, n e s, 140 s e 3d av, 60x100. Release mort. Albert K. Teele, as exr. and trustee Jesse Bunton, and Walter T. Babcock, as admr. of Sam'l Babcock, dec'd, to John P. M. Goodwin. 150

Same property. Release mort. The Mitchell Granite Works, of Quincy, Mass., to same. 150

28th st, n e s, 100 s e 3d av, 100x100. Christina Munting to Matilda wife of John P. M. Goodwin. Morts. \$4,900. nom

44th st, n e s, 150 n w 4th av, 20x100.2. Joseph G. Willis to William Wallace. nom

Same property. William Wallace to Ellen wife of Joseph G. Willis. nom

57th st, s w s, 200 s e 5th av, 20x100.2. Edward

T. Hunt, exr. and trustee T. Hunt, to Samuel Brackett. 250
 Av B. s e s, adj H. Duryea et al., Canarsie, 41.8x132. Richard Van Houten to Christian Nicoler. 125
 Atlantic av, s s, 150 w Bond st, 25x200 to Pacific st, h & l. Foreclos. Lewis R. Stegman to Sarah E. Duigan and Julia D., John S., and Franklyn Coit. 5,000
 Central av, s w s, 175 n w Jefferson st, 25x100, h & l. Daniel Fink to Helena Spitzer. Q. C. 4,000
 Same property. Helena wife of and Robert Spitzer to Amalia Fink. Q. C. All liens. 4,000
 Central av, e s, 50 s Troutman st, 25x100. Cornelius Cook to William Bayer. 1,150
 Carlton av, e s, 204.7 n Atlantic av, 20x100. Pacific st, n s, 190 w Hoyt st, 20x90. Maggie E. Smith, Chatham, N. Y., to Cora E. and Florence B. Smith. Q. C. nom
 Clinton av, e s, 46 s Fulton st, 25x100. Foreclos. Thomas H. York to Emeline F., wife of Reuben Tooker. 15,000
 De Kalb av, n e cor Central av, 100x100, hs & ls. Casper Bootz to Annie Jenne. Morts. taxes, &c. 8,000
 De Kalb av, n s, 200 w Tompkins av, 75x100, hs & ls. Nancy, wife of, Hosea O. Pearce, to Edgar O. Pearce. nom
 Same property. Edgar O. Pearce to Hosea O. Pearce. nom
 Evergreen av, s w s, 54.9 s e Adams st, 27.5x106 x25x94.10. Charles Deckelmann to Charles I. Haubert. 860
 Evergreen av, easterly cor Harman st, 100x100. Thomas Morgan and Maria S. to Theodore J. Beir. Mort. \$4,250, taxes and assessments. 4,500
 Evergreen av, southerly cor Himrod st, 16.8 x80. Anna E. wife of John G. Cozine, Jr., to Ellen C. Hommel. Mort. \$2,500. 4,000
 Evergreen av, s w s, 83.4 s e Himrod st, 16.8x80. Ann E. wife of John G. Cozine, Jr., to Cord Meyer, Jr., Maspeth, L. I. nom
 Greene av, n s, 415 w Bedford av, runs west 60 x north 80 x east 50 x north 26.4 x east 10x south 106.5. Hannah K. wife of Gerrit D. Van Vranken, Hempstead, L. I., to Joseph H. Townsend. nom
 Greene av, n w s, 280 n e Knickerbocker av, 20 x70x20x68. Christian F. Hommel to Anna E. Cozine. 250
 Greene av, n s, 91.8 n Stuyvesant av, 16.8x100, h & l. Alexander S. Walsh to Adrianna C. wife of Richard O. Portsmore. Mort. \$3,000. 5,500
 Gates av, n s, 282 e Nostrand av, 20x100. Susan, wife of Edward Johnson, to Mary E. Holmes, widow. Mort. \$3,000. 3,900
 Gates av, s s, 200 e Ralph av, 50x200, to Monroe st. Minnie L., wife of Myers R. Jones, to George W. Rice et al. See Gates av., &c. Q. C. nom
 Gates av, s s, 200 e Ralph av, 50x200, to Monroe st, hs & ls.
 North 9th st, s s, 233.4 e 2d st, 16.8x100, h & l. Heyward st, s s, 427.1 w Bedford av, 19x61.6 x19.7x66.3, h & l.
 Heyward st, s s, 480.1 w Bedford av, 19x66.3 x19.7x71, h & l.
 Heyward st, s s, 272 w Lee av, 16x100, h & l. Pacific st, No. 373, n s, 205.6 e Bond st, 19.6x100, h & l.
 Edward Hincken, exr. and trustee Peter Rice, to George W., Adelaide M., Cecelia A. and C. Corinne Rice, tenants in common. nom
 Hamilton av, w s, 54.9 n 2d av, 22x83.3x25.5x70.6. Foreclos. George G. Barnard to Michael H. Hagerty. 480
 Hamilton av, w s, 76.9 n 2d av, 20x94.10x23.1x83.3. Foreclos. Same to Nicholas Langler. 510
 Hudson av, e s, centre line, extdg from centre Furnald st to centre Earl st, and in depth to point 117.7 west of Albany av, Flatbush. Lewis Hurst to Mary E. Ellis. Morts. \$2,000. nom
 Same property. Mary E. Ellis to Lewis Hurst. 2/3 part. Q. C. Morts. \$5,000, and share of taxes, &c. nom
 Hale av, e s, 400 s Division av, 53.3x100.2, to Union pl, East New York. James E. Pearson to Daniel E. Van Valkenberg. 375
 Harrison av, e s, 67 s Gwinnett st, 20.8x100.4x28.5x100. Richard Weeks to Adam Kessel and Barweta his wife. Mort. \$1,000. 2,000
 Johnson av, n s, 75 w Morrell st, 25x100, h & l. Catharine E. Wanzel to Annie wife of Peter Frank. Mort. \$1,200. 3,000
 Liberty av, s w cor Madison st, 77.6x100, New Lots. Cornelia D. Conant et al, heirs William S. Conant, dec'd, to John Ficken. 700
 Liberty av, s s, 39.10 e Miller av, 20x77.11, h & l, New Lots. Daniel Schroeder to Leonard Leyppold and Barbara his wife. 1,500
 Manhattan av, e s, 100 s Meserole av, 25x100, h & l. Nathaniel P. Norman, Oak Ridge, N. J., to Serepta H. Pease. Mort. \$2,000. 5,500
 Marcy av, w s, 43 n Heyward st, 57x80. Release mort. John R. Willis, exr. W. F. Mott, to Louisa wife of Henry Grassman. 2,500
 Nostrand av, n e cor Kosciusko st, 25x100, John C. Cook to Joseph Pruner. Mort. \$3,000. 14,000
 Park av, n s, 100 w Marcy av, 50x100. Joseph Vollkommer to Antonette Brecht. Mort. \$1,000. 1,700
 Park av, s s, 149.8 w Broadway, 22x100, h & l. William Eggert to Anna Ott. M. \$1,400. 3,200
 Prospect av, s w s, 175 s e 6th av, 25x100.2. Dennis Shehan to George Stannard. Mort. \$3,000. 6,000
 Smith av, w s, 100 n Liberty av, 75x100, New Lots. Mary G. F. wife of and Albert A.

Miller, Montclair, N. J., to Rudolph Reimer. 1,200
 Stone av, e s, 82.2 s Dean st, 44x100, New Lots. Catharine Molloy to John Wick. Mort. \$1,300. 2,400
 Stoothoff av, e s, 175 s 2d st, runs east 100 x north 25 x east 100 to Canavello av, x south 50 x west 200 to Stoothoff av, x north 25, New Lots. Charles A. Canarello to Frederick Herold. 270
 Stoothoff av, e s, 200 s 2d st, 25x200 to Canavello av, New Lots. George Johnson to Friederich Herold and Friedericke his wife. 100
 St. Marks av, No. 164, s s, 170 e Carlton av, 20 x100. Arthur G. Hill, Florence, Mass., to Henry Weinbagen. Morts. \$7,500. exch.
 Throop av, w s, 50 s Wallabout st, 25x100. Benjamin Olbricht to John and John G. Roth. Mort. \$4,200. 5,200
 Washington av, n w cor De Kalb av, 20.6x100. Annie Y. wife of and David H. Fowler to Thomas Adams, Jr. Morts. \$13,750. 21,000
 Waverly av, n s, 858.2 w Flatbush av, 100x116.11x114.3x123.2, Flatbush. Thomas Stapleton to George Harper, N. Y. 4,700
 Willoughby av, s s, 40 e Grand av, 80x90. Everett B. Wheeler to George W. Brown. Release mort. 1,600
 Willoughby av, s s, 40 e Grand av, runs south 90 x east 60 x north 10 x east 20 x north 80 to avenue, x west 80. Charles B. Grannis, exr. C. B. Grannis, to same. Release mort. nom
 2d av, w s, 84.2 s 14th st, runs west 90.6 to east side of Gowanus Toll Bridge Company's land x southeast to 2d av, x north 101.7. Arthur W. Benson to Michael H. Hagerty. Q. C. Correction deed. nom
 3d av, w s, 40 s 6th st, 20x100. John Farrell to George Schmid. 825
 3d av, w s, 40 s 6th st, 40x100. Arthur W. Benson to George Schmidt. Q. C. Correction deed. nom
 Last will and testament of William W. Swayne, dec'd, bequeaths entire estate to his wife. nom

MORTGAGES.

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

NEW YORK CITY.

NOVEMBER 16, 17, 19, 20, 21, 22.
 Andrews, Wallace, to Henry A. Barling et al., as trustees Edward M. Robinson, dec'd. 67th st. P. M. Oct. 31, 5 years, 5 per cent. \$90,000
 Appell, Jacob, to Jane A. Wolfe. 8th av, e s, 75.5 n 55th st, 25x100. Nov. 15, due Dec. 27, 1884. 3,500
 Appell, John, to John Stewart. 6th av. P. M. Nov. 17, 2 years, 5 per cent. 13,000
 Same to George Ehret. 6th av, e s, 63 s 31st st, 41x70. Nov. 19, due Nov. 17, 1884, 5 per cent. 14,000
 Allen, William P., of Harrison, N. Y., to Edwin P. Smith, as trustee. 4th av, n e cor 12th st, 25x—x—x66.5. Lease. May 16, 1882, due June 1, 1883, 4 1/2 per cent. 3,500
 Binse, Augustus V., to Peter A. Embury, West Orange, N. J. 32d st, n s, 118.6 e 8th av, 18.6 x104.10x18.6x103.7. Nov. 22, 1 year. 1,000
 Birdsall, Lucretia V., to John J. Hughes, Brooklyn. 125th st, n s, 285 e 6th av, 100x99.11. Nov. 9, 6 months, installs. 7,600
 Bronson, Willett, to Henry A. and Edward C. Bogert, guard. of children of C. L. Bogert, dec'd. 5th av, s w cor 125th st, 18x85. Nov. 12, 3 years. 24,500
 Same to Henry A. Bogert, trustee for Frances S. Draper. 5th av, w s, 34.8 s 125th st, 16.8x85. Nov. 12, 3 years. 18,000
 Same to Harriet Overhiser. 5th av, w s, 18 s 125th st, 16.8x85. Nov. 13, 1 year. 18,000
 Barstow, Jane W., widow, Bridgewater, Mass., to THE NEW YORK LIFE INS. CO. Maiden lane, No. 83, n s, 54.1 w Gold st, 25.3x81.11x24.4x91.2. Oct. 30, 3 years. 25,000
 Same to George De F. Barton and William L. Whittemore, of Barton & Whittemore. Same property. 2d mort. Oct. 30, 1 year. 1,000
 Begg, Alicia, wife of and Patrick F., to James Mulry. 9th st, s s, 93 e Av B, 25x93.11. Nov. 17, installments. 3,500
 Berliner, Solomon, to Franklin Rich. 3d av, 23d Ward. P. M. Nov. 16, 3 years, 5 1/2 per cent. 1,500
 Boehler, Adolphus, to Charles E. Strong, trustee for Kate P. Warden. East Broadway, No. 32. P. M. Nov. 15, 3 years, 5 per cent. 8,500
 Same to Elizabeth A. Weaver and ano., exrs. J. Patterson. Same property. 2d mort. Nov. 15, 1 year. 2,400
 Brady, Thomas F., to Harrison B. Moore, Brooklyn. Grand st, n e cor Suffolk st, 75x100. Interest under will of P. S. Brady. Nov. 15, notes. 2,500
 Brady, Ann E., widow, to Harrison B. Moore, Brooklyn. Grand st, n e cor Suffolk st, 75x100. Life interest under will of P. S. Brady. Nov. 15, notes. 2,500

Bailey, Edmund S., mortgagor, with William Man, exr. and trustee Bessie L. Rodman. 79th st, n s, 350 w 9th av, 50x102.2. Corrects an error in description of mortgage made in 1871. nom
 Bell, George, to Almira H. Stout et al., exrs. A. V. Stout. Willett st. P. M. Nov. 20, 5 years. 5,000
 Blackwell, Frank E., Long Island City, to James I. Corsa. Mott st, 23d Ward. P. M. Nov. 14, 3 years. 550
 Bliss, Benjamin K., to THE CITIZEN'S SAVINGS BANK, City New York. 35th st, n s, 40 w Lexington av, 20x74.1. Nov. 21, 1 yr. 13,000
 Brandes, Anna M., widow, to Selenda Guthrie. 34th st. P. M. Nov. 20, 3 years, 5 p. c. 6,500
 Burton, Thomas, to Hester A. Bertine, Eastchester. 148th st, n s, 167.3 e Morris av, 33 x106.6. Nov. 16, 2 years. 1,000
 Callaghan, Ann, to Paulina A. Morgan. 8th av. P. M. Nov. 20, 3 years, 5 p. c. 8,000
 Christopher, Charles R. and William H., to Phillips Phoenix et al., exrs. S. W. Phoenix. William st, No. 181 and No. 22 Spruce st, begins Spruce st, s s, 47.2 w William st, runs west 20 x south 49.6 x east 78.1 to William st, x north 25.4 x west 52.1 x north 24.8. Nov. 20, 3 years, 4 1/2 per cent. 33,000
 Cohn, Bertha, and Ascher Simon, to Henry Koenig. Chrystie st. P. M. Nov. 19, 3 years, 5 per cent. 40,000
 Collard, Edward, to Abraham Michelbacher. 118th st. P. M. Nov. 8, due Nov. 12, '86. 2,000
 Caille, August, to Adolph Pfeiffer. 25th st. P. M. Nov. 15, 1 year, 5 per cent. 1,000
 Carey, Henry and Thomas, to Jane Robert, New Utrecht. 2d av, cor 30th st. P. M. Nov. 13, 5 years, with privilege of paying \$3,000 on account when interest will be reduced to 5 per cent. 16,000
 Casey, John A., Brooklyn, to Thomas H. Messenger, exr. Harry Messenger. Front st, No. 152, 19.3x63x20x63. Nov. 16, 1 year, 5 per cent. 5,000
 Condon, Michael T., to Edward J. Gallagher, Jersey City. Centre st, No. 241, w s, 25x64. Nov. 14, due Sept. 18, 1888. 4,500
 Cooke, Frances R., wife of Cornelius L., to John H. Drake and William De F. Stratton. 126th st, s s, 203.8 w 8th av, 15x89.10. Nov. 15, 3 years. 7,500
 Same to John H. Drake. Same property. Sept. 1, 2 years. 870
 Copinger, Mary C., wife of Henry, to William A. Lindsay, Jacob Graff and Arthur A. Megguier, of Lindsay, Graff & Megguier. 73d st, n s, 125 e 5th av, 46x102.2. Nov. 15, note. 4,140
 Cuthell, Mary, M., to THE IRVING SAVINGS INST. 126th st, n s, 215 w 4th av, 20x99.11. Nov. 16, 1 year, 5 per cent. 2,000
 Charlier, Emma A., to William A. Wheeler. 45th st, No. 83, n s, 180 w 6th av, 20x100.5. Nov. 20, 1 year. 1,500
 Clapp, Susan L., to George F. Hussey. Broome st, n w cor Thompson st, 20x75. Nov. 20, 5 years. 10,000
 Doblin, Morris, to Mary P. Adam. 27th st, s s, 120 w 6th av. P. M. Nov. 22, 3 years. 8,000
 Same to Joshua Kantrowitz. Same property. 2d mort. Nov. 22, 1 month. 520
 Denner, John, to Daniel Wetteraus. 12th st, No. 524, s s, 345.6 e Av A, 25x103.3. Nov. 16, 1 year, 5 per cent. 5,000
 Dietz, Frederick, to Grace T. Wells, Franklin, N. J. 50th st. P. M. Nov. 1, due Nov. 19, 1888, 5 per cent. 5,000
 Dockrill, Elisa, wife of Richard H., to John J. Nathans. Valentine av, e s, abt 110.5 s Macombs Dam Road, 100 x abt 250 to Tiebout av. Nov. 15, 1 year. 1,100
 Duffy, Mary, wife of and Michael, to THE MUTUAL LIFE INS. CO., New York. Av A, w s, extending from 79th st to 80th st, 204.4 x75; 80th st, s s, 75 w Av A, 25x102.2. Nov. 16, due March 1, 1885. 25,000
 Same to Jonas M. Libbey. Same property. P. M. Nov. 14, 1 year. 37,000
 Same to Francis H. Weeks. 80th st, s s, 100 w Av A, 288x102.2. Nov. 17, due Nov. 15, 1885. 9,500
 Same to same. Same property. Nov. 17, due Nov. 15, 1885. 21,500
 Same to Jonas M. Libbey. Same property. Sub. to above morts. Nov. 14, 1 year. 46,000
 Duffy, Mary, to THE NEW YORK LIFE INS. CO. 79th st, n s, 75 w Av A, 286x102.2, being 11 lots of 25x102.2. Mort on each lot \$11,500. Nov. 1, 3 years. 126,500
 Same to Jonas M. Libbey. Same property. 11 morts, one on each lot for \$5,141. Nov. 17, due Nov. 14, 1884. 56,551
 Same to THE NEW YORK LIFE INS. CO. 79th st, n s, 361 w Av A, 27x102.2. Nov. 1, 3 years. 11,500
 Same to Jonas M. Libby. Same property. Nov. 17, due Nov. 14, 1884. 5,141
 Dunker, John E., mortgagor, with Alexander McSorley. Party 2d part agrees to subordinate a mortgage held by him to a building loan made by Jacob Korn to said Dunker. nom
 Dub, Julia, wife of and Leo, to Albert McNulty and ano., trustees for Mary McNulty. 1st av, e s, 49.8 n 24th st, 24.3x100x24.10x100. Nov. 17, 1 year, 5 per cent. 6,000
 Same to David B. Ogden and ano., trustees for Effie K. Haight. Same property. Nov. 17, 1 year, 5 per cent. 6,000
 Same to Lewis Johnston. 1st av, No. 416, e s, 24.8 x100. Nov. 19, 1 year. 2,000
 Duffy, Mary, wife of and Michael, to George N. Manchester and William N. Philbrick, of Manchester & Philbrick. 93d st, n s, 135 w

2d av, 25x100.8. Subject to mortg. \$12,500. Nov. 20, 6 months. 5,600
 Same to same. 94th st, s s, 425 e 3d av, 25x100.8. Subject to mortg \$12,500. Nov. 20, 6 mos. 5,000
 Elliott, James R., and Edwin H. Burr to William J. Merritt. 129 h st. P. M. Nov. 13, 2 years, installs. 10,000
 Same to same. Same property. P. M. Nov. 13, 2 years. 3,000
 Everett, Samuel H., to William E. Booth, Southold, L. I. West st, Nos. 143 and 144 and Nos. 214 and 216 Washington st, begins West st, e s, 106.1 s Barclay st, runs north 42.6 x east 74.9 x south 15 x east 109 x north 15 x east 75 to w s of Washington st, x south 42.6 x west 257.11. Nov. 17, due Nov. 19, 1884. 5,000
 Franke, William B. and Edward, to Simon Kelly. 34th st. P. M. Nov. 21, 1 year, 5 per cent. 15,000
 Fenuo, Leah J., wife of William J., to Hettie Knox. Parcel described as being on w s Sedgwick av, at monument marking the intersection of a proposed street marked 2 on Commissioners map, runs northeast along proposed street 25 x westerly to New York City & Northern Railroad, x southerly — x easterly —. Nov. 14, 3 years. 1,500
 Flood, Rose, widow, Brooklyn to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 109th st, s s, 150 e Lexington av, 25x100.11. Nov. 2, 1 year. 8,500
 Same to same. 109th st, s s, 125 e Lexington av, 25x100.11. Nov. 2, 1 year. 8,500
 Fuller, Charles A., to Charles H. Russell. 72d st. P. M. Nov. 12, 1 year. 30,000
 Same to same. 71st st. P. M. Nov. 12, 1 year. 25,000
 Giblin, Michael, and James W. Taylor to Joseph A. Lawrence, Newtown, L. I. 1st av, w s, 75.5 s 49th st, 25x100. Nov. 17, due Nov. 1, 1886, 5 per cent. 11,500
 Same to Julia E. Cameron. 1st av, s w cor 49th st, 50.5x100. Nov. 17, due Nov. 19, 1886, 5 per cent. 27,000
 Same to Abraham B. Odell, exr. Jacob D. Odell. 1st av, w s, 50.5 s 49th st, 25x100. Nov. 17, due Nov. 19, 1886, 5 per cent. 11,500
 Guion, Amanda, wife of William H., to Frederic R. Coudert et al., exrs. E. Stern. 45th st, No. 5 E. n s, 150 e 5th av, 25x100.5. Nov. 17, 1 year, 5 per cent. 35,000
 George, Lucas, to Jacob Altschul. 81st st, n s, 125 w 2d av, 50x102.2. Oct. 29, 1 year. 1,000
 Same to Mary K. Brooks, Brooklyn. 81st st, n s, 125 w 2d av, 25x102.2. Oct. 29, 3 yrs. 2,000
 Same to Elizabeth D. and Emily M. Wheeler. 81st st, No. 239, n s, 125 w 2d av, 25x102.2. Nov. 22, 5 years, 5 per cent. 12,500
 Godwin, Sarah, wife of and William M., to Elbert Bailey. 145th st, s s, 153.4 e 3d av, 25x100. Nov. 22, 1 year. 500
 Guillaume, Charles L., to Edward Oppenheimer and Isaac Metzger. 76th st. P. M. Sept. 25, due Sept. 1, 1884. 50,000
 Harris, Frederick G., to Herman Kobbe. 48th st, n s, 50 e 7th av, 16.8x50.4. Nov. 22, 4 years. 6,047
 Hirschhorn, Severine, to Edwin Einstein. 43d st, n s, 112 w 6th av, 20x100.5. Sub. to mortg. \$15,000. Nov. 21, due Dec. 1, 1883. 8,478
 Haenschen, Emil, to John Bell. 121st st, n s, 150 w 1st av, 25x165.1x33x188.3. Nov. 16, 6 months. 1,000
 Hamilton, Sylvester M., to William R. Martin. 81st, s s, 717 w 3d av. P. M. Nov. 5, 1 year. 20,000
 Same to same. 81st st, s s, 758 w 3d av. P. M. Nov. 5, 1 year. 20,000
 Same to Hugh Lamb. 5th av, No. 925, e s, 70 s 67th st, 30.5x120. Nov. 17, notes. 22,500
 Same to Henry A. Barling et al., as trustees Edward M. Robinson, dec'd. Same property. Nov. 5, 5 years, 5 per cent. 150,000
 Same to same. 5th av, e s, 75.5 n 66th st, 25x100. Nov. 5, 5 years, 5 per cent. 100,000
 Hays, Ida P., wife of Charles H., to THE GERMANIA LIFE INS. CO., City New York. 83d st, s s, 103 e Madison av, 15x102.2. Nov. 16, due Nov. 30, 1884, 5 per cent. 15,000
 Hayslip, George J., to Julius B. Denicke. Kingsbridge to West Farms road, n s, 55.6 w Hoffman st, 55.6x78x51x102. Oct. 1, 5 yrs. 800
 Heller, Anton, to John M. Axtmann. 87th st, s s, 135 e Av A, runs south 100.8 x east 15 x north abt 37.9 x east 3 x north 63 to 87th st, x west 18. Nov. 16. Secures contemplated advances and 115
 Henriques, Aaron J., to THE CITIZEN'S SAVINGS BANK. 37th st, s s, 142.6 e 6th av, 21.6x98.9. Nov. 17, 1 year, 5 per cent. 10,000
 Higgins, Rosa, wife of and James, to THE GERMAN SAVINGS BANK, City New York. 2d av, n e cor 79th st, 76.8x70. Nov. 17, 1 year. 40,000
 Houghton, Edward C., to John O'Brien. 69th st, s s, 175 w 9th av, 25x100.5. Nov. 16, due Nov. 15, 1886, 5 per cent. 8,000
 Hamilton, Sylvester M., to George B. Cole, Baltimore, Md. 5th av, e s, 70 s 67th st, 30.5x120. Subject to mort. \$150,000. Nov. 19, due April 8, 1884. 30,000
 Same to same. 81st st, s s, 717 w of w s 3d av, 88x102.2. Nov. 19, 6 months. 20,000
 Hefner, Frederick J., Jersey City, to Moses Born, Chicago, Ill. 4th av, e s, 25.6 s 85th st, 51.1x82.3. Nov. 20, 1 year. 3,000
 Higgins, James, and Rosa his wife, to Edward B. Cobb. 57th st, n s, 100 e 11th av, 25x100.5. Nov. 20, due May 1, 1887. 16,000
 Hill, Valentine, to Johanna Kaiser. 79th st. P. M. Nov. 20, due Dec. 1, 1883, 5 per c. 8,000
 Hillen, George, to Jane Robert New Utrecht,

L. I. 5th av, w s, 73.3 s 14th st, 30x107. Nov. 21, 5 years, 5 per cent. 62,000
 Hirschhorn, Severine, wife of and Louis, to William T. Whittemore et al., exrs. and trustees J. H. Lawrence, dec'd. 43d st, n s, 112 w 6th av, 20x100.5. Nov. 5, due Nov. 3, 1888, 5 per cent. 15,000
 Jacobs, Solomon, to James H. Redman and ano., exrs. C. H. Redman. Forsyth st, No. 45. P. M. Nov. 12, due Nov. 15, 1886, 5 per cent. 8,500
 Jeans, Edward, and John A. Taylor, to Sarah A. Clarke. South 5th av. P. M. Nov. 14, 1 year, 5 per cent. 11,000
 Jones, Ann E., wife of Morgan, to Henry McCaddin, Jr., Brooklyn. Grand st, s w cor Clinton st, 50x80. Nov. 17, due Nov. 19, 1888, 5 per cent. 20,000
 Jonas, Abraham H., to William Meissel. 73d st, n s, 160 e 3d av, 75x102.2. Nov. 2, 6 months. 3,000
 Kahrs, Herman, and Johann F. Schroeder to THE METROPOLITAN SAVINGS BANK. 2d av, 71st st. P. M. Nov. 15, 1 year, 5 per cent. 12,000
 Kerner, Adam, to Sebastian Kerner and Mary his wife. 49th st, n s, 525 w 9th av, 25x100.5. Nov. 21, demand, 5 per cent. 15,000
 Katzenstein, Betty, wife of and Simon, and Lena wife of and Louis H. Knopping to John C. Gray, referee. Manhattan st or pl. P. M. Nov. 10, 3 years. 1,610
 Same to same. Manhattan st or pl. P. M. Nov. 10, 3 years. 1,487
 Keller, Morris, to William Cohen. 3d av, n e cor 108th st, 50x100. Nov. 1, 6 months. 5,750
 Same to Julius Lipman. Same property. With power to collect rents, apply proceeds, &c. Nov. 1, 6 months. 5,000
 Kehoe, Alfred, to Mary Wilson. 101st st. P. M. Nov. 16, due July 1, 1884. 2,000
 Kerwin, Andrew J., to Douglas Robinson. 4th av, 91st st. P. M. June 13, due June 21, 1884, or sooner. 64,500
 Korn, Max S., to Jesse A. Marshall. 47th st, No. 138 E., s s, 165 e Lexington av, 18x100.5. Nov. 21, 5 years, 5 per cent. 6,000
 Lange, Elise, to Julius Heiderman. All real estate of party first part. Nov. 17, secures note. 30
 Lautenbach, Sarah, wife of and Simon, to Salomon Herrmann. Lexington av, w s, 40.5 n 46th st, 20x75. P. M. May 4, 1889, installs. 18,000
 Livingston, William, to Oliver Hitchcock. Jane st, No. 21, n s, 150 e 4th st or present line 8th av, 26x80. Nov. 17, due Nov. 2^d, 1886, 5 per cent. 6,000
 Lowenstein, Carrie, to Henry S. Crump. 114th st, s s, 55.1 w 2d av, 45x38.4x65.8. Nov. 10, 4 months. 450
 Lamb, Hugh, to THE GERMAN SAVINGS BANK, City New York. 11th st, n s, 356.9 w Broadway, 27x103.3. Nov. 17, 1 year. 35,000
 Lamb, Isabel A., wife of Hugh, to Sigismund Kaufmann, Brooklyn. Same property. Nov. 17, 1 year. 3,000
 Lane, Mary J., to Thomas Keenan. 130th st. P. M. Nov. 19, 5 years, 5 per cent. 13,000
 Lee, Frederick H., to Stephen D. Wilson. Ferry st, n s, 59.4 w Waverly pl, 19x75. Nov. 8, due Nov. 16, 1885. 1,000
 Same to same. Same property. Nov. 8, due Nov. 16, 1886. 2,000
 Levy, Joseph, to THE DRY DOCK SAVINGS INST. 115th st, s s, 150 e 2d av, 5 lots, each 25x100.10. 5 mortg., each \$1,000. Nov. 19, 1 year, 5 per cent. 5,000
 Libas, Robert, to Morris Kuttner and Jacob Fibel. 2d av, e s, 24.9 n 27th st, 24.8x100. Nov. 16, 6 months. 2,500
 Loonie, Dennis, to Lewis Wiener, Philadelphia, Pa. 90th st, s s, 108.7 w Lexington av, 27.6x100.8. Nov. 17, 3 years, 5 per cent. 12,000
 Same to same. 90th st, s s, 136.1 w Lexington av, 27.6x100.8. Nov. 17, 3 years, 5 per cent. 12,000
 Same to Eliza Wiener, Philadelphia, Pa., trustee H. Wiener, dec'd. 90th st, s s, 191.1 w Lexington av, 2 lots, each 27.6x100.8. 2 mortg., each \$12,000. Nov. 17, 3 years, 5 per cent. 24,000
 Same to same, as trustee of Pauline Sill. 90th st, s s, 163.7 w Lexington av, 27.6x100.8. Nov. 17, 3 years, 5 per cent. 12,000
 Lynch, Samuel, to T. Frederic Thomas. 128th st, n s, 327 w 7th av, 17x99.11. Nov. 22, due Dec. 1, 1885. 9,000
 Magrane, Thomas, to Margaret R. French. 76th st, s s, 155 e 3d av, 25x102.2. Nov. 21, due Nov. 1, 1886, 5 per cent. 10,500
 Moore, Anna L., wife of and Hugh H., to Jane Buckman and ano., exrs. E. Buckman. 114th st, s s, 105 e 4th av, 3 lots, each 16.6x100.11. 3 mortg., each \$5,100. Nov. 20, due Dec. 6, 1886, 5 per cent. 15,300
 Muller, Eva, wife of and George, to Robert and John Boyd, exrs. J. B. Warden. 82d st, No. 235, n s, 152.8 w 2d av, 25.4x100, with all title in strip adj on east, 0.2x102.2. Nov. 21, 3 years, 5 per cent. 16,000
 Same to same. 82d st, No. 233, n s, 178 w 2d av, 25.4x102.2. Nov. 21, 3 years, 5 p. c. 16,000
 Mead, Isabella S., wife of Charles L., to Frank M. Lawrence, Mastic, Conn. 79th st, s s, 208.6 w 4th av, 17x102.2. Sub. to mort. \$11,000. Nov. 17, due Aug. 19, 1886, 5 per cent. 4,000
 Munro, George, to THE EQUITABLE LIFE ASSURANCE SOC., U. S. 59th st, s s, 120 e 6th av, 125x100.5. Nov. 16, due Dec. 1, 1885. 276,000
 Martin, Susan B., Plainfield, N. J., to Milton P. Day. All title of mortgage in estate of her grandfather William H. Loggett, dec'd. Nov. 20, 3 months. 300
 Meeshen, Elizabeth, wife of Hugh, to Edwin A,

Bradley and George C. Currier, of Bradley & Currier. 108th st, s s, 65 e Lexington av, 255x100.11. Nov. 15, 4 months, without interest. 7,500
 Neill, Jane J., widow, of Westchester, to THE CONNECTICUT MUTUAL LIFE INS. CO. of Hartford, Conn. 25th st, s s, 210.3 w Broadway, 50x98.9. Nov. 19, 5 years, 5 per cent. 50,000
 Nicholson, William, to Robert Nicholson. 162d st, n e s, part of lots 44 and 45 map North Melrose, 35x100. Nov. 5, 5 years. 1,450
 Nones, Alexander H., to Eweretta C. Whitney. 66th st, n s, 230 w 4th av, 20x100.5. Nov. 20, 3 years. 8,500
 Ohmeis, Joseph M., to Alexander Brown. Clinton pl, No. 131, n s, 102.7 e 6th av, 25x93.11. Nov. 21, 3 years, 4 1/2 per cent. 12,500
 Same to same. Clinton pl, No. 129, n s, 127.7 e 6th av, 25x93.11. Nov. 21, 3 years, 4 1/2 p. c. 12,500
 Osborne, Thomas, to The Phoenix Iron Co., Philadelphia. 57th st, s s, 228 w 5th av, 22x100.5. Nov. 16, 1 year. 25,000
 O'Sullivan, John and Jeremiah, to Alexander McSorley. 4th av, s w cor 12th st, 101x105. Nov. 16, demand. 3,848
 Onderdonk, William T., to THE EAST RIVER SAVINGS INST. 139th st, n s, 156.6 w Willis av, 50x101. Nov. 20, 1 year, 5 per cent. 11,000
 Peper, George, to THE METROPOLITAN SAVINGS BANK. 2d av. P. M. Nov. 15, 1 year, 5 per cent. 8,000
 Poppendieck, William C., to Cyprien Gousset. 21st st. P. M. Oct. 19, 3 years, 5 p. c. 3,700
 Poulder, Annie T., to Arena A. wife of William H. Wright. 141st st. P. M. Nov. 17, 5 years. 2,200
 Post, Alfred C., to Josiah S. Leverett and Mary E. and Theodosia D. Lockwood, trustees Matilda Lockwood. Riverside av, e s, 500 n 122d st, 25x100. Nov. 16, 3 years. 4,500
 Pruss, John A., to Rosira Petrie. Fordham av. P. M. Nov. 20, 5 years. 1,850
 Raegenor, Louis C., Brooklyn, to THE BOWERY SAVINGS BANK. Morton st, No. 22, s s, 25x90. Nov. 20, 1 year, 5 per cent. 7,000
 Ralph, Edward, Brooklyn, to Lawrence Bardon. 49th st, No. 506, s s, 138 w 10th av, 26.4x100.5. P. M. Nov. 20, 5 years, 5 per cent. 15,000
 Same to THE COLLEGE POINT SAVINGS BANK. 49th st, No. 508. P. M. Nov. 20, 1 year, 5 per cent. 14,500
 Same to same. 49th st, No. 510. P. M. Nov. 20, 1 year, 5 per cent. 14,500
 Rogers, George W., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 123d st, n e cor 4th av, 35x100.11. Nov. 21, 1 year. 32,500
 Same to same. 123d st, n s, 35 e 4th av, 35x100.11. Nov. 21, 1 year. 27,500
 Same to same. 123d st, n s, 70 e 4th av, 35x100.11. Nov. 21, 1 year. 25,000
 Same to same. 123d st, n s, 105 e 4th av, 35x100.11. Nov. 21, 1 year. 25,000
 Same to Thomas Mackellar. 123d st, n e cor 4th av. P. M. Nov. 20, 1 year. 5,000
 Same to same. 123d st, n s, 35 e 4th av. P. M. Nov. 20, 1 year. 10,000
 Same to same. 123d st, n s, 105 e 4th av. P. M. Nov. 20, 1 year. 12,500
 Same to same. 123d st, n s, 70 e 4th av. P. M. Nov. 20, 1 year. 12,500
 Rosenberg, Wolf, to Amelia Bernstein. Delancey st, No. 127. See Conveys. 1/2 part. Aug. 1, 2 years. 1,100
 Regan, Michael, to William Ottmann. 2d av, w s, 50.1 s 84th st. P. M. Nov. 15, 1 yr. 4,000
 Same to same. 2d av, w s, 76.7 n 83d st. P. M. Nov. 15, 1 year. 10,000
 Ricketts, Anna L., wife of Pierre De P., to Edwin R. Holden. 79th st. P. M. Nov. 14, due Nov. 16, 1883, 5 per cent. 15,000
 Rankin, William, to William Astor. 10th av, 48th st. P. M. Oct. 29, due May 21, 1885, 5 per cent. 30,000
 Same to same. 10th av, 49th st. P. M. Oct. 29, due May 21, 1885. 30,000
 Smith, James R., to Mary A. Gwyer and ano., exrs. and trustees Christopher Gwyer, dec'd. 10th av, s e cor 72d st, 25.5x100. Aug. 10, 1 year, 5 per cent. 13,000
 Smith, Sarah J., wife of Frederick, to Peter Yule. 110th st. P. M. Nov. 22, 10 years, 5 per cent. 2,500
 Schmid, George D., to Henry Jacob. 104th st, n s, 80 w 4th av, 18.9x100.11. Nov. 19, 6 months. 2,000
 Schoenfeld, Hermann, mortgagor, with Simon Bing, Jr., and ano., exrs. M. Cooper. Agreement to extend mortgage and reduce interest to 5 1/2 per cent. Nov. 15. nom
 Schuck, Frederick, to Charles W. and Laura V. Willmot and Josephine W. Connolly. 47th st. P. M. Nov. 17, 6 months, 5 p. c. 7,000
 Sullivan, Susan, wife of John, to Randolph Guggenheimer. Lexington av, n e cor 91st st, 17.4x70. Nov. 14, 6 months. 5,000
 Seitz, Elizabeth, wife of Charles, to THE EMIGRANT INDUS. SAVINGS BANK, New York. 49th st, s s, 325 w 9th av, 25x100.5. Nov. 20, 1 year. 13,000
 Stone, Abraham L., and Morris Levy to Marks Gurfesky. Hester st. P. M. Nov. 20, due May 1, 1886. 800
 Seitz, Elizabeth, to Moses Born, Chicago. 49th st, s s, 325 w 9th av, 25x100.5. Nov. 20, 1 year. 3,000
 Trabold, Maria, wife of George, to Hiram B. Blauvelt, exr. N. Ewen. 127th st, s s, 300 w 9th av, 12.3x — to Lawrence st, x31.6x104.7. Nov. 15, 3 years. 2,500
 Same to same. Lawrence st, n e s, 328 w 9th av, 24.9x21.3x26.11x —. Nov. 15, 3 yrs. 1,500

Thurston, Franklin A., to Oscar C. Ferris. Madison av, s w cor 127th st, 99.11x85. Nov. 15, demand. 2,500
 Ughetta, Henry L., to Luigi F. Mazzetti. 60th st. P. M. Nov. 17, 5 years, 5 per cent. 7,000
 Van Riper, Charles, to Newbury D. Lawton. New Rochelle. 143d st, new, n s, 625.8 e Willis av, 18.10x86.9x abt 15x88.1. Oct. 8, 3 years. 2,500
 Wahlheimer, George, to Peter Doelger. 1st av. No. 94. Lease. Nov. 14, demand. 1,100
 Wallach, Leopold, to James E. West and ano., trustees Amelia G. West, dec'd. 61st st, n s, 227 e 3d av, 18x100.5. Nov. 1, due Nov. 16, 1888. 5 per cent. 8,000
 Welde, Charles, to George H. Livermore. 4th av, n w cor 124th st, 99.11x89.7. Oct. 30, 3 months. 10,000
 Williams, James, to Eliza wife of John Lannahan. 55th st. P. M. Nov. 15, 1 year, 5 p. c. 8,000
 Wright, Isaac E., to THE CITIZENS SAVINGS BANK, City New York. 126th st, s s, 210 w 3d av, 50x99.11. Nov. 16, 1 year. 30,000
 Warner, John W., to James J. Phelan. 3d av, n e cor 109th st. 19.11x74; 109th st, n s, 74 e 3d av, 18x100.11. Nov. 20, 1 year or sooner. 8,000
 Wright, Samuel O., Rockville Centre, L. I., to Anna M. Brandes et al., exrs. F. Brandes. 126th st, n s, 366.8 e 7th av, 16.6x99.11. Nov. 1, due Nov. 7, 1886, 5 per cent. 10,500
 Same to same. 126th st, n s, 383.4 e 7th av, 16.6x99.11. Nov. 1, due Nov. 7, 1886, 5 per cent. 10,500
 Same to Anthony Smyth. 126th st, n s, 330 e 7th av, 36.8x99.11. Nov. 17, 4 months. 4,000
 Walker, John, to William P. Dixon, exr. of Courtlandt P. Dixon, dec'd. 118th st, s s, 235.2 w 3d av, 92x100.11. Nov. 20, due Aug. 21, 1884. 16,000
 Same to Joseph J. Carberry. 118th st, s s, 235.2 w 3d av, 92x100.11x92.1x100.11. Nov. 20, 1 year. 26,000
 Same to same. Same property. Nov. 20, due Aug. 21, 1884. 8,000
 Wells, William H., to Thomas Osborne. 5th av, n e cor 74th st, 27.2x100. Nov. 17, 6 months. 15,000
 Same mortgagor with san e. Explains purpose for which mortgage was given, &c. nom
 Wright, Stephen J., to John Ross. 129th st, n s, 200 w 7th av, 25x99.11. Oct. 11, 6 mos. 5,000

KINGS COUNTY.

NOVEMBER 16, 17, 19, 20, 21, 22.

Bailey, James, to Mary W. Allen. Great Neck, L. I. Fulton st, s w cor Cleremont av, runs northwest along street 60 x southwest 53.5 x south 43 x west 20 x south 20 x west 44.4 x southeast 26.9 x east 134.8 to Cleremont av, x north 95.5. Nov. 9, 3 years, 5 per cent. \$15,000
 Baker, Henry C., to Hannah Enston, Philadelphia, Pa. Van Buren st, s s, 115 e Stuyvesant av, 15x100x5x—x89.10. Nov. 17, due Dec. 1, 1886. 2,000
 Same to same. Van Buren st, s s, 100 e Stuyvesant av, 15x89.10x—x74.7. Nov. 17, due Dec. 1, 1886. 2,000
 Bell, George, to The Williamsburg Savings Bank. Macon st, n s, 20 e Throop av, 20x100. Nov. 19, demand, 5 per cent. 3,000
 Burrucker, Friedrich, to Friedrich Heinemann. Sumpter st, s s, 325 e Patchen av, 25x60.9x25x57.11. Nov. 1, 5 years. 700
 Banham, Ann A., wife of Samuel P., to Janet wife of Samuel McLure. Magnolia st, n w s, 150 s w Irving av, 50x124.3x50x123.2. Nov. 16, 4 years. 5,000
 Bellew, Helen S., to Ellen Downey. 18th st, s s, 118 e 4th av, 17.11x100.2. Nov. 18, 1876, 6 years. 500
 Bergen, Evert, to Carrie Haydock, guardian Charles E. Haydock. Sackett st. P. M. Nov. 12, due Dec. 1, 1887. 4,000
 Bergen, Evert, to Louis St. Amant. Navy st, e s, 198 n Fulton st, 20x100.6. Error. Nov. 20, due Nov. 1, 1886. 2,750
 Brown, George W., to Laura D. Tweedy. Willoughby av, s s, 40 e Grand av, runs south 90 x east 60 x north 10 x east 20 x north 80 to Willoughby av, x west 80. Nov. 20, due March 1, 1884. 9,000
 Brown, Phebe A., wife of Paul S., to Charles L. Weeks and Benjamin Parr, of Weeks & Parr. Van Buren st, n s, 100 w Throop av, 21x100. Subject to mort. \$2,500. Nov. 19, 2 years. 600
 Bird, George W., to Charles D. Spencer, Clifton, N. J. Knickerbocker av, s s, 40 w Linden st, 40x100. Nov. 15, 1 year. 700
 Bishop, George H., Boston, Mass., to Platt S. Conklin. Herkimer st, s s, 49.6 w Pleasant pl, 16x80. Sept. 15, due Nov. 1, 1886. 1,600
 Bulwer, Henry A., to The Seaboard Bank, New York. 3d st, s s, 144 e Hoyt st, 130x— to 4th st. Nov. 15, due Feb. 18, 1884. 20,000
 Carlisle, William S., to Enos Wilder, Madison, N. J., and John Greenough, N. Y. Fulton st, Grand av. P. M. Nov. 14, 3 years, 5 per cent. 3,000
 Carpenter, Daniel H., Jersey City, to William Spencer, Jr. Bond st. P. M. Nov. 1. 500
 Clark, Lawrence W., to Charles A. Clark. High st, s w cor Navy st, 75x140.7. 1-5 part. Subject to the dower right of Elizabeth C. H. Clark in the whole of said premises. Nov. 20, 2 years. 1,500
 Cobb, Delphin B., to Dwight H. Olmstead et al., exrs. Anson Blake, Jr. Van Brunt st, westerly cor Summit st, 250x105 x northeast 150 x northwest 75 to Imlay st, x northeast 100 to Summit st, x southeast 180, with machinery, &c. Nov. 17, installs, 5 per ct. 21,700

Cooper Dudley, to Edward Skillin, Orange, N. J. 56th st, s s, 200 w 3d av, 40x100.2. Nov. 19, 5 years. 500
 Same to Edward Skillan, as admr. Simeon D. Skillan, dec'd. Same property. Nov. 19, 5 years. 1,000
 Clarke, Frederick W., to John S. Hitchman, Wayne, N. J. 14th st, s w s, 247.10 n w 7th av, 12.6x100. Nov. 13, 5 years. 600
 Cooper, John, to Timothy Gully. King st, s w s, 150 n w Richards st, 20x100. Nov. 1, 2 years. 300
 De Revere, Mary A., wife of Gilbert, to Margaret T., wife of and Martin G. Johnson. Quincy st. P. M. Nov. 1, 2 years. 3,500
 Same to William J. Sayres. Quincy st. P. M. Nov. 1, 1 year. 4,000
 Same to same. Quincy st. P. M. Nov. 1, 1 yr. 4,000
 Donnellon, Ella L., wife of and Cornelius E., to Sarah B. Shaw et al., exrs. George Shaw. Pacific st, n e cor 5th av, 25x80. Nov. 17, 5 years, 5 per cent. 10,000
 Donohue, Michael F., to The Metropolitan Life Ins. Co., New York. 9th st, s s, 138.11 w 8th av, 19.7x72.6. Nov. 19, due Nov. 1, 1888. 7,000
 Same to same. 9th st, s s, 179 w 8th av, 19.5x72.6x19.6x72.6. Nov. 19, due Nov. 1, '88. 6,000
 Same to same. 9th st, s s, 198.6 w 8th av, 19.7x72.6x19.6x72.6. Nov. 19, due Nov. 1, '88. 6,000
 Same to same. 9th st, s s, 238.6 w 8th av, 19.6x72.6. Nov. 19, due Nov. 1, 1888. 6,250
 Same to same. 9th st, s s, 258 w 8th av, 19.6x72.6x19.7x72.6. Nov. 19, due Nov. 1, 1888. 6,250
 Same to same. 9th st, s s, 296.2 w 8th av, 19.8x82.6x17.11x10x1.8x72.6. Nov. 19, due Nov. 1, 1888. 6,000
 Same to same. 9th st, s s, 315.10 w 8th av, 19.6x82.6. Nov. 19, due Nov. 1, 1888. 6,000
 Same to same. 9th st, s s, 375.7 w 8th av, 20.2x82.6. Nov. 19, due Nov. 1, 1888. 6,250
 Same to same. 9th st, s s, 395.9 w 8th av, 19.11x82.6. Nov. 19, due Nov. 1, 1888. 6,250
 Same to same. 9th st, s s, 456.2 w 8th av, 19.6x82.6x19.8x82.6. Nov. 19, due Nov. 1, '88. 7,000
 Same to same. 9th st, s s, 475.8 w 8th av, 19.6x82.6. Nov. 19, due Nov. 1, 1888. 7,000
 Same to Sophia G. Parker, Hempstead 9th st, s w cor 8th av, runs west along st 118.10 x south 72.6 x west 20 x north 72.6 to 9th st, x west 44.6.10 to point 110 e 7th av, x south 82.6 x east 287.10 x north 10 x east 297.10 to 8th av, x north 72.6. Nov. 19, due May 1, 1884. 8,500
 Same to Nathaniel A. Cowdrey. 9th st, s s, 138.11 w 8th av, runs west 44.6.10 to point 110 e 7th av, x south 82.6 x east 287.10 x north 10 x east 297.10 to 8th av, x north 72.6 to beginning, error. Nov. 19, due Feb. 1, 1885. 60,000
 Dressler, Robert and Augusta M., to Henrietta B. Miller. Chestnut st, w s, 950 n 4th st, 100 x150. Nov. 17, 5 years. 500
 Duigan, Sarah E., to Julia D., John S. and Franklin Coit to Sarah A. Vingut Atlantic av. P. M. Oct. 6, due Nov. 1, 1886. 5,000
 Dunne, John, to Ernest de La Chapelle. Van Dyke st. P. M. Nov. 1, 5 years. 600
 Daley, Mary A., and Margaret L. Dennin to Helvetia B. wife of George G. Dutcher. Tillary st, n s, 107.6 w Lawrence st, 26x90. Nov. 22, 3 years. 500
 Davis, Sarah J., wife of William H., to Stephen R. Lounsbury, exr. Margaret Chesebrough. Walworth st, w s, 265 s Willoughby av, 25x100. Nov. 16, due Nov. 15, 1888. 1,000
 Doyle, Richard, to David B. Baylis. Union st. P. M. Nov. 13, due Nov. 1, 1884. 1,600
 Dunning, Eliza A., wife of and William H., to Sarah M. Mygatt and ano., trustees for Eliza A. Dunning. Vanderveer av, Christopher av, New Lots road and Stone av, 200x500; Stone av, e s, 150 s Rapalje av, 50x100; Stone av, n e cor Vanderveer av, 50x100; Vanderveer av, n s, 25 w Christopher av, 75x100; Christopher av, w s, 100 n Vanderveer av, 25x100; Christopher av, w s, 175 n Vanderveer av, 125x100. Nov. 14, due Nov. 1, 1884. 4,700
 Ennis, Thomas, to Thomas A. Campbell. Reid av, e s, 25 s Jefferson st, 25x100. Nov. 15, 1 year. 500
 Ellison, Thomas, to Sophie G. Parker. Nstrand av, n e cor Madison st, 80x80. Nov. 17, demand. 2,000
 Evans, George W., to William Conselyea. Rutledge st, Wythe av. P. M. Nov. 14, 3 years. 3,500
 Eadie, James C., to Samuel M. Meeker, exr. and trustee Wm. Wall. Penn st, e s, 101.8 n e Bedford av, 20.4x100. Nov. 20, 1 year, 5 per cent. 4,000
 Ford, Gordon L., to The Brooklyn Savings Bank. Montague st or pl, s s, 100 w Hicks st, 125x100. Nov. 20, 1 year, 5 per ct. 35,000
 Forker, Howard J., to Elizabeth W. Blake, Yonkers. Dean st, n s, 35 w Bond st, 15x70. Nov. 17, due Nov. 1, 1888, 5 per cent. 2,000
 Ferris, Adam, to Julius Davenport. Park pl. P. M. and building loan. Oct. 30, due April 25, 1884. 21,000
 Fogarty, John, to Charles H. Betts. Verona pl, s s, 100 w Richards st, 25x100. Nov. 16, demand. 500
 Goodwin, Matilda, wife of John P. M., to Abraham Underhill, exr. A. L. Jordan. 28th st, n s, 200 e 3d av, 20x100.2. Nov. 19, 2 yrs. 1,500
 Same to Noah S. Tompkins and ano., exrs. S. Mott. 28th st, n s, 180 e 3d av, 20x100.2. Nov. 19, 5 years. 1,500
 Grassman, Louisa, wife of and Henry, to Jos. W. Hilyard. Marcy av, w s, 43 n Heyward st, 19x100. Nov. 17, 3 years. 3,000
 Same to Henry F. Sannis. Marcy av, w s, 81 n Heyward st, 19x80. Nov. 17, 3 years. 3,000

Garrison, John H. and William S., to Robert Thomas. Powers st. P. M. Nov. 9, due Nov. 1, 1884. 1,500
 Hammill, Elizabeth F., wife of and Caleb to John Hoppe and Henry Allermann. 3d av, e s, 78 s Pacific st, 22x100. Nov. 10, due July 1, 1884. 500
 Heddeshimer, Frederick, to Friederich Heine-mann. Bergen st, n s, 100 e Stone av, 25x101.1x abt 37.10x132.10. Oct. 1, 5 years. 1,300
 Hellmann, William, to Herman B. Scharmann. Bogart st, s w cor Moore st, 200 to Varet st, x 100x200 to Moore st, x107.7. Nov. 22, 1 day. 1,063
 Houtman, Tjark J., to Caroline M. Burcham, Emma L. Rider and Lavenia M. Newman. South 2d st. P. M. Nov. 13, 3 years. 2,500
 Howard, J. P. Johnson, to Ida A. Dingee. High st, n s, 115 e Jay st, 24.11x102.6. Nov. 20, 3 years. 3,000
 Hoeft, John H., to William Dick and ano., as exrs. Frederick Behrens. Marcy av, e s, 60 n Middleton st, 20x85. Nov. 16, 1 year, 5 per cent. 2,000
 Hussey, Mary J., wife of George, to Mary Wright. 5th av, n w s, 30.2 s w 17th st, runs southwest 50 x northwest 75 x southwest 20 x northwest 25 x northeast 45 x southeast 44 x northeast 25 x southeast 56. Nov. 21, 5 years. 10,000
 Hart, Morris, to Robert Adair. Hart st. P. M. Nov. 17, 1 year. 1,350
 Heinecke, Herman, to The Williamsburg Savings Bank. South 3d st, s s, 175 w 7th st, 50 x95x50x100. Nov. 16, 1 year, 5 per cent. 3,500
 Herbert, Isaac H., to Otto Huber. 19th st, n e s, 75 n w 7th av, 25x100. Nov. 3, 3 years. 3,000
 Same to same. 7th av, northerly cor 19th st, 4 lots, each 25x75. 4 mortg., each \$3,000. Nov. 3, 3 years. 12,000
 Hommel, Ellen C., to Annie E. Cozine. Himrod st, s w cor Evergreen av, 16.8x80. Nov. 8, installs. 2,500
 Irish, Francis O., to Thomas H. Robbins. Bergen st. P. M. Nov. 15, 3 years. 3,000
 Same to same. Bergen st. P. M. Nov. 15, 3 years. 3,000
 Jones, William H., to Levi Dexter. Sackett st, n s, 275 w 6th av, 25x100. Nov. 16, 5 years, 5 per cent. 1,000
 Jackson, Thomas B., to Silas Ludlam. Verona pl, s e cor Macon st, runs east 74.1 x south 31.11 x west 79.3 to Verona pl, x north 14.11. Nov. 20, 1 year, 5 per cent. 6,000
 Kells, Thomas, to Samuel C. Hendrickson, Jefferson Co., N. Y. Freeman st, n s, 189.5 e Oakland st, 110.6x100. Nov. 1, 1882, 1 year. 550
 Killam, Ann, to Abraham Vanderveer. Navy st, w s, near De Kalb av, indeft, 25x100. June 1, 1 year. 200
 Klobasa, Marie, to George R. and Herman Seyring. Park av, s s, 400 w Tompkins av, 20x100. Nov. 15, due Jan. 1, 1887, 5 p. c. 600
 Katz, Philip, to Joseph Statler. Lafayette av, n e s, 700 s e United States av, 50x172.8x50.1x172. Nov. 19, 2 years. 400
 Le Roy, Edward, to Theophile Weil. 5th av, w s, 80 s 18th st, 20x80. Nov. 16, 1 year, 1,000
 Leybold, Leonhard, to Daniel Schroeder. Liberty av. P. M. November 1, 5 years, 5 per cent. 500
 Leich, Jacob, to Joseph Friesse. Magnolia st, s e s, 58.11 s w Myrtle av, 25x100. Aug. 18, 3 years. 700
 Little, Robert, to Caleb S. Woodhull. Hancock st. P. M. Nov. 17. 8,000
 Longhi, Adela, wife of and John N., to Mary C. Waterbury. Vernon av, n s, 125 w Sumner av, 40x100. Nov. 16, 3 years, 5 p. c. 5,000
 Lynch, Elizabeth, to Harriet Conklin, widow, Green Village, N. J. Halsey st. P. M. Nov. 17, 1 year. 1,000
 Manning, Mary A., wife of Alpha, to The Irvings Savings Inst. Stockton st, s s, 325 w Sumner av, 75x200 to Myrtle av. Nov. 17, 1 year, 5 per cent. 11,000
 Miles, Catharine H., wife of and William H., Jr., to The Metropolitan Savings Bank. Dean st, n s, 228.6 w Nevins st, 21x100. Nov. 15, 1 year, 5 per cent. 4,000
 Moloney, James J., to Samuel I. Hunt. 4th st, North 12th st. P. M. Nov. 16, 5 years. 3,000
 Mowbray, Edward H., to George P. Comey. 7th st, n e s, 80 n w 5th av, 17.6x100. Nov. 15, 3 years. 2,700
 Same to same. 7th st, n e s, 97.6 n w 5th av, 17.6x100. Nov. 15, 3 years. 2,700
 Munoz, Eliza A., wife of Manuel, to The Williamsburg Savings Bank. Tompkins av, e s, 19.8 s Lexington av, 19.8x75.8. Nov. 17, 1 yr. 1,750
 Magner, Robert, to Charity Ostrander and ano., exrs. William Ostrander. South 4th st, s s, 100 e 4th st, runs south 147.4 x east 69 x north 45.8 x west 23 x north 100 to South 4th st, x west 46. P. M. April 27, 1882, due June 8, 1885. 1,500
 Marsland, Richard, to David Hopkins, guard. 6th st. P. M. Nov. 17, 3 years. 4,000
 Miller, Mary G. F., wife of Albert A., to Sarah H. Crane and Zillah K. Napier. Liberty av, n w cor Smith av, 100x100. Nov. 15, due Nov. 1, 1886. 750
 Miller, William M., to Elizabeth R. Prior, Roslyn, L. I. Broadway, n e cor Snedeker av, 25x100. Nov. 21, due Dec 1, 1886. 1,250
 Same to Herbert C. Smith. Same property. P. M. Nov. 21, due Nov. 20, 1884. 175
 Mosser, Anna E., widow, to Edward H. Truex. Pulaski st, s s, 325 e Marcy av, 25x100. Nov. 15, 1881, 2 years, 5 per cent. 3,000
 Nelson, John F., to Lea Luquer, Bedford, N. Y. Hamilton av, e s, 90 n Luquer st, 20x68.5x21x76.3. Nov. 16, 3 years, 5 per ct. 1,000
 Newberry, James, to James O'Connor. 26th st, s s, 160 e 3d av, 20x101.2x20x101.3; 27th st,

Table listing various businesses and individuals in Kings County, including Helst, C. 410 Cherry, Fischer & Lansing, Grocery, and Herb, J. 978 1st av., J. Weite, Butcher Fixtures.

Table listing various businesses and individuals in Kings County, including Ayen, Peter, assignee of W. G. Wagner, 140 3d av., and Dittmar, W. 220 3d av., A. Blank, Saloon.

KINGS COUNTY. SALOON FIXTURES.

Table listing saloon fixtures in Kings County, including Bongard, James, 455 6th av., H. Bongards, \$400, and Bootz, Caspar, De Kalb and Myrtle avs., Sophie Trevisaness, 1,000.

Table listing individuals in Kings County, including Snedecker, Ellen, 159 North 3d st., Williamsburg Brewing Co., 185, and Wetter, Xavier, 122 Fulton st., and rear of 81 Fulton st., George Ehret, (R) 600.

HOUSEHOLD FURNITURE.

Table listing household furniture items and prices, including Adams, Eliza, 247 Gold st., Phelps & Son, (R) 141, and Baird, J. M., 1 4/8 16th st., F. G. Smith, (R) 215.

MISCELLANEOUS.

Table listing miscellaneous items and prices, including Bradford, J., 99 Kosciusko st., Wm. S. Nells, (R) 100, and Cotticelli, Raffaele, 60 Atlantic av., P. Pirozei, Barber Shop, 200.

BILLS OF SALE.

Table listing bills of sale, including Allen, Sarah C., to Frances E. Jones and Robert S. Allen, of Jones & Co. Drug store, cor Gates and Clason avs., 2,000.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the fir t name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column but in list of Satisfied Judgments.

NEW YORK CITY.

Table listing judgments in New York City, including Nov. 17 April, Israel—Sam. Kopelowich, \$1/3 92, and 21 Alexander, John C.—Chris. Meyer, 249 75.

Main table listing judgments in Kings County, including 19 Birdsall, Wallace P.—Simonds Mfg. Co., 450 47, and 19 Bushnell, Henrietta—A. T. Van Deveer, 392 08.

20 Graham, Simon—John Polhemus	37 22	19 Mayer, Ferdinand—Lincoln Nat. Bank	59,627 33	19* Rice, Charles W.—Robert Kerr	132 74
20 Gross, Magnus—G. A. Dickson	1,931 84	19 Moore, John R.—A. H. Bryant	29 50	19 Ranges, John H.—P. & W. Ebling	167 72
21 Gilman, Anna K.—John McCarron	703 75	19 Morton, Joseph, Jr.—M. L. Biggane	173 71	19 Richmond, George—A. E. J. Tovey	265 50
21* Gard, Anson A. { Semon Bache	324 36	19 Mayer, Bernhard—Marcus Fleischer	163 82	19 Rhines, Mary A.—James McCreey	254 51
21* Gard, Darius Frank { Semon Bache	324 36	19 Mayer, Ferdinand { Martin Clay	12,611 72	20 Robinson, George F.—Murray Hill	424 99
21 Gerry, Louisa M., extrx. plff.—W. H. Webb	134 00	19 the same—W. L. Pomeroy	62,844 29	21 Robertson, James—Deborah Powers	151 56
22* Goodman, Walter—Konrad Schmidt	445 71	19 the same—the same	47,319 28	22 Rinehart, Jesse T. { Benj. Moore	337 80
22 Goldsmith, Harriet E.—J. W. Andreas	103 77	19 the same—Pomeroy & Plummer	134,045 76	22 Rinehart, Egbert { Benj. Moore	337 80
22 Greutzen, or Schneider, Annie—George Bechtel	121 95	19 the same—the same	58,836 74	23 Rudausky, H.—Alois Kohn	116 04
22 Gallaher, Thomas F.—Howard Ives	237 19	19 the same—Leopold Mayer	10,101 22	23 Roszler or Wierth, Amelia—Henry	226 65
23 Gilmore, John W.—N. M. Drake	233 60	19 the same—J. B. Powell	49,387 54	23 Rodausky, Mendel—David Marks	259 50
17 Hof, August E.—J. O. Shea	481 36	19 the same—Catlin & Co.	1,416 36	23 Rudausky, Mendel—the same	209 50
17 Hadden, Walter J.—W. H. Herbert	115 06	19 the same—Van Dolsen & Arnott	9,916 72	23 the same—W. J. Benjamin	419 88
17* Higgins, Patrick—Sarah, extrx. of Wm. Lynch	185 27	19 the same—M. & J. Feuchtwanger	65,615 94	23 Rae, Robert—McNab & Harlin	150 40
17 the same—the same	267 50	19 the same—Lazarus Minzshheimer	16,591 22	17 Shaw, D. Lawrence—H. M. Johnson	98 69
19 Houseman, Charles H.—James Pursell	193 33	19 the same—Leopold Mayer	21,217 34	17 Stabenow, Rudolph—Jos. Mueller	67 96
19 Haurie, Vin C.—Emily S. Peat	290 96	19 the same—J. B. Powell	15,016 22	17 Spitz, Henrietta—Mary Buchanan	1,688 22
19 Hagen, Julius M.—P. & W. Ebling	32 33	19 the same—Leopold Mayer	10,166 22	17 Sherman, Antoinette W. { T. E. Sherman, Thomas P. } Greacen	4,115 28
19 Hall, Hugh—Henry Bormann	173 77	19 the same—J. T. Swift et al.	71,131 62	17 Seery, Peter—Wm. Terhune	1,336 47
20 Holmes, William K.—D. M. Demarest	3,365 27	19 the same—the same	24,223 43	17 Soulmis, Michael E.—Mahlon Mulford	1,533 16
20 Hardenburgh, John A.—A. L. Roberts	293 00	19 the same—the same	25,339 96	19 Stover, Egbert P.—A. R. Cooke	671 59
Hungerford, George S. { Felix Hungerford, George W. } Brown	535 62	19 the same—Philip Van Volkenburgh et al.	7,581 72	19 Schonrock, Juliet G.—W. T. Doremus	524 60
20 Hoffman, Simon—Arnold Friedman	294 32	19 the same—the same	23,008 86	19 Snead, Thomas L.—A. S. Whiton	1,133 34
20 Hancox, Joseph W., Jr.—H. D. Winans	1,002 09	19 the same—the same	24,181 22	19 Seely, Seelick { National Bank of Stover, Egbert } Norwich	124 15
20 Hoffstadt, Adolphus { Isaac Lip-Hoffstadt, Oscar } man	1,786 59	19 the same—Caltin & Co.	6,602 31	19 Schwartz, Isaac—Chas. Schiefer, (May & Levy, by assignm't)	147 33
20 Heil, Anna { P. J. Fuchs	49 80	19 Mayer, Ferdinand—Leopold Mayer	5,056 22	19 Sanders, Sydney M.—C. D. Wallace	46 22
20 Heil, Anton { P. J. Fuchs	49 80	19 the same—the same	5,066 22	20 Sykes, Julia A.—D. H. Watson	230 03
20 Hutchinson, Philip—Jos. Oppenheimer	110 27	20 Moore, John S.—E. C. Ripley	143 19	20 Saunders, Alvin—A. L. Roberts	293 00
20 Hemingway, Samuel S.—J. C. Brantigan	121 32	20 Mowatt, James S.—S. J. Austin	382 90	20 Scharnesky, David—Louis Wiersch	1,555 53
20 Hasslacher, Otto T.—E. V. Magee	177 06	20 Mayer, Maurice M.—Em. Lauferty	84 66	20 the same—Eva Scharnesky	865 06
21 Hoffstadt, Adolphus { Jos. Lindley	1,684 71	20* Miller, James E.—Murray Hill	424 99	20 the same—Marcus Roth	425 74
21 Hoffstadt, Oscar { Isaac Elkus	1,021 10	20 Mylius, Fanny—Peter Horn	53 07	20 Stucke, Charles { Isaac Sommers	673 71
21 Hungerford, George W. { E. P. Hungerford, George S. } Hampson	491 50	20 Maxwell, James A.—E. V. Magee	177 06	20 Stucke, William { Isaac Sommers	673 71
21 Haddon, John H.—C. S. Osborn	105 11	21 Mayer, Ferdinand { Morris Lin-Mayer, Benjamin } stein	12,145 63	20 Sachse, William—Isaac Hays	100 98
22 Hundgeburth, Henry—Jacob Gottschalk	90 79	21 the same—Metropolitan National Bank of N. Y.	60,356 00	20 Stevens, Amos { J. C. Latham	314 06
22 Hoffstadt, Adolphus { Isaac Elkus	1,021 10	21 the same—David Mayer	5,056 69	20* Stevens, J. L.	314 06
22 Hoffstadt, Oscar { I. D. Einstein	1,453 66	21 the same—the same	10,170 49	20 Siefeld, Max—Em. Lauferty	84 66
22 Haff, Anna Maria, as extrx. of Nicholas Haff—Peter Bowe	2,615 98	21 the same—Sam. Shethar	26,321 52	21 Schwartz, Leopold—Chas. Fassett	29 00
22 Halsey, William—Maria Halsey	70,000 00	21 the same—S. S. Fisher	1,154 12	21 Schumann, Diederich J.—Julius Jonson	459 05
22 Hough, Nora, plff.—Chas. Schlesinger	177 28	21 Martin, William H.—Jane T. Mead	81 77	21 Schloss, Max—Chas. MacEvoy	31 94
22 the same—Peter Bowe	220 29	21 Mayer, Ferdinand { State Bank	4,889 61	22 Steinbach, Gustav C.—O. L. Richard	423 50
22 Hitchcock, George W.—John Douglas	39 50	21 Mayer, Benjamin { E. C. Hazard	117 39	22 Schneider or Greutzen, Annie—George Bechtel	121 95
22 the same—the same	115 72	22 Morrow, Henry C. R.—the same	179 40	22 Scobie, George—Nathaniel Bloom	173 56
22 Hake, Louis C. { Em. Muhlfelder	116 63	22 Mott, Alexander H.—Margaret Fogarty	201 10	22 Steele, Walter D.—Peter Macdonald	30 64
23* Holmes, William K.—Wm. Floyd	1,820 06	22 Mott, Frederick J.—R. S. Morris	190 34	22 Schilling, William J.—A. W. S. Proctor	127 18
23 Helfenstein, William L.—Henry Jones	20,837 98	22 Munday, Joseph H.—M. W. Rudd	87 55	22 Siedenbach, Louis { Meyer Siedenbach, Leon } Schwab, Leon	15,884 22
23 Holzinger, Julius—Wm. Maas	641 41	22 Meyer, Morris—P. & I. Bannigan	335 97	23 the same—Bernhard Blum	2,916 22
23 Israel, Leon S.—Israel Sosnosky	68 00	22 Merrifield, Edward L.—E. G. Bell, assignee	17,330 41	17 Smith, Joel B. { Jennett Burchell Smith, Frank E. } (J. J. Burchell, by assignm't)	17,143 21
20 Isaacs, Isaac A.—R. M. Hoe	139 72	22 Mayer, Ferdinand { Fourth Nat. Bank of City N. Y.	27,911 19	19 Smith, Edwin H.—J. T. Long	877 07
17 Jones, Robert—John Johnson	28 37	22 Mayer, Benjamin { E. A. Price	6,414 40	20 Smith, George W.—Tunis Bergen, as agent and exr. G. G. Bergen	235 76
20 Jones, Seaman—D. M. Demarest	3,365 27	23 the same—Pynchm Nat. Bank of Springfield, Mass.	6,446 74	21 Smith, Joel B.—John Smart	327 78
20 Johnson, Samuel E.—Murray Hill Bank	424 91	23 the same—Sam. Jacobs	5,516 72	22 Smith, Charles F. { C. H. Reed	310 66
21 Jessup, Stephen W.—W. P. Willis	149 79	23 the same—Mark Samter	2,666 61	22 Smith, Frank E. { C. H. Reed	310 66
21 Jackson, Jacob—Catherine R. Lincoln	221 87	23 the same—Quinsigamond Nat. Bank of Worcester, Mass.	7,355 10	23 Smith, Joseph L., plff.—Mayor, &c., N. Y.	87 06
21 Jones, Jerusha E.—F. W. Williams	7,614 66	23 the same—Mark Samter	2,239 52	16 Traitel, Mary—L. J. Grinberg, (Corrects docket)	95 85
23 Johnson, Edward M.—Harrie G. Newton	115 95	23 the same—R. S. Newcombe	4,604 16	17 Tilton, Theodore H.—R. B. Kelly	123 69
23 Jaques, Constant—Chas. Thirion	36 82	23 the same—Fourth Nat. Bank of City N. Y.	55,384 71	17 Toulmin or Soulmis, Michael E.—Mahlon Mulford	1,533 16
23 Jones, Seaman—Wm. Floyd	1,821 06	23 Moses, Isaac Harby { C. F. Matt-Myers, Elijah } lage	1,050 17	20 Taylor, Horace W.—Henry Hanson	76 08
17 Kroemelbein, William—Jos. Mueller	67 96	23 Moore, John S.—W. P. Durando	80 91	20 Taylor, Horace W. { the same	98 62
17* Kraemer, F. M.—Phoenix Furniture Co.	222 30	23 Messer, Arthur J.—C. C. Burton	582 86	22 Taylor, Mortimer J.	337 80
19 Kibbe, William C.—H. C. Bowen	860 82	17 McKenna, James—Ohio Building Stone Co.	134 84	22 Toddings, Charles Templeton—Esther S. Blake	77 50
19 Kain, John—P. & W. Ebling	176 05	17 McGiness, John J.—Henry Slingerland	215 37	22 Tiernan, Thomas—David Mayer	117 54
21 Kinowski, Frank—Deborah Powers	151 56	21 McCann, Joseph—J. T. Duigan	122 92	23 Tropp, Jacob—J. A. Johm	76 40
21 Kreiszer, Charles P.—W. F. Dusenberry	45 62	22 McMahon, William—Pincus Pohalski	357 68	23 Tuomey, John N.—W. P. Durando	84 60
21 Kutoff, Adolf—First Nat. Bank of Camden	119 35	20 Nichols, Isaac W.—Felix Brown	525 62	16 The Old Dominion Copper Mining Co.—H. F. Shoemaker	25,205 70
22 Kurzman, Hieman—R. W. Nesbit	300 22	21 the same—E. P. Hampson	491 50	17 E. M. Boynton Saw and File Co.—J. F. Mullen	1,701 54
17 Love, Catharine—Robert Allen	1,389 53	22 Nash, George—Benj. Moore	337 80	17 The Mayor, Aldermen, &c.—George Frazier	6,750 00
19 Lawrence, John J.—A. R. Cooke	671 59	22 Nathan, Scheyer—Morris Jacobowsky	102 61	19 the same—Sarah E. Fuller	210 00
19 Leibel, Nathan—Simon Neudorfer	268 99	23 Naef, John J.—A. W. S. Proctor	127 18	19 The Climax Mining Co.—People of State N. Y.	50 00
19 Laing, James B.—D. P. Hayes, exr. of J. G. Stead	176 18	17 Oakley, Robert W.—Metropolitan Telephone & Telegraph Co.	70 09	20 The Standard Gas Light Co.—G. A. Dickson	1,931 84
20 Lynch, James A. { J. F. Hope	149 65	17 O'Day, William—Sarah, extrx. of Wm. Lynch	185 27	20 Leonard Scott Publishing Co.—B. & O. Myers	928 44
20 Lynch, Charles { J. F. Hope	149 65	17 the same—the same	267 50	20 The Standard Gas Light Co.—G. A. Dickson	1,931 84
20 Lawrence, Peter—T. L. Ball	295 03	22 Osborn, Charles S.—E. H. Pullen	541 98	21 The American Magneto Electric Light Co. of State of N. Y.—Helen Langdon	207 51
20 Larsen, Emanuel—Rebecca Leggett	82 50	22 O'Brien, William—D. G. Yuengling, Jr.	94 38	21 The United States Box Machine Co.—J. M. Fanshawe	1,135 54
20 Lapp, Michael—Herman Clausen	62 40	17 Pierce, Roswell G.—Peoples' Savings Bank	6,681 52	22 The Mayor, Aldermen, &c.—Mutual Life Ins. Co. of N. Y.	574 75
20 Lyddy, Daniel R.—S. J. Austin	382 90	17 Patrick, John N. H.—G. W. Maynard	259 09	22 The Pequonock Paper Mfg Co.—W. R. Sargent	412 83
21 Livingston, Robert J., individ. and as exr.—W. H. Webb	134 00	20 Pool, Hiram—B. S. Johnston	12 04	22 The High Bridge Elevated Incline Railway Co.—The John A. Roebeling Sons' Co.	343 91
22 Lee, William D.—J. F. Malcolm, (D)	17,415 81	21 Pratt, John T.—John Burke	143 12	23 The Mayor, &c., N. Y.—Alex. Taylor, exr. of G. W. Miller	2,500 00
22 Lawrance, Charles L.—J. F. Pentz	101 53	21 Pickhardt, Wilhelm—First Nat. Bank of Camden	119 35	23 The New York Brewing Co.—J. E. Raeder	87 32
23 Lewis, Sam'l A.—Mayor, &c., N. Y.	21 93	22 Peck, Andrew J.—Sarah H., extrx. of Zachary, Peck	1,949 93	23 The Columbia Printing & Publishing Co.—D. M. Barnes	148 63
17 Moses, Isaac Harby { H. S. New-Myers, Elijah } foille	8,874 10	23 Pember, Arthur—G. M. Arnold	330 80		
17 Mager, Gustav—B. G. Amend	115 50	17 Rafferty, Francis—Peoples Savings Bank	6,681 52		
17 Mahrenholz, Henry J.—Kissam & Allen	183 27	17 Riordan, John—Metropolitan Telephone and Telegraph Co.	79 75		
17 Murphy, Matthew R.—Wm. Heath	1,227 14	17 Rosentower, Arnold { Ernst Thal-Rosentower Max } man	37,195 33		
17 the same—the same	1,471 42	19 Rice, Anastasia—O. O. Schimmel	120 54		
19 Morton, James, plff.—Richardson & Boynton	462 47				
19 Moffitt, John M.—Woodlawn Cemetery	33 55				

Table of real estate listings in Essex County, New Jersey, including addresses, descriptions, and values.

Table of real estate listings in Hudson County, New Jersey, including addresses, descriptions, and values.

Table of real estate listings in Passaic County, New Jersey, including addresses, descriptions, and values.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing names, addresses, and values.

HUDSON COUNTY. CONVEYANCES.

Table of conveyances in Hudson County, listing names, addresses, and values.

MORTGAGES.

Table of mortgages in Hudson County, listing names, addresses, and values.

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