

THE RECORD AND GUIDE.

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Communications should be addressed to

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The formation of an American bi-metallic association, with Gen. Grant at its head, is one of the notable events of the week, although the New York press has so far not condescended to more than notice it. The adoption by the commercial world of gold as the sole unit of value has caused the shrinkage of prices which has worked such woe on all the exchanges of Europe and America. This new movement for the rehabilitation of silver, if it succeeds, will, temporarily at least, stimulate business in every part of the globe.

So far, the State Railway Commission has done good work. It has forced the railroads to give quarterly reports, and, further, it has decided in favor of the merchants who have complained of the classification of West-bound freights. They recommend the reclassification, from the first class to the third class, of bags, brown sheetings, denims, tickings, and oil-cloth under 10 feet, in original bales, and recommends a change to class two of domestic prints, bleached goods, canton flannels, hemp carpeting, crashes, canvas and warp. But, after all, to recommend is one thing, to enforce new rates quite another. But it is a satisfaction to know that there is some other factor in the transportation problem than the arbitrary will of the railroad people.

It now looks as though the Democratic majority in Congress is about to adopt a bold policy by electing Mr. Carlisle of Kentucky as Speaker. This would mean putting the revenue reform issue to the fore in the Presidential contest of next year. The free trade feeling is undoubtedly growing East and West, but it is doubtful whether the tariff reformers are yet strong enough to elect a President. We have always doubted the success of the Randall canvass. A Democratic endorsement of a high protectionist for Speaker would have stultified the party and crippled its action in the Presidential contest. The choice of Carlisle would commit the Democracy to a more liberal tariff, the retention of the internal revenue system, and some public improvements in the Mississippi Valley, if not on the seaboard. But perhaps the dark horse may win after all.

The association formed by Cyrus W. Field, Sidney Dillon and others to furnish statistics respecting securities calls attention to the remissness of the Stock Exchange in not having a bureau to furnish this very necessary information. The Exchange should not have allowed any company to market its securities without throwing their books open to the inspection of all who have a right to see them. Every stockholder is an owner, and he should have the same chance as the officers of a railroad company to know its condition. But the brokers have allowed their customers to be swindled, and decline to take any measure to protect innocent investors, and the result is seen in the great lack of business on the Stock Exchange. But the general government should take this matter up. There ought to be a national transportation commission, to whom every company whose line runs through more than one State should be forced to make full reports. The statistics collected by the government in this way would tell the story of the value of the securities of the several roads, in which case such organizations as that incorporated by Field, Dillon & Company would be unnecessary.

The present House of Representatives contains 325 members, of whom 245 are lawyers. Sixty-three per cent. of our popular Legislature, therefore, represents one profession. There are only nine merchants, nine manufacturers and eight farmers in that body. It contains six editors or publishers, one mechanic and one cotton planter. This monopoly of legislation by one caste, and that one from its very constitution less regardful of right and wrong than the followers of other professions, is an unmixed evil to the country. The lawyer is loquacious, technical and a disregarder of time, and his business is to sell his opinions and trained talent for hire. He makes, therefore, the very worst of legislators. Our cotton interest is an enormous one and is represented by one man. Farming is indispensable to the country, for it is by the land and from its products we derive all income; yet this mighty interest is repre-

ented by only eight persons. There are nine manufacturers, but that interest is cared for because of the intimate relations between the great protected industries and the lawyers. Is it not time that the great producing classes should recall the old cry of "no taxation without representation?"

Property-holders and taxpayers should organize and try to influence legislation at Albany this winter. Among the matters to be urged upon the Legislature are:

1. The giving more authority and responsibility to the Mayor, and depriving Aldermen of the power to confirm appointments.
2. A reform in our land laws, so as to expedite transfers, insure more perfect titles and cut down illegitimate legal expenses.
3. The passing of a general street railway law, so that the west side, Forty-second and other street cross cars can be properly supplied with needed railway facilities.
4. Such improvements to our building laws as will insure the erection of proper structures without needless hardship to builders and owners.

When the Real Estate Exchange is organized it will furnish a focus for the property interests of the city to make itself felt in legislation needed to give us a good city government and sensible laws affecting real estate. But there are several organizations already in existence which ought to combine, so as to have something done this winter.

What President Arthur's Message Should Contain.

As soon as the new House of Representatives elects a Speaker, President Arthur will send in his Message to both Houses. What it will contain, of course, it is impossible to predict, but among its recommendations to Congress should be the following:

1. A further liberalizing of the tariff, so as to make raw material free and reduce the cost of production to a minimum, in order that the United States manufactured articles should have an equal chance with foreign competition in the markets of the world.
2. Free ships, and such amendments to our navigation laws as would remove all impediments in the way of home constructed steel and iron vessels.
3. The building by contract of a fleet of the fastest steam vessels capable of construction, for commercial purposes in times of peace and for swift war ships in case of a conflict with a foreign power. These ought to be as fine as any of the recent additions to the Cunard, Guion, White Star, or other lines of steamers.
4. The construction of ironclads, floating batteries and great guns, together with an efficient torpedo service to guard our now unprotected cities on the coast.
5. An admission by President Arthur that his veto of the River and Harbor Bill was a mistake, for which he will make amends by asking Congress to appropriate fifty millions of dollars on the recommendation of the United States engineers, to improve our harbors and waterways.
6. The nationalization of the telegraph and telephone systems; also the calling of a conference of nations to put the cable systems of the world under the control of an international commission.
7. The adoption of Ferdinand de Lesseps' idea of an international control of all the great canals of the world, such as the Suez, Panama, and others which may be constructed, so that they cannot be obstructed to the detriment of commerce in case of war.
8. The institution of a United States railroad commission to do thoroughly what the State commissions are inadequately attempting to perform.
9. A national topographical survey, with a view to "reafforesting" such portions of the country as have been denuded of wood, to the detriment of the streams which are needful to the fertility of the soil. The next hundred years should recreate the forests cut down during the past century, as well as grow new wood to supply the future wants of the country.

But the Message will probably be about the usual commonplace topics. Something may be said of the uselessness of piling up silver dollars in the Treasury; the tax on bank issues will be commented on; the necessity for protecting American industry will be restated, and the ridiculous Mormon problem will receive consideration. The facts in the report of Secretary Folger may be retold, but it is not at all likely that the Message will contain a solitary idea which will be novel, or which, if adopted, will in any way benefit the business of the country.

It does not follow that because business is not good that therefore stocks should rule low. There has been a severe depression in the general trade of Great Britain, but railway securities in that country are so high-priced that they rarely bring more than three and a half to four per cent. to the investor. The price of good securities on our market may therefore continue high, even though there are many failures in trade and little doing in general business. The country is full of grain, cotton, provisions, building material and manufactured products, which must be carried to meet the wants of our growing population. If railway rates are maintained the

trunk lines cannot fail to do a steadily increasing business. Dividends will be kept up and people with idle money will in time purchase them for investment. The banks at present are discriminating against merchants on account of the frequent failures in trade, but they willingly lend on railway collaterals which are immediately convertible into cash. Thus the whole banking interest of the country is on the side of the stock market as against the mercantile community, and this is why it is so easy to engineer a bull movement in Wall street in the stocks that are most heavily backed.

Should the time ever come when real estate is mobilized it will be a great relief to the mercantile community, for then realty can be used as collateral for money temporarily needed in mercantile transactions. The banks will not now lend money on even the choicest real estate, but should the new Real Estate Exchange provide a means whereby lands, houses and mortgages can be readily converted into cash, banks and capitalists will be as eager to lend on real estate as they now are on negotiable Wall street securities. The mercantile community could greatly relieve themselves by doing all they can to facilitate the passage of laws making the transfer of property easy and titles secure.

The Williamsburg Insurance Company's Building.

The new building of the Williamsburg Insurance Company, at the corner of Broadway and Liberty street, of which Mr. Merry is the architect, is primarily noteworthy for having more altitude to less area than any other of the recent elevator buildings. In order to treat an eight or nine-story building so as to give it unity and dignity, a frontage of not less than a New York block is desirable and a frontage equal to the height of the building is almost necessary. It seems, too, that practically, the larger the area the more economically the building can be constructed and managed. The proportion of the total area occupied by the walls is of course much greater in a building of 20 or 25 feet front than in one of 50 feet front, and this is an important consideration where land is so enormously costly as in lower Broadway. The service of the smaller building, in the matters of elevators, janitors and so on, is as expensive, or very nearly, as if it were to be charged against a building of twice the size. It is, of course, useless to remonstrate with owners for putting up these lanky piles upon the ground that the lanky piles are predestinated to be ugly. Although owners spend a deal of money in the ornamentation of their buildings, such a consideration would appear to them highly unbusinesslike. In Paris or Vienna the municipal authorities would interfere to prevent the erection of a nine-story building 25 feet wide. In New York the only terror an owner has is of losing money and having his building called So-and-so's folly. And it really does seem like commercial folly to put up a building of these dimensions and rent it in competition with a building three or four times as wide of which the fixed charges are so much less in proportion to the rentable space.

These considerations are not the business of the architect, and it may not be proper to hold the architect responsible for the other peculiarity of the new building which strikes one as fatuous. The building is not more than 25 feet on Broadway by about 110 feet on Liberty street. The whole width of the Broadway front is not more than sufficient for the offices of an important corporation. And yet more than a third of this frontage is lopped off the offices for an entrance, with no conceivable advantage, except that of having a door on Broadway, and with the disadvantage of spoiling at least the front office of the basement and first story, and rendering it impossible to get the architectural value of the whole width as a base for the building above, for which even the whole width would be very inadequate. The entrance to the elevators, which in the real entrance to the building, is in the middle of the long side, and the insertion of another entrance in the front seems a foolish waste of highly valuable space. We speak without any knowledge of the ground-plan, but it is hardly possible that this Broadway entrance can have had any other motive than to make an entrance on Broadway, and an architectural feature.

Even if the entrance were a spirited feature, it would hurt the building because, as we say, the building needs even more base than the broadest treatment of its width would give it, and cutting it up in this way takes so much away from the base. And the entrance is not in itself a thing of beauty. It is an arch in granite standing upon dwarf columns of polished granite, with a queer mixture of classic and Gothic detail. The parapet of the steps is composed of one very large block of granite on each side. With a simple and vigorous treatment, accentuating their own massiveness, these would look very well. But they are rounded and smoothed out of all character, and the whole inner surface is actually cut away in order to exhibit a kind of rudimentary volute, which is simply a penman's flourish done with a chisel. When one considers the amount of labor which has been lavished to produce this triviality, it gives him a sense of silliness which is hard to remove. The other entrance is unpretentious, being a mere hole

in the middle of the basement, signalized by a pair of more or less Gothic columns of polished granite carrying a more or less classic pediment. If this entrance had been made something of, the triple division of the long front thus suggested would have supplied a motive for a treatment of this front, which will bear division, while the narrow front might have kept the advantage of its unbroken width.

The treatment of the Broadway front obviously required the emphasis of its width by every means not obtrusive, so as to dissemble its disproportionate height—strong horizontal lines, of color, if variety of color was to be employed, or of moulding. The basement and first story are here of granite, with a cornice of that material. Above them the building is of red brick, red terra cotta and light brown stone. The horizontal emphasis of which we have spoken is given by the arrangement of the openings in the second and third stories. The four openings of each are grouped in the centre, without reference to the division below, and so as to leave a respectable flank of wall on each side of them. They are square headed, with flat arches of brick, turned in the second story between stone skewbacks which are omitted in the third. Above this runs a frieze in terra cotta, which girdles the whole building bearing a continuous ornament of Renaissance design. So far, so good. But above this the lateral pieces of wall are continued as pilasters, with the central wall withdrawn. The motive of the treatment is thus changed, and the vertical lines, which have hitherto been subordinated, are suddenly emphasized. The vertical lines, as we have already explained, should be kept subordinate throughout, and in any case this change would look capricious and forced, and so destructive to repose. Three stories are enclosed between these pilasters, the fourth and fifth having each three square-headed openings, with a frieze between them stopped against the pilasters, the sixth round arched openings. Then comes the chief peculiarity of the architecture. The pilasters are connected above this story with a very heavy three centred arch, or rather a very heavy cornice drooping at the ends, executed with profuse ornament in red terra cotta, with which the spandrils of the windows it encloses are also decorated. This is the main cornice of the building. Alas, for originality. It is an ugly failure, looking pretentious, unaccountable, forced, overloaded and vulgar. After this there is a two-story dormer, as shallow and prim in treatment as the cornice is massive and overloaded. The parapet story has four openings and there are two in the gable above, all lintelled and the upper ones under a round relieving arch of brick with occasional stone voussoirs, the gable mouldings being especially in contrast by their primness and plainness with the cornice underneath.

The long side is divided into five bays, each of which has virtually been described in describing the front. The two at the ends are narrower, being of three openings in brick over two of granite, the three central being of two with wider mullions in the basement and first story, four in the second and third and three above. There are differences in the dormers from the treatment of the front, just enough to add to the air of caprice and unaccountableness. But the different widths of the bays give different forms to the arched cornice, and thus a choice of ugliness. The line of the arch, whether wider or narrower, is really distressing. Finally the divisions between the piers are continued past the cornice and marked by a big chimney between each pair of dormers, four big chimneys in all. Now that steam heat is "laid on" down town, there need be no fear that this building is insufficiently supplied with chimneys; though to be sure two or three of them may be dummies, and exist only for architecture.

There are good points about this building. The treatment of the basement, barring the entrance, is not bad; the treatment of the second and third stories—the grouping of the openings, the amplitude of the piers, the visible and emphasized height of wall—is very good. But the sudden change of motive above this line, the profusion of two-story dormers, not bad dormers either in idea, if there were fewer of them and they were more carefully detailed, and the prodigality with which chimneys are lavished—all these are bad, and the big cornice is atrocious. These bad things suffice to override the good things, and to make the general expression of the building one of caprice, of senselessness and silliness. And all these bad things, be it noted, come from the desire of doing something different instead of from the desire of doing something good. In the good things the designer has shown a sensibility to qualities really architectural. If instead of trying for something new and plastering on features which had no foundation in fact, he had confined himself to the features which were the natural outcome of his building and treated them with as much simplicity and refinement as he has shown in some places here, he would have made a very respectable building instead of a pretentious and overloaded building.

Such level-headed bankers as Hugh McCulloch, President Palmer, of the City Bank, and President Williams, of the Chemical Bank, are not afraid of silver certificates, as will be seen by the interviews with them elsewhere. Nothing can be safer

than notes issued for the face value of gold or silver bullion actually deposited in the government vaults to make them good. And yet what a fuss the papers make about the silver certificates.

Our Prophetic Department.

MR. CURIOSO—Well, Sir Oracle, how are you feeling? There is food now for an enquiring mind in the meeting of Congress and the outlook for business. What is your opinion of the latter?

SIR ORACLE—Well, I cannot say that I am hopeful. There are too many failures, and the price of iron keeps going down. It may be a superstition, but I firmly believe that the demand for iron, the absence of it, tells the story of advancing or declining prices, of buoyant or depressed trade.

MR. CURIOSO—The decline in the price of iron is, of course, due to the small demand by the railway interests. We have averaged about ten thousand miles of new road annually during the last three years. Now, in 1884, we will not build six thousand miles, if as much, and in the following year probably still less. This lack of orders will be felt not only in iron circles, but among the metal dealers, and by sympathy all the other manufacturing interests will be affected.

SIR O—That is what troubles me, and explains why I attach so much value to activity in the iron industries of the country. That very much manipulated metal is the key to the industrial situation in the whole world, for when there is work to be done tools are needed, and they are made of iron. No work means no demand for new tools, and, consequently, indicates depressed industries.

MR. CURIOSO—What would change this condition of affairs? Is there nothing which this nation alone or in conjunction with other nations could do to healthily stimulate industry and keep the working populations employed in the different industries?

SIR O.—When that dream of enthusiasts and poets, the great Federation of Nations; is brought about, and the Parliament of Man is in session to attend to the larger interests of the race, I believe that measures will be devised and carried out to cure those universal woes of trade. Of course, there is no such thing as over-production. The world has never yet had too many tools, more food than it could consume, or more clothes than are needed by the children of men. It is monstrous that the shoe-maker, tailor, mechanic and farmer should at one time be suffering and idle, when each needs the labor of the others. In the United States, however, we might mitigate the evil resulting from a depressed condition of business.

MR. CURIOSO—What would you recommend? Could the present administration and Congress do anything in the way of remedial legislation?

SIR O.—Yes; if they were united in passing the proper measures you would see an entire change in the industrial situation, but I confidently predict that nothing will be done, and in all probability the measures that will be adopted will add to the public distress.

MR. CURIOSO—What do you want the government to do?

SIR O.—Let it spend money instead of trying to save it. According to the best estimates the value of our wheat, corn and oats is some \$560,000,000 less than that of last year, while our cotton in the markets of the world would bring us nearly \$50,000,000 less. Here is a shortage in the value of farm products of over \$600,000,000. This means a reduced trade, smaller profits in all cases and positive loss all round. It is safe to say that the money value of the results of our labor in farming and manufacturing will be over a \$1,000,000,000 less than last year. Now why add to the general distress by still further limiting the work of government? Our credit is good and we have a surplus in the treasury. Then why not undertake such great public improvements as we know are needed, not only for the protection of the country but for the requirements of its future commerce? We want a navy to defend our coasts; we have no guns with which we can compete with foreign nations in case of war; and we have no ships, or torpedo service, worthy the name. No country has been able to live a hundred years without foreign wars, which are as inevitable to nations as are illnesses to individuals. We are foolish, nay, insane, not to take some obvious precautions against the possible spoliation of the great cities on our seaboard. But observe how the senseless editors of our New York papers clamor to get rid of our surplus and dry up our last sources of revenue. Note how Chambers of Commerce and representative bodies are silent on a matter so vital to the interests of the nation. Now suppose we were to increase our revenue and borrow another hundred millions of dollars to make a number of large guns, organize a torpedo service, and acquire a navy sufficient to defend our principal seaboard cities. Suppose, also, that we built a canal to join the waters of the lakes with those of the Mississippi. Then the Father of Waters should be improved, and our rivers and harbors fitted for the great commerce which some day will fall to our share. The vast government expenditures during the Rebellion gave the country business prosperity despite the ravages of a wasteful war. If the government were for a few years to spend \$150,

000,000 or \$200,000,000 annually on needed public works, it would set thousands of industries going and employ literally hundreds of thousands of wages receivers. But pshaw—our Congress of lawyers will do nothing of the kind. The whole efforts of Legislature will be to destroy the internal revenue system so as to saddle us with a protective tariff for all time. I can see nothing, therefore, in the immediate future but depressed trade, failures and public discontent. Real estate will be adversely affected, even city realty will feel it, except, of course, in those locations that are in the immediate line of improvement.

MR. CURIOSO—If Congress should again modify the tariff might not that lead to a revival of trade? And if we were also relieved of some of our internal taxes would not business be benefited?

SIR O.—France has been on the whole a very prosperous country, more so than any in the world, and yet it has always had a highly protective tariff. We had booming times from 1879 to 1881, in spite of the preposterously high and illogical tariff. The reductions effected last March have not been followed by any revival of trade; quite the contrary. Yet I am one of those who believe that our tariff should be still further liberalized, that duties should be taken off all metals and raw materials, so that our manufacturers would not be handicapped in their race with foreign manufacturers. I think we ought to try and extend our foreign commerce in competing in the markets of the world with England, France and Germany.

MR. CURIOSO—Congress then, you think, will do nothing to help business?

SIR O.—It is quite safe to predict that the next will be a "do-nothing" Congress; it will look after the "cheese-parings and candle-ends," it will talk about the tariff and the taxes on bank issues, but its interest all the time will be in the election of a new President and the distribution of the spoils under a new administration.

MR. CURIOSO—What is now the prospect of the two parties?

SIR O.—I believe it is in the power of Benjamin F. Butler to ruin the chances of the Democratic party for the Presidency. Were he to bring forward the anti-monopoly and some of the labor reform planks, and demand that the Democrats should endorse them, he would put the latter into a dilemma. If they refused to consider his claims and he were to run for President himself, he would control a vote large enough to deprive the Democratic party of a sufficient number of States to give the Republicans the election. There are just about enough of anti-monopolists and labor reformers to form the balance of power in four or five all-important States. Butler will play this card for all it is worth, and I confidently predict that not only will the Democracy try to conciliate the anti-monopolists, but the leaders will promise Butler that if they succeed his claims will be recognized by the incoming administration.

The Incubus on Real Property.

The heavy money penalties exacted under present laws from all who purchase real estate is beginning to attract wide spread attention from the press of the country. Investors cannot see why they should be charged such monstrous fees for buying one kind of property more than another. John Smith, for instance, receives a legacy in cash of \$200,000. Of this sum he decides to invest \$175,000 in bonds and stocks and \$25,000 in realty. He distributes his risks over twenty different securities, and the next day after his purchase the bonds and stocks are in his safe deposit company, and the total cost is \$12.50 for every \$10,000 so invested. There is no loss of time, his title is absolutely secure and the expense is a trifle compared with the magnitude of the sum involved. But he also purchases a house and some land which involves two transactions. He must hire a lawyer to search the titles a month's time is consumed, and finally the expense of the transfers costs more than the brokerage on the \$175,000 invested in securities. After all this waste of time and money it is probable that some dower right which has been overlooked will be resurrected and his real estate title rendered insecure. This is a monstrous discrimination against real property, artificially made by our laws. We are worse off in this respect in New York than in other States. Says the *Chicago Real Estate Journal*:

New York is far behind her sister cities in that she has no regular bureau where each lot is known, and all transfers are noted on the record. In the Western States even the counties have such a record, although it is generally in private hands. For instance, if they desired an abstract of the chain of title to the west half of the northwest quarter of section ten, township one hundred and seven, range fourteen, west of fifth principal meridian, we should write to the Register of Olmsted County, Minnesota, for it. He would order his clerk not to search the records of his office, but to step over to the Abstract Office and copy perhaps a quarter or half page which he would find there. The fees demanded for this service would generally be not to exceed one-third the expense of an original search, and would occupy less than an hour of time, while the old way might involve a search through every book in the office, and would consume from one day to a week of valuable time.

Home Decorative Notes.

—It is said that every person, in whatever walk of life, has a hobby—one that affords refreshment of mind or relief from the daily routine of business or professional cares should be encouraged. What more delightful hobby can be imagined than the decorating of our homes, the furnishings of our table, or the collections of artistic and beautiful things, which, if there was no other compensation, the exerting of a refined influence would alone give ample reward for the time, labor and money expended upon them.

—Salad and punch-bowls, decanters, and glasses in cut crystal, show a wonderful excellence that has never before been attained. The delicate celery trays of ruby and white cut glass are very new and attractive, and for the moment banish the cylinder shapes to unknown regions.

—The exhibition of holiday goods impresses quite vividly upon our minds that the Christmas festivities are approaching. A large variety of articles suitable for gifts, including fancy mirrors, writing articles, smoking sets in numberless varieties, and the beautiful hanging clocks of hammered silver with bronze decorations, are offered by White, Stokes & Allen, of No. 182 Fifth avenue.

—Card-trays of hammered silver or gold are subjected to all sorts of curves, twists and bends. The decorations are principally of bronze. A variety of figures are used, such as birds, mice, cats, lizards, beetles, performing dogs and monkeys. These can be found at McCarty & Hasberg, of 906 Broadway.

—A delicate and beautiful side light has a square frame of chased brass, with centre formed of squares of beveled glass, while a branch of the holly with berries in brass fall gracefully over it. From this square extends several branches for candles or, if preferred, it may be arranged for gas, the shades, which are of a delicate pink, shed a soft and roseate light. This design was seen at Mitchell, Vance & Co., No. 836 Broadway.

—An economical scrap-basket may be formed by taking two paste-board boxes of the same design but of different size, placing one inside the other and cover both with a band of olive green felt, which may be embroidered with crewels in designs of poppies, golden rod, wheat or any pretty bright flowers; silk or plush balls in various colors heighten the effect if placed at intervals around the top.

—A very pretty foot rest has the covering of black satin, and is embroidered with the sun flower design in arrasene.

—A hammered silver book cover illustrating the style of work done in England three hundred years ago is an interesting specimen now in the possession of H. B. Herts & Son, 747 Broadway.

—One of the most simple articles of domestic furniture and suggestive of comfort and luxury is the Mark's adjustable folding chair, which may be found at 930 Broadway; it is very easily operated and arranged to suit the occupant by the means of releasing the ratchets on either side, they may be upholstered in plush, tapestry, cretonne or any material one desires.

—What design could be more beautiful and dainty for a folding bamboo screen than panels formed of cream and blue sateen, the former decorated with snow-balls and corn flowers worked in arrasene, while the latter has daisies and buttercups in ribbon work with leaves embroidered in chenille.

—The Cashmere ware which has recently been introduced by Theodore B. Starr, 206 Fifth avenue, is exceedingly brilliant and attractive. It is wrought in a variety of shapes—card-trays, tête-à-tête sets and fancy designs suitable for cabinets. The decorations are in gold, or combinations of silver with gold, and the oxidized tinting.

—The floral screen is among the favorite wedding decorations. A very pretty design has two panels, one of which is formed of ivy leaves, while the other has the delicate maiden hair fern.

—There is at present on view at the gallery of G. Reichard, of 226 Fifth avenue, a choice collection of paintings by celebrated artists. The following are worthy of notice and special mention: "The Shrimp Gatherers," by Aug. Hagborg; "The Departure of Pausilippe," by Hector Le Roux, and "Frou-Frou," by G. Clairin.

—Varied are the designs for umbrella stands; one particularly suggestive is the half open umbrella of antique brass; encircling the handle is a ring spaced off for canes; this was among Camerton & Forster's goods at Twenty-seventh street and Broadway.

—Delicate and pretty card trays are made of porcelain, green rose leaves overlapping each other, form the tray, which is slightly rolled at one side and decorated with a cluster of blush or pink roses.

—The low-dressing tables of mahogany, with the swinging mirror, has been revived and rapidly gains in popularity; some very pretty styles of this furniture was noticed at D. Neuman's & Co., 263 Fifth avenue. Hanging mirrors were also displayed of beveled glass, round in shape with heavily chased brass frames, and in addition a brass chain was caught on either side and in the centre, thus forming a festoon of links which was very graceful and effective.

—The variety and beauty of Christmas cards increases each year. Among the most attractive and beautiful remembrances may be mentioned the *sachets*, with exquisite hand paintings of the clover blossoms, graceful sprays of wisteria and the long spikes of golden rod. A large and fine selection of these cards are offered by C. P. Dutton & Co., 39 West Twenty-third street.

—The bounds of luxury seem to be unlimited in the matter of beautifying and adorning homes. Most exquisite satin damask and silk wall hangings and curtain draperies, with gold and silver effects on olive backgrounds, and the neutral tints with faintly perceptible shades of grey, blue and pink, also velveteens and cretonnes of quaint designs are produced by Morris & Co., of London, and supplied in this city by Elliott & Bukley, of 43 East Fourteenth street. A sample of silk was shown which was used for decorating the Queen's boudoir. Mahogany chairs with rush seats, modelled after the sixteenth century style of furniture, have been lately introduced by this firm and have become very popular.

The Real Estate Exchange and Auction Room (Limited).

Although the past has been rather a dull week on account of the two holidays, quite a large addition has been made to the list of subscribers of the proposed Real Estate Exchange.

With regard to this organization the following facts should be borne in mind:

1. The money subscribed for shares is to be invested in improved real estate, which will yield probably 5 per cent., in addition to furnishing sales and officers rooms for the business of the Exchange.

2. No constitution can be adopted or site selected until the 250 members have been secured, all of whom will have an equal voice in the organization and the choice of officers.

3. This Exchange will differ very greatly from similar organizations for it will not only provide a place to buy and sell realty but will in every way look after the interests of real estate owners. It will have bureaus of information, free to shareholders, where records of assessments and taxes will be kept. Owners are aware how much they are now at the mercy of clerks in the various city departments. Not one property holder in twenty can now keep track of the assessments for opening streets, sewers, paving and the like. This work will be thoroughly done by the Exchange without cost to its members, but a fee will, of course, be charged outsiders. There maps will be kept, giving a history of every transfer of property for the last fifty years and the price as far as can be ascertained.

4. Then, again, this Exchange will keep watch of State and city, legislative and executive, action with a view to advancing the interests of owners of real estate. Good laws will be endorsed and bad ones opposed. The landed property interest of the city will for the first time have an intelligent, vigilant centre, around which it can rally.

5. The income of this Exchange ought to be large. It will be derived (A) from rentals, (B) from auction stands and knock-downs, (C) from fees for real estate information and (D) from the subscriptions of annual members, that is, the great body of outside brokers who will gladly pay fifty or sixty dollars per annum for the privileges of the Exchange. This last item alone would pay a handsome dividend on the original price of the shares.

Concerning Men and Things.

What little sense the press and public show sometimes in dealing with vital matters? The remnant of the old volunteer fire department was heartily cheered by the crowd in the procession last Monday while our present paid fire department was greeted with comparative silence. But New York was never better served than by the latter. No city in the world can boast a more admirably organized system for preventing and extinguishing conflagrations. The old volunteer department which it replaced was an unmixed nuisance. It was not only inefficient but a source of corruption in our local politics. It also gave us Tweed and swarms of minor politicians of all parties, who finally brought our primary election system into contempt. Undoubtedly there were many worthy men connected with the volunteer department, but its general influence was pernicious. How rarely is the present exceedingly efficient department commended by the press.

Then take the matter of cleaning the streets. When the work was done by former departments and by police commissioners, their shortcomings were a source of constant complaint by the press; but under the system begun by ex-Mayor Grace our streets have been far better attended to, and it is not believed there is any excessive waste of money. Yet the good work of the present system is seldom recognized. Henry Irving acknowledged to a reporter that even the best and most trained actors are stimulated by liberal applause. Why should not our public servants also be the recipients of discriminating praise when they faithfully serve the people?

Public processions are never a success in New York city. That of last Monday was a melancholy affair, not only because of the weather but on account of the utter want of taste and forethought in the details of the turnout. It is the Latin races who know how to thoroughly enjoy a holiday, the chief features of which consist in out-of-door displays. The French and Italians have a genius for this sort of thing. We have had one or two torchlight parades in New York which were at least picturesque, and some individual features of our daylight processions are meritorious, but the *ensemble* is always ineffective. The million of people who saw the forty thousand parade last Monday were simply bored. Nothing could be more absurd than the long lines of vacant carriages, the straggling ranks of the Grand Army of the Republic, and the vulgar advertising vans which were permitted to take place in line by the committee of arrangements. Had the soldiers, veterans and societies been properly massed, the procession could have been got through with in half the time, and would have been far more effective as a spectacle. One Evacuation Day like the last is quite enough in a century.

The Press Club of this city is a very peculiar institution. Its membership is anything but select; in fact many of the "boys" were never inside a dress coat, and take more naturally to whiskey than to wine as a steady drink. But the club really represents the working members of the New York newspapers, daily and weekly. Last Tuesday they gave a dinner at Delmonico's, but it was the same old story. Instead of doing their own talking they invited a lot of public men and lawyers to make set speeches. There is a great deal of oratorical talent laying around loose in the Club, but its members tamely followed the prevailing fashion and induced certain lawyers to do the talking instead of taking a hand themselves. But then in this country everything conspires to keep the lawyers to the fore.

Judge Larremore decided practically in favor of the Mutual Life Insurance and of the United States, in the suit which was brought against the city, to prevent the collection of taxes levied on the old postoffice site, at

Nassau and Liberty streets, during the six years that the Government leased out the property. It is not yet decided whether the city will appeal.

Bi-metallism to the Front.

Leagues and associations to re-establish bi-metallism are now being organized all over the commercial world. It is now universally conceded that the depressed industries of Europe and America are due to the attempt of the leading nations to establish gold as the sole unit of value. The shrinkage of prices which has followed has been disastrous. The following important circular tells its own story:

"The main object of the association will be the promotion of the stability of values by establishing the free coinage of silver and its use as money, under the same conditions as gold. By advocating and furthering an international agreement, whereby a fixed relative value between gold and silver may be established, and the two metals may jointly form the specie currency of commercial nations; thus facilitating the adjustment of international balances and lessening the excessive and needless risks which have now become attendant on home and foreign trade. Another object will be the promotion of uniformity in the money of the world by the unification of the two metals in the manner above described, and so making them together but a single standard; and by advocating and promoting a further international agreement, whereby a uniformity of coinage in value and kind may be established and thus greatly facilitating exchanges by lessening the needless friction and expense, otherwise unavoidable.

"The latter object—uniformity in the currency—was the issue discussed by the International Monetary Conference held in Paris in 1867, which was the first International Monetary Conference, and which took place through the invitation of France. The former object—stability of values—or rather the stability of the value of money, and how to secure it, was the issue or issues discussed by the two similar conferences held also in Paris in 1878 and 1881, the one through the invitation of the United States, the other and latest through that of the United States and France jointly. The first conference was mono-metallic, the other two bi-metallic.

"Already similar associations to the one here proposed have been organized in England, Germany and Belgium, composed of eminent scholars, statesmen and financiers of these respective countries. Our purposes are the same, viz.: to help forward the important work so auspiciously begun by these great conferences, which were unprecedented in the history of the world. Scores of our most distinguished citizens of New York, representative merchants, manufacturers, bankers, lawyers, statesmen, scholars, etc., who have been consulted, have agreed to form this association, holding as they do that we of the United States, to be even consistent with the leading part that we have already taken in the matter of these monetary conferences, should, of all others, have such an association.

"You are specially invited to become a member of the association. A primary meeting for organization will be held soon by those who have agreed or consented to join in its formation. Notice of time and place will be duly given. Temporary office, 127 Water street, Room 14, New York City:

| | | |
|---------------------|---------------------------------------|----------------------|
| U. S. Grant, | Washington Winsor, | Charles E. Bidwell, |
| Franklin Edson, | Pres. Mercantile | D. G. Croly, |
| A. A. Low, | Exchange, | Rufus Hatch, |
| Charles L. Tiffany, | Peter Marie, | Clark Bell, |
| A. S. Hatch, | Rutherford Stuyvesant | John Thompson, |
| Henry Clews, | J. H. Ryland, | Parker Handy, |
| D. O. Mills, | Justus O. Woods, | J. W. Sylvester, |
| Charles O. Morris, | C. Frederick Elwell, | Hamilton Fish, |
| James B. Colgate, | James Tallmadge Van | Theodore Hermann, |
| John S. Newbury, | Rensselaer, | John N. A. Griswold, |
| William M. Bliss, | Ethau Allen, | H. Victor Newcomb, |
| L. M. Bates, | C. F. Adams, | Benjamin Homans, |
| R. G. Dun, | Thomas Jordan, | R. Heber Newton, |
| Robert Collyer, | Walter Carr, | W. M. Boucher. |
| | Herman Osterberg, | |
| | W. M. BOUCHER, Provisional Secretary, | |
| | 127 Water Street, Room 14." | |

It is now settled that there will be no suspension of the silver coinage by the incoming Congress. All well-informed correspondents agree on this point. Meanwhile there is a change of feeling on this subject of the standard. Hugh McCulloch, Ex-Secretary, has been interviewed upon this point recently. He said:

"I do not think silver had a fair trial. In my farming operations here I find that silver dollars are received just as readily as gold dollars, and that once in circulation among the farmers, mechanics, laborers and tradesmen, a large proportion of them will remain there. Nevertheless, if I were in Congress, I would advocate the repeal of the compulsory provisions of the coinage act, because I believe that in enforcing that policy we are playing into the hands of Europe. I am not greatly disturbed by the question of the intrinsic value of the silver dollar as compared with the gold dollar. If the \$1 and \$2 greenbacks were retired, silver would go into circulation without any difficulty; and if I were in Congress I think I might favor the exchange in order to get rid of that amount of legal tender notes."

Mr. David Palmer, President of the City Bank, said that his bank, although holding a National charter, had never issued a bank note. It had not found it necessary. The banks, when their currency was too much contracted, could use gold and silver—the best currency in the world. As long as the Government was in the banking business there need be no trouble about a currency, for we have a large amount of gold and silver certificates which will supply the want. Some of these days, although we may not live to see it, there will be a settlement. There are now fifty-six millions of gold certificates in circulation. We could get along very well with a metallic basis. There was no such profit in National bank circulation in former times as had been supposed, nor was there any now. The low rate of interest, the 5 per cent. required to be kept for redemption, the high price of bonds, all prevented any profit from being made, and he should advise giving up the currency altogether.

Mr. George G. Williams, President of the Chemical Bank, said that his bank issued no notes, although holding a charter under the National Bank Act. What really ought to be done, was for the Government to retire from the banking business, but he supposed there was no possibility of this being accomplished soon. As for the project that had been mentioned of having a portion of the bonds irredeemable, he did not think the people of the United States would look with any favor upon such a plan. They wished the debt paid off, and not kept forever. There could be no question, however, that it was getting paid off too rapidly, and that too much of the burden fell upon this generation. He should favor funding the greenbacks, which would give ample basis for bank circulation, and could see no objection to gold and silver certificates being used as currency, so long as they were based upon coin in the vaults of the Government. He thought that the guarantee on bank notes could be lessened, perhaps ten or twenty per cent., but not more. Absolute security was required in the circulating medium, and that could not be done unless the equivalent was lodged in the Treasury. The tariff should be reduced, thus affording an impetus to commerce.

James G. Lynd, of Lynd Brothers, the well-known builders, is a staunch supporter of bimetallism. The subject was not new to him, for he had studied it for many years. He says it was the remonetization of silver that made our prosperous times. He could not understand why the bankers at their recent convention did not favor the placing of silver on the same footing as gold. It would be favorable to them, as well as the public, although the latter would no doubt benefit most. Still the banking fraternity had suffered equally with the general community from the depreciation of silver, yet they still maintained the gold unit of value. The government should stand by silver. Besides, it was patriotic to do so, for silver was one of the most important of our productions. When people knew that gold was the only standard recognized by the government, what disastrous consequences would ensue in case of a panic. It is only natural that gold should appreciate in value when it is considered that its supply was daily diminishing, while the quantity and value of property was daily increasing, thus making property to decrease in proportion as the buying capacity of gold increased. This was a question which specially affected realty, and, in his opinion, THE RECORD AND GUIDE was doing a very great service in agitating this important question, and so enlightening public opinion.

Mr. E. H. Saltiel, who for many years has been a large contractor and mining operator in Colorado and New Mexico, and who is at present in this city, said that one of the greatest difficulties in the way of securing a proper consideration of the question, and consequently proper action on the subject, was the fact that the Eastern man had not time to think, and therefore does not go beyond the surface. "It is yet a disputed question," continued Mr. Saltiel, "whether the legal tender paper money issued by the Government is money *de facto*. It is held that the constitution allows only gold and silver to be coined and used as a lawful tender. If this be true, what have we to take the place of the greenbacks? Is the United States ready to give a substitute for them on which no questions can arise as to its validity? I believe the latter question is to be answered in the affirmative. By the Bland act the Government is authorized to call upon the entire production of the mines, and to use it as a basis upon which to issue paper certificates, which may be made a legal tender for all debts and may become the currency of the country. I interpret the restrictions of the Constitution as to the making of money to apply only to the different States, but not to the United States Government. The banks make the claim that they have no room for the storage of the silver, and the people refuse to take it. But summing up the substance of the outcry against the silver dollar, it may be stated as follows: (1) It is not worth intrinsically what it pretends to be. (2) There is not sufficient storage room that is safe and available, and (3) the people won't take it. Now, to answer those objections in the order in which they are given, I would say that the dollar is a silver coin, while gold is only a multiple of the standard unit of value. The American single gold dollar is a far greater nuisance than the silver dollar—such a nuisance, in fact, that it is practically not in use. It may also be remarked incidentally that every country except the United States using a dual coinage has given different names to the gold and silver pieces, for some strange reason our dollar is a dollar whether it be gold or silver. Referring to the second objection to the use of silver as money, my reply is that the profits realized by the Government of this country from the coinage of the silver dollars, if nothing more than the present law is continued in force, will afford funds sufficient to provide secure vaults near the different mints large enough to store all the silver to be coined for the next thousand years. In the third place, it must not be forgotten that the total amount of silver dollars now in the country is only about \$225,000,000, while the total population is not less than 56,000,000, or about \$4 for every person in the United States with which to do his daily trading. This is true, counting in the amount that is hoarded by farmers, negroes and others. The real amount in circulation is probably not more than \$2 per head. If our government will only pass a law retiring all greenbacks and national bank notes of a less denomination than \$10, the men who are now most active in their denunciations of silver coinage will be among the first to cry for an increase of coinage. It is the Colorado plan to retire all the small bills, and to this plan all the Senators and Representatives from that state, I believe, are committed. It is unquestionably the only true policy. The great trouble really consists in the small bills, and to aggravate this evil, we are now to be supplied with postal notes—an arbitrary issue that is entirely unconstitutional. The fact is that every device is being used to deceive the people and the members of Congress when they again assemble, on this question. And yet it must be remembered that this opposition to the silver dollar is a direct attack upon the whole silver industry of the United States. The injury to that industry is not by any means confined to the owners of silver mines who are found in all parts of the country, from ocean to ocean, but the manufacturers of machinery and supplies of every kind will feel it most keenly, thousands of whom are scattered throughout the Eastern States, as well as in the

West. There are to-day in the State of Colorado, solely supplied with orders from the mining industry, over thirty foundries and machine shops which give employment to 3,000 men and support to themselves and families. Exclusive of the mines, the assessed valuation of property taxed in Colorado is \$110,000,000, all of which has been made from the mining industry. There is one other point to which I would like to call attention, and that is, that the percentage of pure silver in our currency as compared with gold is greater than that of any European country, Great Britain only excepted. The claim that there is great danger that gold will leave the United States to our great injury, at some early future date, is absurd, and finds no sincere advocates except among those who take a very narrow and contracted view of the magnitude of our great country.

The Fiscal Situation in Elizabeth.

According to a statement made recently by the Comptroller of Elizabeth the total debt of that city, on the 1st of January, 1888, was \$6,508,733.59. From this amount the trifle of \$41,750, representing cash in the sinking fund, may be deducted; but the round six and a-half millions look so well upon paper that it will be best to keep that statement in view. We can see, then, that on the 1st of January, 1884, it will be possible to begin to talk of a debt of \$7,000,000, the interest, compounded interest, on six and a-half millions, at seven per cent., amounting to nearly half a million per year. Yet the bonded debt of Elizabeth, on which this startling total is being built, amounts, after deducting \$82,000 held by the city, to only \$4,278,500. The difference results, first, from temporary loans made to meet deficiencies, discounts on funded assessment bonds and renewal bonds, rebates on assessments, and, finally, from the accumulation of interest since the default. The total of assessed valuations in the city on real and personal property amounted in 1882 to \$12,182,035, a decline from the assessment of 1875 of \$4,125,659. This decline means nothing, however, since real estate, as is well known, was barely marketable anywhere in 1875, and the assessments were made to keep down the rate of taxation.

There are several very curious things about this debt of Elizabeth. One is that while the city is understood to be bankrupt, and, when the debt is compared with assessed valuations, necessarily bankrupt, it only requires a slight shuffling of the figures to cause her to seem more like a defaulter than a broken down merchant. For instance. The bonded debt of the city is four and a quarter millions, while her assets, represented mainly in assessments for benefits on property, amount to three and one-half millions. Here, then, to within three quarters of a million, we find the assets covering the liabilities. But we find also that these assessments became largely due directly after the panic of 1873, and that the failure of the holders of the improved property to meet their obligations to the city caused all the subsequent fiscal distress, ending in final default. But the persistency of the default long after property has again become marketable, and while the nominal amount of these assessments covers still more than half the debt of the city, raises a new question. How much are these assessments really worth? One party in Elizabeth will tell us that they are worth next to nothing. Another will estimate them at, say, one million dollars, while still another will perhaps assert that they may finally produce two millions. But all will agree that the amount is a subject for only the merest conjecture. Now, to a spectator, it seems that they should be worth just what the majority of the people of the city decide. Elizabeth has not ceased to grow. Even while carrying her immense load her population has increased by nearly one-third, and since her default six new factories—in some cases with large capital—have commenced or are preparing to commence operations. During several years past the general government has been expending money steadily, though slowly, for the improvement of her harbor—above \$120,000 in all. The city is located at the head of the Kill von Kull and Staten Island Sound, at the point where several of the great railroads of the country first touch the seaboard; and four hundred trains per day pass and re-pass at the Broad street crossing. Within the city limits, without any extension of present boundaries, there is a capacity for seven miles of water front, two miles more than the west bank of the Hudson River can show, beginning with the Palisades at Weehawken and continuing to the end of navigable water below the ferry slip of the New Jersey Central Railroad. No man for a moment should undertake to deceive himself with the idea that those assessments do not represent value received, or that the courts, considering the desperate situation, will some day interfere, and pronounce them invalid. We have heard a great deal about wooden pavements; but the pavements of Elizabeth represent only a part of the cost of the street improvements which created the debt. The city is graded, curbed and sewered, for a population of several hundred thousand, a population which, as part of the metropolitan district, Elizabeth is one day certain to contain, and the repaving of the streets will not form a very heavy item of expense. It was never claimed that wood for pavements was as durable as stone. The improvements, as a whole, form very justly a permanent lien on the property. This fact ought to be admitted, and the people of Elizabeth will be then ready to discuss the two suggested methods for settling the debt question from a reasonable basis. It is certain that the struggle against the assessments has not been made more popular by the fact that, within a period of twenty-nine months, mortgages to the amount of \$1,000,000, a sum which represents probably \$2,000,000 in property, were foreclosed, more than half the foreclosures coming from the Mutual Benefit, Mutual Life and Equitable Insurance Companies. This action renders those companies largely debtors to the city on the assessment charges.

But the readers of THE RECORD AND GUIDE who wish to study fiscal economy will be in haste to know how a debt of six and a-half million dollars, constantly increasing, is to be handled by a city with a population of only thirty thousand. A syndicate of property holders, among whom the above-named insurance companies should be largely represented, has been suggested. They could assume the city debt on the most favorable terms to be secured, and it is believed that the rapid increment in values

which would follow a fiscal adjustment would more than repay them for all their advances. But this idea has not yet taken any practical shape. An act of the Legislature, giving the city authority to compromise with its creditors, was passed since the suspension, and this has given birth to two schemes, one considered popular and the other very unpopular. The popular plan is to pay only fifty cents on the dollar. This course, as it will be seen, would reduce the debt to three and a quarter million dollars; and as the city assets, in the form of assessments, amount to three and one-half millions, the result would be a net gain of one-quarter of a million dollars to the treasury. The creditors do not like this plan. They offer, in lieu, a plan which maintains the principal of the debt intact, but proposes a graded interest beginning at one per cent., and continuing forty years at an average of three per cent., no rate to be at any time higher than three and one-third per cent. These terms seem easy enough, but those who wish to see the city make a "little something" out of her tribulations can of course see cause for nonconcurrence. Those also who believe or assert that the assessments are worth less than ten cents on the dollar would not welcome an adjustment which, leaving the city to advance rapidly again in population, might cause them to seem like bad fiscal authority.

But Elizabeth has no time to lose. It is morally certain that a movement of property and population in the direction of that city is impending, and she should be ready to take advantage of her opportunities. The bridging or tunneling of Staten Island Sound, at several points, cannot be much longer delayed; and her interests demand that the principal avenue of traffic and travel should lead directly through the city. Some of her citizens have believed that the interests of New Jersey can be best subserved by the isolation of Staten Island. But this conception of the subject is not sufficiently broad. It is like assuming that the holder of property on an avenue reaching from the town out into the country will be benefited by closing up the street at the limits of his own possessions, and preventing the extension of all further improvements. Elizabeth will find her interest in every movement that shows how closely she is connected with the metropolitan district that borders upon New York Bay.

Banks and Realty.

Mr. William D. Snow, of the firm of Blair, Snow & Rudd, thinks that a reform of our laws and the establishment of a Real Estate Exchange will have a wonderful effect upon the number of transactions in realty. "I was," said Mr. Snow, "a business man before I became a lawyer, and in my time I have been a large holder of real estate. I can therefore look at this matter from every point of view. A change in our land laws by which property could be easily and rapidly transferred, a guaranteeing of titles by a company formed for the purpose, and an exchange where property could be sold, would, as THE RECORD AND GUIDE has said, mobilize real estate. I am connected just now with a large trust fund, which constantly has a good surplus on hand to lend out. We are afraid of mercantile paper, and stock loans are so low as to be unprofitable. We cannot now lend on real estate, but would gladly do so were it such an asset as could be readily converted into money. It would make a wonderful change in business if all this vast mass of inert realty were, so to speak, vitalized by such reforms as the new Real Estate Exchange will no doubt bring about. I suppose it will be many years before real estate will be as desirable a security as stock collaterals. The latter have been negotiable for half a century; dealers know all about them; the law and practice concerning them is well understood. Thus the money lenders are eager to accept stock collaterals, and to lend money upon them at the lowest rate of interest. It is not reasonable to expect that realty will at once be regarded with the same favor. Hence the interest charges will be higher. But if the asset is a secure one it would be all the more tempting to institutions which would wish to make money. I really believe it would lead to a great revival of business were it possible to change our laws this winter so as to make real estate negotiable."

The West Side property holders have appealed to the Mayor to prevent the Corporation Council from throwing legal impediments in the way of the extension of the Ninth avenue horse car road to the upper end of the island. It seems the company fears interference, so men are working up on the extension night and day to reach if possible Seventy-second street. It seems the route is along the Boulevard from its intersection with Ninth avenue to its intersection with Tenth avenue at Seventy-second street, thence up the avenue to Harlem. There is apprehension in some quarters that the company will not go beyond Seventy-second street, up to which point the territory would be profitable, while beyond, the West Side is thinly settled. This would not meet the wishes of the West Side people at all, for their property is under a cloud because of its difficulty of access. It is to be hoped the company will meet the just wishes of the property holders west and northwest of the Central Park.

The Court of Appeals, in the suit of Cornelia J. Earle against Wm. P. Earle and others, have reiterated the law that one executor cannot look on and allow his co-executor to invest the estate funds in second mortgages on vacant lots, and so lose the estate money without paying up his share of the loss arising from such unwise and careless investments; no matter if none of the funds went through the hands of the one who did not act, so long as he knew of, and did not prevent, what was going on. The case was argued by Samuel Hand, Esq., and by Messrs. Richard H. Swezey and Carlisle Norwood, Jr., before the Court of Appeals.

Mr. Orlando B. Potter has been trying to convince the Commission that the new aqueduct should be carried past Quaker Dam to Croton Lake. True it would cost more, but expense was of less account than the health of the city. In the one case pure water was insured, in the other the city could not control it. Mr. Potter is right. While we are about it let us secure not only abundant but pure water.

A Fine Brooklyn Residence.

The house which has just been completed for Mr. A. D. Farmer, at No. 106 Pierrepont street, Brooklyn, and which is shortly to be occupied by him, stands out in bold relief among the surrounding dwellings. It is a four-story and basement brown stone house, 25x82, with the exterior in the French Renaissance.

Our financial credit is better than that of any nation on earth. British Consols sell relatively lower than our bonds. While our 4 1/2s sell at 117, those of France are quoted at 108 and Russians at 78.

John H. Starin states that six hundred thousand people made use of his boats to visit Glen Island during the past summer. Of course more than half of these took the trip on Sundays.

A very pretty effort to put the Supreme Court into the real estate business was made the other day, before Judge Barrett, in a foreclosure against some unfinished houses in Harlem.

The Appreciation of Gold.

WHY IT IS THAT PRICES ARE FALLING—WHAT EMINENT ENGLISH AUTHORITIES SAY.

[Extract from Hon. George J. Goschen's Speech in the House of Commons.] From the inquiries which are now being made, it appears that there is—what can scarcely be denied—a considerable appreciation in the value of gold, and that that appreciation in the value of gold has had a general effect on the prices of almost all commodities, unless there are very special counteracting circumstances.

[The London Spectator on the above.] Mr. Goschen is, of all men in the House, the greatest authority on currency; and he suggests, evidently with full conviction, that the value of gold was rising.

What, then, is the evidence for the rise in gold? Briefly, it is this—that every important article, stock and the products of stock excepted, has shrunk in value as expressed in sovereigns, and this, though population is increasing; and that almost every competent economist, including men like Mr. Goschen himself, the late Mr. Stanley Jevons, and Mr. Robert Giffen, has become convinced that the first cause of the shrinkage is the scarcity of gold.

English manufactures are selling at a loss in the East; Eastern produce is selling at a loss in London, so that even if there should exist a doubt as to whether the aggregate return of the agricultural interests in money for the same quantities of produce is not more now than it has been at former periods, there can be no such uncertainty as to the export and any import trade of the country.

A general fall in prices, lasting over ten years and showing no signs of abatement, is now the subject of universal complaint and only some general cause can account for it. Disguise the truth as he may, minimize it as much as he can, the stoutest mono-metallist must admit with the Statist that "the appreciation in the value of gold has checked an advance in prices, and the agricultural interests, in common with other interests in the country, have suffered."

Table with 3 columns: Gold, Silver, Total. Rows for 1852 and 1882 production values.

Supposing that Europe and America had, in common with England, adopted gold mono-metallism, the volume of the standard would in 1852 have been augmented by one nineteenth part, but in 1882 by only one fortieth part.

New Publication.

FINLAND: ITS FORESTS AND FOREST MANAGEMENT.*

We have, on previous occasions, reviewed two books by the same author, namely, "The Forests of England" and "French Forest Ordinance in 1669," and a third book now reaches us under the above title, which is a valuable contribution to the literature of forest science in the English language.

* By J. Crombie Brown, L.L. D.; Edinburg, Oliver & Boyd; London, Simpkin, Marshall & Co.

the book deal with the practice of "Sartage," in Finland termed "Suedanje," which consists of setting fire to the trees of a forest to clear the ground with a view to cultivation. This custom prevailed in all parts of Europe centuries ago, and Finland is the only country where it is still practiced extensively. It has resulted in laying open large tracts of land to agriculture and of effecting climatic changes where largely resorted to. It is interesting to note that a school of forestry exists in Finland, which is under imperial sanction and support. It is located at the Crown Park at Evois, and was instituted to give foresters a thorough instruction in all that relates to the theory and practice of forest economy. It was established by imperial decree so far back as 1859, and was reorganized in 1874, the course of instruction including physical science, geodesy, rural economy, civil engineering, forest mathematics, park keeping and scientific administration of forests. A chapter is devoted to a full translation of the rules and regulations of the school, ending with an account of a visit thereto by Dr. Hough, Chief of the Forestry Division of the Department of Agriculture at Washington. Ship-building, house-building and carpentry is also treated of, and the characteristics of the Finnish people are noticed. A companion volume is promised on the "ethnography and present condition of the Finnish people" by the same author, while he has also in preparation the "Forests and Forestry of Northern Russia."

Real Estate Department.

Two holidays in one week naturally makes all business dull, and real estate has suffered accordingly. As our tables show, there has been a falling off in sales and transfers compared with former weeks.

Next week, however, there will be more doing. On Wednesday, December 5, Richard V. Harnett will sell the estate of Wm. Forgay, by order of the trustee. It comprizes good investment property in the various parts of the city, the particulars of which will be found in our advertising columns. This sale should be attended, as there are likely to be bargains offered. On the same day Mr. Harnett will also sell a house on the corner of Tenth avenue and Twenty-sixth street.

On Thursday, December 13th, Louis Mesier will sell the estate of John Suydam, which includes some very valuable and desirable business property. All the houses to be sold are down-town; on Broadway, Beaver, South, Front, West, Water and other streets. Investors desirous of putting funds in gilt-edged real estate should peruse the advertisement elsewhere.

On Saturday last only one sale was held at the Exchange. Monday being a holiday, of course, no sales took place. On Tuesday there was a good attendance, and a dwelling on Park avenue, No. 89, was sold under foreclosure of a mortgage on which \$37,000 was due, for \$31,000, to the plaintiff; and Armory Hall, on Hester street, which last week was knocked down for \$62,340 was, after spirited bidding, bought for \$54,990, by John M. Ruck, for Billy McGlory. A plot on Thirtieth street, east of Seventh avenue, was also sold. On Wednesday, a four-story brick house (Sailors Snug Harbor lease), No. 40 Clinton place, was sold for \$5,000. It rents for \$1,600, while the ground rent is \$600, and taxes \$400 per annum.

The following table shows the number of Conveyances and Mortgages recorded this week as compared with the corresponding week in 1882. The number and amounts involved is considerably smaller this year, due, no doubt, to two holidays :

| CONVEYANCES. | | 1882. | 1883. |
|--|--|---------------------------|--------------------------|
| | | Nov. 24 to 30, inclusive. | Nov. 23 to 29 inclusive. |
| Number..... | | 180 | 102 |
| Amount involved..... | | \$3,946,312 | \$3,021,192 |
| Number nominal..... | | 32 | 41 |
| Number of 23d and 24th Wards..... | | 22 | 29 |
| Amount involved..... | | \$76,500 | \$67,865 |
| Number nominal..... | | 3 | 5 |
| MORTGAGES. | | 1882. | 1883. |
| Number..... | | 201 | 159 |
| Amount involved..... | | \$3,300,143 | \$1,398,765 |
| No. at 5 per cent..... | | 46 | 40 |
| Amount involved..... | | \$743,166 | \$360,488 |
| No. to Banks, Trust and Insurance Companies... | | 28 | 23 |
| Amount involved..... | | \$1,236,000 | \$548,500 |

Money is being loaned very freely on bond and mortgage at 6 per cent., on a margin of 65 per cent. of the valuation, and at 5 per cent. on a margin of 50 per cent. The above is the general run, though some foreign companies place money at 4½ per cent. on a margin of from 35 to 40 per cent., and private individuals, in a few instances, at 4 and 4½ per cent. on a margin of from 25 to 30 per cent. In nearly all cases the life insurance companies get 6 per cent., on a 60 per cent. valuation, and the savings banks 5 per cent. on a margin of 50 per cent. Most of the applications made to the two latter are from builders who are finishing new houses. The loans most sought after are from \$15,000 to \$25,000 on medium-priced houses, worth say from \$20,000 to \$50,000, and on business property. Large apartment houses are not looked upon favorably, except by a few large institutions, and must be first-class and strictly fire-proof. Vacant lots in the line of immediate improvement, say between Fifth and Fourth avenues, and below Ninety-sixth street, on the east side, and from Eighth to Tenth avenue, below One Hundred and Sixth street, on the west side, are considered desirable and are freely loaned at 6 per cent. on a margin of 50 per cent. of a fair valuation. Loans on Twenty-third and Twenty-fourth Ward realty are easier to place than formerly. Out of town capitalists are lending heavily on city realty, and mortgage loans generally are looked upon very favorably by those having money to invest, the security invariably being more thought of than the rate of interest. While THE RECORD AND GUIDE reporter was talking to a prominent broker a gentleman entered and said he had \$75,000 to loan on good property at 6 per cent., though he would take less if the security was good. The large estates have been lending largely on mortgage the last few years.

It is very difficult nowadays to arrange second mortgages, though during the flush times some brokers made a specialty of them. A large proportion of those given are to dealers for material supplied to builders. Among the brokers seen concerning the loan market were Barton & Whittemore, Holly Bros. and John S. Pierce, who generally agreed in the views given above.

BUILDINGS PROJECTED.

The list of projected buildings for the past month compared with November of last year shows a falling off in the number of edifices as well as the cost of construction. There is an increase, however, of costly houses between Fourteenth and Fifty-ninth streets, but other sections of the city show a general falling off. This is particularly true of the district east of the Central Park. The following is the table:

| | November, 1882. | November, 1883. |
|--|-----------------|-----------------|
| Total No. of buildings..... | 164 | 156 |
| Estimated cost..... | \$2,077,500 | \$1,770,330 |
| No. south of 14th street..... | 18 | 14 |
| Cost..... | \$296,100 | \$185,900 |
| Bet. 14th & 59th streets..... | 27 | 31 |
| Cost..... | \$374,550 | \$727,200 |
| Bet. 59th & 125th sts, east of 5th av..... | 60 | 47 |
| Cost..... | \$928,550 | \$469,900 |
| Bet. 59th & 125th sts, west of 8th av..... | 6 | 9 |
| Cost..... | \$47,950 | \$179,000 |
| Bet. 110th & 125th sts, 5th & 8th avs..... | 0 | 0 |
| Cost..... | 0 | 0 |
| North of 125th street..... | 26 | 23 |
| Cost..... | \$366,400 | \$128,350 |
| 23d & 24th Wards..... | 27 | 32 |
| Cost..... | \$102,950 | \$81,980 |

Gossip of the Week.

Frederick W. Vanderbilt has sold the four-story stone front dwelling, No. 693 Fifth avenue, size of lot 25x100, to C. S. Brice, of 110 Broadway.

F. Zittel has sold for William A. Hankinson the four-story brown stone private dwellings, Nos. 50 and 56 East Sixty-ninth street, 19x93.6x104.5 and 23x51x67.11 respectively, for \$115,000.

Charles Buek & Co. have sold the four-story and basement brick and brown stone private dwelling, No. 654 Madison avenue, 16x53x95, to Cyrille Carreau for \$36,000.

A. G. Dearing has sold for Weekes & Forster the four-story frame house on the west side of Seventh avenue, commencing 100 feet south of Fifty-seventh street, size of lot, 25x100, for \$22,500 to Wm. Noble for improvement.

C. R. Gregor has sold, for Myer Finn, five lots (excavated), on the south side of Seventy-ninth street, commencing 5 feet west of Lexington avenue, to James A. Frame, for immediate improvement, as announced in "Out Among the Builders."

Metzger & Oppenheimer have sold to Hugh Blesson five lots, 125x100, on the north side of Seventy-sixth street, commencing 200 feet west of Ninth avenue, for \$37,500; they will be improved, as announced in another column.

P. S. Treacy has sold for Ovid T. Simmons the full lot with frame house thereon, known as No. 111 West Sixty-seventh street, between Boulevard and Tenth avenue, for \$7,000.

M. B. Baer & Co. have sold for M. Rosenback the four-story brick tenements, Nos. 209 and 211 East Eighty-third street, for \$19,000.

Bernard Kelly & Co. have sold for Timothy Donovan the five-story double tenement, No. 441 West Thirty-ninth street, to Mr. Carroll, for \$14,500.

The two lots on the north side of One Hundred and Twenty-ninth street, the sale of which was reported last week, should read 100 feet east of Eighth avenue instead of 100 west of Eighth avenue.

E. H. M. Just has purchased from Thomas Gardiner fourteen lots, eight on Eighth avenue, between One Hundred and Thirty-fourth and One Hundred and Thirty-fifth streets, and three on each street adjoining. The avenue lots will be improved at once, as announced in another column.

Four lots on the south side of One Hundred and Thirty-fifth street, commencing 185 feet west of Fifth avenue, have been sold by James Thompson to J. B. Smith.

W. J. T. Duff has sold for James Wilson the four-story store and tenement on the northeast corner of Third avenue and Eighty-first street, lot 25.6x101.8, for \$27,000.

J. J. Clancy has sold for Thomas Dimond, as executor, the lot, 22x100, with three-story frame cottage thereon, on the south side of Seventy-fourth street, 100 feet east of Tenth avenue, to A. H. Smith for \$7,500.

Mr. Robert Bonner states that he has not yet sold his lots on Fifth avenue, between Fifty-sixth and Fifty-seventh streets.

The Metropolitan Base Ball Club's managers have secured a new park of their own. The new grounds are on the east side of the city, extending from One Hundred and Seventh to One Hundred and Ninth street, and from First avenue to the East River. The work of fitting up the new park for next season will be begun at once, and no expense will be spared to make it the finest ground for the purpose in or near this city.

Mr. Wm. C. Whitney is mentioned as the purchaser of the Stevens house, corner Fifth avenue and Fifty-seventh street, the sale of which was reported last week.

Hugh Meehan has sold three lots, on the northwest corner of First avenue and One Hundred and Seventh street, to John Cullen, for \$13,000.

Brooklyn.

S. E. Heberd & Son have sold No. 14 Boerum place, running through to Red Hook lane, for \$12,000.

Out Among the Builders.

Maclay & Davies propose to build a ten-story apartment house on the co-operative plan, on the plot purchased by them on the southeast corner of Sixty-second street and Boulevard. No architect has yet been selected nor have any details been decided upon. Elevators, steam heating and every modern improvement will be provided and the building will be first-class throughout. The estimated expenditure is \$325,000.

Hugh Blesson will shortly commence the erection of seven four-story and basement brown stone private dwellings on the north side of Seventy-sixth street, commencing 200 feet west of Ninth avenue. They will average about 18 feet in frontages, with a depth of 55 feet and extension. They will be of a first-class character, and have all the modern improve-

ments, the interior being in cabinet trim. The cost of this improvement will be about \$130,000.

James A. Frame will at once begin the erection of six first-class four-story and basement brown stone houses on the southeast corner of Seventy-ninth street and Fourth avenue, five of which will be erected on Seventy-ninth street, each being 20x56 and extension, and one on the corner, fronting on the avenue, 20x60. They will be in cabinet trim and have all the improvements. Estimated cost about \$110,000. Architects, Thom & Wilson. Mr. Frame will also erect, adjoining, seven dwellings, six having a frontage of 18 feet and one 17 feet.

Schoolherr & Goldenberg, clothiers, intend to erect three substantial five-story brick stores, 38x95 each, on the east side of Greene street, between Houston and Prince. They will have iron fronts and be fitted up to meet the requirements of intending occupants. The owners estimate an expenditure of from \$160,000 to \$175,000 on this improvement, and will build the stores for investment. No architect has yet been selected.

Messrs. Henry C. Gibson and William S. Kimball have just completed negotiations for the purchase of a block of ground at Thirty-seventh and Walnut streets, West Philadelphia, extending 350 feet on the west side of Thirty-seventh street and about 168 feet on Locust and Walnut streets. It is proposed to run a street through the property from north to south, to be called St. Paul street, and to erect on the four streets fifty-six medium-sized houses, to be finished in the best manner, at a cost of about \$350,000.

F. W. Klemt has plans under way for two five-story and basement tenements to be erected at Nos. 175, 177 and 179 Second street. They will have a frontage of 53½ feet and a depth of about 74 feet, the first stories to contain stores and a drive-way for horses and wagons, while the upper stories will be established for dwelling purposes. Cost, about \$28,000. Owner, Peter Lyding.

W. J. Merritt has commenced the plans for a three-story and basement brick and stone private dwelling, 20x50, to be erected on the north side of One Hundred and Thirtieth street, between Seventh and Eighth avenues, for Z. J. Halpin, at a cost of about \$10,500.

James Gordon Bennett, proprietor of the *Herald*, proposes to erect a number of frame cottages in the Gothic style of architecture on his property at Fort Washington.

Peter McManus intends to shortly commence the erection of three five-story brick and stone flats on the southwest corner of Avenue A and Fifty-eighth street, two of which will be 37½x35, and one 25.5x35. Estimated cost, about \$50,000. Architect not yet selected.

E. H. M. Just has commenced the excavations for seven five-story brick and stone flats, to be erected on the east side of Eighth avenue, between One Hundred and Thirty-fourth and One Hundred and Thirty-fifth streets, covering a frontage of 199.10 feet. Six will be 30x70, and one 19.10x70. They will all have stores on the first floor. Architect, M. C. Merritt. Estimated cost, about \$140,000.

Charles White, the builder, who was erecting a number of houses on One Hundred and Thirty-fifth street, west of Fifth avenue, was drowned last Saturday night at the foot of South Third street, Brooklyn.

The work of demolishing the old brick and frame buildings on the south side of Bleecker street, between Broadway and Mercer street, is nearly completed, evidently to make way for a fine structure to be erected on the site. The property is owned by the Goelet estate.

Mr. V. K. Stevenson, Sr., has not yet decided when he will improve the property on the northeast corner of Madison avenue and Fifty-eighth street. The hotel, when erected, will likely cover six lots and be ten stories high.

Brooklyn.

Parfitt Bros. are at work on plans for six three-story brick (stone front) dwellings, each 20x42, to be erected on the south side of Putnam avenue, 170 feet west of Throop avenue, at a cost of about \$7,000 each for George B. Stoutenburg.

E. F. Gaylor has the plans for four three-story frame dwellings, 25x50 each, to be erected on the southwest corner of Graham avenue and North Second street, three of which will be on the avenue and one North Second street; the corner house will have a store on ground floor.

Mr. Woodruff proposes to erect two two-story and basement frame dwellings, each 20x32 feet with extensions 16 feet on the south side of Prospect place, between Clason and Franklin avenues, adjoining those recently reported in these columns.

E. J. Grauger will erect eight two-story and basement brick dwellings, each 20x44 feet, on the south side of Bainbridge street, commencing about 80 feet west of Lewis avenue, at a cost of about \$5,000 each.

David Fowler is about to erect a three-story brick flat with store, size 20x60, on the north side of Fulton street, east of Bedford avenue.

Contractors' Notes.

Estimates for repairing the understructure of Pier New 45, North River, will be received by the Board of Commissioners at the head of the Department of Docks, at Nos. 117 and 119 Duane street, until 12 o'clock M. on Monday, December 10, 1883.

Bids for furnishing material and performing work in the erection of an iron shed over a portion of the sidewalk surrounding Fulton Market will be received by the Commissioner of Public Works until Wednesday, December 12, at 12 o'clock M.

Sealed proposals will be received by Inspector of Buildings Esterbrook until 10 o'clock on December 10, for placing fire escapes on the Sturtevant House on east side of Broadway, from 28th to 29th street, and for taking out the wooden beams over openings for bay windows and substituting iron beams in place thereof in the rear of the two buildings situated on the south side of East 77th street, commencing about forty feet west of 4th avenue.

Interesting to Taxpayers.

The Park Commissioners have been petitioned by C. S. Goodwin, O. M. Bogart, Jr., D. Jackson and others to construct an entrance to Central Park at 8th avenue and 92d street.

The force employed on Riverside Park improvements has been reduced owing to the small amount remaining to the credit of the appropriation.

The Commissioners of Estimate and Assessment in the matter relative to the opening of 146th street, between Avenue St. Nicholas and 10th avenue, give notice that they have completed the assessment, and that same is on file at the Department of Public Works; all objections must be made on or before January 8, 1884, at 73 William street. The reports will be presented to the Supreme Court for confirmation on January 18th.

A list of assessments completed by the Board of Assessors will be found on another page.

American Institute Fair.

The Fifty-second annual exhibition of the American Institute drawing to a close this week has been one of the most successful, both in the number and class of visitors and the great variety of exhibits. To attempt to give a list of the latter if not within our province, except such new and useful improvement that may interest the readers of THE RECORD.

Mr. E. M. Hackett (301 East Eleventh street) has an automatic hatch door, worked by a very simple system of pulleys and ropes that noiselessly opens and closes the hatch as the elevator ascends and descends. The Board of Fire Underwriters appreciating the utility of this invention, have agreed to deduct 10 per cent. from the premium of all insurance where Mr. Hackett's device is adopted. He has applied his invention throughout the Sun building, and has large contracts on hand.

Messrs. Artmann & Fechteler, the well-known fresco painters, have a beautiful little room decorated and finished with *solid relief*, an article patented in July last, and which they claim is absolutely *water and fire proof*. This material is cast in slabs, and fastened to the wall by means of cement, so that the joints are imperceptible. The effects are as sharp and as bold as those of the finest hand carving, and it permits of unlimited variety in designs and decorations. Their list of references where they have applied solid relief comprises some of the best known names in the city.

The Granville Hydraulic Elevator Company (of 10 Barclay street) have exhibited one of their passenger elevators with Hutchinson's safety attachment. This device does away with all springs, screws, ratchets and pawls, and substitutes for them two massive wooden wedges placed on each side of the car and running beside the guide posts. The arrangement is such that should any part of the hoisting gear break the wedges will be instantly drawn up by a centre weight, and the fall of the car prevented by the grip of the wedges on the guide posts. The action is instantaneous, and as there is absolutely nothing to get out of order, it seems impossible to imagine a case where the appliance would fail to work. This elevator has been practically tested at the "Imperial" apartment house on Seventy-sixth street, near Madison avenue. The Newell Universal Mill Company have a fine exhibit of machinery, engine, boiler, steam heaters and grinding machinery. The automatic cut-off engine exhibited is a model of strength and beauty.

Mr. Erskine W. Fisher (box 225, 14 Vesey street), representing the American Soapstone Finish Co., of Providence, R. I., has a small room with this patent finish applied to the walls and ceiling, in place of plaster paris and ordinary sand finish. The samples shown present a smooth highly polished surface, and Mr. F. claims further that the finish is non-absorbent that stains, gases and germs of disease cannot penetrate it; that it can be washed without injury; that it does not discolor with age, and that it will not chip-crack. For brick work, it makes a tight, close joint, and the color is guaranteed not to fade, nor be affected by the weather. It has been in use over four years and has been applied to some of the finest buildings in the country. Mr. F. calls the attention of architects and builders to its superior merits.

Special Notices.

An encouraging sign for business is found in the fact that the Collins Iron Works have felt the necessity for increased room, and have just removed from their old location on Bogart street to West Twenty-first street, where they have erected a large light factory occupying five lots, running through from Twentieth to Twenty-first street. This firm was established in 1842 by John G. Collins, father of the present head. They manufacture all kinds of boilers and tanks for sugar and oil refiners and soap manufacturers, also tanks for hydraulic elevators. They have a large export trade in work for plantation use, which they ship to South America, Mexico and West Indies. Their specialty, however, is the manufacture of plumber's iron work for use in hotels, apartment houses, &c. The specialties named above, however, are only a part of the general work done by this firm. Their card and telephone call will be found in another column.

R. M. Walters, piano manufacturer, of University place, corner Twelfth street, and proprietor of the celebrated Narvesen Piano, has just completed a contract whereby his business card has been displayed in every elevated railroad station on the Sixth and Third avenues. He is the first in the field, and his success in this undertaking is evidence of rare business enterprise and sagacity, and is an additional sign of the success of his house during the past year.

Owners of tenement houses and lots must look out and keep the oil cloth on the stairs and halls in good order. Mary F. Henkel went to see her sister in a house owned by Mr. Jacob Herr, caught her heel in a hole in the oil cloth on the second flight of stairs and fell down and was hurt. The General Term of the Supreme Court in this city have decided that the landlord is bound to keep the hall and stairs in reasonable good order for the tenants, and is equally liable to persons socially visiting or calling upon a tenant; and that, if he puts an oil cloth on the stairs, he must take care it does not become dangerous. Brewster Kissam was counsel for the landlord, and Chas. W. Brooke for the plaintiff.

BUILDING MATERIAL MARKET.

BRICKS.—A couple of holidays during the past week has interfered with trade to some extent, but at the best demand was moderate and uncertain and the market lacking in vigor. There was, of course, more or less demand every day, but far behind the stock offering, and it is calculated that a surplus accumulation averaging from 1,500,000 to 2,000,000 bricks was steadily carried throughout for want of a market. Buyers, too, have shown an inclination to find fault with the quality to even a greater degree than last week, and the line of demarcation has been drawn quite sharply in making a selection. This has had the effect to keep the best and most desirable stock quite closely sold up, and maintain values therefore upon a comparatively full basis, while the medium and poorer grades have remained under neglect and weakened if anything in value. The distribution of the supplies handled has been in about the usual proportion between consumers and dealers, though the latter appear to have somewhat larger amounts now on hand than last week. Quotations take a pretty wide range as matters stand but a fair line of figures is at about \$5.50@6.25 for Jerseys, as they run, but 50 and even 75c. per M more have been paid for extras; \$5.75@6.25 for "Up Rivers," with now and then a cargo good enough to command 25¢ per M higher, and \$7.00@7.75 for Haverstraws, except the extras which sell as much better as can be agreed upon. Some Staten Islands came to hand and sell in their usual proportion. Arrivals from extreme points on the Hudson are less plenty but the market is getting all the stock it can take care of even of the most attractive quality, and there appears to be a fear that the amount may become too unyielding. Pales have shaded somewhat and \$4.00 is about the average top, but good stock at that rate sold well. The rag-tag and bobtail assortment of inferior stuff, however, was greatly neglected even in many cases when available at \$3.00 per M. Fronts firm and in fair demand.

CEMENT.—Foreign stock coming in less freely and generally held with steadiness, though owners of some of the stock do not seem to be over well pleased with the demand either in its form or volume. Domestic is steady and in fair demand, but not as active as hoped for, and many of the sales during the week have been simply on final calls to close the season.

GLASS.—The demand is without abatement and a much larger quantity of stock of standard sizes could be disposed of if available. Importers, however, continue to dispose of most of their invoices before arrival, and, with no addition to supplies from home sources, the wants of buyers are not fully met. Prices naturally strong, and on any call outside of regular custom an advance is asked.

HARDWARE.—Business has been only moderately active and confined in main to small jobbing parcels to fill out assortments so far as large stock is concerned. The same will apply to a certain extent to shelf hardware, and there appears to be a falling off in demand for most of the styles used for building purposes. The supply is ample, but well enough under control to prevent any pressure to realize. The manufacturers of cordage have made a reduction of 1/2¢. per lb. on Sisal rope, etc.

LATH.—The market so far as reported has undergone no change during the week on values, and all the sales we hear of were at \$3.50 per M. A pretty full amount has also gone into yard, and buyers may still be found looking for stock, but not in an anxious mood, and demand is by no means stimulating. Dealers, in fact, have accumulated fairly, and feel willing to proceed more slowly, which, in connection with arrivals steadily coming to hand has occasionally left an unsold parcel afloat for some little time. Dealers are not this week claiming that they could put the market up "if they cared to," but assert that they can and will carry stocks rather than concede on the line of valuation.

LIME.—Supplies not very extensive, but appear to be quite full enough for the ruling slow and uncertain demand, and the market is rather lacking in tone. The former quotations remain, however, as buyers were unable to secure any positive advantage.

LUMBER.—With one partial holiday and a full one during the week, business at the yards has been somewhat interrupted, but as most dealers suggested there was very little to interrupt and the general results are not greatly changed. Fair deliveries are made on contract still, but not many new engagements entered into for the present, while the ordinary sale on small bills in the way of catch trade, etc., has a tendency to shrink somewhat as we enter upon the last month of the year. In a wholesale way random offerings are not likely to be very heavy as many sources of supply are about closed and others must soon follow. This, however, has no influence to hurry demand, as most buyers appear to have fairly provided against the close of the season and are correspondingly indifferent. Really fine and attractive stock therefore is about all that could be depend upon to attract attention and even that would scarcely draw an increased bid. Advices at hand from many sections report the number of loggers in the woods and at work as already very large, but it is claimed that the harvest from the standing timber will be reduced this winter, through an effort to prevent overstocking the market against next season's trade.

Eastern Spruce cannot be said to have any positive inquiry of a direct character, and especially so far as random offerings are concerned. Receivers in some cases say they know of dealers to whom they would offer desirable parcels and expect to sell, but buyers are waiting to be called upon in pretty much all cases and generally assume quite an indifferent position. Some few specials are to be heard of, and as it does not take a great many of these at this season to balance the productive capacity it is necessary that bids should be pretty full to secure the attention of manufacturers. Valuations are made at \$13@16 for random cargoes, with a little uncertainty on specials, though manufacturers ask more. Northern Spruce and Hemlock are in fair stock, the supply at interior points during the fall having increased sufficiently to admit of dealers making pretty nearly the purchases desired.

White Pine has found nothing in the way of an active demand from any home source, and with the export trade still somewhat uncertain and irregular in development the market lacks quick and cheerful

features. Holders, however, appear to accept the situation calmly and hope for a better condition of affairs to come, and many assert that if they can make interest and expenses for a while they will be content. The canals close to-day and this ends interior supplies. We quote \$18.50@20 for West India shipping boards, \$25@30 for South American do.; \$16@18 for box boards, and \$18.50@19 for extra do.

Yellow pine does not improve in value, but so long as there is no set back receivers think they are doing as well as could be expected, and are willing to except such a condition of affairs as favorable. Demand continues about the same as for quite a time past, now and then a yard order, or a schedule for some special source of consumption, with more or less trading in the way of export bills for shipment from the South, with the offerings quite equal to the call and possibly a little to spare. The surplus, however, is not oppressive, and supply and demand are showing fair adjustment with no special pressure from manufacturers. We quote as follows: Randoms, \$20@22 per M; Specials, \$21 @ 23 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@26; Step Plank, \$30@35 do.; Cargoes f. o. b. at Atlantic ports, \$14@16 for rough, and \$9@31 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods show no change of importance. Medium and common stock is not wanted, but choice is in demand, and prices show the natural influences of the above condition of trade. 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 1/2 and 3/4 inch, \$25@30 do., and do. inch, \$28@33; nickory, \$45 @ 55 do.

Shingles are dull beyond the average of small export orders and prices nominally unchanged. We quote Cypress at \$8.00 per M for 5x 20 and \$10.00 do. for 6x2 regularly assorted shipping; Pine shipping stock \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for 16 inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: for 30 inch \$15@20 for A, and \$20@28.50 for No. 1; for 24 inch, \$10.50@15 for A and \$15@20.50 for No. 1; for 20 inch \$7@9.50 for A and \$9@12.50 for No. 1.

Recent freight engagements show: From St. John, N. B., to Europe, deals at 60s. @ 65s. per standard; fr m New York to West Indies, \$6@15 per M steam, and \$4.50@5.75 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, \$5.75@8.00@9.00 per M.

GENERAL LUMBER NOTES.

THE STATE.

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

[FOR THE WEEK ENDING NOV. 27, 1883.]

There has been a good trade during the week, with a fair attendance of buyers, though the sales have not reached the figures of last week. Generally, the stocks for the winter are laid in, and the sales will be light for the month of December, even if river navigation continues. The receipts of pine continue large, and all the boats on the canals will reach Albany unless there is a sudden change in the weather. The canal at the eastern end will probably be open for boats to reach tide water, if any are near it. In the manufacturing districts the stock of pine is well sold out, and the determination to restrict the amount of this year's cut will be generally observed. Should such be the action of the manufacturers, prices next year are likely to be higher. Spruce and hemlock have been coming in freely for the week, but will be stopped on December 1st by the closing of the canals. There is a light stock on the yards, but transportation by rail will be available when wanted. Hardwoods continue in good demand, and a fair stock of seasoned lumber is on hand, which will be replenished by rail receipts when necessary. Shingles are in fair stock and move off steadily, with a light demand. Lath are in better supply, and buyers get what they want at steady prices.

The receipts of lumber at tide water during the week and from the opening of navigation, to and including the 22d day of November, 1883, are as follows:

| | For the week. | Since May 7. |
|----------------|----------------|-----------------|
| Albany..... | 17,946,000 ft. | 429,297,000 ft. |
| West Troy..... | 9,725,000 ft. | 207,371,000 ft. |
| Waterford..... | 10,607,000 ft. | 124,289,000 ft. |
| Totals..... | 38,278,000 ft. | 770,957,000 ft. |

THE WEST.

The *Northwestern Lumberman* as follows:

The lumber coming to the market has been largely inch stuff, mostly green, and has sold at prices a shade stiffer than values prevalent before the great blow. There has been nothing like an assortment offered, and few buyers could get what they wanted, and purchases have been made by those who needed what was offered to patch out stocks for the winter, and have been willing to forego insisting on concessions for the sake of getting the lumber. The season is acknowledged to be closing. Not much more lumber will be offered on the market, and dealers who lack anything in stock will have some difficulty in laying it down. A number have dry lumber over the lake to come forward, and were counting on a continuance of the navigation season to get it over here, and now find themselves in rather bad shape. The demand for dry common stock is so active and it is generally so meager in supply, that the difficulty of procuring vessels to bring over the little remaining at east shore ports is likely to be seriously felt. Yard men who have bought dry lumber at the mills, and want to ship it in would be willing to pay an advance in freights, but the commission men fight against that for fear that an advance will thus be established for the season. The rate paid from Muskegon is now \$2, but \$2.25 would be willingly granted by some of the yard dealers in order to ship in the lag ends of purchased lots, and doubtless that figure has been paid in some instances. But in cases where the lumber has been bought to be delivered, the merchant dislikes to become his own vessel agent and undertake to raise the rate on himself, and the seller of the lumber, through his commission merchant, will not raise the rate, and the result is a hitch in the proceedings. It is alleged that rather than make an advance in rates the mill owners will let their lumber lie on dock till next spring. The lumber now arriving is mostly from Muskegon, and most of that hereafter to come will be from that port. It is claimed that the supply of dry stock at Muskegon is not large, and

there is small motive to forward that which is green at prevailing freight rates.

The inquiry for vessels is quite urgent, but is mostly special, and charters are subject to the disagreements as to rates between the shippers and commission men, on the one hand, and yard dealers who are anxious to get their lumber in pile before a closeup on the other.

Quotations are as follows:

| | |
|-------------------------------|-------------|
| Short dimension, green..... | \$9 00@9 50 |
| Long dimension, green..... | 9 50@11 00 |
| Boards and strips—No. 2..... | 10 50@12 50 |
| Boards and strips—Medium..... | 13 00@16 00 |
| Boards and strips—No. 1..... | 16 00@21 00 |

Some of the hardwood dealers really seem to be getting discouraged, and say that they will not be disappointed if they do nothing worth while until after the first of March. Others seem to think that the beginning of the new year should bring relief.

Basswood is rather weak. A sale came to our notice at \$8, \$12 and \$18 for three grades—the lower limit of our quotations, but that was the lowest heard of. There is considerable difference of opinion as to such wood. For instance, a lot of strictly clear birch was offered to one dealer at \$18.50, and was afterwards sold at considerably better prices. Beech is rather weak, though in demand for purposes where its springiness is not an objection, as in slats for school furniture. In this as in the other cheap woods, quotations on cull are hardly more than nominal. Purchases, however, are largely made in log run. This is especially the case with gum, there being no demand for the culls in this market.

LUMBERMAN AND MANUFACTURER, {
MINNEAPOLIS, MINN. }

The November reports have been encouraging from all the leading markets and seem to grow more so day by day. Now the sawing season has closed and the time reached to take a look at the field, no one seems able to discover anything calculated to alarm the most timid. The stocks are nowhere excessive and the demand continues steady in both East and West. Prices at all the main producing and distributing points remain steady for all goods fit to move, especially above common. The monthly report of the Secretary of the Exchange at Chicago will be found in our columns and tells of a good story of the situation there. St. Louis makes an especially good showing. The daily car shipments up to Wednesday averaged a million feet and prices are reported unusually firm. The last raft lumber is being received this week, but the receipts by car continue free. In Wisconsin and Minnesota the whole fraternity have been so busy closing up the mills and getting into shape for cutting logs that there has been but little pushing done in the lumber market and no cutting done for any regular grade, half dry stuff above second common. We are more than ever convinced that there will be an excessive stock of logs next year in spite of all pretended cut downs. Next week we will explain more fully why we entertain this opinion and furnish some figures to back it.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, {
BAY CITY, Mich. }

Very little can be said in regard to the lumber market at this point, for the very simple reason that there is nothing doing. The season's business has virtually closed, and the storms of the past week or more have deterred shippers from sending the product forward. Sales are occasionally reported, but they are mostly for the best class of lumber and to hold over until spring.

The cold weather which set in the first of last week held on until most of the mills were closed by the formation of ice in the booms to such an extent as interfered with anything like successful operations. During the past two days, however, the weather moderated considerably and several mills have commenced work again. How long this will last is beyond conjecture, as the weather clerk has exhibited a vast amount of fitfulness. It seems safe to predict that the sawing season is about at end. The river has been covered with ice for several days past to such an extent that navigation between the city and Saginaw was almost wholly impeded.

There is very little lumber for shipment on the docks, and the presumption is fair that there is an enormous amount for sale, as the river is pretty well lined with lumber piles from one end to the other. The amount left over last year was unusually large, and inquiry among lumbermen and commission men leads to the presumption that there is fully as much at the present time as at the close of operations in 1882. Several of the mills will continue the output until the ice puts a complete embargo on operations. All the sales reported are fully up in price to former quotations on same class of lumber, and there is no disposition among the manufacturers to shade; they also express perfect confidence that very much of the unsold lumber will be called for before the opening of navigation in 1884, at present prices. Whether these confident anticipations will be fully realized can only be determined in the future.

There are no boats chartering for Buffalo or Tonawanda, and very few for Ohio.

Since our last report, when Jack Frost had put an embargo on mill operations, the weather clerk has relented, and a week of warm weather has intervened, which set several of the mills again in motion; but some of the owners considered it impolitic to again open up and have permitted their works to remain idle. There are a few mills, however, among them McGraw's, which will run as long as the ice does not interfere with the movement of logs in the booms.

So far as lumber sales are concerned there are none to report, and transactions for the season may be considered virtually closed. The same may be said in regard to navigation, unless an entirely unexpected spell of open weather should continue, which is hardly probable. It is generally understood that vessels are on their last trip, and several are being dismantled, preparatory to going into winter quarters. Mill men are generally too busy in their preparation for operations in the woods to pay much attention to selling lumber, and as they consider the season closed they pay no attention to the market. Careful inquiry among the manufacturers, however, reveals a confident feeling in regard to the future, both as to prices and volume of business. There is a strong feeling that the full amount of lumber on the docks, which is probably even greater than last year, will be in demand before much new lumber makes its appearance.

Taking individual statements as reliable, there will undoubtedly be a curtailment of the log crop the coming winter; but close questioning sometimes reveals sufficient to cast doubt on the general statement that there is to be a material reduction in the output of logs.

FOREIGN.

The Lumber Traders' Journal as follows:

LONDON.

The impression is still pretty general that we are going to have a better season next year, and we see nothing in the proportions of the landed stocks and those to come forward that is likely to be any obstacle in the way of this much-desired result.

Pitch pine freights remain unaltered; vessels for deals and boards are freely offering at 11s. 6d., but hewn and sawn timber cargoes are not being so fully chartered for.

PAINTS, OILS, ETC.—There is quite as much trade as usual doing for this season of the year, it is reported, and sellers express themselves satisfied with the general conditions of the market.

PITCH AND TAR.—A moderate call from all quarters and the market in a general way nominally unchanged. 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.

BRICK.

Table with 3 columns: Brick type, Price per M, Price per 1000. Includes items like Pale, Jerseys, Up-Rivers, Haverstraw Bay, etc.

FRONTS.

Table with 3 columns: Front type, Price per M, Price per 1000. Includes items like Croton and Croton Points, Philadelphia, etc.

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.

FIRE BRICK.

Table with 3 columns: Brick type, Price per 1000, Price per 1000. Includes items like Welsh, English, Scotch, etc.

CEMENT.

Table with 3 columns: Cement type, Price per bbl., Price per 1000. Includes items like Rosendale, Portland, etc.

DOORS, WINDOWS AND BLINDS.

Table with 4 columns: Item, Size, Price per unit, Price per unit. Includes items like Doors, Moulded, etc.

Table for GLAZED WINDOWS with columns for Dimensions, 12 Lights, 8 Lights, 4 Lights. Includes items like Hot Bed Sash Glazed, etc.

cc. means counted checked—plowed and bored for weights.

Table for OUTSIDE BLINDS with columns for Per lineal foot, up to 2.10 wide, etc.

Table for INSIDE BLINDS with columns for Per lineal foot, 4 folds, Pine, etc.

Table for FOREIGN WOODS with columns for Cedar, Mahogany, Rosewood, etc.

GLASS.

WINDOW GLASS, Prices Current per Box of 50 feet.

Table for WINDOW GLASS with columns for Sizes, 1st, 2d, 3d, 4th. Includes items like 6x8-10x15, etc.

DOUBLE.

Table for DOUBLE GLASS with columns for Sizes, 1st, 2d, 3d, 4th. Includes items like 6x8-10x15, etc.

Sizes above—\$15 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Per square foot, net cash.

Table for GREENHOUSE, SKYLIGHT AND FLOOR GLASS with columns for Fluted plate, Rough plate, etc.

HAIR—Duty free.

Table for HAIR with columns for Cattle, Goat, etc.

IRON.

Table for IRON with columns for Pig, Scotch, etc.

BAR IRON FROM STORE.

Table for BAR IRON FROM STORE with columns for Common Iron, Refined Iron, etc.

Sheet.

Table for Sheet with columns for Nos. 10 to 16, 17 to 20, etc.

Patent planished.

Table for Patent planished with columns for Russia, Rails American steel, etc.

LABOR.

Table for LABOR with columns for Ordinary, per day, Masons, etc.

LIME.

Table for LIME with columns for Rockland, common, Rockland, finishing, etc.

LATH—Cargo rate ... @ 3 50 LUMBER.

Prices for yard delivery, average run of stock Allowance must be made on one side for special contracts, and on the other for extra selections.

Table for LATH and LUMBER with columns for Pine, Spruce, Hemlock, etc.

PLASTER PARIS.

Table for PLASTER PARIS with columns for Calcined, ordinary city, etc.

PAINTS AND OILS.

Table for PAINTS AND OILS with columns for Chalk block, China clay, etc.

STONE.—Cargo rates, delivered at New York.

Table for STONE with columns for Amherst freestone, Berea freestone, etc.

SLATE. Delivered at New York

Table for SLATE with columns for Purple roofing slate, Green slate, etc.

SOLDERS.

Table for SOLDERS with columns for Half and half, Extra, etc.

TIN PLATES.

Table for TIN PLATES with columns for I. C. charcoal, I. C. coke, etc.

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXII.

NEW YORK, DECEMBER 1, 1883.

No. 820

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending November 30:

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

RICHARD V. HARNETT & CO.
 30th st, s s, 298.7 e 7th av, 65x98.9, No. 136, two-story frame store and dwell'g; No. 134, three-story brick store and dwell'g and two-story brick and one-story frame stable on rear. (1st mort. \$10,000, amount due, abt \$21,000.) Edward D. James. \$22,165

A. H. MULLER & SON.
 Clinton pl. No. 40, s s, 25 e University pl, 25x 102.9, four-story brick dwell'g; leasehold; leased for 21 years from Nov. 1, 1873; ground rent \$600 per annum. taxes and assessments. J. Romaine Brown 5,040

LOUIS MESIER.
 120th st, No. 512, s s, 175 e Av A, 20x100.11, two-story brick dwell'g. G. P. Kuper. (Amt due, abt \$1,625) 5,775
 *4th av, No. 89, e s, 79 n 29th st, 19.9x30, four-story stone front dwell'g. Edward J. Chaffee and ano., exrs. (Amt due, abt \$37,000) 31,000
 127th st, No. 133, n s, 825 e 7th av, 25x99.11, four-story stone front flat. (2d mort., amt. due, abt \$2,425, 1st mort. \$16,000.) Albert A. Robert. 20,520

OTHER AUCTIONEERS.
 Mott st, e s, 42.2 s Hester st, runs south 56 x east 133.11 x north 100 to Hester st, x west 66 x south 50 x west 23.1 x north 8.7 x west 45.6 to beginning; Nos. 108 and 110 Mott st, 156, 158 and 160 Hester st, and rear of 59 Elizabeth st, three three-story frame and brick stores and dwell'gs on Mott st and four-story brick hall on Hester st. (2d mort. amt due, abt \$14,300; 1st mort. \$33,990.) John M. Ruck for William H. McGlory. 54,990
 65th st, No. 167, n s, 83.6 w 3d av, 18.9x100.5, three-story stone front dwell'g; 21 years lease from March 15, 1869; ground rent, \$180 per annum. (Amount due, abt \$5,350; rent, \$1,150.) Emma Marx. 6,050

Total. \$145,500
 Corresponding week 1882. \$531,121

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan and J. C. Eadie have made the following sales for the week ending November 30:

*Grand st, n s, 70 w 10th st, 31.5x100x143.9, gore. Mary Cooke. \$18,096
 East 92d stor Old Canarsie road, 15 acres, Canarsie, with two-story house and barn. Samuel Joseph. 4,950
 *Lexington av, n s, 305 e Sumner av, 20x100. Chas. De Kay Townsend. 1,900
 Total. \$24,946

CONVEYANCES.

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

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

NEW YORK CITY.

NOVEMBER 23, 24, 26, 27, 28, 29.

Bleecker st, No. 95, three-story stone front store and dwell'g and three-story brick factory building on rear. Ann F. Bell to Joseph Kaufmann. Contract. Nov. 27. \$37,500
 Bleecker st, No. 159, n s, 50 w Thompson st, 29 x100; also plot adj on west, beginning 79 n of Bleecker st, runs west 21 x north 25x21 x25, five-story brick store and tenem't. Joseph Vinton and ano., admrs. P. Sumner, to Amos R. Eno. Nov. 15. 18,000
 Broome st, No. 123, s s, 75 e Pitt st, runs south 80 x west 0.8 x south 20.3 x east 25.8 x north 100.3 to Broome st, x west to beginning, three-story brick livery stable. William Schachtel to William N. Sternkopf. Nov. 28. 9,000
 Broadway, Nos. 776-780, s e cor 51st st, runs east abt 159 to 7th av, x south 56.2 x west 157.10 to Broadway, x north 41.7, three-story brick stable. Edward W. Chamberlain to Amos M. Lyon. Nov. 27. 70,000
 Same property. Catharine A. wife of Amos M. Lyon to Edward W. Chamberlain. Nov. 27. 70,000
 Boulevard, s e cor 105th st, 52.2x106.7x50.5x120, vacant. Court'and and C. P. Palmer, exrs. C. Palmer, to Mary A. P. Draper, widow. Nov. 1. 15,075
 Boulevard, n e cor 104th st, 78.4x111.6x75.8x 91.5, vacant. Same to Catharine A. Palmer. Nov. 1. 20,275

Boulevard, e s, 78.4 n 104th st, runs east 111.6x north 25.3 x west 25 x north 50.5 x west 106.7 to Boulevard, x south 73.4, one-story frame dwell'g. Same to Mary A. P. Draper, widow. Nov. 1. 17,200
 Chrystie st, No. 163, w s, 150 n Delancey st, 25x146, three-story brick store and tenem't and three-story and four-story brick tenements on rear. 17,200
 71st st, No. 425, n s, 363 e 1st av, 25x102.2, four-story brick store and tenem't.
 118th st, No. 422, s s, 244 e 1st av, 25x100.10, three-story brick dwell'g.
 Edward Hincken, exr. and trustee Peter Rice, to George W., Adelaide M., Cecilia A. and C. Corinne Rice, tenants in common. Sept. 22. nom
 Chrystie st, w s, 150 n Delancey st, 25x146. Minnie L. wife of Myers R. Jones to George W., Adelaide M., Cecilia and C. Corinne Rice. Q. C. Sept. 1. nom
 Clinton st, No. 185, w s, 100 n Hester st, 25x 100, five-story brick store and tenem't and four-story brick tenem't on rear. Diedrich Knabe to Solomon Weinhandler. Mort. \$7,500. Nov. 28. 22,000
 Clinton pl or 8th st, No. 133, n s, 77.7 e 6th av, 25x93.11, three-story brick store and tenem't. Valentine Dressler to Joseph S. Carreau. Morts. \$7,000. Nov. 28. 16,500
 Centre st, No. 118, s e s, 24.3x75x25x75, five-story brick (stone front) store and tenem't. William J. Syms to Elenora J. Viemeister. Mort. \$12,000. Nov. 23. 20,500
 Frankfort st, Nos. 35 and 37, s s, 118.1 w Gold st, 59x107x46.6x111.4, six-story brick store and tenem't and five-story brick tenem't on rear. William P. Dixon to Charles A. Fuller. Foreclos. Nov. 24. 58,000
 Front st, No. 39, s w cor Coenties slip, 22.6x30, four-story brick store. John H. Glover to Henry S. Glover. Mort. \$12,500. November 27. 18,500
 Greene st, No. 225, w s, 112.8 n Amity (now West 3d) st, 20x87.6, three-story brick shop. John Swenarton. Rockland Co., to John A. Swenarton, Oakland, Cal., and Seaman A. Swenarton, Montclair, N. J. Nov. 23. nom
 Same property. Belinda L. Rawlings, Clarkstown, N. Y., to John Swenarton, Clarkstown, N. Y. Release dower. Nov. 23. rom
 Macdougall st, No. 26, e s, 103 s Prince st, 25x 100, two story brick dwell'g. Jonn Drake to Fanny R. Herzog. Nov. 10. 18,500
 Nassau st, Nos. 104, 106 and 108, and No. 55 Ann st, being 25.6 on Ann st and 40.10 on Nassau st, five-story brick store and factory. Contract. Margaret A. wife of William Coverly, Brooklyn, L. I., to Frederick Heimsoth. Nov. 22. 60,000
 Oak st, No. 45, s s, 20x49.7, three-story brick and frame store and dwell'g. Catharine wife of Daniel Coffee (formerly Catharine wife of Timothy Kearns) to Mary wife of William Smith. Nov. 24. 7,500
 Orchard st, No. 17, w s, 75.1 n Canal st, 22x79x 22x79.1, four-story brick store and tenem't and three-story frame tenem't on rear. Israel Weschanski to Isaac L. Smolinsky. Mort., &c. Nov. 27. nom
 Same property. Isaac L. Smolinsky to Hannah E. Weschanski. Mort., &c. November 27. nom
 Pearl st, No. 496, n s, 25x75, four-story brick store and tenem't and four-story brick tenement on rear. Partition. William R. Syme, referee, to Theresa J. Malone, Brooklyn. Mort. \$6,000. Nov. 23. 11,325
 Roosevelt st, No. 16, 17.4x133x17.4x133.5, two-story frame (brick front) store and dwell'g and two four-story brick tenem'ts on rear. Catharine Boyd, formerly Catharine McArthur, widow of James McArthur, to Thomas Brown. Release dower. Nov. 23. nom
 Same property. Patrick McCabe, exr. of J. McArthur, to same. Nov. 24. 10,650
 Roosevelt st, No. 96, e s, 79.8 n Cherry st, runs east 61.5 x north 40.2 x west 21.4 x south 20.8 x west 41.11 to Roosevelt st, x 20.1, two-story brick and frame store and dwell'g.
 Oak st, No. 38, n s, 21x51, three-story frame (brick front) store and dwell'g. Sub. to mort. \$1,000.
 Henry Wilson to Susan wife of William D. Keenan, Brooklyn. Nov. 21. nom
 Same property. William D. Keenan to Henry Wilson. Nov. 21. nom
 White st, No. 95, s w cor Elm st, 23.6x67, two-story frame (brick front) store and dwell'g and two-story brick stable on rear.
 White st, No. 93, s s, 23.6 w Elm st, 23.8x67, two-story frame (brick front) store and dwell'g.
 Celine B. Hosack to John Boyd. Sub. to ground rent or wheat tax. Nov. 8. 26,500
 Same property. John Boyd to Joseph F. Tobin. All liens. Nov. 26. 26,500
 Washington st, No. 701, s e cor Perry st, 24.9x 79.5x42.6x70.9, two-story frame (brick front) store and dwell'g and two-story frame stable

on rear, including a strip of 4 feet on rear, used as alley, and which is subject to right of way discrepancy between description and map in deed. Jane M. Herrick to Maximilian Fleischmann, Brooklyn. Nov. 24. 16,500
 15th st, No. 623, n s, 338 w Av C, 25x103.3 five-story brick tenem't. Bertha wife of John B. Smith to John Brady, Brooklyn. Mrt. \$9,000. Nov. 23. 12,000
 15th st, No. 338, s s, 217 w 1st av, 21x103.3, three-story brick dwell'g. Mina Schloss to Fanny Morris. Mort. \$4,500. Nov. 22. 14,000
 16th st, No. 532, s s, 220.6 w Av B, 25x103.3, five-story brick tenem't. Frank Kubischta to Morris Steinbock. Morts. \$12,500. November 27. 19,500
 20th st, n s, 80 e 7th av, 46.1x92x46x92, two four-story brick dwell'gs and two two-story brick dwell'gs on rear. John B. Fowler to Mary E. Henry. Nov. 24. gift
 24th st, No. 41, n s, 262.6 e 6th av, 20.10x98.9, four-story brick (stone front) dwell'g. John Webb to William H. Streeter. All liens. Nov. 22. 30,000
 Same property. William H. Streeter to Charles Schlesinger. Morts. \$23,000. Nov. 24. 30,000
 24th st, No. 144, s s, 243.9 e 7th av, 18.9x98.9, three-story brick store and tenem't. Andrew B. Hine to Mrs. Joseph Manning. Mort. \$5,000. May 15, 1879. 9,000
 25th st, No. 106, s s, 120.3 e 4th av, 19.10x98.8, three-story stone front dwell'g. Charles W. West, Kings County, to Elliot Sandford. Oct. 3. 18,000
 35th st, No. 9, n s, 200 w 5th av, 18.9x98.9, four-story brick dwell'g. Gustavus W. Faber and ano., exrs. and trustees J. Symington, to James, Havelock and Albert Symington. Nov. 10. 35,000
 35th st, No. 362, s s, 218.9 e 9th av, 19.11x98.9, three-story brick dwell'g. Cauldwell Fraser to Rose wife of Henry Lustberg. Nov. 28. 11,750
 40th st, No. 15, n s, 275 e 5th av, 25x98.4x about 25 x 97.7, four-story stone front dwell'g. Thomas Harbour, Paterson, N. J., to John A. Cisco. Mort. \$45,000. Oct. 16. 70,000
 40th st, No. 424, s s, 300 w 9th av, 25x98.9, five-story brick tenem't. John Schreyer, exr. and trustee Anna M. Schreyer, to Margaret E. wife of Henry P. Niebuhr. Oct. 30. 8,060
 41st st, No. 523, n s, 350 w 10th av, 25x98.9, four-story brick dwell'g. Julius C. Pitschke to Julia wife of Otto A. Krauss. Nov. 21. gift
 41st st, No. 437, n s, 300 e 10th av, 25x98.9, five-story brick store and tenem't. Julius Pitschke to William F. Pitschke. November 21. gift
 43d st, Nos. 209-215, n s, 155 e 3d av, 100x100.5, four five-story brick tenem'ts. Rosanna Toner wife of Patrick to Olga Schmeising. Q. C. Correction deed. Nov. 27. nom
 Same property. John Schreyer to Olga wife of Carl Schmeising. Morts. \$48,000, and interest July 1, 1883, and taxes, &c. Nov. 24. 71,500
 Same property. Henry M. Wheeler to John Schreyer. Mt. \$48,000. April 18, 1883. 50,000
 47th st, No. 47, s s, 430 w 5th av, 20x100.5, three-story stone front dwell'g.
 43d st, No. 210, s s, 130 w 7th av, 17x100.4, four-story brick dwell'g.
 James S. Watt, Brooklyn, exr. and trustee of Eliza Symington, dec'd, to Havelock Symington. C. a. G. 1/2 part. Dec. 30, 1879. nom
 Same property. Same to James Symington. C. a. G. 1/2 part. Dec. 30, 1879. nom
 Same property. Same to Albert Symington. C. a. G. 1/2 part. Nov. 12, 1883. nom
 47th st, Nos. 321 and 323, n s, 300 e 2d av, 50x 100.5, two four-story brick tenem'ts. Aaron Schubart to David Oppenheimer. C. v. G. Morts. \$10,000. Nov. 20. 24,000
 47th st, No. 161, n s, 180 e 7th av, 20x100.5, three-story brick (stone front) dwell'g. Mayer May to David May, Lincoln, Neb. Oct. 13. nom
 47th st, No. 149, n s, 300 e 7th av, 20x100.5, three-story stone front dwell'g. Gustavus W. Faber and ano., exrs. and trustees J. Symington, to James, Havelock and Albert Symington. Nov. 10. 22,000
 47th st, s s, 330 w 8th av, 0.5x65. Release mort. Union Dime Savings Inst. to Emily A. wife of and Joseph I. West. Nov. 24. nom
 Same property. Emily A. West to Frederick Schuck. Nov. 24. 1,000
 49th st, Nos. 510 and 512, s s, 138 w 10th av, 52.8x100.5, two five-story brick tenem'ts. William Rankin to Aaron B. Cohn. Morts. \$29,500. Nov. 24. 56,000
 49th st, No. 139, n s, 312.6 w 3d av, 18.9x100.5, three-story brick (stone front) dwell'g. John Delany to Edwin M. Taylor. Nov. 23. 14,250
 55th st, Nos. 214-222, s s, 185 e 3d av, 175x100, five-story brick brewery, ice houses, sheds, &c. George Winter to The George Winter Brewing Co., City New York. Morts. \$60,000. Nov. 24. 412,160

55th st, Nos. 217-223, n s, 210 e 3d av, 83.4x 100.4, two three-story frame dwell'gs, and two-story brick stable on rear.

55th st, Nos. 227 and 229, n s, 310 e 3d av, 50x 100.4, one-story brick cooperage, frame sheds, &c.

George Winter to The George Winter Brewing Co., City New York. Mort. \$7,000. Nov. 24. 412,160

57th st, n s, 125 e 7th av, 19x100.5, vacant. William A. Cauldwell to Charles T. Wills. Mort. \$15,000. Nov. 27. 19,396

58th st, s w cor Av A, 40x100.5, vacant. Philip L. Meyer to Patrick McManus. Mort. \$6,500. Nov. 21. 14,000

59th st, Nos. 321-333, n s, 275 e 9th av, 125x100.5, seven five-story brick (stone front) dwell'gs. Richard H. Treacy to Anne E. Treacy. Mort. \$132,000, taxes, &c. Nov. 22. 3,600

59th st, No. 437, n s, 106 w Av A, 19.6x100.5, five-story brick store and tenem't. Andrew J. Kerwin to Amanda B. Douglas. Mort. \$8,000. Nov. 20. 16,000

59th st, n s, 106.5 w Av A, 100x100.5. Release mort. Thomas B. Gilford to Andrew J. Kerwin. May 9. nom

70th st, No. 164, s s, 220.8 w 3d av, 19.9x100.5, four-story stone front dwell'g. Joseph Stephens to Christian Schaefer. Mort. \$6,000. Nov. 28. 19,000

71st st, No. 425, n s, 363 e 1st av, 25x102.2, four-story brick store and tenem't. Minnie L. wife of Myers R. Jones, Brooklyn, to George W., Adelaide M., Cecelia A. and C. Corrinne Rice. Q. C. Sept. 1. nom

73d st, No. 259, n w cor 2d av, 21x75.2, five-story stone front tenem't. Olga wife of and Carl Schmeising to John Screyer. Mort. \$17,500. Nov. 24. 27,500

73d st, No. 211-217, n s, 160 e 3d av, 100x102.2, four five-story stone front tenem'ts. Abraham H. Jonas to Ullyses S. Grant, Jr. Mort. \$63,000. Nov. 28. 110,000

79th st, s s, 80 w Lexington av, 50x102.2, vacant. Annie R. Whitney to Myer Finn. April 3, 1883. 19,000

79th st, s s, 325 e 4th av, 75x102.2, vacant. The Union Trust Co., New York, to Myer Finn. Nov. 14. 26,800

80th st, No. 142, s w cor Lexington av, 19.2x 102.2, three-story stone front dwell'g. Erastus Brainerd, Portland, Conn., to Salomon Davidson. Mort. \$9,000. Nov. 24. 15,500

86th st, No. 532, s s, 257.11 w Av B, 20x100, three-story brick (stone front) dwell'g. Lucy N. wife of and Frederick Driscoll, of St. Paul, Minn., formerly Lucy N. Styles, New York, to Louisa Gruenewald. Nov. 10. 9,000

104th st, No. 202, s s, 70 e 3d av, 20x50.5, four-story brick tenem't. James Murphy to Leora H. Colman, Middletown, Conn. Mort. \$5,000. Nov. 28. 8,000

110th st, n s, 200 w 10th av, 20x90.11, three two story frame dwell'gs, two-story frame stable, one-story frame dwell'g, sheds, &c.

111th st, s s, 200 w 10th av, 250x100.11, one-story frame stable and sheds and ten two-story frame dwell'gs.

Courtlandt and C. P. Palmer, exrs. C. Palmer, to Mary A. P. Draper, widow. Nov. 1. 52,700

112th st, No. 217, n s, 250 e 3d av, 16.8x100.11, three-story frame dwell'g. Foreclos. Samuel W. Weiss to James Ayer. Nov. 20. 4,100

Same property. Emanuel D. Atchison to James Ayer. C. a. G. Nov. 12. nom

112th st, n s, 250 e 6th av, 100x100.11, vacant. Sarah D. Van Santvoord, Kingston, N. Y., to Morgan J. O'Brien. Nov. 22. 15,000

116th st, No. 204, s s, 80 e 3d av, 25x100.10, four-story brick (stone front) tenem't. Enoch C. Bell and Eva A. his wife to Frank G. Swartwout. Nov. 20. 40,000

116th st, No. 332, s s, 275 w 1st av, 15x100.10, three-story stone front dwell'g. Foreclos. Frederick B. Van Vorst to Robert C. Lowry. Mort. \$7,500, taxes, &c. Nov. 23. 500

118th st, No. 423, s s, 244 e 1st av, 25x100.10, three-story brick dwell'g. Minnie L. wife of Myers R. Jones, Brooklyn, to George W., Adelaide M., Cecelia A. and C. Corrinne Rice. Q. C. Sept. 1. nom

120th st, No. 106, s s, 90 e 4th av, 20.10x100.10, four-story stone front tenem't. Amelia F. wife of and Frederick Baker to Charles Grube, Riveredge, N. J. Mort. \$11,000. Nov. 27. 14,000

121st st, s s, 20 w 4th av, 40x100.11, two four-story stone front dwell'gs. John H. Deane to August Baumgarten, Brooklyn. Nov. 24. 46,000

Same property. Release mort. Jane E. McEvers to August Baumgarten. Nov. 27. 2,893

121st st, No. 54, s s, 100 e Madison av, 16.8x 100.11, three-story stone front dwell'g. Foreclos. Ebenezer B. Shafer to Amey R. Sheldon, Newport, R. I. Nov. 24. 7,000

121st st, s s, 116.8 e Madison av, 16.8x100.11, Foreclos. Same to same. Nov. 24. 8,000

121st st, No. 58, s s, 133.4 e Madison av, 16.8x 100.11, three-story stone front dwell'g. Foreclos. Ebenezer B. Shafer to Paulina A. Morgan. Nov. 24. 8,000

122d st, s s, 300 w 4th av, 5x100.11, John H. Deane to Alfred Kehoe. Aug. 23. 1,300

122d st, n s, 160 e 8th av, 40x100.11, two four-story brick (stone front) tenem'ts. Moses Samelson to Ambrose M. Parsons. Q. C. Mort. \$26,000. Nov. 20. nom

Same property. Ambrose M. Parsons to William H. Streeter. Mort. \$26,000. Nov. 14. 40,000

122d st, n s, 160 e 8th av, 20x100.11, four-story brick (stone front) tenem'ts. William H.

Streeter to Jessie Henshaw. Mort. \$13,000. Nov. 24. other consid and 15,000

127th st, No. 31, n s, 347.6 w 5th av, 18.9x99.11, three-story brick (stone front) dwell'g. Annie L. wife of Wright Gillies to Emma J. Bent. Q. C. Nov. 23. nom

128th st, No. 46, s s, 297.6 e 6th av, 26.6x99.11, three-story brick (stone front) dwell'g and two-story brick stable on rear. William M. Newman to Herbert de L. Henriques. Mort. \$7,500. Nov. 24. 17,000

Same property. Herbert de L. Henriques to Martha Newman. Mort. \$7,500. Nov. 24. 17,500

128th st, s s, 208.4 w 7th av, 16.8x99.11, three-story stone front dwell'g. Michael Hughes to Ann E. McEntee. Mort. \$9,833. Nov. 2. 14,000

Same property. Ann E. wife of William F. McEntee to Susan F. Savidge. Mort. \$9,000. Oct. 28. 4,000

Same property. Release mort. Lambert Suydam to William F. McEntee. Nov. 15. 833

134th st, s s, 225 e 8th av, 75x99.11, two-story frame dwell'g and two-story frame stable.

133d st, n s, 400 w 7th av, 50x99.11, vacant. Mayer May to Pauline May his wife. Oct. 15. nom

140th st, s s, 675 e 6th av, 25x99.11, vacant. Howard W. Coates and ano., exs. G. H. Peck, to Joseph H. Godwin, Jr. With release of dower from Mary A. Peck. May 21. 800

Av A, w s, 63.7 s 78th st, 19.3x94, three-story brick dwell'g. Welhelmine wife of Anthony Willmann to Paul Happel. Mort. \$3,000. Nov. 27. 5,400

Av A, e s, all land, mentioned in certain mortgage, lying south of a point about 42.3 s of 76th st and being 92 feet deep. Release mort. Francis J. Schnugg to Francis J. Schnugg. Nov. 22. nom

Av A, e s, 102.2 n 75th st. Party wall agreement. Matthias H. Schneider and Rulipp Lotz with Francis J. Schnugg. Nov. 3. nom

Av D, n w cor 9th st, ruins west 93 x north 46.6 x east 23 x south 20.6 x east 70 to Av D, x south 26; No. 129 Av D, four-story brick factory; No. 749 East 9th st, four-story brick factory; also property out of city. Charles E. Fleming and Alexander Thain to George S. Wright, Throggs Neck. Release. Sept. 21, 1880. nom

Same property. John T. Wright to George S. Wright, Westchester Co. 5-10 part. Q. C. June 29, 1883. nom

Same property. William L. Youle to same. Q. C. Sept. 25, 1880. nom

Same property, only as is located above in City of New York. Louise Youle and Ella Y. wife of Teofilo Gimbernat to same. C. a. G. 1-10 part. Nov. 3, 1880. 1,200

Same property as last. John T. Wright, Alameda, Cal., to same. 1-10 part. Nov. 9. nom

Same property. George S. Wright, San Francisco, Cal., to John T. Wright, Throggs Neck. 1-10 part. June 30, 1880. nom

Lexington av, No. 1044, w s, 85.2 s 75th st, 17x 80, four-story stone front dwell'g. Josephine L. wife of John A. Riley to Jennie Klopfer. Mort. \$13,000. Nov. 27. 18,250

Lexington av, w s, 67.6 n 124th st, 33.5x8x20.1x 15.6, vacant. George H. Scott and Sinclair Myers to Walter A. White. Nov. 27. 1,300

Park av, No. 39, n e cor 36th st, 48.9x105, three-story brick dwell'g. Susanna wife of and Robert B. Minturn to Julia G. wife of George S. Bowdoin. Nov. 22. 110,000

1st av, No. 826, n e cor 46th st, 20x60, five-story brick store and tenem't and two-story brick stable on rear. John W. Haaren to John H. Haaren. Nov. 28. 18,500

1st av, w s, 76.8 s 73d st, 25.6x100. 3 release mort. Max Danziger to Jacob L. Maschke. Nov. 23. nom

1st av, No. 1530, e s, 76.8 s 82d st, 25.6x106.6, four-story stone front store and tenem't. Henry Grunebaum to Abraham Grunebaum. Mort. \$10,000. Nov. 28. 17,500

1st av, No. 1532, e s, 51.2 s 82d st, 25.6x106.6, four-story stone front store and tenem't. Abraham Grunebaum to Samuel Wallach. Mort. \$10,000. Nov. 26. 18,250

1st av, n w cor 107th st, 75.7x100, vacant. Contract. Elizabeth wife of Hugh Meehen to John Cullen. Nov. 21. 13,000

1st av, e s, 25.2 s 124th st, 75.7x100. }
124th st, s s, 100 e 1st av, 150x100.10. }
William G. McCullough to Joseph E. McCormack. Q. C. Nov. 24. 100

2d av, No. 1236, e s, 20 s 65th st, runs east 48 x south 2 x east 16 x south 23 x west 64 to 2d av, x north 25, four-story brick store and tenem't. Annie wife of Bernard Appelbaum to Rosa Gold. Mort. \$7,000. Nov. 28. 13,000

2d av, w s, 50.9 n 71st st, 51.5x64, two five-story brick (stone front) stores and tenem'ts. Barbara wife of Frank A. Seitz to Frederick R. Frech, New Dorp, S. I. Nov. 23. 37,000

2d av, n e cor 105th st, 100.11x100, four four-story stone front stores and tenem'ts, projected. Max Danziger to Jacob L. Maschke. Mort. \$14,000. Nov. 19. 23,520

2d av, No. 2074, e s, 50.4 s 107th st, 25x99.2, four-story brick store and tenem't. Charles F. Rost to Lena Wolfe. Mort. \$7,000. Nov. 22. 10,500

2d av, No. 2012, e s, 75.11 s 104th st, 25.6x75, four-story brick store and tenem't. Henry Sherman to Rosa wife of Charles Sherman. Re-recorded. Mort. \$9,000 and all liens. Sept. 20, 1883. nom

2d av, No. 2084, e s, 51.4 n 107th st, 25.6x75, four-story brick store and tenem't. Simson

Wolf to Biene Baum. Mort. \$8,000. Nov. 28. 14,000

3d av, No. 1598, w s, 125 n 89th st, 25.7x100, five-story brick tenem't. Philip Bolender and Jacob Schwarz to Edward D. Jones. Mort. \$8,000. Nov. 22. 20,167

3d av, Nos. 1594 and 1593, w s, 73 n 89th st, 52x 100, two five-story brick stores and tenem'ts. Same to John H. Riker. Mort. \$3,000. Nov. 22. 40,333

4th av, s w cor 121st st, 100.11x100, five four-story stone front dwell'gs. Lottie L. wife of Harvey N. Dean to John H. Deane. All liens. April 4. nom

5th av, e s, 65.5 n 44th st. Party wall agreement. John H. Sherwood to Fannie E. wife of Thomas B. Musgrave. Nov. 10. nom

5th av, w s, 99 n 125th st, 0.11x110x0.10x110. Patrick Meagher to James Meagher. Release judgment. Nov. 23. nom

5th av, s w cor 126th st, 99.11x120. Release judgment. Patrick Meagher to James Meagher. Nov. 22. nom

7th av, No. 228, w s, 49.4 n 23d st, 19.9x80, four-story brick store and tenem't. Adolph Levy to Magnus Weiman. Mort. \$5,000. Nov. 5. 18,000

7th av, e s, 75.8 n 113th st, 25.3x100, vacant. }
113th st, n s, 100 e 7th av, 25x100.11, frame }
stable and sheds. }
Le Roy King, Newport, R. I., to Mary Le R. King, Newport, R. I. Nov. 21. nom

8th av, Nos. 896 and 898, e s, 50.5 n 53d st, 50x 100, two three-story brick stores and tenem'ts and two-story brick stable on rear. Cornelia M. Valentine, widow, Yonkers, to Henry Schloss. Nov. 24. 43,000

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

10th av, n w cor 22d st, 49.4x100, three-story brick dwell'g on av and one-story frame dwell'g on st. Isaac H. and Benjamin H. Herts to Jacob Appell. Nov. 23. 22,500

10th av, No. 644, e s, 87.4 s 46th st, 23.6x60, five-story brick (stone front) store and tenem't. Philip Boerger to Joseph Young. Mort. \$8,250. Nov. 23. 16,000

10th av, No. 341, w s, 24.8 s 30th st, 24.8x100, four-story brick store and tenem't. Charles Boenau, trustee N. Schweich, dec'd, to John H. D. von Glahn. Mort. \$3,500. Nov. 28. 9,000

Same property. Katharine Schweich, widow, and Anna C., Francis J. and Nicholas F. Schweich, heirs N. Schweich, to John H. D. von Glahn. Q. C. Nov. 28. nom

10th av, No. 544, e s, 74.1 n 40th st, 24.8x100— x—x90, four-story brick store and tenem't. Julius C. Pitschke to William F. Pitschke. Mort. \$2,000. Nov. 21. gift

10th av, e s, extdg from 128th to 129th st, 199.10x200, one-story frame cooperage and shed. Samuel T. Knapp and Martha M. wife of and Edward J. Knapp, to The Third Avenue Railroad Co. Taxes, &c. August 30. 6,000

11th av, No. 768, e s, 60.5 s 54th st, 20x72, four-story brick store and tenem't. Henry Heuer to Henry Cramer. Nov. 27. 11,000

11th av, w s, 25.11 s 102d st, 25x100, vacant. Aaron Jacobs to Ralph S. Townsend. Mort. \$1,610. Nov. 20. 3,000

Interior lot on centre line bet 36th and 37th sts, at point 200 e Madison av, runs north 33.9 x east 12.6 x south 33.9 x west 12.6. Hoffman Miller to Sarah E. wife of Charles Lanier. Nov. 22. nom

Same property. Charles Lanier to Hoffman Miller. Nov. 22. nom

Interior lot on centre line bet 139th and 140th sts, at point 700 e 6th av, runs south 62.7 x southwest 36 x west 7.6 x north 93 to said centre block, x east 25. Howard W. Coates and ano., exrs. G. H. Peck, to Joseph H. Godwin, Jr. With release of dower from Mary A. Peck, widow. May 21. 30 0

Interior strip on centre line bet 126th st and 127th st, at point 100.5 e 3d av, runs east 4.7 x north 25 x 4.7 x 25. John Kays to James W. Trask, Bayonne, N. J. Q. C. Nov. 23. 175

MISCELLANEOUS.

George and Otto Winter and Karl Gundlach, sole owners of the stock of The George Winter Brewing Association, amounting to \$300,000 in value. Consent to the execution of a \$25,000 mort. to satisfy a mort. of \$7,000 and other indebtedness. Nov. 24.

23d and 24th WARDS.

Arthur st, w s, about 348 s Pelham av, 25x118.2 x25x118.1 Franklin P. Duffey and Jane wife of Philip Duffey to Hannah Nunan. Correction deed. Nov. 24. 200

Clifton st, n s, 248.2 e Tinton av, 21.10x100, h & l. Margaretta wife of James V. D. Card to Agnes Decker. Nov. 27. 1,750

Jacob st, n e s, 25 e Frederic st, 25x100. Hugh N. Camp to John Gleason and Margaret his wife, joint tenants. Sept. 8. 150

Kelley st, n w cor 163th st, 80.3x200 to Intervale av, x60x97.10x27.4 to 165th st, x100.6. Release mort. Edward Wood and ano., exrs. and trustees of Charlotte L. Fox, to Charlotte F. Trowbridge, Brooklyn. Nov. 8. nom

Same property. Charlotte F. wife of Miner Trowbridge, Brooklyn, to Jacob Herrmann. Nov. 8. 650

Southern Boulevard, southerly cor James st, 100x499. Edward Lauterbach to Abraham Wallach. C. a. G. Feb. 10, 1874. 5,850

Walnut st, s s, west half of lot 225 map of Mt. Eden, &c., 25x100. Mary C. wife of Bernard A. Rickersfeld to Joseph Stumpe. Nov. 26, 1874. nom

136th st, s s, 92 e Willis av, 18x79, h & l. Mary wife of and Isaac W. Dunsmore to Wheeler K. Doty. Nov. 23. 6,500

136th st, n s, 156.6 e Alexander av, 30x100. Foreclos. Amasa A. Redfield to James S. Lounsbury. Nov. 23. 2,000

136th st, n s, 186.6 e Alexander av, 45x100. Foreclos. Same to same. Nov. 23. 2,500

146th st, s s, 97 e 3d av, 25x100. Alexander A. Smith to Thomas F. Mackin and Rosanna his wife. Morts. \$4,500. 7,500

156th st, n s, 200 w Washington av, 50x100. Release mort. William H. Dunning et al., trustees for, Angelina E. Darling, to Abigail A. Wait. Nov. 23. nom

Same property. Abigail A. Wait to Peter Kleemann. Nov. 24. 1,800

159th st, n e s, 150 n w Courtlandt av, 47x100. Hannah wife of Michael C. Clyne to Sarah Grady. Nov. 27. nom

Av C, s e s, 525 s w Cliff st, 25x169.6, h & l. Frederick O. Thompson to John Germun-on. Nov. 27. 2,500

Same property. John Germunson to Frederick O. Frederiksen. C. a. G. Nov. 27. 2,500

Alexander av, w s, 52 s 137th st. 16.6x75, h & l. Mary Dugan to James J. Ebert. Mort. \$4,500. Oct. 18. 8,500

Concord av, w s, part of lot 4 map of G. Morris property, Woodstock, 82.11x200x82.1x200, h & ls. R. Clarence Dorsett to Agnes Decker. Nov. 27. nom

Forrest av, w s, 1,054.2 s Wall st, 36.3x300, abt 1/4 acre. George Wilkes to Daniel Cole. C. a. G. Nov. 24. 250

Fordham av, s e s, 314 s w 170th st, 25x209.6x25 x209.7. John Hilbert to Antonia wife of Henry Piering. Nov. 23. 1,700

Tinton av, e s, 100 n Clifton st, runs east 54.10 x south 100 to Clifton st, x east 193.4 x north 100 x west 115.8 x north 50 x west 132.6 to Tinton av, x south 50, h & ls. William H. McCormack to Agnes Decker. Nov. 27. 16,250

Whitlock av, w s, 100 n 145th st, 25x94 to Harlem & Portchester R. R., x25x94.5. Miene Wolff, widow, to Lucy E. White, Jamestown, N. Y. C. a. G. Nov. 27. 15

Willis av, w s, 75 s 141st st, 12.6x106. John Entwisle to Anna M. wife of Josiah Briggs. Nov. 1. 3,250

Willis av, w s, 75 s 141st st, 12.6x106, h & l. George M. Jaques to John Entwisle. Nov. 26. 4,000

Lots 2, 3, 54, 55, 56 and 57 block 469 map of subdivision of property of Charlotte F. Trowbridge in 23d Ward. Release judgment. Henry Gardiner, Patchogue, L. I., to Charlotte F. Trowbridge. Nov. 8. nom

LEASEHOLD CONVEYANCES.

Greene st, w s, 112.8 n Amity st, 20x87.6. John A. Swenarton, Oakland, Cal., and Seaman A. Swenarton, Montclair, N. J., to John Swenarton, Clarkstown, N. Y. Life lease, from Nov. 23. nom

Pearl st, No. 498. Short lease. Partition. William R. Syme to Theresa J. Malone. Nov. 23. 230

Scheiffelin st, n s, bet 9th and 10th avs. Assign. tax lease. Samuel T. and Edward J. Knapp to The Third Av R. Co. nom

16th st, n s, 182.8 e 7th av, 27x92. John J. Astor to Michael Schachtel, Jr. 20 years, from May 1, 1883, per year. 550

20th st, n s, 80 e 7th av, 46x92. Mary E. Henry to John B. Fowler. Life lease, from Dec. 1, 1883. nom

3d av, n w cor 115th st. Assignments of rents. Peter M. Wilson to Charles W. Dayton. val. consid.

6th av, No. 157. Assign. lease. Henry Franz to Joseph P. Reiff. 2,000

11th av, n e cor 23d st, h & l. Assign. lease. Henry E. Blankmeyer to Martin E. Blankmeyer. nom

KINGS COUNTY.

NOVEMBER 23, 24, 26, 27, 28, 29.

Barbey st, w s, 101 s Atlantic av, 25x100. East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to Annie wife of Philip Von Dreele. Partition. nom

Barbey st, e s, 225 n North Carolina av, 25x100. East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to John D. Bennett. Partition. nom

Bond st, s e cor Carroll st, 100x abt 100x99.11 x90. }
Carroll st, s s, 90 e Bond st, 86x100. }
James Ross to James D. Rankin. 1/2 part. nom

Broadway, s s, 394.7 e Brooklyn av, 100x200 to Earl st, Flatbush. Daniel L. Gardner to Levi Apgar. nom

Beaver st, westerly cor Park pl, 20x91.6. George Loffer to Philipp Storck. Mort. \$3,800. 57,000

College pl, e s, 147.11 n Love lane, runs east 50 x south 20 x east 33 x north 42.8 x west 82 to College pl, x south 22.8, stable. Frederick S. Dennis, New York, to Frank T. King. 12,000

Chauncey st, s s, 180 w Ralph av, 80x100. Julia H. wife of Edwin Packard and Clara H. wife Charles L. Fincke to Baldwin Pettit. 5,000

Cranberry st, n w cor Willow st, 27x75. Catharine A. Valentine, widow, to Hermann T. Richardt. 15,000

Conover st, w s, 60 s Van Dyke st, 20x80. Joseph Simmons to Bessie Flanagan. 2,200

Church st, s s, 208.6 e Columbia st, 25x3. Maria Stuart, widow, and devisee of Irwin Stuart, to Ann Fitzpatrick. 80

Debevoise st, n s, 93.1 w Bushwick av, 25x100. Angeline wife of and John Valentine to Charles Engert. 2,350

Ellery st, n s, 60 e Tompkins av, 25x40, h & l. Thomas M. Riley to Richard N. Arnow. Foreclos. 1881. 500

Em st, n w s, 220 n e Broadway, 20x75. George W. Jackson to Michael J. Hand and Catharine his wife. 4,000

Elm st, s e s, 260 n e Broadway, 20x70.4x20x70.9, h & l. Henry Stocks to Moritz F. Von Lyncker. Mort. \$2,000. 3,800

Front st, n s, 125 e Bridge st, 25x101. Hannah Leary to John G. O'Brien. 4,000

Franklin st, w s, 48.4 s Kent st, 23.4x75, h & l. Henry Hays to Martin Kallmann. Mort. \$5,000. 9,000

Furnald st, n s, 325.1 w Utica av, 42x100, Flatbush. Hannah wife of Michael Leonard to John V. Laffen. gift

Garfield pl, n e cor 5th av, 150x95.4 x west 50 x north 8 x west 99.3 to 5th av, x south 101. Theodore P. Cooper to Henry Lansdell. Confirmation deed. Q. C. nom

Same property. Katharine M. Cooper to same. Confirmation deed. Q. C. nom

Hall st, e s, 331.7 s Park av, 20x100. John Barnes to Mary Coppinger. Q. C. nom

Same property. Mary Coppinger to Priscilla wife of Hans Anderson. nom

Halsey st, s s, 160 e Marcy av, 20x100, h & l. Sarah H. wife of Reuben B. Davenport, New Haven, Conn., to Elizabeth D. Miller, widow. Mort. \$3,000. 4,800

Jefferson st, s s, 360 w Nostrand av, 20x100, h & l. Henry Weinhausen, Hoboken, to Arthur G. Hill, Florence, Mass. Mort. \$7,500. exch

Judge st, e s, 112.3 n Powers st, 19.10x81. Henry Kinn to Xavier Grossweiler. 750

Lott's lane, late known as road from Flatlands to Colemans, Kimballs, Lotts, &c., es, adj G. W. Jarretts, 3 acres 35 perches, Flatlands. Timothy M. Ingraham to William Lahey. 3,500

Linden st, s s, 207.2 e Wyckoff av, 40x100. William Coit to Thomas Nash. 500

Lorimer st, w s, 125 s Norman av, 15x100, h & l. David Atkin to Thomas H. Ross. Mort. \$1,800. 2,950

Magnolia st, No. 247, n w s, 133.4 s w Knickerbocker av, 16.8x84.8x17.2x88.11. Hannah E. wife of and James Brown to Lucy E. wife of John H. Clayton. Mort. \$1,000. 2,100

Madison st, n s, 385 e Bedford av, 19x116.5x19.1 x114.6. Helen H. wife of and Henry A. Cowles, and heir Cordelia Harmon, to Elizabeth J. and Adeline B. Harmon. C. a. G. 200

Madison st, n s, 625 e Reid av, runs north 100 x west 2.11 x southeast 29.9 to point 650 e Reid av, x south 78 to Madison st, x west 25. Solomon J. Fatman, exr. Joseph Fatman, to Brune Mattfeld. 500

Ormond pl, w s, 125 s Putnam av, 20x100, h & l. Christina I. wife of John V. Duell to Fannie R. wife of Caleb Nickerson. 150

Palmetto st, s e s, 300 n e Bushwick av, 25x90. John H. B. Stammers to Andrew Walker. 700

Pierrepont st, n s, 25.6 e Willow st, 25.4x95x25.4 x93.5. Louis F. Martin, New York, to Ella S. Southwick. 27,500

President st, s e cor Van Brunt st, 23x83, h & l. John Harrigan to John Loughlin. 9,500

Park pl, s s, 210 e Clason av, 100x131. Julius Davenport to Adam Ferris, Meriden, Conn. 7,200

Park pl, av or st, n w s, 200 n e Broadway, 25x100, h & l. Catharine wife of and George Straub to Heinrich Roth and Emilie his wife, as joint tenants. Mort. \$2,700. 5,800

Prospect st, s e cor Green lane, 25x100. Maria Allen to Emil Bommer. Morts. \$1,748. 3,100

Pacific st, s s, 275 e New York av, 30x100. Thomas J. P. Averell to William E. Osborn. Confirmation deed. Q. C. nom

Same property. William E. Osborn to Emily M. Averell. Confirmation deed. Q. C. nom

Pacific st, centre line, n s, 164.4 e centre line Schenectady av, runs north 135 x east 25 x north 135 to centre line Schuyler st, now part of Atlantic av, x east 145 x southeast 290.6 to centre line of Pacific st, x west 295.4; also property at Islip, Suffolk County, L. I. John Anderson to Patrick Hogan. nom

Plymouth st, n s, 160 e Bridge st, 20x100. }
Plymouth st, n s, 200 e Bridge st, 21.3x100. }
Henry Hoffman to Alexander Brown. 5,000

Quincy st, n s. Party wall agreement. Warren Groesbeck with James W. Stewart. 100

Quincy st, s s, 175 e Patchen av, 50x100. James C. Brown to Charles W. Cardwell and Henry S. Hawkins. 1,800

Quincy st, n s, 100 w Tompkins av, 20x100. William D. Keenan to Henry Wilson. nom

Same property. Henry Wilson to Susan wife of William D. Keenan. nom

Quincy st, n s, 237.6 w Tompkins av, 18.9x100, h & l. Paul C. Grening to Orsaw U. Brown. Mort. \$3,000. 6,500

Quincy st, s s, 217 w Tompkins av, 33x95. William H. O. Green to Frank L. Corwin, New York. Morts. \$11,667. nom

Rapelyea st, n s, 125 w Hicks st, 18.9x100, h & l. }
Hicks st, e s, 280 s Rapelyea st, 80x86. }
Michael J., Margaret, and Bridget Moran, to John W. Moran. Q. C. nom

Sackett st, s w s, 342 n w 6th av, 75x190 to Union st. Maria T. King, widow, to Catharine J. Tewell, widow. Correction deed. Q. C. nom

Schaffer st, s e s, 290 s w Hamburg av, 110x100. Lewis L. Bartlett, as committee of Anna E. R. Bartlett, to Cornelius L. Johnson. All title. 134

Same property. Lewis L. Bartlett, individ. and as committee, to same. 350

Suydam st, s e s, 280 n e Broadway, 20x75, h & l. James F. Young and James W. Lamb to

Frederick Herr. See Evergreen av. Mort. \$1,800. 3,700

Smith st, n e cor Halleck st, 100x175 to Gowanus Creek, x100x175. William Beard and Jeremiah P. Robinson to David T. Trundy. Q. C. nom

Taylor st, s s, 160 e Wythe av, 20x100, h & l. Julia R. Dodge, New York, to Angus Ross. 6,500

Troutman st, s e cor Evergreen av, 100.5x100.9 x west 27.9 x north 10.1 x west 50 x 2.6 x west 50 to Evergreen av, x north 54. Moses G. Young to Throop Avenue Presbyterian Church, Brooklyn. C. a. G. 3,000

Van Buren st, s s, 200 w Reid av, 200x100, fourteen brick dwell'gs. C. O. Quick to Adelaide A. wife of Edward K. Robbins. Morts. \$28,000. 42,000

Van Buren st, s s, 200 w Reid av, 14.6x100, h & l. Adalaide A. wife of Edward K. Robbins to Thomas F. Maguire. Mort. \$2,000. 3,000

Van Buren st, n w s, 90 n e Broadway, 80x100. Release mort. Catharine J. Covert, Westbury, L. I., Isaac DeBevoise, Jamaica, L. I., Mary E. Covert, New Hyde Park, L. I., and James DeBevoise to Samuel W. Post. 2,800

Warren st, n s, 182.2 e 4th av, 20x100, h & l. Ellen L. Mills, widow, to Edward H. R. Lyman. Q. C. nom

Same property. Edward H. R. Lyman to Leonard Moody. 3,500

Warren st, n s, 122.2 e 4th av, 60x100, h & ls. Same to same. 10,500

Warren st, n s, 82.2 e 4th av, 20x100. Same to same. 3,500

5th st, easterly cor North 10th st, 100x100. }
5th st, southerly cor North 11th st, runs south-west 50 x southeast 100 x southwest 50 x southeast to southeast branch of Bushwick Creek, x northeast along creek to North 11th st, x northwest 235. }
5th st, e s, 100 n North 10th st, 50x100. }
William F. Jordan to The Vulcan M'fg Co. 1,900

6th st, northerly cor North 10th st, 50x100. Julia H. wife of and William F. Jordan to the Vulcan Manufacturing Co. Q. C. 1,900

9th st, w s, 80 n Anslie st, 20x75. John Wightman to Charles E. Moore. nom

Same property. Charles E. Moore to Martha Wightman. nom

11th st, s w s, 88.5 n w 8th av, 50x100. }
11th st, n e s, 87.10 n w 8th av, 55.5x50. }
Wilhelmine wife of John Maesel to Carrie C. wife of William E. White. All liens. 2,350

12th st, n e s, 44.10 n w 7th av, 50x100. William E. White to Catharine wife of Alexander G. Calder. 200

15th st, n s, 97.10 e 6th av, 18.9x100, h & l. Joshua W. Powell to Marx Hartman. Morts. \$2,500 and asmts. \$45. 4,000

17th st, s s, 120 e 6th av, 20x100. Charles J. Zimmermann to Thomas Trumpf. 900

18th st, s s, 118 e 4th av, 17.11x100.2, h & l. Maria Funk wife of August to Robert Kerton and Caroline his wife. 2,500

18th st, n s, 475 w 4th av, 25x60.10x—x62.10. Matilda Svenby, widow, and Godfrey Svenby to Nils Nielson and Anne M. his wife. 1,300

22d st, s s, 466.8 w 5th av, 33.4x100. Christopher McKenna to Michael Clarke. 1,000

35th st, s w s, 139.6 e 3d av, 0.6x100.2. George Wise to Julius Grutler. 112

57th st, n e s, 100 s e 5th av, 20x100.2. Edward T. Hunt et al., exrs. and trustees T. Hunt, to Gustav Ising. 250

57th st, s w s, 180 s e 5th av, 20x100.2. Edward T. Hunt et al., exrs. and trustees of Thomas Hunt, to Charles Cooper and Ida B. his wife. 250

Atlantic av, n w cor Shepherd av, 50.4x99.8x50 x91.1. New Lots. Priscilla wife of Sackett L. Wright, Cortland, N. Y., to Joseph Buehler. 800

Bedford av, w s, 40 n Van Buren st, 20x90, h & l. Fayette W. Pierce to Milton B. Belden. 3,200

Bedford av, e s, 25 s Wilson st, 25x100x23.6x16x1.6x84, h & l. George C. Jefferies to Eugenie L. wife of Aaron B. Cohn. Correction deed. Q. C. nom

Same property. Eugenie L. wife of Aaron B. Cohn to James C. Eadie. Morts. \$6,000. 17,000

Clarkson av, n e cor Irving pl, 238.7x200 to Franklin av, x 209 to Irving pl, x—, Flatbush. Mary Wall to Charles E. Wall. nom

Clermont av, w s, 352.10 n De Kalb av, 20x74. Margaret Johnson, widow, to Emilie J. wife of John B. Freeman. Mort. \$4,000. gift

Evergreen av, n e s, 66.8 n w Greene av, 16.8x100. John Deller to Henry Rudolph. Mort. \$1,500. 2,800

Evergreen av, westerly cor Ralph st, 25x100. Frederick Herr to James F. Young and James W. Lamb. See Suydam st. 1,000

Flatbush av, n e s, adj James Engle, 51.4x51.6 x18.6, gore, Flatlands. John B. Hendrickson to Jeffrey Van Wyck. 50

Flatbush av, s w s, adj land of J. L. Bergen, runs northwest along avenue to T. M. Ingraham's land, x south to north line of J. L. Bergen's land, x east to Flatbush av, point of beginning, Flatlands. Jeffrey Van Wyck to William Lahey. 1,000

Flatbush av, westerly cor of Flatbush to Flatlands road, 249 to New York, Bay Ridge, &c. R. R., x— to Flatbush and Flatlands road, x 291 Flatlands. John Antonides to Thomas Gilfeather. 600

Flushing av, n s, 129.6 e Porter av, 51.9x72 to Thames st, x 50x85. John Barnett to Edward J. D. Barnett and Martha his wife, as joint tenants. nom

Georgia av, s e cor Brooklyn and Jamaica pike, runs south to Fulton av, x east 50 x

north 78 x west 0.4 x north to Brooklyn and Jamaica pike, x southwest to beginning, East New York. John D. Bennett et al., see Brooklyn and Jamaica plank road, to Martin Bennett, Jr. Partition. nom

Gates av, s s, 197.4 w Lewis av, 77.8x100. James Ross to James D. Rankin 1/2 part. Sub. to mort. and taxes. nom

Greenpoint av, s s, 150 e Moultrie st, 25x100.10 x25x100. Charles Fuicke and ano., exrs. and trustees A. Man, Jr., and Charles A. Man et al., exrs. C. A. Man, to Michael Lynsky. 600

Gelston av, n w s, 150 n e Lexington av, 50x 116.3. New Utrecht. Sarah wife of and William R. Thiel to Mary E. and Charlotte M. Horsley. 320

Graham av, e s, 59 s Broome st, 48x96.5x48x 98.2. William H. Godfrey to Henry Rorden and Martin Kohlmann. Mort. \$1,000. 2,400

Hamilton av, northerly cor Hicks st, 149.11x 71.2 x northwest 43.5 x northeast 16.2 x northwest 16 x east 76.11 to Hicks st, x southwest 215.8.

Hamilton av, n e s, 149.11 n w Hicks st, 40x 87.10x43.5x71.2.

Michael J., Margaret and Bridget Moran to John W. Moran. Q. C. nom

Hudson av, w s, 189.10 n Myrtle av, 50x61.7x50 x65.4. William F. J. Higgins to Patrick B. Higgins, in trust to reconvey to Anna S. Higgins. nom

Same property. Patrick B. Higgins to Anna S. wife of William F. J. Higgins. C. a. G. nom

Irving av, n e s, 100 s e Bleeker st, runs northeast 430 to land of Manhattan Beach R. R. x northwest 100 to Bleeker st, x southwest 430 to Irving av, x southeast 100. Katharine M. Lane to Alfred J. Pouch. 3,750

Kingsland av, w s, 50 s Herbert st, 25x75. James O'Neill to Annie Hunter. 400

Lexington av, s s, 200 w Sumner av, 20x100, h & l. William Zeigler to Paul C. Grening. 1,100

Liberty av, s s, 80 w Van Siclen av, 20x100, East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to Annie wife of Philip Von Dreele. Partition. nom

Miller av, e s, 150 n Liberty av, 50x100, East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to William J. Bennett. Partition. nom

New Jersey av, w s, 100 n Evergreen pl, 100x 100, East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to William J. Bennett. Partition. nom

Pennsylvania av, s e cor Virginia av, 75x100, East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to Annie wife of Philip Von Dreele. Partition. nom

Park av, st or pl, s e s, 100 n e Broadway, 30x 100. Andreas Hofgesang to Franz M. Schiffmeyer and Elizabetha his wife. Mort. \$3,300. 6,000

Reid av, s w cor Quincy st, 100x75. William F. Mott, exr. W. F. Mott, to William P. Clark. 4,500

Snedeker av, e s, 200 s Baltic av, 50x100, East New York. William M. Miller to Ellen wife of John Taylor. Mort. \$1,250. 2,600

St. Marks av late Wyckoff st, s s, 425 e Franklin av, 35.11x83.2x77.5x107.10. Charles Jones to George S. Wheeler. Q. C. 150

Tompkins av, e s, 20 n Floyd st, 20x100. Henry W. Le Roy to Walter Scranton. Mort. \$5,000. 350

Vernon av, n s, 362.6 w Marcy av, 18.9x100, h & l. Thomas E. Greenland to Francis Kohout. Mort. \$2,800. 4,800

Washington av, n e cor Gates av, 25x75.7x20x 75.6. Aquila B. England to Henry L. Coe. Taxes, 1883. 6,500

Waverly av, n s, 588.2 w Flatbush av, 100x 116.11x114x123.2, Flatbush. Thomas Stapleton to George Harper, N. Y. Correction. 476

Wyckoff av, s w s, 20 s e Ralph st, 80x104.2. Ralph st, s e s, 104.2 s w Wyckoff av, 20x100. Ralph st, easterly cor Irving av, 430x100. Irving av, s w s, 60 n w Bleeker st, 40x95. Bleeker st, n w s, 95 s w Irving av, 100x100. Charles B. Lane to Alfred J. Pouch. Mort. \$3,050. 6,400

Wyckoff av, n e cor Grove st, 49.3x110.3x46.1x 108.8. Catharine M. Meserole, widow, to Henrietta R. Meserole, widow. 500

Wyckoff av, e s, at intersection centre line of Grove st, runs east along centre line — x north to land Nicholas Wyckoff x west 648 to e s Wyckoff av, x south to beginning. Henrietta R. Meserole, widow, to James D. Lynch. 2,225

3d av, e s, 20 s 22d st, 19.10x100. Philipp Stork to Louis Stork. All title. Mort. \$2,500. 2,750

5th av, e s, 40 n 20th st, 20x85. Release mort. The Germania Savings Bank, Kings Co., to Maria A., wife of and Nikolaus Hartung. nom

5th av, e s, 160 s 10th st, 20x74. 3d pl, n s, 145 w Clinton st, 20x133.5. Manhasset pl, w s, 137.8 n Coles st, 19x86. Michael J., Margaret and Bridget Moran to John W. Moran. Q. C. nom

8th av, s w cor 9th st, runs west 585.9 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. All mort., &c. 120,000

Same property. Michael F. Donohue to Daniel Doody. All mort., &c. 120,000

Brooklyn and Jamaica Plank road, s e cor Sheffield av, 42.6x64.9x40 to avenue x 50.5, New Lots. Martin Bennett, Jr., Annie wife of Philip Von Dreele and Wm. P. Bennett to John D. Bennett. Partition. nom

Brooklyn and Jamaica Plank road, s s, 42.6 e Sheffield av, 21.3x71.11x20x64.9, East New

York. John D. Bennett et al., see Brooklyn and Jamaica Plank road, to Martin Bennett, Jr. Partition. nom

Brooklyn and Jamaica Pike, s s, 26.7 w Sheffield av, 26.11x14.6x25.4x123.6, East New York. John D. Bennett et al., see Brooklyn and Jamaica Plank road, to Martin Bennett, Jr. Partition. nom

Brooklyn and Jamaica Plank road, s s, 63.9 e Sheffield av, 21.3x79.1x20x71.11. Martin Bennett, Jr., et al. to Annie wife of Philip Von Dreele. Partition. nom

Brooklyn and Jamaica Plank road, s s, 85 e Sheffield av, 21.3x86.2x20x79.1, East New York. Martin Bennett, Jr., et al., see Brooklyn and Jamaica Plank road, to William J. Bennett. Partition. nom

Interior plot, begins 150 e Rockaway late Paca av, and 100 n Hull st, runs north 39.7 x east abt 310.5 to old Brooklyn and Jamaica Plank road, x southeast along road 27.9 x southwest 43.2 x south 18.3 x west 10 x north 41.7 x west 300 to beginning. Gerge Fleck to Frederick Kreckeler. 1,200

Main road to Canarsie landing, adj Cath. Cook, 100x242, Canarsie. Elizabeth Sattler wife of Charles, to Frederick Smith. 600

Plot at East New York, partly on e s of Pellingington pl and adjoining Evergreen Cemetery on south 390, partly on said Pellingington pl x74x375x181.5. Martin Bennett, Jr., Annie wife of and Philip Von Dreele, and William J. Bennett to John D. Bennett. Partition. nom

WESTCHESTER COUNTY, N. Y.

NOVEMBER 2D TO 17TH—INCLUSIVE. EASTCHESTER.

Noll, Sarah E.—Charles Crary, lot No. 239 and part of 238, at n e cor Sidney and Summit avs, in village of Mt. Vernon. \$2,000

Lawrence, Mary and Jonathan A., Deborah A. Forrester, Amanda Morrell, Mary E. Stinard and Eliza A. Slight—George H. Lawrence, lot on w s White Plains road, 252 n Mt. Vernon av. 1,750

Shepard, James H., exr. of Augustus Lawrence—George H. Lawrence, same property. 3,500

Lawrence, Mary—George H. Lawrence, lot No. 126 on s e s Bond st, adj one Lawrence at West Mt. Vernon. 500

Mead, Theodore B., Amanda L. and Albert J. Cole and Cornelia A. Lagerstrom—Albert J. Cole, e s 8th av in village of Mt. Vernon, 100x105. 450

Robinson, Daniel W.—Debbie A. Forrester, w s 4th av, at Central Mt. Vernon, 50x100, also n s Valentine st, 25x50. 4,000

Atwill, Robert—George Atwill, w s 8th av in village of Mt. Vernon, 25x105. 1

Atwill, Robert—Isabella Heilmier, e s 9th av in village of Mt. Vernon, 100x105. 1

Atwill, Robert—Isabella Heilmier, 50 ft of lot No. 720 on w s 8th av in village of Mt. Vernon. 1

Disbrow, Susan W., by Hubbard Smith, referee—Hannah Kelly, lot on e s highway leading from White Plains to New York, adj lands formerly of James Penman. 425

Billet, Charles, exr. of John Cornell—Elizabeth Zink, lot on w s White Plains road adj lot of Peter Bertine. 1,500

Ottmann, Richard—Frederick Bellesheim, lot No. 199 on s e s Bond st in village of Mt. Vernon. 1

Bellesheim, Frederick—Rose Ottmann, same property. 1

MORRISANIA.

Furst, Anna—Joseph Hening, lot No. 19, on s s 3d av, in village of Melrose. 1,000

MAMARONECK.

Company, Premium Paint—David H. King, Jr., lot No. 7, at intersection of n e s lot No. 8 with e s drive along the Mill Pond. 1

King, David H., Jr.—Richard W. Stevenson, same property. 1

Stevenson, Richard W.—Mary King, same property. 1

NEW ROCHELLE.

Lathers, Richard—John H. Butler, 14 acres on w s Webster av, adj land of estate of C. M. Thurston. 40,000

Tredwell, Mary D., and Matilda D. and Joseph C. Phillips—Wm. L. Cowdrey, lot on s w s Davis av, adj land of R. A. Chesebrough. 2,800

Seacord, Mary C.—George C. Benjamin, lot on e s highway leading from New Rochelle to White Plains, adj lands of Mrs. Hall. 200

Lorenzen, Frederick—John McCann, lot No. 1 at s corner of Huguenot and Centre sts. 342

Lorenzen, Frederick—Jane Barnett, lot No. 20, on e s River st, adj lands of estate of Thomas Barnett. 175

PELHAM.

Furnell, Frederick—Wm. H. Penfield, lot letter L on w s 1st av on map of Pelhamville. 35

WESTCHESTER.

Westchester Fire Ins. Co.—Edward Brennan, 2 lots at s w cor Williamsbridge road and Elliott av. 2,800

Ryan, John J.—Dorothea Keenzeg, lot No. 381, on s s Southern Westchester Turnpike road. 550

WHITE PLAINS.

Buckhout, Charlotte and John F.—Catharine Linnin, lot on w s John st, adj lands of James M. Ferris. 1,300

YONKERS.

Gardiner, Ephraim R.—Jane Drinkwater, s s Elm st, adj lot of Sarah Wallison, 25x100, 4,000

Quigley, Edward—Bernard Slevin, lot on n s Highway leading from Swains Mill to Yonkers City, at Bronxville. 7,500

Devitt, John J., by J. F. Daley, ref.—John Baldwin, w s Clinton st, 293 s Prospect st, 25 x100. 975

Cornell, Mary A., extr. of Richard Cornell, by S. H. Thayer, ref.—Charles R. Chrisfield, lot on n w cor South Broadway and Radford st. 680

SEPTEMBER 28TH TO NOVEMBER 1ST—INCLUSIVE YONKERS.

Blake, James, et al, by H. T. Dykman, referee —Patrick Murphy, lot No. 16 on e s Jefferson st, 125 s Washington st. \$900

East, Margaret C. and John A.—Wm. P. East, lot on n s Bedford st, 300 w South Broadway. 1

East, Wm. P.—John A. East, same property. 1

Flagg, Ethan—Mary F. McCarty, lot on w s East Main st, adj lot of F. A. Back. 800

Gardiner, Catharine, et al, exrs., &c., of Ephraim Gardiner—Marcise Pigeon, lot at s w cor Chestnut and Linden sts. 4,000

Feakina, Samuel N.—Franz Blatsheim, lot on s s North Broadway, adj lot of John McSweeney. 10,000

Rieley, Mary—John Callihan, lot on e s Riverdale av, 116 n York st. 2,000

Coe, Ann E.—Minott Mitchell, lot on e s School st, adj School District No. 2. 3,000

Benjamin, Samuel N.—Thomas Fraim, lot No. 49 on w s Summit st. 575

McGown, John J., committee of Eliza Strong —George B. Mitchell, lot on s s highway leading from Tuckahoe to Yonkers, at intersection of n s of a way. 1,750

Cossitt, Frederick—John A. Chambers, lot on e s North Broadway, adj lands of Edward Weston, 47 105-1,000 acres. 1

Chambers, John A.—Frederick A. Cossitt, same property. 1

Odell, Jonathan—John Wallace, lot on w s North Broadway, adj land of Peter F. Peek. 8,750

Blake, Michael—Alexander Valentine, lot at intersection of s s Southern Westchester Turnpike road with w s road leading to Gouverneur M. Wilkins. 2,450

Smith, Emma I.—Adelia A. Radford, lot on s s Factory st, adj lot of William Mann. 51

Wallace, John—Jonathan Odell, lot on e s Depot st, 75 s Main st. 4,000

Nash, Mary J.—Johanna P. Callahan, lot No. 40, on s s St. Mary st, 100 e Riverdale av. 1

Austin, Henry, et al, exrs., &c., of Andrew M. Arcularious—Owen Flannery, lot at s w cor of York st and Riverdale av. 6,000

Wheeler, John—Charles W. Wheeler, e s Riverdale av, adj lot of John Hogan, 25x100. 1

Mitchell, Agnes, et al.—Alice J. Adam, lot on e s School st, 164 n Kellinger st. Partition. 1

Adam, Alice J. and Thomas, et al.—Agnes Mitchell, lot on e s School st, 289 n Kellinger st. 1

Same—Sarah E. Back, lot on e s School st, 214 n Kellinger st. 1

Wyer, Henry S.—Lucretia Folger, lot No. 15 on s Elm st, 75 e Oak st. 3,000

Flagg, Ethan—David H. Smith, lot on s e cor Engine pl and James st. 4,000

Walsh, John J.—James F. Walsh, lot No. 573 on w s Nepperhan av, 158 s Lake av. 1

Walsh, James F.—Annie F. Walsh, same property. 1

MORTGAGES.

NEW YORK CITY.

NOVEMBER 23, 24, 26, 27, 28, 29.

Appell, Jacob, to Alida L. Borland, Boston, Mass. 10th av, 22d st. P. M. Nov. 23, 3 years, 5 per cent. \$15,000

Adams, Augusta H., mortgagor with A. A. Freeman and ano., exrs. of A. Freeman. Agreement extending mort. Nov. 24. nom

Ball, William H., Yonkers, individ., to William H. Ball and J. N. Riggins, exrs. Henry C. Ball. Grand st, No. 159, s s, 52 e Elm st, 25.6x80. Nov. 15, 5 per cent. 5,290

Bradhurst, Henry M., to THE MUTUAL LIFE INS. CO., New York. 146th st, n s, 575 e 10th av, 100x99.11; 147th st, s s, 375 e 10th av, 300x 99.11; 10th av, e s, 49.11 s 149th st, 75x100. Nov. 8, due March 1, 1885. 12,000

Briggs, Anna M., wife of Josiah, to John Entwistle. Willis av. P. M. Nov. 1, 4 years, 5 per cent. 2,000

Barrett, Henry J., to David H. Goodman. 128th st, n s, 264 e 4th av, 16x99.11. Nov. 24, due Dec. 1, 1888, or sooner. 8,000

Benner, George H., to Henry Morrison, exr. H. I. Hart. Columbia st, s e cor Houston st, 21.3x50. Nov. 24, due Jan. 2, 1887. 2,500

Bliss, Charles H., to George De F. Barton and William L. Whittemore, of Barton & Whittemore. Broadway, s w cor 57th st, runs south 54.3 x west 71 x south 50 x west 100 x north 100.5 to 57th st, x east 150.11. Nov. 15, 3 mos. 40,000

Boylan, Terence C., to Sarah A. Savage. 10th av, s w cor 33d st, 19.7x54.9x19.7x54.7. Nov. 23, due Dec. 1, 1884. 2,000

Bronson, Willett, to Darius G. Crosby. 5th av, s w cor 125th st, 34.8x85; 125th st, s s, 85 w 5th av, 100x100.11. Nov. 22, due Jan. 1, 1884. 12,000

Same to Christopher B. Keogh. 125th st, s s, 85 w 5th av, 100x100.11. Nov. 23, 6 months. 4,000

- Brown, Thomas, to Patrick McCabe, trustee for John, James and George McArthur. Roosevelt st, No. 16. P. M. Nov. 24, 8 years. 5 per cent. 5,000
- Buek, Charles, to THE GERMANIA LIFE INS. Co., City New York. Madison av, s w cor 61st st, 127.5x95; 61st st, s s, 95 w Madison av, 25x100.5. Nov. 24, due May 30, 1886. 50,000
- Baum, Biene, wife of Louis, to Ludwig Falk. 2d av. P. M. Nov. 28, due March 2, 1885, 5 per cent. 1,700
- Baumgarten, August, Brooklyn, to Adrian, Jr., and C. O'D. Iselin. 121st st. P. M. Nov. 24, due Jan. 26, 1884. 18,000
- Connolly, William, to Francis J. Schnugg. Av A. P. M. Nov. 27, installs. 3,500
- Same to same. Av A. P. M. Nov. 27, installs. 1,500
- Cramer, Henry, to Henry Heuer. 11th av. P. M. Nov. 27, installs, 5 per cent. 8,000
- Calam, Theodore H., and Maria Calam, widow, Sarah E. wife of Samuel Lawrence and Emma L. wife of Albert E. Smith, Sing Sing, to THE MUTUAL LIFE INS. Co., New York. Pike st, n w cor Cherry st, 93.6x63x99.5x65.5. Already mortgaged to party second part for \$28,000. Nov. 22, due March 1, 1885. 7,000
- Civille, Frank A., to Bertha A. wife of John H. Deane. 107th st. P. M. Nov. 21, demand. 328
- Cohn, Aaron B., to William Rankin. 49th st, s s, 138 w 10th av. P. M. Nov. 24, 1 year, installs. 3,000
- Same to same. 49th st, s s, 164.4 w 10th av. P. M. Nov. 24, 1 year. 2,000
- Cole, Fannie T., wife of and J. Roger, to George D. Hilyard, exr. J. A. Tomlinson. 14th st, s s, 134.6 e Alexander av, runs south 42.8 x west 5 x south 57.4 x west 10.4 x north 100 to 141st st x east 15.4. Nov. 24, 3 years. 3,500
- Cummisky, Mary, wife of and Thomas, to Alfred C. Cooper. 1st av, e s, 47.4 n 10th st, 23.8x94. Nov. 23, due Nov. 24, 1888, 5 per cent. 9,000
- Dayre, Charles, to Simon Epstein and Ephraim M. Kantrowitz. 27th st, No. 106, s s, 120, w 6th av, 20x98.9. Nov. 22, due March 5, 1885, notes. 4,370
- Doty, Wheeler K., to Rufus H. King, Catskill, N. Y. 136th st. See Conveys. Nov. 23, installs. 4,530
- Draper, Mary A. P., widow, to Edward H. Dixon, trustee of C. Palmer. 110th st, n s, 200 w 10th av, 200x90.11; 111th st, s s, 200 w 10th av, 250x100.11. Nov. 1, 1 year. 28,906
- Duffy, Mary, wife of and Michael, to Valentine Cook and John B. Radley, of Cook & Radley. 94th st, s s, 375 e 3d 25x100.8. Sub. to mort. \$12,000. Oct. 31, 1 year. 3,400
- Decker, Agnes, to Sophia A. Kinnan, extrx. of A. P. W. Kinnan. Clifton st, n w cor Union av. P. M. Nov. 27, due June 1, 1886. 1,750
- Same to William H. McCormack. Clifton st, n s, 54.10 e Tinton av. P. M. Nov. 27, due June 1, 1886. 1,250
- Same to same. Clifton st, n s, 74.1 e Tinton av, 9 lots. 9 P. M. morts., each \$1,250. Nov. 27, due June 1, 1886. 11,250
- Same to same. Tinton av, e s, 100 n Clifton st, 3 lots. 3 P. M. morts., each \$1,250. Nov. 27, due June 1, 1886. 3,750
- Same to R. Clarence Dorsett. Tinton av, e s, 100 n Clifton st, 50x132.6; Clifton st, n w cor Union av, 215.2x100. See Conveys. Nov. 27, due Dec. 1, 1884. 2,156
- Same to same. Same property. Nov. 27, due May 1, 1884. 1,246
- Earle, William P., and Elizabeth P. his wife, to Cornelia D. and Charles Earle and Ellen F. Flagg; also John Jardine as admr. of Mary E. Jardine. 57th st, s s, 225 e 5th av, 25x100.5. Nov. 10, due to each of the above mortgages. 10,677
- Ebert, James J., to George Ebert. Alexander av, w s, 52 s 137th st, 16.6x75. Nov. 24, due Nov. 1, 1885, 5 per cent. 2,200
- Frech, Frederick R., to Ann E. Mitchell et al., trustees S. L. Mitchell. 2d av, No. 1353, w s, 50.9 n 71st st. P. M. Nov. 23, 5 years, 5 per cent. 16,000
- Same to same. 2d av, No. 1355, w s, 75.6 n 71st. P. M. Nov. 23, 5 years, 5 per cent. 10,000
- Frame, John, and Robert J. McGirr to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. 72d st, n s, 113 e 1st av, 125x102.2. Subject to mort. \$31,000. Oct. 13, 4 mos. 9,000
- Fribourg, Louisa, wife of and Marx, to Robert E. Kelly. 58th st, No. 323 E., n s, 235.9 e 2d av, 20.1x100.4. Nov. 20, 5 years, 5 p. c. 5,200
- Fuller, Charles A., to THE EQUITABLE LIFE ASSUR. SOC., U. S. Frankfort st, Nos. 31 and 33. P. M. Nov. 24, due Dec. 1, 1888, 40,000
- Gleason, Elliott P., to THE BANK FOR SAVINGS, City New York. Houston st, n w cor Mercer st, 25x105; Mercer st, w s, 105 n Houston st, 20x100. Nov. 27, 3 years, 4 1/2 p. c. 75,000
- Goldstein, Jennie, wife of and Abraham, to Lewis Harris. Suffolk st, e s, 84.6 s Delancey st, 23x100. Nov. 24, 3 years. 5,000
- Gafney, Bernard E., and Mary E. Butler, widow, heirs of Owen Gafney, to THE BOWERY SAVINGS BANK. Houston st, s e cor Sheriff st, 50x76; Sheriff st, e s, 76 s Houston st, 24x100. Nov. 23, 1 year, 5 per cent. 5,000
- Godwin, Joseph H., Jr., to Howard W. Coates and Benjamin C. Wetmore, trustees G. H. Peck, dec'd. 140th st. P. M. May 21, due June 21, 1886. 800
- Grunewald, Louisa, widow, to THE GERMAN SAVINGS BANK, City New York. 86th st. P. M. Nov. 24, 1 year. 6,000
- Gold, Rosa, to Annie Appelbaum. 2d av. P. M. Nov. 27, installs. 2,500
- Haaren, John H., to John W. Haaren. 1st av, 46th st. P. M. Nov. 28, 5 years, 5 per cent. 5,000
- Hersfield, Aaron, to Emil Gabler et al., exrs. and trustees E. Gabler. Cherry st, s s, 25 w Jefferson st, 50 x the block to Water st. Nov. 19, due Dec. 1, 1888, 5 p. c. 10,000
- Harrigan, John, to James L. and John J. White, Litchfield, Conn., trustees. 3d av, w s, 24.11 s 45th st, 25.6x95. Nov. 24, 5 years, 5 per cent. 15,000
- Hankinson, William A., to William H. Jackson. 69th st, s s, 81 w 4th av, 19x104.5. Nov. 20, 1 year. 6,000
- Same to same. 69th st, s s, 22 w 4th av, runs south 52.1 x west 3 x south 15.9 x west 20 x north 67.11 to 69th st, x east 23. Nov. 20, 1 year. 7,500
- Hardy, John A., Sing Sing, N. Y., to THE GREENWICH SAVINGS BANK. 6th av, w s, 50.2 s 53d st, 25.1x100. Nov. 12, due Oct. 15, 1885, 5 per cent. 4,000
- Henderson, Isaac, mortgagor, with Henry Iden et al. Agreement extending mort. Nov. 20. nom
- James, Edward F., to Edwin A. Bradley and George C. Currier, of Bradley & Currier. Broadway, w s, 104.8 n 30th st, runs west 234.5 to 6th av x south 42.2 x east 248.5 to Broadway x north 40. Nov. 22, 6 months. 11,500
- Same to Samuel Colville. Same property. Nov. 22, note, 6 months. 5,000
- Jones, Edward D., to Jacob Schwarz. 3d av, w s, 125 n 89th st, 25.6x100. P. M. Nov. 23, due Dec. 1, 1885, 5 per cent. 2,000
- Jonas, Abraham H., to Charles A. Buddensiek. 73d st, n s, 160 e 3d av, 4 lots, each 25x102.2. 4 morts., each \$1,000. Nov. 27, 6 months. 4,000
- Same to George L. Kingsland, trustee for Walter F. Kingsland. 73d st, n s, 260 e 3d av, 25 x 102.2. Nov. 28, 3 years. 15,000
- Same to Clara B. Sutton et al., trustees C. K. Sutton, dec'd. 73d st, n s, 285 e 3d av, 25x102.2. Nov. 28, 3 years. 15,000
- Same to THE UNITED STATES TRUST CO., New York. 73d st, n s, 310 e 3d av, 25x102.2. Nov. 26, due Dec. 1, 1888. 15,000
- Same to same. 73d st, n s, 335 e 3d av, 25x102.2. Nov. 26, due Dec. 1, 1888. 15,000
- Kayes, Patrick, to THE GERMAN SAVINGS BANK, City New York. 76th st, s s, 125 w Av A, 25x102.2. Nov. 24, 1 year. 11,000
- Kehoe, Alfred, to William A. Cauldwell. 122d st, s s, 275 w 4th av, 15x100.11. Sept. 14, 4 months. 6,500
- Same to same. 122d st, s s, 290 w 4th av, 15x100.11. Sept. 14, 4 months. 6,500
- Knopping, Louis H., with Jane Underhill, both mortgagors. Agreement as to priority of mortgages. Nov. 23. nom
- Lloyd, Margaret A., widow, to The Presbyterian Hospital, City New York. 47th st, s s, 310 w 5th av, 20x100.5. Nov. 28, due Dec. 1, 1886, 5 per cent. 16,000
- Lounsbury, James S., to Edmund A. Stedman, Hartford, Conn. 34th st, n s, 350 w 5th av, 25x126.6; also right of way across rear of lots; also right of way 12 feet wide extd. from rear of lots to 35th st. Nov. 23, 1 yr. 8,000
- Lustberg, Rose, wife of and Henry, to Minna Le Vino. 35th st. P. M. Nov. 28, 5 years, 5 per cent. 7,000
- Lyon, Amos M., to Edward W. Chamberlain. Broadway, 51st st. P. M. Nov. 27, 3 years, 5 per cent. 15,300
- Lynd, Robert B., to John M. Bowers and Benjamin A. Sands. 141st st, s s, 275 e 8th av, 100x99.11; 140th st, n s, 275 e 8th av, 100x99.11. Nov. 27, 1 year. 8,800
- Larkin, Michael, to THE MUTUAL LIFE INS. Co., New York. 16th st, Nos. 525 and 527, n s, 333.6 e Av A, 47x92. Nov. 22, due March 1, 1885. 15,000
- Lathers, Richard, New Rochelle, to THE NEW YORK SAVINGS BANK, City New York. 43d st, n s, 90 e Lexington av, 35x100.5. Nov. 23, due Dec. 1, 1884, 4 1/2 per cent. 30,000
- Linehan, Daniel F., to THE IRVING SAVINGS INST. Stanton st, Nos. 260, 262 and 264, n s, 60 e Sheriff st, 65x100. Nov. 24, 1 year, 5 per cent. 10,000
- Lyon, Mary, wife of Edward, Lansingburg, N. Y., to Edward Lyon, Jr., same place. 145th st, n s, 125 w St. Annus av, 25x100. Nov. 3, 3 years. 1,000
- McCarthy, John, to Eugene Parker. 3d av, n e cor 89th st, 25.8x110. Lease. Nov. 23, 6 months. 5,000
- Madden, James, and James Mara, to Thomas McMaus. 115th st, s s, 245 w 5th av, 100x100.11. Nov. 23, 1 month. 8,000
- Malone, Theresa J., Brooklyn, to THE EMIGRANT INDUST. SAVINGS BANK. Pearl st, No. 496, n s, 25x75. Nov. 23, 1 year. 2,000
- Maschke, Jacob L., to Max Danziger. 2d av, n e cor 105th st, 100.11x100. P. M. To build at once. Nov. 19, due June 1, 1884. 23,520
- Same to same. Same property. Building loan. Nov. 19, due June 1, 1884. 22,500
- Same to Orleans Von Gorrisen. 1st av, w s, 76.8 s 73d st, 25.6x100. Nov. 23, 3 years. 13,000
- May, David, Lincoln, Neb., to Isaac Weil, St. Joseph, Mo. 47th st, n s, 180 e 7th av, 20x100.5. Nov. 24, 1 year. 17,500
- May, Pauline, wife of Mayer, to Elias Moch, Cincinnati, Ohio. 134th st, s s, 225 e 8th av, 75x99.11; 133d st, n s, 400 w 7th av, 50x99.11. Nov. 24, 1 year. 15,000
- Meagher, James, to THE GERMANIA LIFE INS. Co., City New York. 5th av, s w cor 126th st, 20.10x85. Nov. 22, due Nov. 30, 1888. 25,000
- Same to same. 5th av, w s, 20.10 s 126th st, 60 x 85, being 3 lots of 20x85 each. Mort. on each \$20,000. Nov. 22, due Nov. 30, 1884. 60,000
- Same to same. 5th av, w s, 80.10 s 126th st, 20 x 85 x 19.11 x 85. Nov. 22, due Nov. 30, 1884. 20,000
- Same to same. 126th st, s s, 85 w 5th av, 17.6 x 100.9. Nov. 22, due Nov. 30, 1884. 12,500
- Same to same. 126th st, s s, 102.6 w 5th av, runs south 100.9 x west 7.6 x north 0.10 x west 10 x north 99.11 to 126th st, x east 17.6. Nov. 22, due Nov. 30, 1884. 12,500
- Same to James D. Lynch. 5th av, s w cor 126th st, 100x120. Nov. 23, due Nov. 22, 1884. 30,000
- McCormack, Joseph E., to Abraham Steers. 1st av, e s, 25.2 s 124th st, 75.7x100; 124th st, s s, 100 e 1st av, 150x100.10. Nov. 27, 3 months. 10,000
- McDonnell, Alexander and Peter, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 25th st, w s, 177.6 w 9th av, 22.6 x 98.9. Nov. 20, 1 year. 5,500
- Morris, Cornelia L. R., and Catherine A. wife of and Henry D. Phelps, New Rochelle, to THE NEW YORK LIFE INS. AND TRUST CO. West st, e s, 321.6 s Rector st, 25x90.4x27x90.3, with riparian rights, &c. Nov. 23, due Dec. 1, 1884, 5 per cent. 10,000
- Miller, James, and Jean his wife, to Thomas Alexander. 28th st, n s, 375 w 8th av, 12.9x98.9. Lease. Nov. 21, 5 years. 3,000
- Morris, Fanny, to August W. Muller, Brooklyn. 15th st. P. M. Nov. 23, 5 years or sooner, 5 per cent. 6,000
- Murphy, Dennis F., to Bernheimer & Schmid. 2d av. No. 1522. Lease of saloon, &c. Chattel mort. Nov. 23, demand. 1,000
- McMahon, Lucy A., wife of and Dennis, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Houston st, s s, 50 e Sullivan st, 25x95. Nov. 22, 1 year. 6,000
- Same to Francis F. Robins. Same property. Nov. 28, due June 1, 1884. 1,100
- Mead, Isabella S., wife of Charles L., mortgagors with Elizabeth M. Lawrence. Agreement to extend reduced mort. Nov. 23. nom
- Naylor, Joseph, to John A. Brown, Jr., Philadelphia, Pa. Greenwich st, No. 58, w s, 184.11 n Morris st, 25.10x109.7x26.6x108.11. Nov. 28, 3 years, 5 per cent. 15,060
- Niebuhr, Margaret E., wife of and Henry P., to THE NORTH RIVER SAVINGS BANK, City New York. 40th st. P. M. Nov. 23, 1 year, 5 per cent. 12,000
- Norden, Meyer, to Jacob Korn. 65th st, s s, 157.9 w 3d av, 18.6x100.5. Lease. Nov. 12, 6 months. 5,000
- O'Brien, Morgan J., to Sarah D. Van Santvoord, Kingston, N. Y. 112th st. P. M. Nov. 24, 3 years, 5 per cent. 8,000
- Piering, Antonia, to John Hilbert. Fordham av, s e s, 214 s w 170th st, 25x209.6x25x209.7. Nov. 23, 3 years, 5 per cent. 700
- Pine, Portia C., of Elizabeth N. J., to William P. Powers. 98th st, n s, 125 w 8th av, 25x100.11. Oct. 13, 1877. 1 year, 7 per cent. 800
- Post, Alfred C., to Robert I. Brown, survivor of Robert I. Brown, trustee of Marianna C. Cobb. 99th st, n s, 300 w 8th av, 25x100.11. Nov. 24, 3 years. 3,844
- Philp, James, to Anna C. S. Mackenzie, trustee Cath. C. Stevens, dec'd. 61st st, s s, 375 w 10th av, 25x100.5. Nov. 28, 3 years. 14,000
- Purcell, Edward, and Michael Brennan to Laura D. Tweedy, Brooklyn. 60th st, s s, 200 w 10th av, 100x100.5. Nov. 27, due April 1, 1884. 12,000
- Rosow, Otto, mortgagor with Charles Bauer. Agreement to extend mort. Nov. 27. nom
- Riker, John H., to Philip Bolender. 3d av. P. M. Nov. 22, due Dec. 1, 1885, 5 per cent. 10,000
- Reiff, Joseph P., to Peter Doelger. 6th av, No. 157. Nov. 24, due Dec. 1, 1884. 2,000
- Richter, Louis and George F., to Agnes M. wife of George P. Webster. 126th st, n s, 235 w 2d av, 20x99.11. Nov. 27, due Dec. 1, 1884. 3,500
- Savidge, Susan F., to Ann E. McEntee. 128th st, s s, 208.4 w 7th av, 16.8x99.11. Nov. 24, notes. 1,886
- Schwab, Frederick, to John Bussing, Jr. St. Annus av, w s, 50 n 148th st, 50x100. Nov. 26, 3 years. 3,600
- Schmeising, Olga, wife of and Carl, to John Schreyer. 43d st, n s, 155 e 3d av, 4 lots. P. M. 4 morts., each \$1,375. November 24, 3 years. 5,500
- Schnugg, Francis J., to Henry A. Cram and ano., exrs. and trustees G. C. Cram. Av A, e s, 42.3 s 76th st, 34.8x98. Nov. 27, 3 years, 5 per cent. 12,000
- Seebeck, Nicholas F., to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 3d st, No. 245 E. Leasehold. Mort. \$4,000. Nov. 22, 3 months. 2,100
- Schiffmeyer, Francis M., to Moritz Loewenstein. 7th av, w s, 37.5 s 36th st, 18x61. Nov. 24, 2 years. 2,000
- Schreyer, Magdalena, Catharine Kreidler and Amelia Ritzmann, to Henry Meigs and ano., trustees J. J. Palmer. 43d st, s s, 150 w 10th av, 25 x 100.5. Nov. 23, due March 16, 1887. 5,000
- Smith, Mary, wife of and William, to Catharine wife of Daniel Coffee, formerly Catharine wife of Timothy Kearns. Oak st, No. 45, s s. P. M. Nov. 24, 3 years, 5 per cent. 5,000
- Streeter, William H., to John Ross. 122d st. P. M. Nov. 24, demand. 1,500
- Swartwout, Frank G., to Aletta C. Rapelye,

Hempstead, L. I. 116th st, s s, 80 e 3d av, 25x100.11. Nov. 20, 1 year. 3,000
 Same to Eliza L. Arcularius, extrx. J. L. Arcularius. 116th st, s s, 80 e 3d av, 25x100.11. Nov. 20, due Nov. 1, 1888, 5 per cent. 20,000
 Schachtel, Michael, Jr., to Henry Stengel. 16th st, n s, 182.8 e 7th av, 27x92. Lease. Nov. 27, 5 years. 9,000
 Schaefer, Christian, to Joseph Stephens. 70th st, No. 164 E. P. M. Nov. 28, due Jan. 3, 1884, 3 1/2 per cent. 11,000
 Schloss, Henry, to Cornelia M. Valentine, widow. 8th av. P. M. Nov. 24, due Dec. 1, 1888, 5 per cent. 20,000
 Sinclair, Catharine E., wife of Hector, to Macy O. Woodruff, Rahway, N. J. 13th st, Nos. 25 and 27, n s, 375 w 5th av, 50x103.3. Nov. 28, 1 year. 5,200
 The 3d Av. R. R. Co., to Samuel T. and Martha M. Knapp. 10th av, 128th to 129th st. P. M. Aug. 30, 12 years, 5 per cent. 30,000
 THE LINCOLN SAFE DEPOSIT CO. to Henry A. Barling, Englewood, N. J., et al., trustees E. M. Robinson, dec'd. 41st st, n s, 205 w 4th av, 50x90. Nov. 24, 5 years, 5 per cent. 35,000
 Taylor, Edwin M., to Daniel Lord, Jr., and ano., exrs. and trustees E. Poirier. 49th st. P. M. Nov. 23, due Dec. 1, 1888. 10,000
 Thompson, William J., to George E. Ward. Henry st, No. 234, s s, 23x108. Nov. 14, due Nov. 1, 1885, 5 per cent. 2,500
 Thompson, William W., individ. and as trustees M. L. G. Thompson, to Fanny K. Wolfe. 32d st, s s, 300 w 5th av, 25x98.9. Nov. 20, 1 year. 3,000
 Underwood, John, to Mary Murray. Madison av, n w s, 103 from Kingsbridge road, 25x190.2x25x190.5. Feb. 1, 1882, 5 years. 400
 Von Glahn, John H. D., to Charles Boenau, trustee N. Schweich, dec'd. 10th av. P. M. Nov. 28, due Dec. 1, 1884, 5 per cent. 2,948
 Van Tassel, Charles E., mortgagor, with John D. Poole. Agreement extd'g mort. Oct. 27.
 Warneke, John, to Jacob Ruppert. 78th s s, 94 w Av A, 25x102.2. Nov. 23, demand, 5 per cent. 1,450
 Wheeler, Henrietta V., Saugatuck, Conn., to Sarah E. Purdy, Harrison, N. Y. 7th st, E, n e s, 300 s e Broadway, 25x100, 23d Ward. Nov. 21, 3 years. 1,000
 Wolfe, Lena, to Charles F. Rost. 2d av. P. M. Nov. 22, 1 year, 5 per cent. 1,500
 Weiman, Magnus, to THE NORTH RIVER SAVINGS BANK. 7th av, w s, 49.4 n 23d st, 19.8x80. P. M. Sub. to mort. \$5,000. Nov. 5, 1 year, 5 per cent. 4,000
 Williams, Mary M., widow, to THE NEW YORK SAVINGS BANK. 82d st, n s, 225 e 9th av, 100x102.2; 83d st, s s, 225 e 9th av, 100x102.2. Nov. 27, due Dec. 1, 1884, 4 1/2 per cent. 84,000
 Wallach, Samuel, to Abraham Grunebaum. 1st av. P. M. Nov. 26, due Jan. 1, 1887, 5 per cent. 2,000
 Werner, George F., to Evan T. Hoopes and John Merry, of Hoopes & Merry. 77th st, s s, 123 8 e 1st av, 19.4x102.2. Nov. 23, 2 yrs. 2,500
 West, Emily A., to Frederick Schuck. Interior lot, 46th and 47th sts, &c. P. M. Nov. 24, due Jan. 15, 1884. 2,000

KINGS COUNTY.

NOVEMBER 23, 24, 26, 27, 28, 29.

Anderson, Priscilla, wife of Hans, to Catharine Bellamy. Hall st. P. M. Nov. 23, 3 years. \$1,100
 Averell, Emily M., wife of and Thomas J. P., to Fannie Cholwell. Pacific st. See Conveys. Nov. 24, due Nov. 1, 1886. 4,000
 Austin, Sherlock, to The Kings County Savings Inst. Franklin st, w s, 75 s Freeman st, 25x90. Nov. 23, 1 year, 5 per cent. 3,000
 Barber, Edward J., to M. Louise, wife of George W. Brown. Prospect pl, s s, 328.10 e 5th av, 25x100. Sept. 15, 2 years. 1,500
 Same to same. Prospect pl, s s, 303.10 e 5th av, 25x100. Sept. 15, 2 years. 1,500
 Behringer, Erhardt S., to Rosa P. Atwater. Jefferson st, n s, 150.8 e Bremen st, 23.4x100. Nov. 24, 1 year. 1,000
 Backman, Carl J., to Henry H. Adams, as County Treasurer of the County of Kings. Fernald st, s s, 100 e Albany av, 20x100. Nov. 22, 1 year. 200
 Barclay, Alfred A., to Elizabeth M. Baker. 7th st, s w s, 372.10 n w 6th av, 50x100. Nov. 24, due Aug. 15, 1885, 5 per cent. 3,000
 Barkeloo, Henry, Glendale, L. I., to Anne M. Finley. Nassau st, n s, 195 e Bridge st, 20x96.10x20x96.9. Nov. 24, due Dec. 1, 1886. 500
 Bates, Mary E., widow, to The Union Dime Savings Inst., New York. Ormond pl, w s, 168.8 n Fulton st, 20x100. Nov. 23, due Nov. 1, 1888, 5 per cent. 3,500
 Bishop, George W., Boston, Mass., to Robert R. Hamilton, New York. Herkimer st, s s, 49.6 w Pleasant pl, 16x80. Sept. 15, due Nov. 1, 1886. 300
 Bishop, Minnie L., wife of Thomas E., to James McMahon. Madison st, n s, 166.6 e Nostrand av, 13 6x100. Nov. 17, 1 year. 500
 Bishop, Thomas E., to James McMahon. Macon st, n s, 125 e Tompkins av, 25x100. Nov. 17, 1 year. 1,500
 Brennan, James, to Margaret A. Teetz. East 14th st, e s, 275 s Av X, 25x100. Nov. 7, due in Nov., 1886. 370
 Byrne, John, to The Emigrant Industrial Savings Bank. Clinton st, n w cor Harrison st, runs north 26.4 x west 46 x still west 34.9 x north 24.9 x west 12.4 x south 50 to Harrison st, x east 92.10. Nov. 24, 1 yr. 10,000

Brown, Oscar U., to Paul C. Grening. Quincy st. P. M. Nov. 20, 1 year. 600
 Callan, John, to Georgianna Bigelow. Partition st, n e s, 80 n w Richards st, 20x100. Aug. 30, 1 year. 100
 Clark, William P., to Abram Cooke. Hope st, n s, 100 e 7th st, 50x121; Quincy st, s w cor Reid av, 75x100. Nov. 23, 2 years, 5 per cent. 4,500
 Cloonan, Ellen, to John R. McDonald. Clermont av, w s, 250 s Flushing av, 25x101.9x25x101.6. Nov. 21, due Nov. 1, 1886. 1,300
 Curran, Margaret T., widow, to Edward Sinner. Little st, e s, 243 s United States st, 25x99.4x25x104.8. Nov. 21, 5 years. 2,500
 Cardwell, Charles W., and Henry S. Hawkins, to William H. Dunning et al., trustees Jacob A. Robertson, dec'd. Quincy st, s s, 208.4 e Patchen av, 16.8x100. Nov. 24, due Nov. 1, 1888. 2,700
 Same to same. Quincy st, s s, 191.8 e Patchen av, 16.8x100. Nov. 24, due Nov. 1, 1888. 2,700
 Same to same. Quincy st, s s, 175 e Patchen av, 16.8x100. Nov. 24, due Nov. 1, 1888. 3,000
 Donohue, Michael F., to Nathaniel A. Cowdrey, New York. 9th st, s w cor 8th av, 297.10 1/2 x 72.6; 9th st, s s, 297.10 1/2 w 8th av, 287.10 1/2 x 82.6. Subject to mort. \$8,500. Nov. 19, due Feb. 1, 1885. 60,000
 Dinneen, Mary, to William Kennedy. Pacific st, s s, 75 w Grand av, 25x55. Nov. 27, due Dec. 31, 1886. 500
 Dominge, Ellen, to Priscilla S. Bowker. 10th st, e s, 106 n South 3d st, 18x54.9. Nov. 24, 3 years. 500
 Ellison, Thomas, to The Emigrant Industrial Savings Bank. Madison st, n s, 20 e Nostrand av, 40x80. Nov. 28, 1 year. 14,000
 Ellison, Thomas, to Julia Wood, New York. Madison st, n e cor Nostrand av, 20x80. Nov. 2, 3 years. 9,000
 Same to Frederic Wood, trustee of Julia Wood. Madison st, n s, 60 e Nostrand av, 20x80. Nov. 2, 3 years. 7,500
 Fagan, Thomas, to Harrison B. Moore. Lincoln pl, s s, 234 e 7th av, 4 lots, each 20.10x100. 4 mort., each \$10,000. Nov. 22, due Dec. 1, 1886. 40,000
 Flanagan, Bessie, to Louis Peterson. Conover st. P. M. Nov. 24, 3 years. 1,300
 Same to Joseph Simmons. Same property. Nov. 24, 5 years. 600
 Follmer, Joseph, to Charles H. Kalbfeisch et al., as exrs. and trustees Martin Kalbfeisch. Grand st, Catharine st. P. M. October 31, 1 year. 1,500
 Freeman, Mary E., wife of and Albert A., to William H. Wright. Butler st, s s, 440 w Smith st, 20x100. Nov. 23, 5 years. 3,000
 Frost, John S., to The Williamsburg Savings Bank. Halsey st, s s, 220 w Marcy av, 3 lots, each 19.2x100. 3 mort., each \$5,000. Nov. 21, 1 year, 5 per cent. 15,000
 Gardner, Daniel L., to R. G. Lockwood. Broadway, s s, 394.7 e Brooklyn av, 100x200 to Earlst. Nov. 23. 267
 Godfrey, William, to Joel W. Sherwood. Van Buren st, n e cor Stuyvesant av, 200x100. Nov. 27, 1 year. 1,600
 Hendrickson, John B., to Nicholas W. Brown and ano., exrs. J. Wyckoff. Flatbush av, s w s, adj land of Rosanna Kernan, runs west to e s road leading from Flatlands to Wyckoff's, Coleman's, &c., x south 229.2 x east to Flatbush av, x northwest to beginning. Nov. 15, due Nov. 1, 1884. 700
 Herbert, Emeline R., to John Andrews, Jr. Quincy st, s s, 142 e Marcy av, 33x95; Quincy st, s s, 191.6 e Marcy av, 16.6x95. Sub. to mort. \$16,593. Nov. 23, due Dec. 1, 1883. 500
 Hogan, Patrick, to Sarah A. M. Kent. Pacific st, centre line, n s, 164.4 e centre line Schenectady av. See Conveys. Nov. 24, due Dec. 1, 1888. 2,500
 Honeywell, Edward, to James E. Baremore, Elizabeth, N. J. Gates av, s s, 300 w Tompkins av, 50x100. Nov. 20, due November 21, 1886. 1,000
 Hudson, Pamela M., to The Continental Ins. Co., New York. Willow st, n w cor Orange st, 25.6x102. 2d mort. Nov. 23, due July 1, 1884. 1,000
 Hartman, Marx, to Joshua W. Powell. 15th st. P. M. Nov. 24, 1 year. 700
 Ising, Gustav, to Edward T. Hunt et al., exrs. Thomas Hunt. 57th st, n e s, 109 s e 5th av, 20x100.2. Nov. 1, due Dec. 1, 1888. 175
 Kuntz, Regina, widow, Elizabeth wife of and John Eisenmann, Frederick, Catharine, Charles, Caroline and Emma Kuntz, to Elizabeth Pfaffmann. Delmonico pl, w s, 107.3 n Hopkins st, runs west 34.2 x north 34.2 to Tompkins av, x north 25 x southeast 27.4 x northeast 27.4 to Hopkins st, x south 25. Nov. 24, 3 years, 5 per cent. 750
 Kallmann, Martin, to Henry Hays. Franklin st. P. M. Nov. 10, due Nov. 23, 1888. 5,000
 Krekeler, Friederich, to George Klock. Brooklyn and Jamaica Plank road. P. M. Nov. 26, 5 years. 900
 Lahey, William, to Jeffrey Van Wyck. Road from Flatlands to Colemans, Kimballs, Lotts, &c., Flatbush av. P. M. Nov. 27, due Nov. 1, 1886, 5 per cent. 2,500
 Lawson, Joseph, to The Kings County Savings Inst. Broadway, easterly cor Lafayette av, 20x90. Nov. 24, 1 year, 5 per cent. 3,500
 Lott, Albert, to Stephen L. Vanderveer. Road from Flatbush and Flatlands to Canarsie landing, adj land Johannes Lott, containing 25 acres excepting so much thereof as has been conveyed to the New York, Bay Ridge & Jamaica R. R. Co. Nov. 5, 3 years. 4,000

Loughlin, John, to John Harrigan. President st, Van Brunt st. P. M. Nov. 14, 1 yr. 7,500
 McGuigan, James, to Abraham Underhill. Van Siclen av, e s, 200 n Fulton av, 25x100. Nov. 27, 3 years. 1,600
 Same to Abraham Underhill, exr. Ambrose L. Jordan, dec'd. Smith av, w s, 200 n Fulton av, 25x100. Nov. 27, 5 years. 1,400
 Malady, Mary A., to Christine Towns. Dike-man st, s w s, 60 n w Richard st, 20x80. Nov. 23, 3 years. 600
 Metzger, Paul, to Otto Heideklang. Clifton pl, n s, 169.5 e Nostrand av, 20x100. Oct. 1, 5 years, 4 1/2 per cent. 1,500
 Milford, William F., to Helen A. Boyd, admrx. Lewis K. Boyd, East New Brunswick, N. J. Atlantic av, s w cor Hoyt st, runs south along st 180 to Pacific st, x west 25 x north 90 x west 75 x north 90 to Atlantic av, x east 25 x south 70 x east 50 x north 70 to Atlantic av, x east 25. Nov. 23, due Nov. 1, 1887, 5 per cent. 7,000
 Moody, Leonard, to Edward H. R. Lyman. Warren st. P. M. 5 mort., each \$2,500. Nov. 1, 3 years, 5 per cent. 12,500
 Moran, John W., to Margaret Moran. Hamilton av, northerly cor Hicks st. See Conveys. Jan. 20, 5 years, 5 per cent. 11,000
 Same to Bridget Moran. 3d pl, n s, 145 w Clinton st, 20x133.5; Rapelyea st, n s, 125 w Hicks st, 18.9x100. Jan. 20, 5 years, 5 per cent. 11,000
 Mundell, Harriett A., widow, and Ella Mundell, to The Home Life Ins. Co., Brooklyn. Clermont av, e s, 62 n Willoughby av, 22x100. Nov. 23, due Jan. 1, 1885, 5 per cent. 2,000
 McKenna, Christopher, to The Sag Harbor Savings Bank. 22d st, s s, 450 w 5th av, 16.8 x 100. Nov. 27, 1 year. 700
 Nielsen, Nils, to William B. Lundquist. 18th st. P. M. Nov. 27, 5 years. 400
 Nickerson, Fannie R., to Fanny K. Wolfe. Ormond pl, w s, 125 s Putnam av, 20x100. Nov. 19, 3 years. 1,500
 O'Brien, John G., to Ephraim S. Force. Front st. P. M. Nov. 27, 3 years. 2,200
 Pettit, Baldwin, to Elizabeth Hutchinson. Chauncey st, s s, 183 w Ralph av, 4 lots. P. M. 4 mort., each \$2,000. Nov. 22, due Oct. 1, 1888. 8,000
 Post, Samuel W., to Anna R. Van Nostrand. Van Buren st, n w s, 90 n e Broadway, 80x100. Nov. 24, 1 month. 4,800
 Provost, Peter C., Yaphank, L. I., to Augustus J. Hewlett, Hempstead, L. I. Nassau st, n s, 27 e Pearl st, 24.1x78.4x24.1x78.5. Nov. 23, due Nov. 1, 1886, 5 per cent. 5,000
 Quick, Coe O., to Hannah Euston, Philadelphia, Pa. Van Buren st, s s, 200 w Reid av, 14.6x100. Nov. 23, due Dec. 1, 1886. 2,000
 Same to same. Van Buren st, s s, 214.6 w Reid av, 13 lots, each 14.3x100. 12 mort. of \$2,000 each. Nov. 23, due Dec. 1, 1886. 24,000
 Same to same. Van Buren st, s s, 385.6 w Reid av, 14.6x100. Nov. 23, due Dec. 1, 1886. 2,000
 Reed, Francis R., of Kingsland, N. J., to Phebe P. Kissam, Flushing, L. I. Halsey st, s s, 180 w Throop av, 20x100. Nov. 1, 3 years, 5 per cent. 2,500
 Rudolph, Henry, to John Deller. Evergreen av. P. M. Nov. 26, 1 year. 700
 Schiffmeyer, Franz M. and Elizabetha his wife, to Andreas Hofgesang. Park pl. P. M. Nov. 24, 1 year, 5 per cent. 500
 Storck, Philipp, to George Loffler. Beaver st, Park pl or st. P. M. Nov. 24, 3 years. 1,100
 Sullivan, John, to Henry C. Smith, Stapleton, N. Y. South 4th st, n s, 75 w 10th st, 50x95. Secures material. Nov. 22, due Feb. 23, 1884, without interest. 1,846
 Scharmann, Herman B., to Margaret Gunseth, Stapleton, N. Y. Pulaski st. P. M. Nov. 9, due Nov. 1, 1886. 2,500
 Stork, Louis, to Hermann Kirstein. 3d av, e s, 20 s 22d st, 19.10x100. Nov. 24, due Jan. 1, 1887, 5 per cent. 2,500
 Taylor, Ellen, wife of and John, to Herbert C. Smith. Snedeker av. P. M. Nov. 1, in-stalls. 1,050
 The South Brooklyn Turn Verein to Joseph Braun. 16th st, s s, 100 w 5th av, 40x100. Nov. 22, 5 years. 6,000
 Trundv, David T., to Francis F. Murray. Smith st, n e cor Halleck st, 100x175 to Gowanus Creek. Sept. 22, due Dec. 1, 1886, 5 per cent. 9,000
 Von Lyncker, Moritz F., to Henry Stocks. Elm st. P. M. Nov. 28, 6 months. 300
 Waters, Mary J., to Mary Stoyall. Adelphi st, w s, 100 n Lafayette av, 20.11x100. Nov. 1, 2 years, 5 per cent. 2,000
 Wyckoff, Elsie A., wife of and Abraham, to Charles Finck and ano., trustees Abijah Mann, Jr., dec'd. Monroe pl, w s, 75 s Clark st, 25x100. Nov. 24, due July 10, 1886. 2,500
 Willis, Richard J., to The South Brooklyn Savings Inst. 5th av, n w cor 12th st, 20x70. Nov. 27, 1 year, 5 per cent. 2,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

NOVEMBER 2D TO 29TH—INCLUSIVE.

Adriance, Margaret E., to William A. Pullman. \$4,500
 Ahlstrom, Carl F., to Anna M. Plaschke, admrx. Cath. M. Plaschke. 125
 Austin, Arthur W., exr. S. D. Bradford, to

Louisa J. wife of Thomas Jones, Westchester Co. 1878. 20,000
 Amend, Bernard G., to Otto P. Amend. 6,000
 Adams, Henrietta, to Frederick W. Von Stade and ano., trustees of S. B. H. Judah, dec'd. 2,051
 Anderson, E. Ellery, to Charlotte A. Banks, Archer, Charles and Susan A., exrs. G. Archer, to Wilbur Archer, Eastchester. 3,500
 Same to Susan A. Archer, Yonkers. 5,000
 Archer, Charles, guard. Samuel H., George E., Gilbert F., Frank V., Clarence, Clement and Wilbur Archer, to Clarence and Clement Archer. 2,000
 Same to Susan A. Archer, Yonkers. 750
 Appleton, Daniel F., to Mary H. Sharpsteen. 6,000
 Bramman, Martin L., to Henry Weil, Brooklyn. 1,250
 Bell, Enoch C., to Teunis D. Huntting, Brooklyn. 2,000
 Same to Henry Weil, Brooklyn. 2,000
 Same to Charles Forbes. nom
 Boschen, Conrad, to Francis J. Schnugg. 7,250
 Burrowes, Cornelia, Pau, France, to William H. Bagnall et al., trustees for Kate J. C. C. Burrowes. 15,214
 Bossert, Louis, Brooklyn, to James Philp. nom
 Boyd, Robert and John, exrs. J. B. Warden, to Joseph P. Mahan, exrs. Ellen McGovern. 3,019
 Same to Adaline D. wife of Henry P. Townsend. 3,582
 Bruns, Hermann, to Siebrand Niewenhaus. 4,000
 Barney, Ashbel H., to D. Newton Barney, New Haven, Conn., re-recorded. 12,000
 Braender, Philip, to Elizabeth Sullivan, consid. omeittd.
 Breeden, Benjamin F., to Chester A. Arthur, as guard. of Chester A. and Ellen Arthur. 11,003
 Bronson, Willett, to Charles A. Coe. 3,500
 Broun, Lewis B., to Frances M. Broun. 850
 Barton, William, to Richard L. Campbell. 47,338
 Belmont, August, to Christopher Meyer. 10,354
 Bronson, Oliver, Binghampton, N. Y., to John J. Townsend and Willett Bronson, trustees for Mary Bronson. 25,000
 Barney, Ashbel H., to Charles T. Barney. nom
 Bernard, Benjamin, to Newman Cowen. 7,000
 Beckman, Thomas H., to Willett Bronson. 12,400
 Same to same. 20,000
 Buhmeier, Mary, to Michael Schachtel, Jr. Carpenter, Annie H., wife of Edward O., Yonkers, to Phebe A. Johnson and ano., trustees for Phebe A. Johnson. 6,000
 Chamberlain, Edward W., to Catharine A. Lyon. 15,000
 Conkling, Howard, to William A. Spencer. 6,360
 Caswell, William H., et al., exrs. and trustees John Caswell, to Maria E. wife of Jacob B. Tallman, Jamesburg, N. J. 1,322
 Chamberlain, Hatie L., to Amalie Dryer. 5,000
 Coster, Charles H., to Ida Coster. 2,003
 Cummings, Rebecca J., to Amalie Dryer. 1,500
 Cox, Clara and Joseph, exrs. J. Cox, to George F. Cox. Assignee in part payment of interest in state. nom
 Cornish, Susan, formerly Susan Massie, extr. of Alexander Massie and Aune wife of Alexander Milne, legatees of Alex. Massie, to Susan Cornish. 7,500
 Same to same. 6,000
 Same to same. 4,000
 Cox, George F., to Clara Cox, widow. 10,000
 Carey, Bernard, to Joseph F. Carey. nom
 Coffey, Mary A., to Robertiano and Henry C. de Rivera, trustee. 10,000
 Crawford, Margaret, to Canda & Kane. 3,000
 Constant, Samuel S., to John H. Deane. 8,500
 Crosby, Darius G., exr. Sarah L. Smith, to Sarah M. Shotts. nom
 Deane, John H., to William F. Lee. 2,200
 Same to William A. Cauldwell. 8,500
 Deutsch, Clara, to Philip Walter et al., as trustees J. Deutsch, dec'd. 13,000
 Deane, Bertha A., to Leland University, New Orleans. 500
 Deane, John H., to Maurice Rapp. 1,300
 Deane, John H., to William Whaley. 1,500
 Same to Leland University of New Orleans, La. 500
 Deane, John H., to William A. Cauldwell. 8,286
 Deane, Bertha A., by John H. Deane, att'y, to William M. Isaacs. 250
 Same to same. 1,750
 Same to Samuel S. Constant. 3,068
 Same to same. 962
 Deane, John H., to Edward Colgate. 4,812
 Decker, Agnes, to R. Clarence Dorsett. 500
 Decker, Benjamin W., Deckertown, N. J., to Margaret B. Dietrich, exr., &c., A. G. Laing. 5,000
 Doyle, Peter, to Newman Cowen. 2,063
 Duer, John, trustee for Elizabeth S. Haggerty, to Louise T. Kneeland, extr. and trustee C. Kneeland. 10,438
 Davies, Fannie, Baltimore, Md., to Mary M. Birkhead, Baltimore, Md. 22,000
 Decker, Agnes, to Robert Dorsett. nom
 Dorsett, R. Clarence, to Agnes Decker. nom
 Fairbanks, Sarah L., to Martha E. Randall. 2,000
 Folsom, George W., to George W. Folsom, trustee S. Donning, dec'd. 6,000
 Fox, Edwin M., trustee W. Forgay, dec'd, to Thomas J. McKee. 7,000
 Fuller, Charles A., to Benjamin Gates. nom
 Gray, John C., referee, to Jane Underhill. 1,487
 Same to same. 1,610
 Goldstein, Max L., to Charles Foster. 1,800
 Gousset, Cyprien, to Cercle Francais de L. Harmonie. 3,350
 Gwilliam, R. B., exr., &c., of Daniel H.

Dougliss, to Hannah C. Schuyler, extr. of Daniel Kingsland, Sr. 3,000
 Gould, Annie L. W., individ and as extr. Cath. E. Westbrook, to Hannah H. Foster. 5,000
 Gucker, Maria, extr. H. Gucker, to Henry Gucker. 12,000
 Georgi, Leopold E., to Emma Compfen. 500
 Hardman, Aaron W., to Harmon H. Nathan. 3,250
 Hochster, Isaac, to Frances B. J. Beecher, Riverside, Conn. 3,000
 Hagan, Thomas, to Evan T. Hoopes and John Merry. 3,000
 Hatfield, Henry R., to Ann E. Smith. 15,850
 Hogancamp, William, Patterson, to The Second National Bank, Jersey City. nom
 Haggerty, Henry, to Ellen F. Haggerty. nom
 Hirsch, Aaron, to Albert Hirsch. nom
 Hopkins (formerly Gourand), Martha B., to Manfred T. Gourand. 2,600
 Howard, Frederick S. and Maretta W., exrs. J. Watson, to Adela D. Healey. 2,000
 Hurst, George, and ano., exrs. P. Treanor, to Frank P. Treanor. 7,000
 Higgins, Solomon F., to Chauncey Shaffer. 4,071
 Hirsch, Rebecca, wife of Joseph, to Marx Ottinger and ano., trustees S. Lightstone, dec'd. 7,000
 Johnson, Amelia, Brooklyn, to William Moore, 1876. 4,000
 Jones, Charles, to Charles E. Fleming. 3,000
 Jeans, Edward, and John A. Taylor to William J. Dean. 4,000
 Jacquin, Lucien S., et al., exrs. Eliza Scott, to Louisa S. Upson. 1,750
 Same to Abbie E. Wille. 500
 Jencks, Frances M., to William E. D. Stokes. nom
 Juch, Wilhelmine, to John H. Deane. 1,300
 Keller, Frederick K., to Henry G. Peters. 4,000
 Knox, John M., et al. trustees Maria A. Kissam, to Emma C. wife of Joseph Fewsmith. 10,068
 Kingsland, George L., et al., exrs. A. C. Kingsland, to George L. Kingsland et al., trustee for Henry P. Kingsland. nom
 Kirkland, Charles P., and ano., as trustees A. L. de Meli, to Joseph F. Carey. 4,121
 Kronthal, Charles, to Joseph N. Lichtenauer et al., trustees of Joseph Deutsch, dec'd. nom
 Kronthal, Charles, to Philip Walter et al., trustees J. Deutsch, dec'd. nom
 Kronthal, Charles, to Leopold Cahn, et al., trustees J. Deutsch. nom
 Kerwin, Andrew J., to William Hall's Sons. 1,500
 Lawrence, Elizabeth M., Emma McA. and Frank M., Brookhaven, L. I., and John S. Lawrence to Richard E. Stillwell. 1,550
 Leffer, John, to Lewis Johnston. 8,500
 Li dheim, Minnie, to Hugo Block. nom
 Lynch, James, and ano., exrs. C. Gibbons, to Annie C. Gibbons, 5 assignm'ts. nom
 Lyon, Samuel E., to Alexander Hamilton, exr. J. P. Marsh. 3,000
 Lathers, Richard, New Rochelle, to George W. Folsom. 6,000
 Luquer, Nicholas, exr. F. Watson, to Mary E. Miller. 5,000
 Marks, Marcus, to Max Danziger. 20,000
 Middlebrook, Frederic J., to Alexander S. Webb et al., trustees Catharine S. Coles. 4,034
 Morris, James, as trustee of Elizabeth S. Morris, to Elizabeth W. Morris, his wife. 900
 Morris, James, trustee Elizabeth S. Morris, to Elizabeth W. Morris, his wife. 900
 Maclay, Moses B., exr. J. S. Bentley, to Sarah A. Hiden. 4,050
 Mathews, Rebecca T., extr. C. C. Thompson, to Chauncey M. Thompson. nom
 McCoun, Hewlett T., Glenhead, L. I., to Albert C. Newell, Syracuse. 1,500
 McKenzie, Andrew, to John Ross. 1,992
 Mott, Henry A., and ano., exrs. V. Mott, to Henry A. Mott, trustee V. Mott, dec'd, for Francis R. Mott. 4 assignm'ts. nom
 Moulton, Emma B., Long Island City, to Ewen McIntyre. nom
 Murphy, John J., and Michael McGinty, of Murphy & McGinty, to John B. Doyle. 2,000
 Manchester, George N., and William N. Philbrick, of Manchester & Philbrick, to Darius G. Crosby. nom
 Mitchell, Clarence G., trustee Ada A. Noyes, dec'd, to Aubrey C. Noyes. 10,000
 Nasser, August L., to Isaac Wyman. 1,000
 Same to same. 1,000
 Norton, Arthur, to James Hodson. nom
 Overhiser, John C., to Harriet Overhiser. 37,835
 Pangburn, Jeremiah, to Walter N. Wood. 1,000
 Purdy, Charles R., to William R. Thurston. 3,000
 Peabody, Charles A., Jr., to John R. Knox. 10,000
 Pitschke, Julius C., to William F. Pitschke and Julia wife of Otto A. Krauss. nom
 Pryer, William C., New Rochelle, to Henrietta Adams. 5,000
 Petrie, John G., to Charles Engert. 1,552
 Prime, Rufus and Frederick, trustees for Emma Prime, to Peter C. Schultz. 7,027
 Robbins, Henry A., to Mary H. Sharpsteen. 10,000
 Ricketts, Anna L., wife of Pierre De P., to Hester A. Cowing. 5,000
 Raymond, James I., trustee for Frances E. wife of William G. Clark, to Frances E. wife of Wm. G. Clark. nom
 Robins, Francis F., exr. Amelia Robins, to Franklin Finch. 5,000
 Rhines, Mary A., to Henrietta A. Colt, Mt. Vernon, N. Y. 1879. 3,000
 Rhoades, Margaret C., to Frank E. Towle. 3,000

Riker, John H., to Ann A. Carpenter. 4,090
 Robinson, Mary E., wife of Frederick, to Ephraim C. Gates, Calais, Me. 1,500
 Stemme, John, to Edward D. Webb. 4,500
 Smith, Henry E., guard. T. Smith, to Mrs. Grace T. Turnbull, guard. T. Smith. Assignment of five morts. nom
 Stoker, George, to Alice I. Connoly. 5,000
 Steadman, Edmund A., to Anna M. wife of Edward B. Hobbs. 7,000
 Secor, John D., to Theodocius F. Secor. 1869. 4,500
 Same to same. 1869. 4,500
 Schaffer, Mary W. D., Esther O. D. Webb, Harriet D. or Harriet O. Carpenter and B. Dalton or Dalton Dorr, all of Philadelphia, Pa., and Anna F. and Harriet L. Odin and John L. Emmons, Suffolk Co., Mass., to J. Frank Emmons, as trustee of Abraham Kintzing Post, dec'd. 6,000
 Smith, Eliza A., to Edward Jeans and John A. Taylor. 4,000
 Snow, Mary B., to Bowie Dash. 1878. 5,000
 Shipman, Asa L., exr. D. Fanshaw, to James D. Shipman. 6,000
 Stevens, John W., to Ebenezer Morgan, Groton, Conn. Sept. 4, 1882. 3,000
 Schmeising, Carl, to Catherine Newschafer. 3,000
 Smith, John R., to John C. Overhiser. 10,330
 The Connecticut Mutual Life Ins. Co., of Hartford, Conn., to Anna Siegel. 10,000
 Thomas, Fannie L., to John H. Deane. 500
 The General Theological Seminary of the Protestant Episcopal Church, U. S., to Mrs. Glorvina R. Hoffman, widow. 15,000
 The Importers' and Traders' Ins. Co., City New York, to Walter N. Degraw, Sr. Brooklyn. 4,000
 Townsend, John J., and ano., trustees I. Bronson, to Frederic Bronson, admr. nom
 Same to same. nom
 Same, trustees for Mary Bronson, to Frederic Bronson, admr. of Mary Bronson. nom
 The Emigrant Industrial Savings Bank to John W. Wolfe. 13,208
 The Germania Fire Ins. Co. to Louis Lewengood and ano., exrs. S. Laubheim. 8,500
 The Importers' and Traders' Ins. Co., City New York, to John Mathews, Brooklyn, and ano., as trustees. 3,000
 The Mutual Life Ins. Co., New York, to The Trustees of the Parochial Fund of the Protestant Episcopal Church, Diocese New York. 9,500
 The Union Theological Seminary, City New York, to Sarah B. Hills. 12,500
 The United States Life Ins. Co. to A. Ramsay McCoy and ano., as trustees Anthony V. B. Van Dyck, dec'd. 6,152
 The Real Estate Trust Co. to The Washington Life Ins. Co. 60,000
 Towle, Frank E., to Sarah A. Sibell. 3,000
 Tillotson, Gouverneur, exr. Dayton Hobart, to James Morris, as trustee of Elizabeth S. Morris. nom
 Tallman, William M., trustee, to George G. De Witt, Sr., Nyack. 10,000
 Ungrich, Henry, to James M. Varnum. 4,576
 Van Vleck, Emma D., and ano., extr. and trustees P. Dickie, dec'd., to The Irving Savings Institution. 10,000
 Varnum, James M., trustee Josephine A. Matteini, to John A. Aspinwall and ano., trustees Louisa Minturo. 12,000
 Van Reed, Jacob H., to Simon Schwartz. 2,532
 Wickes, Isaac C., to Annie L. McCahill, Larchmont, N. Y. 1,800
 Wells, James L., to Robert Scott, Roselle, N. J. 1,000
 Woehr, Fredericke, exr. G. Koch, to Catharine Koch, Central Morrisania. 600
 Warren, Ellen A., to Charles W. Dayton. 15,000
 Webb, Alexander S., et al., trustees for Catharine S. Coles, to James L. and John J. White, trustees Eli White, dec'd. 4,500
 Whaley, William, to Bertha A. Deane. 1,500
 Wheaton, Esther A., to Lambert Suddam. 9,400
 Wilson, Peter M., to Charles W. Dayton. 4,000

KINGS COUNTY.

NOVEMBER 2D TO 29TH—INCLUSIVE.

Buckley, Catharine, et al., exrs. and trustees A. Buckley, to Samuel E. Howard. \$4,100
 Bohde, Frederick, exr. Agatha Fischer, dec'd, to Emma C. Bohde. 1,800
 Brasher, Philanda L., to Charles Davol, Providence, R. I. 4,500
 Bronson, Willett, Huntington, L. I., to Darius G. Crosby. 1,000
 Bergen, Jacob M., to John J. and James T. Conway. 3,000
 Same to same. 3,000
 Berry, George H., to James Berry. 500
 Beach, John N., to John W. Weed, as guard. of James, John T. and Louisa Maury. 5,000
 Becht, Amelia V., extr. Mary Walker, to Amelia V. wife of Christian Becht. 3,000
 Same to same. 3,000
 Same to same. 3,000
 Bloomfield, Mary E., to William B. Smyth. 309
 Cozine, Anna E., wife of John G., to Henry Waterman. 2,500
 Clark, William I., exr. E. Clark, to William Kent. 10,000
 Cross, Marvin, Sherlock Austin and John H. Ireland to John H. Ireland, guard., &c., Della C. and Ida C. Ireland. 1,900
 Cross, Marvin, Sherlock Austin and John H. Ireland, of Cross, Austin & Co., to The German Savings Bank, Brooklyn. 10,000

Carpenter, Ann A., to Phebe Carpenter. 1,000
 Coffin, Elizabeth R., to William H. Hazzard et al., exrs. James Brady. nom
 Cowenhoven, Jane D., to Elizabeth A. Dimars. nom
 Craft, Jesse, to Joanna Einbaus. 1,200
 Conklin, Harriet. Hetty Muchmore, Samuel and David H. Roberts, to Ellis Parcels. 1,015
 Davison, Darius, to Philips Sullivan. nom
 Downing, Geo. S., East Norwich, L. I., to Charles Downing, East Norwich, L. I. 1,200
 Dodge, William E., Jr., to Thomas Dale. 1,500
 Espenschied, Nicholas, to Simon and Frederick Uhlmann. 5,000
 Efray, John A., and ano., exrs. Felix Efray, to William Spence. 1,000
 Efray, John A. and Felix G., as exrs. Felix Efray, to Augustus M. Price, as trustee. 1,207
 Eastman, George W., as trustee William B. Sands, to Ann Luyster, Glen Cove. 1,200
 Fletcher, Andrew, exr. Wm. Fletcher, to Jessie wife of Thomas Crawford, Jane E. wife of David Chalmers, and William H. Fletcher, New York, and Ellen wife of Joseph Crowell, Brooklyn, heirs William Fletcher. 21,600
 Fitzgerald, Maurice, to Eugene G. Blackford 4,300
 Fithian, Anna, to Patrick Lally. 600
 Finley, Anne M., Glendale, L. I., to Mary M. Harvay. 500
 Hazzard, William H., et al., exrs. James Brady, dec'd, to Elizabeth R. Coffin. nom
 Hoagland, Joseph C., to Elias J. Hendrickson. 3,600
 Holt, Estelle B., and ano., exrs. Mary L. Brundage, to William Ziegler. 2,500
 Hegeman, Benjamin A., exr. and trustee Charles Kelsey, to Jane Roome, North Plainfield, N. J. 1,230
 Same to same. 1,800
 Same to same. 2,400
 Hincken, Edward, exr. and trustee Peter Rice, dec'd, to Adelaide M. Rice. nom
 Same to George W. Rice. nom
 Same to Cecilia A. Rice. nom
 Same to Mary E. Murtha, guard. nom
 Hunt, Edward T., et al., exrs. and trustees T. Hunt dec'd, to John Kenney. 375
 Ide, Henry, and ano., exrs. Edward T. Richardson to Catharine L. Babeock. 2,112
 James, Willis, exr. D. James, to Horace K. Thurber. 1,545
 Jarvis, Welcome S., exr. Elizabeth D. Darrah, to Thomas W. Weeks, guard. Bessie F. and Rena M. Morse. 1,217
 Jerome, Julia G., to John A. Lalimer and ano., exrs. and trustees Hosea Webster. 8,000
 Koch, Paul, to Henry Rauch. nom
 Kennedy, William, to Daniel Birdsall. 3,500
 Keogh, Christopher B., to Elbert Carl, Babylon, L. I. 1,600
 Same to Helen Embury. 1,600
 Longworth, William T., to R. Carman Combes. 1,000
 Lott, Abraham, exr. J. T. Rhodes, to Ida J. Rhodes. nom
 Same to same. nom
 Lynch, Lawrence B., to William H. Harrison. 3,000
 Lynch, James, and ano., exrs. Chas. Gibbons, to Annie C. Gibbons. nom
 Same to same. nom
 Maben, Marie A., to Hannah E. Stoops. 450
 Mirick, Sarah, to Everett P. Wheeler. nom
 Malcom, George, to Thomas P. Carberry. 603
 Maessel, Wilhelmina, extr. Herman Bischoff, to Johanna S. M. wife of John J. Jentzen. 1,700
 Martin, Robert, Westport, Conn., to John J. Kiernan. 1,000
 Meehan, James, exr. Edward Clarke, to Louisa Allen, extr. Alfred E. Allen. 3,000
 Meier, Catharine, individ. and as extr. Carl Meier, to Elizabeth Karutz. gift
 Mulford, John, and ano., admrs. of Sarah A. B. Stevens, to Thomas J. Stevens. nom
 Same to Louis W. P. Stevens. nom
 M. Call, John A., Jr., as Superintendent of The Insurance Department of the State of New York, to The Metropolitan Life Insurance Co., New York. nom
 Meyer, Theresa, to Jennie Ottenberg. 623
 Matheson, Anna G., to Margaret Corbett. 1,700
 Noble, Charles C., to Clara N. wife of Edward Earle. 3,000
 Same to same. 5,000
 Noxen, Isaac B., to J. Stewart Ross. 475
 Newman, Lavinia M., and Emma L. Rider, to Caroline M. Burcham, widow. 1,667
 Ostrom, Minerva, et al., exrs. Anthony P. Ostrom, to Minerva Ostrom. 8,000
 Parker, Asa W., to Harriet L. Packard. 21,869
 Patterson, William T., et al., exrs. William W. Crane, to William T. Patterson. 6,000
 Pearson, Charles J., Montclair, N. J., to Caldwell McAllister. 2,000
 Powell, Sarah H., to George M. Reynolds, Chatham, N. Y. 1,700
 Prendergast, Margaret J., to The Bushwick Savings Bank. 900
 Patterson, William T., et al., exrs. W. W. Crane, to John Tiebout, as trustee Betty Astle, dec'd. 3,000
 Same to same. 2,000
 Pirnie, John M., to Fred. Adee. 2,813
 Plant, Robert, to Simon Plant. 1,500
 Patterson, William T., et al., exrs. Wm. W. Crane, to Alfred C. Crane, San Francisco, Cal. 12,500
 Pentz, Elizabeth A., to Isaac B. Nixon. 500
 Plump, Maria M., to Caroline H. Talman. 1,000
 Rebhann, Frederick W., to William H. Semointe. 1,500

Rhodes, Margaret M., guard., to Ida J. Rhodes. nom
 Same to same. nom
 Rauch, Henry, to Mary Koch. 1,800
 Reuter, Anna, Long Branch, N. J., to Charles Reuter. nom
 Robinson, John, to John D. Heissenbittel and ano., guards of Minnie D., William F. and Nettie C. Heissenbittel. 3,000
 Robinson, Jane C., Westport, Conn., to Paris, Allen & Co. 3,000
 Ryerson, John, to John R. McDonald. 5,000
 Sterling, Elisha, exr. Eliza M. Sterling, to William G. Sterling. 6,500
 Schmitthener, William A., to Ida Truber. 2,000
 Schneider, George, Jr., to Magdaleana Splener. 1,000
 Smith, William, to William R. Alling, as president, and Ira Goddard, as treasurer of the Jewelers' Protective Union, New York. 2,500
 Smith, Francis S., exr. Francis S. Street, to Henry Bower. nom
 Stratton, Thomas, guard. of John and Duncan Edwards, to Elizabeth Edwards, guard. of Duncan Edwards, and John Edwards, individ. 3,200
 Skidmore, Edaliza R., to Lydia M. Eastman. 1,000
 Stockwell, Jane R., to Lucy Kirtland. 5,010
 Tatham, Benjamin, to Peter Milne, Jr. 3,000
 Tomlinson, Ellen, to Stephen C. Golding. 3,300
 The Star Fire Ins. Co. to Dwight A. Olmstead et al., exrs. Anson Blake, Jr. 1,500
 Titus, James H., to Sarah Burr. 6,092
 The South Brooklyn Savings Institution to Delia Smith, extr. Jonathan Smith. 6,300
 Townsend, John J., and W. Bronson, trustees Isaac Bronson, dec'd, to Frederic Bronson, admr. Mary Bronson. nom
 Tunison, Caroline, to Stephen H. Smith, Norwalk, Conn. 3,000
 The Farmers' Loan & Trust Co., guard. of Herman T. Fox, to Walter H. Mead, trustee of Herman T. Fox. nom
 Thurber, Horace K., to Louisa Augustin. 1,545
 Townsend, John J., and Willett Bronson, trustees Isaac Bronson, to Frederic Bronson, admr. of Mary Bronson. nom
 Same to same. nom
 Van Hoesen, Thomas C., admr. Annie Van Hoesen, to Elizabeth V. H. wife of Richard L. Nicholson. 7,000
 Same to Catharine C. Culp. 7,000
 Same to Mary C. wife of John E. Byrne. 5,000
 Van Vleck, Emma D., and ano., exrs. Patrick Dickie to Francis F. Murray. 9,000
 Van Hoesen, Thomas C., as admr. Annie Van Hoesen, to Thomas C. Van Hoesen, Sing Sing. 5,000
 Ward, Cyrus F., to Mary Paul and ano., exrs. William Paul, dec'd. 3,600
 Whitney, Frederick, Boston, Mass., to Charles T. Harbeck, Islip, L. I. 3,000
 Weekes, Augustus F., Tarrytown, to Delos Griffin, Elizabeth N. J. 4,000
 Weidner, George and Katharina, to Henry Loeffler. 2,000
 Whitney, William H., to Isabella C. Taintor, guardian under will of Joseph L. Taintor, dec'd. 2,000

Roeben, Matilda. 108 1st av. ... A. G. Hupfel. 150
 Roggenbrodt, A. W. 106th st and 9th av. Bernheimer & Schmid. (R) 300
 Rauff, B. 481 Pearl. ... G. Winter. (Oct. 9, 1883). 600
 Richtberg, C. 561 W. 49th. ... Bernheimer & Schmid. 100
 Reiff, J. P. 157 6th av. ... P. Doelger. 2,100
 Spitzer, M., and C. Schaettle. 199 Worth. ... J. Eichler. 30
 Spriggs, R. H., Jr. Thompson st. ... J. H. Be renter. Pool Table. (R) 64
 Stumpf, J. 432 E. 14th. ... G. Ehret. 525
 Schmalzer, A. 61 Warren. ... Oppermann & Muller. 800
 Schmidt, J. P. 307 E. 11th. ... Susanna Kress. 100
 Schmidt, Karollna. 332 W. 36th. ... Geo. Ehret. 200
 Schaefer, Anna. 130 E. Houston. ... A. Brueggemann. 300
 Tanicke, C. 192 Allen. ... Bernheimer & Schmid. 200
 Wreder, G. 64 Suffolk. ... D. Mayer. 150
 Weiss, C. 415 7th av. ... G. Ringler & Co. 400

HOUSEHOLD FURNITURE.

Aswell, Bella. 706 3d av. ... Alexander Bros. 227
 Bernstein, L. 65 Canal. ... Alexander Bros. 131
 Bishop, Louise. 204 W. 53d. ... Annie E. Anguinn. 100
 Barry, Clemens. 113 W. 22d. ... Epstein & K. (June 28, 1882). 205
 Borst, Margaret. 413 Grand. ... Jordan & Moriarty. 124
 Brodek Mrs. L. 221 W. 30th. ... D. O'Farrell. 143
 Byrne, T. F. 72 E. 112th. ... J. Moriarty. 122
 Clark, J. 423 W. 58th. ... T. Kelly, exr. 110
 Cowan, T. and Maggie. 476 2d av. ... Epstein & K. 228
 Davis, Mary. 2247 1st av. ... D. O'Farrell. (R) 100
 de La C. Bezerra, M. 56 W. 24th. ... J. Moriarty. 150
 Descomps, E. 413 W. 57th. ... E. C. Sheehy. 60
 Devitt, J. W. 218 E. 86th. ... Alexander Bros. 166
 Daniel, E. 449 E. 17th. ... Catharine Atwood. 110
 Dowd, J. 158 E. 52d. ... Coogan Bros 169
 Doyle, Maggie. 436 2d av. ... Epstein & K. 174
 Eagan, Margaret. 363 E. 69th. ... Fennell & Co. 139
 Estroda, Matie. 996 6th av. ... Alexander Bros. 106
 Fischer, P. 313 E. 12th. ... Dorothea Reubert. Piano. (R) 400
 Fitzgerald, T. 57 E. Houston. ... Alexander Bros. 131
 Fourlong, Mrs. F. 313 E. 73d. ... J. Moriarty. 179
 Fisher, B. J. 1632 1st av. ... B. Johnson. 175
 Garry, M. 309 E. 63d. ... Alexander Bros. 143
 Gerathy, H. City. ... A. Lewine. 189
 Goldschmiedt, L. 72 Riving on. ... H. Bosky. 314
 Groubeck, C. E. A. 202 E. 109th. ... Jordan & M. 223
 Hewlett, Ada A. 408 W. 34th. ... Fennell & Co. 100
 Higgins, Mary. 121 W. 3d. ... G. Doyle. 120
 Henry, Mary J. 368 W. 32d. ... C. S. Henry. (R) 1,000
 Heymann, Caroline M. 246 W. 23d. ... F. Kurzman. 1,270
 Johuss, Catharine. 41 W. 33th. ... W. B. Anderson. 375
 Kane, J. H. 270 E. 97th. ... Fennell & Co. 147
 Katz, J. 65 Pitt. ... Fennell & Co. 138
 Keating, M. E. 12 Varick pl. ... J. Moriarty. 159
 Kelly, Theresa T. 91 E. 11th. ... J. Moriarty. 260
 Lawrence, W. N. 341 W. 48th. ... A. Lewine. 154
 Lawrence, W. N. 344 W. 48th. ... T. Kelly, exr. 111
 Lennon, T., and J. Titus. 2200 3d av. ... T. Stacom. 111
 Levv, Aurelia. 106 E. 64th. ... S. D. Terry. 3,000
 Luffler, J. 174 Suffolk. ... Phillippina Luffler. Horse and Wagon. 400
 Lutjens, H., Jr. 12 King. ... A. Baumann. 188
 Martin, Mary K. 338 W. 56th. ... J. S. Allen. 300
 Meyerstein, L. 237 E. 79th. ... Thoesen & Uhl. 203
 McCaffery, Mary. 332 E. 34th. ... Jordan & M. 134
 McCarthy, F. Morrisania. ... S. Heyman. 305
 McClelland, J. 1406 2d av. ... Thoesen & Uhl. 130
 McDermott, M., Mrs. 408 W. 55th. ... T. Kelly, exr. 131
 McSweeney, W. 451 W. 48th. ... J. Moriarty. 149
 Mactier, Anna. 206 W. 42d. ... W. H. Smith. 60
 Marks, Annie. 137 W. 32d. ... S. Ratkowsky. 372
 Mattel, V., and Lillian Mackey. 339 E. 30th. ... I. Silberstein. 138
 Moses, Julia. 412 E. 58th. ... Fennell & Co. 147
 Mills, Sarah. 12th st and Greenwich st. ... T. Kelly, exr. 145
 McAllister, Kate. 242 Stanton. ... Coogan Bros. 140
 Mahoney, P. J. 347 E. 86th. ... Coogan Bros. 151
 Meenev, Kate. 19 Pelham. ... Epstein & K. 108
 Nolton, Clara. 237 W. 20th. ... Freeman, Gillies & Co. 448
 Nathan, A. 326 E. 79th. ... Alexander Bros. 111
 O'Brien, W. 553 Greenwich. ... Delehanty & McG. 112
 O'Neill, Jennie. 124 Charlton. ... T. Kelly, exr. 138
 O'Neill, Mary. 364 Madison. ... Fennell & Co. 113
 Oliver & Bissell. Washington sq. ... H. H. Bissell. 307
 Powers, Annie. 334 E. 49th. ... Coogan Bros. 104
 PARRY, J. 256 Madison. ... Alexander Bros. 111
 Parkhouse, A. E. 84 Bedford. ... A. Baumann. 186
 Quigley, D. 13 Dry Dock. ... Coogan Bros. 129
 Rice, Elizabeth. 906 6th av. ... Segur & Bowles. 192
 Rotsch, Jeanette. 229 W. 22d. ... S. I. Herschmann. 823
 Russell, J. A. 336 W. 59th. ... A. Baumann. 187
 Reed, Minnie J. City. ... S. I. Herschmann. 137
 Rockwell, Jane M. 237 W. 22d. ... T. Kelly, exr. 170
 Rombotis, A. G. 942 8th av. ... Jordan & M. 464
 Ryker, H. A. 49 Renwick. ... Jordan & M. 110
 S. Jaretz, W. 2372 1st av. ... Alexander Bros. 126
 Stevens, Bertie. City. ... S. I. Herschmann. 125
 Stoddard, S. P. and Jennie B. 177 W. 45th. ... Mary Dee. 2,175
 Stormes, Ada. 104 W. 41st. ... Fennell & Co. 1,363
 Sweeney, Mary. 503 8th av. ... D. O'Farrell. 107
 Schwarz, H. E. 166 E. 107th. ... A. Baumann. 155
 Smyer, W. 35 Bowery. ... Delehanty & McGrotty. 405
 Simms, D. J. 118 Perry. ... D. O'Farrell. 117
 Simmonds, Frances. 1253 3d. ... M. Manges. 196
 Sullivan, —. 79 Mulberry. ... Coogan Bros. 112
 Sullivan, J. 116 Madison. ... Coogan Bros. 148
 Tassej, J. H. 42 Beach. ... J. Moriarty. 116
 Vest, Rebecca A. 200 8th av. ... Epstein & K. 100
 Vest, Rebecca A. 200 8th av. ... Epstein & K. 205
 Ward, W. J. 419 E. 15th. ... Thoesen & Uhl. 126
 Werle, H. 178 2d av. ... Alexander Bros. 312
 Williams, G. W. 351 E. 19th. ... Jordan & M. 124
 Wiseman, Lotia. 1 S. 5th av. ... J. Moriarty. 301
 Wirsung, H. 416 E. 115th. ... A. Baumann. 120
 Williams, D. T. 174 E. 85th. ... H. Spies. 297
 Wright, F. H. 47 W. 3d. ... Jordan & M. 114
 Young, Mamie. 245 W. 32d. ... T. Kelly, exr. 108
 Yuchly, Sophie. 218 E. 47th. ... Fennell & Co. 108

CHATTELS.

Note.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

NOVEMBER 23D TO 29TH—INCLUSIVE.

SA LOON FIXTURES.

Auerbach, Hy. 43 Suffolk. ... G. Ringler & Co. \$350
 Becker, Josephine and C. 53 Allen. ... C. Goetz. 50
 Becker, J. 107 E. 3d. ... Susanna Kress. 100
 Bauer, C. 811 6th av. ... G. Ehret. 1,500
 Biedebach, F. 127 Grand. ... Catharine Lipsius. 600
 Copp, W. H. 26 Beach. ... McCaldin Bros. 1,600
 Carr, B. J. Aquatic Hotel. ... J. Eichler. Sa loon Fixtures, Furniture, &c. 500
 Daly, Ellen. 391 Av A. ... J. Wallace. (R) 800
 Dwyer, J. 108 Bowery and 136 Chrystie st. ... H. Dralle. Bar, Horse, Wagon, &c (R) 535
 Dobson, M. M. 386 Blecker. ... G Gregory. 825
 Ebler, M. 170 Forsyth. ... Geo. Ehret. 700
 Foerth, C. 431 E. 5th. ... Burr, Son & Co. 250
 Freyberg, H. 70 E. 4th. ... J. Ruppert. (R) 1,200
 Flanagan, P. 559 W. 42d. ... T. C. Lyman & Co. Ale Pump. 54
 Galloway, W. H. 128 Greenwich av. ... Emma E. Selleck. Restaurant. 250
 Gessert, A. 426 E. 16th. ... A. Hupfel. 2,500
 Gerstl, S. 356 Bowery. ... J. Kolter. Billiard Table. 175
 Gunther, B. 442 E. 23d. ... H. Elias. (R) 175
 Harrison, B. C. 36 Greenwich. ... J. Ennis. 300
 Hauser, C. E. 432 W. 40th. ... Burr, Son & Co. 45
 Houghtlain, F. 21 University pl. ... H. Vogel. 232
 Hand, J. 57 Macdougall. ... H. Peetsch. 225
 Helfen, N. 409 E. 14th. ... P. Taeger. 500
 Kuntz, A. 40 Wooster. ... Sehmitz & Schwanen-fluegel. (R) 80
 Kuntz, A. 40 Wooster. ... Schmitt & Schwanen-fluegel. (R) 400
 Kaskel, S. 391 Canal. ... I. Jaretsky. 200
 Krusch, J. Louisa. 903 Broadway. ... A. Horrman. 800
 McNataara, T. S. 52 Scammel. ... J. J. McNamara. 160
 Murphy, D. F. 1522 2d av. ... Bernheimer & Schmid. 1,600
 Monahan, F. 16 Dover. ... Estate D. Jones. Ale. 95
 Murphy, J. 2342 2d av. ... J. Foy. (R) 500
 Mooney, T. 140 Lincoln av. ... P. Mooney. Bar Fixtures, Horses, Wagons, &c. 600
 Neidhardt, O. 253 E. Houston. ... A. Drescher. 325
 Newstadt, C. 213 E. 3d. ... Hirsch & Hermann. Pool Table, &c. 800
 Peterson, H. H. C. 1233 1st av. ... D. Mayer. 150
 Quinn, J. 607 3d av. ... J. J. McHugh. Oyster Saloon Fixtures, &c. 800

MISCELLANEOUS.

Alden, J. B. 18 Vesey. ... O. H. Boies. Copyrights, &c. 3,000

Table of real estate listings for Kings County, including entries for Arick, L., Allis, A. Q., Ahrens, H., Blumenthal, Charlotte, Beck, R., Baecht, B., Beck, P., Beekman, J. C., Dodge, E. S., Eckhoss, D., Eickstein & Porr., Farrell, J., Frank, N., Flanagan, D. J., Fritz, F., Gibbs, E. D., Gruenwald, F., Glass, J. A., Hemer, P. A., Hill, Mary E., Hamilton, J. W., Kersten, Katharine, Kertz, J., Klenle & Althagen, Keller, F., Lappe, H., McGrath, M., Muhlihan & Eggert, McLauge, P., Moss, H. M., Pearse Express Co., Paten, J. H., Pope, J. H., Poole, G. E., Reyes, A., Riordan, W. I., Rugg, A., Rice, E. E., Sigel, F., Scheufele, J. G., Shefflin, D., Strauss, J., Sweet, W. H., Stevens, J. W., Valentine, J. H., Willis, H., Wilson, E. N., Wich, L., Veith, M., Barnes & Malambre, Buck & Steljes, Clifford, C. R., Eagen, T. F., Gifford, G. B., Mayer, F., Mulligan, T., Nash, P. H., Rosenthal, S., Rugar, A., Thomz, H., Wetterer, C., Winter, Geo., N. Y. ASSIGNMENTS CHATTEL MORTGAGES, O'Hare, F., Von Wien, Elizabeth, Wings, W. J., Kings County, SALOON FIXTURES, Creet & Janssen, Copp, Wm. H., Czieslik, Oswald.

Table of real estate listings for New York City, including entries for Guild, Geo. E., Hammerschmidt, J., Read, R., Stertefeldt, Charles, HOUSEHOLD FURNITURE, Anderson, F., Bader, Katie, Bayerly, Belle, Benisch, R., De Bedts, Emile, Dorado, A., Fester, Eliz., Garvin, Michael, Harris, H., Hynes, J., Hack, Michael, Hollis, Sarah, Kenny, E., Ketcham, Cath. M., King, Martin, Knoch, Lena, Kelly, Margaret E., Langford, Charles F., McCaffrey, John, O'Hair, Annie, Pollock, Ella E., Purcupple, F. J., Rice, D. S., Scully, Chas., Sullivan, Therese, Tissot, Adelaide, Wilson, J. B., MISCELLANEOUS, Bernabo, Francisco, Clinchward, Henry E., Covert, Francis M., Healy, John, Klotz, Emil, Ketcham, Geo. W., McBain, J. A., Neilson, C., Schoneberger, Jacob, Simonson, Henry J., Tillinghast, C. P., The Vulcan Manufacturing Co., Willets, Samuel P., Waite, Samuel C., BILLS OF SALE, Boettner, Gus'ave A., Cohen, Adolph, Henne, James, Henne, William, Koeing, Charles, Loeffler, Ernest, The Jordan Iron and Chemical Co., Weitzel, Henry, Wenz, Ferdinand, NEW YORK CITY, Nov., 27*Appleton, Sarah-Agatha Maake, 28 Albrecht, Adam, 24 Bradley, James F., 24 Bronner, Rolley-Serapio Arteaga, 24 Block, Hugo-Fannie Bottigheimer, 24 Bolte, Herman F., 24 Barnett, Roland S. I., 24 Bussell, Edward-Fourth Nat. Bank of N. Y., 24 Bertschy, Samuel-W. F. Milton, 24 the same-the same, 27 Brauer, Martin, 27 Brauer, Sigmund, 28 Busse, Wilhelmina-C. R. Christy, 28 Boardman, Lewis S.-J. P. Barnett.

Table of real estate listings for New York City, including entries for 28 Beman, Warren-George Stewart, 30 Borrho, Jacob-Adam Gernert, 24 Cain, Marcus-Serapio Arteaga, 27 Charlick, Gardner B.-Robert Graves, 27 Carpenter, Allan-Ed. Meek, 27 Cooper, Henry Prouse-Christiana S. Taylor, 28 Cox, Lewis S.-A. H. Snyder, 28 Cypert, John R.-Benj. Wright, as Cypert, Mary E., 28 the same-the same, 28 Coumont, Eugene-Victor Vizet, 28 Chase, Lewis S., plttf-Sheppard Knapp, deft., 30 Coughlin, Jeremiah-T. M. Amsdell, 30 Cross, Charles E.-R. A. Livingston, 30 Creed, Daniel-M. R. Cook, 30 Coal, Anna C., manager of Paris, London & New York Dress Making Assoc.-Jennie Bishop, 24 Davis, Mark-G. F. Victor, 24 Dead, Rebecca, plttf-Bank Clerks Mutual Benefit Assoc., 24*Dreshfeld, Charles M.-Arnold Friedman, 24 Day, Edward-J. W. Wiggins, Jr., 27 Dawson, Andrew H. H.-J. A. Kehlbeck, 30+Doe, John, of S. S. Peloubet & Co.-C. B. Hewitt, 30 Dodge, Cheever K.-Mercantsle Nat. Bank of Hartford, Conn., 28 Eldridge, Charles H.-C. M. Warren, 28 Ely, James L.-Harrison Miller, 28 Engel, Bridget-Lena Zucker, 30 Ellis, Henry-Heroy & Marverner, 30 Eisner, Samuel L., as exr. of Henry Eisner-John McKeon and Fred, Smyth, 27 Favor, Myra E.-H. L. Chapman, 27 Fleck, Charles-J. P. Schuchmann, 27 Furlong, Henry-Chas. Porth, 27 Frost, Orrin C.-James Whitely, 28*Francisco, Jane C.-H. L. Von Glahn, 30 Farnsworth, Henry E.-C. B. Hewitt, 30 Freund, Albert, exr. of Henry Eisner-John McKeon and Fred, Smyth, 30 Finkenstein, Julius-Horace Webster, 24 Groth, Peter-T. J. Washburn, 27 Glade, Charles-H. K. Thurber, 28 Glade, Charles-D. K. Baker, 28 Gilmartin, Patrick J.-C. S. Durling, 28 Gault, James-Henry Merchant, 30*Gabel, Martin-Adam Gernert, 30 Green, Joseph M.-L. H. Biglow, 30 Gildersleeve, Henry A.-E. A. Buck, 24 Hamel, Dederick-P. E. Haag, 24 Higgins, Albion P.-First Nat. Bank of Westport, 27 Howard, Percie-H. G. Wilinsky, 27 Hamilton, John D.-G. H. Tilden, 27 Hyde, George D.-E. P. Miller, 27 Hanigan, James J.-J. G. Attridge, exr. of Ellen Gallagher, 27 Herder, Peter-Edwin Butler, Jr., 28 Hawley, Justus-J. P. Barnett, Hoffstadt, Adolphus, Hoffstadt, Oscar, Lewis Casper, 30 Hayes, Philip-Bernard Reilly, 30 Haight, Eli M.-B. A. Shotwell, 30 Hager, De Witt C.-Leonard Rausch, 28 Jordan, William F.-Jos. Chambers, 30 Jobe, Thomas-Micnael Sharp (W. M. Montgomery, by assign), 30 Judson, Curtis-Philip Kern, 24 Katz, Charles-Benj. Berliner, 27 Krumsick, George F.-Antony Fischer, 27 Koellner, Charles-Henry Herrmann, 27 Kilcawley, Michael-J. A. McDowell, 28 Klement, Anton-W. H. Beadleston, 28 Kenney, Michael P.-the same, 28 Kantorowicz, Henry E.-S. D. Levy, Kafka, John, C. S. Webb, 28 Kessel, Louis, 28 Kaufold, Louisa-August Seligman, 28 Kirchheimer, Henry-George Schmitt, 30 Koehler, David M., as exr. of Henry Eisner-John McKeon and Fred, Smyth, 30 Kaufman, Abram-Mercantile Nat. Bank of Hartford, Conn., 24 Lindheim, Minnie-Fannie Boettigheimer, 24 Low, Henry R.-W. J. Harris, 24 Lightowers, Joseph-P. H. Leonard, 24 Leland, Charles E.-D. D. Acker, 26 Littell, George, M. D., A. D. A. Littell, Marian, Miller, 27 Lang, John-Abraham Heller, 27 Lyons, Nicholas-Ingersoll Rock Drill Co., 27 Lyons, Frank, Jr.-A. L. Wood, 28 Littell, George M. D., W. E. Dodge, Littell, Marian W., Jr., 28 Lahens, Alfred E.-W. S. Wilkey, 28 Livingston, J. Howard-L. B. Clark, 30 Lyon, John H., plttf-Maria J. Moore, 30*Livingston, Moses-Arnold Friedman, 30 Levy, David, Elias Bach, 24 Merritt, Charles A.-Brush Electric Illuminating Co. of New York.

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 first 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 of judgments for New York City, including entries for Nov., 27*Appleton, Sarah-Agatha Maake, 28 Albrecht, Adam, 24 Bradley, James F., 24 Bronner, Rolley-Serapio Arteaga, 24 Block, Hugo-Fannie Bottigheimer, 24 Bolte, Herman F., 24 Barnett, Roland S. I., 24 Bussell, Edward-Fourth Nat. Bank of N. Y., 24 Bertschy, Samuel-W. F. Milton, 24 the same-the same, 27 Brauer, Martin, 27 Brauer, Sigmund, 28 Busse, Wilhelmina-C. R. Christy, 28 Boardman, Lewis S.-J. P. Barnett.

Table listing names and amounts, including Mayer, Ferdinand; Mock, Albert; Montague, George L.; Masanti, Louis; Moffat, Cora; Mott, Alexander H.; Moses, Isaac Harby; Myers, Elijah; Moffitt, John; Molds, Horatio; Morehouse, Irene C.; Michels, Joseph; Mayer, Ferdinand; Moffit, John F.; Mayer, Ferdinand; Martin, Ernst; M'fitt, John; Miller, Arnold J. B.; Minthorn, Daniel; McHugh, John; McLean, Thomas; McCardel, Michael; Nelson, John; Nafie, Jane; Neuman, Ferdinand; Nostrand, Elbert; Nostrand, Mary A.; Nichols, Isaac W.; Oppenheim, Rebecca; Perkins, Charles; Putnam, John D.; Perry, Emerson W.; Passegger, Francis; Pierce, Sophronia L.; Purdy, Samuel A.; Parker, Charles R.; Price, Joseph; Peloubet, Seymour S.; Rosenberg, Felix J.; Rost, Charles; Rubens, David; Roe, Richard; Schanck, Annie R.; Schmidt, Max; Schloss, Max; Staab, Andrew; Shiffer, Walter; Stern, Joseph; Stern, Nathan; Solinger, Abraham; Siebert, Jacob; Sherwood, Jason H.; Siedenbach, Louis; Siedenbach, Leon; the same; Simon, Henry; Stern, Emanuel; Stanton, John C.; Shafer, Charles W.; Schumacher, Henry W.; Scomodau, Herman R.; Sire, Meyer L.; Seidenbach, Leon; Sinclair, Walter S.; Smith, James M.; Smith, Frank E.; Smith, Charles F.; the same; Thurnauer, Charles G.; Thurnauer, Felix; Thurnauer, Adolph; Thorne, Charles T.; Tinsley, Thomas P.; Tilby, Sara C. W.; Thomson, John F.; Trott, Philip; Trott, Maria; Towle, Henry S.

Table listing names and amounts, including The United States Box Machine Co.; The Supreme Council of the Legion of Justice; The Continental Railway Co.; The Self Adjusting Vise Co.; The Jordan Iron & Chemical Co.; The New York Bowery Fire Ins. Co.; The North Carolina Construction Co.; Jordan Iron and Chemical Co.; The Consolidated Bullion & Russia Mining Co.; The Passaic Printing & Publishing Co.; Vernam, Remington; Vincent, George A.; Van Antwerp, Peter; Weber, Albert; Wrigley, Joseph; Weinbauer, Charles F.; Wicking, John D.; Wilkinson, Harris C.; Witherell, John; Waterman, David; Woodman, Mary; Wales, William A.; Weaver, William Ware; Weinstein, Jacob; Yutte, Henry; Yutte, Christine; Yates, Jerome; Yates, Rose.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Nov. Brown, John C.; Bolles, Frederick A.; Burnett, Anson C. P.; Batchelor, Elizabeth; Crawford, Andrew J.; Coventry, Edwin E.; Cowperthwait, William P.; Coolidge, Thomas S.; Coyne, Michael; Day, Edward; Dittberner, Charles; Elkins, George B.; Freese, Alma C.; Flood, Patrick J.; Fowler, Joseph and Charles; Gordon, William; Gurney, William B.; Germann, Albert C.; Goodman, Stephen L.; Himer, August; Hemingway, Samuel S.; Hauser, Samuel T.; Johnson, Edward M.; Levine, Abraham; Lonigan, Henry or Harry; Londergan, Catharine; Mangles, Carsten; Moore, John S.; Morton, James; McMahon, William; Manning, Michael; Mailler, William H.; McHugh, P. P.; Mohan, Bernard; McDonald, Leonard E.; McKinney, James; McConnell, David; Morton, James; Melhado, Alexander; Moffitt, John; Northrip, Curtis M.; O'Brien, William; Payne, Cornelius B.; Quereau, Abram; Ringer, Isaac; the same; Rollins, True W.; the same; Schuenmann, John A.; Sellman, Charles; The Long Island R. R. Co.; The City Brooklyn; The Jordan Iron & Chemical Co.; The Exr. of Antonio A. Munoz; The Long Island R. R. Co.; Van Winkle, James J.; Wilkinson, Albert.

Table listing names and amounts, including Weil, Frances S.; Wilson, Myra; Zeiser, Andrew.

SATISFIED JUDGMENTS.

NEW YORK

Table listing names and amounts under Satisfied Judgments, New York, including November 24 to 30-inclusive. Abrahams, Samuel; Same; Brown, George M.; Baur, Wm. C.; Be z, John F.; Barnes, Sanders D.; Blank, Jacob; Bachmann, Frederick H.; Blood, James H.; Bomeisler, Charles M.; Cody, John; *Comstock, Sylvester W.; *Same; *Collins, John; Dietz, John G.; Doyle, Michael; Fogg, Isabella; Friesner, Isajah; Granville Hydraulic Elevator Co.; Gloss, John G.; Huber, George H.; Howard, Jacob P.; Jones, George; Kremer, Hillel; Kiernan, James R.; Kilduff, J. E.; *Same; Long, Wm. H.; *Love, Catharine; Laing, James B.; Ludlam, Henry; Lowe, John; *Leland, Warren; *Same; †Mitseldorf, Louis; †Same; *Munroe, Charles E.; *Mavor, Alderman; Musliner, Joseph; Miller, Albert A.; N. Y. Brewing Co.; †Rosenblatt, Sigmund G.; Sherwood, Daniel; Same; Shanley, Thomas; Steiniger, Valentine; §Sherwood, John H.; Somerby, Charles P.; Taylor, Geo. W.; Turck, Solomon; Van Reed, Jacob H.; Weeks, Henry A.; Same; Same; Same; Same; Wetmore, Wm.

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

KINGS COUNTY.

Table listing names and amounts under Kings County, including November 24 to 30-inclusive. Adams, Russell W.; Byrne, John; Collier, Peter F.; Fagan, James A.; Gartner, August; Keil, Anna; Kuntz or Kunz; Lawler, Ellen; Lehnert, John; Loeffler, Ernest; McLaughlin, Michael; Post, George W.; Ringer, Isaac B.; Stearns, Oscar H.; Toelle, William H.; Tobin, Michael.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts under Mechanics' Liens, New York City, including Nov. 30 Broadway, Nos. 1237 and 1239; 27 Forty-seventh st.

Table listing real estate transactions in Kings County, including addresses, owners, and amounts.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including addresses, owners, and amounts.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including addresses, owners, and amounts.

* Discharged by depositing amount of lien and interest with Clerk.
+ Cancelled and discharged of record by order of court.

KINGS COUNTY.

November 24 to 30—inclusive.

Table listing real estate transactions in Kings County for November 24 to 30, including addresses, owners, and amounts.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Pier No. 37, North River, one-story frame and iron freight shed and one two-story frame and iron office, shed 70x52.2, office 52 feet deep, gravel roof; cost, \$40,000; lessee, Collis P. Huntington, 23 Broad st; architect and builder, John E. Hoffmire. Plan 1344.

BETWEEN 14TH AND 59TH STS.

16th st, No. 204 1/2 W., one two-story brick stable 12 1/2 x 40, gravel roof; cost, \$1,000; owner, St. Josephs Home for the Aged, 200 West 15th st; architect, John McIntyre; builder, Robert Henson. Plan 1345.

34th st, No. 252 W., one five-story brick flat, 22 x 88, tin roof; cost, \$26,000; owners, Wm. B. and Ed. Franke, 442 East 56th st; architect, Wm. B. Franke; builder, not selected. Plan 1346.
42d st, No. 327 W., one five-story brick flat, 25x 87, with extension 25x13, tin roof; cost, \$25,000; owner, Samuel McMillan, 245 West 42d st; architects, Thom & Wilson; building done by day's work. Plan 1336.
57th st, s s, 210 e 3d av, two five-story brick tenem'ts, 25x84, tin roofs; cost, each, \$18,000; owners, Kunkeli & Stauffer, 58 East 41st st. Plan 1340.
11th av, Nos. 479 and 481, one one-story brick workshop, 45x100, gravel roof; cost, \$2,000; owner, Albert Smith, 445 11th av; architect, Jas. Codey; builder, Mr. Buckley. Plan 1337.
29th st, n s, 350 w 9th av, one one-story frame storage shed, 120x16, gravel or tin roof; cost, \$900; lessee, O. A. Westfall, 415 West 29th st; builder, Elias Kimball. Plan 1350.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

67th st, n s, 125 e 4th av, four five-story brick apartment houses, two 20 and two 30x75 and c5, tin roofs; cost, each, \$25,000; owners, Wall & Weyer, 110 East 125th st; architect, R. Rosenstock; building done by day's work. Plan 1342.
77th st, n s, 94 e 1st av, three five-story brick tenem'ts, 25x78, tin roofs; owner and architect, R. Rosenstock, 110 East 125th st; building done by day's work. Plan 1343.
81st st, No. 224 E., one five-story brick tenem't, 25x76, tin roof; cost, \$17,500; owner, Peter Seebald, 232 East 83d st; architect, John Brandt. Plan 1341.
120th st, s s, 90 w Lexington av, four five-story brick tenem'ts, 28x80, tin roofs; cost, each, \$18,000; owner, Patrick Dempsey, 5 East 133d st; architects, Cleverdon & Putzel. Plan 1335.
2d av, n e cor 92d st, one five-story brick tenem't and store, 25x90 and 10, tin roof; cost, \$26,000; owner, Hugo Gorsch, 215 Bowery; architect, Wm. Graul. Plan 1352.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

100th st, s s, 438 w 9th av, one five-story brick tenem't and store, 19x65, tin roof; cost, \$10,000; owner, R. Townsend, 108th st and Riverside av; architect, R. S. Townsend; builder, I. A. Hupper. Plan 1351.

NORTH OF 125TH ST.

125th st, No. 127 W., one one-story brick store or office, 18.9x42, tin roof; cost, \$550; owner and builder, Jos. L. Liscomb, 129 West 125th st. Plan 1338.
125th st, n s, abt 200 w 9th av, one frame wagon shed, 10x18, tin roof; cost, \$25; lessee, John McGuigan, 135th st, bet 6th and 7th avs. Plan 1353.

23D AND 24TH WARDS.

144th st, s s, 575 e Willis av, two-story and basement frame dwell'g, 16.8x40, tin roof; cost, \$2,000; owner, Chas. Van Riper, 683 East 143d st; architect and builder, J. Anderson. Plan 1347.
144th st, s s, 575 e Willis av, rear, three two-story frame work shops, one 20, and two 18x20, tin or gravel roofs; cost, each, \$300; owner, architect and builder, same as last. Plan 1348.
Riverdale lane, n s, 1/4 mile e Mosholu av, one two-story frame dwell'g, 16x28, tin roof; cost, \$650; owner, Wm. E. Berrian, Kingsbridge; builders, Alf. Emery and Stephen Bogardus. Plan 1339.
St. Ann's av, e s, 100 s Ray st, one three-story frame dwell'g, 25x38, tin roof; cost, \$4,000; owner, Walter Doyle, St. Ann's av, bet 150th and 151st sts; architect, M. J. Garvin; builder, Patrick Garvin. Plan 1349.

KINGS COUNTY.

Plan 1337—Sackett st, n s, 140 w Clinton st, three four-story brick dwell'gs, 22x50, tin roof, wooden cornice; cost, each, \$6,500; owner and builder, M. Sherman, Sackett st, between Clinton and Henry sts; architect, R. Dixon.
1338—Harrison av, No. 141, e s, 100 s Gwinnett st, one two-story frame stable, 18x16, tin roof; cost, \$200; owner, Adam Kessler, on premises; architect, Th. Englehardt; builder, J. Frey.
1339—North Oxford st, No. 28, w s, between Park and Flushing avs, one four-story brick tenem't, 25x52, tin roof, wooden cornice; cost, \$7,000; owner, J. A. Dahn; architect and builder, W. Schepper.
1340—19th st, n s, 150 w 8th av, four three-story frame tenem'ts, 25x48, tin roofs; cost, each, \$4,000; owner, C. E. Hine, 116 Gates av; architect, J. H. Herbert.
1341—9th av, n w cor 19th st, one three-story frame store and tenem't, 25x45, tin roof; cost, about \$4,000; owner, Augustus C. Fischer, 636 3d av; architect, W. H. Wirth; builder, C. Anderson.
1342—Moore st, Nos. 53 and 55, n s, 125 e Ewen st, one four-story frame warehouse and dwell'g, 50x38.6, tin roof; cost, \$3,200; owner, C. Goetz, on premises; architect, F. Holmberg; builder, not selected.
1343—37th st, n s, 100 e 5th av, one one-story frame dwell'g, tin roof; cost, \$505; owner, Gustav Ising; architect and builder, Chas. Dieckmann.
1344—Jefferson st, n s, 172.5 w Evergreen av, two two-story frame dwell'gs, 22x48, tin roof; cost, \$3,500; owner and builder, Geo. Loeffler, 80 Jefferson st; architect, Th. Englehardt.
1345—Baltic st, n s, 132 e 4th av, three three-story brick tenem'ts, 19.2x40, tin roof; cost, each,

\$3,000; owner, E. H. Woolley, East New York; architect, R. Dixon; builder, J. H. Woolley.
1346—Heyward st, n s, 312 w Lee av, twelve two-story and basement brown stone flats, 20x42, tin roof, wooden cornice; cost, each, \$5,000; owner and builder, H. Grassmann, Heyward st; architect, F. Hahnberg.
1347—Liberty st, No. 53, one one-story brick shed, 25x100, gravel ro f, wooden cornice; cost, \$2,400; owner, H. C. Buckart, 320 Fulton st; builder, W. Schepper.
1348—Chauncey st, s s, 180 w Ralph av, four two-story and basement frame dwell'gs, 17x34, gravel roof; cost, each, \$2,500; owner, architect and carpenter, Baldwin Pettit, 254 Chauncey st; mason, E. Sutterlin.
1349—Quincy st, s s, 190 e Downing st, one two-story brick stable, 25x80, gravel roof, wooden cornice; cost, \$5,000; owner and builder, David C. Reid, 62 Madison st; architect, Wm. H. Burbans.
1350—McDougal st, Nos. 86 and 88, s s, 287.6 w Saratoga av, two two-story and basement Croton brick dwell'gs, 18.9x38, tin roofs, wooden cornices; cost, each, \$2,200; owner, Maria Baur, 101 McDougal st; builder, Christian Baur.
1351—40th st, n s, 100 e 3d av, one three-story frame tenem't, 20x50, tin roof; cost, \$2,500; owners, &c., Hart & Dady, 967 3d av.

ALTERATIONS NEW YORK CITY.

Plan 1666—Lafayette pl, e s, about 250 n 178th st, two-story frame extension, 22x14; cost, \$600; owner, Patrick Murphy, on premises; architect, J. E. Kerby.
1667—3d av, Nos. 1042 and 1044, one-story brick extension, 20x30, rear wall of first story to be taken out and iron girder put in; cost, \$5,000; owner, Hannah G. Gerry, by E. T. Gerry, 8 East 28th st; architect, B. McGurk; builder, Thos. Brennan.
1668—133d st, n s, and East River, one-story frame extension to boat house, 20x15; cost, \$200; lessee, Knickerbocker Yacht Club, Leffert Leferts, Chairman, 176 Alexander av.
1669—76th st, No. 424 E., front altered and interior alterations; cost, \$300; owner, Henry Lieberum, 514 East 6th st; architect, Adam Eisenbauer.
1670—Chambers st, No. 156, repair damage by fire; cost, \$1,300; owners, M. A. Stitt and M. M. Miller, Jersey City; builders, Jeans & Taylor.
1671—136th st, n s, 250 w 10th av, move frame building 100 feet westwardly on new foundation; cost, \$1,000; owner, Hebrew Orphan Asylum, on premises; builders, J. & L. Weber.
1672—10th av, Nos. 22, 24 and 26, raise one story; cost, \$18,000; owners, Strauch Bros., 16 Gansevoort st; architect, Wm. Howe; builder, Jacob Banta.
1673—Canal st, No. 321, rear, extend roof over yard; cost, \$100; agent for owner, James M. Jackson, No. 3 Mercer st; builder, A. Crouter.
1674—Arthur st, e s, 25 s William st, one-story frame extension, 6x20; cost, \$50; owner, Michael Donohue, Fordham; builder, Pat. Hicks.
1675—Broadway, No. 68, repair damage by fire; cost, \$600; owner, Harvey Kennedy, on premises; builder, J. T. Stafford.
1676—oulevard, e s, 30 n 91st st, one-story brick extension, 16.6x13 and 24, tin roof; cost, \$100; owner, Henry Pletzing, n w cor 92d st and 10th av.
1677—Av A, No. 1413, raise building 6 feet and built stone wall under; cost, \$1,000; owner, Fred. Breitenberger, on premises.
1678—Leonard st, Nos. 80 and 82, lower rear wall two feet and put in new skylight; cost, \$1,500; owner, Estate of H. Young, by James H. Young, trustee, 42 West 54th st; builders, Wm. G. Slade and A. C. Hoe & Co.
1679—93d st, s s, 150 w 2d av, new tier of iron beams, also girders and columns; cost, \$5,000; owner, George Ehret, Park av, cor 94th st; builders, J. & L. Weber.
1680—53d st, Nos. 226 and 228 W., two-story brick extensions, 18x66.6, brick, cement and asphalt roof; cost, \$2,500; owner, Geo. A. Schwartz, 358 West 35d st; architect, J. Zimmermann; builder, J. P. Niblo.

KINGS COUNTY.

Plan 729—Sackett st, s s, 120 e Court st, rebuild front wall; cost, \$700; owner, Wm. Glass, 129 Columbia st; builders, M. Gibbons & Son.
730—Kent av, No. 560, stone foundation; cost, \$400; owner, Mrs. Cath. Wren, on premises.
731—Bainbridge st, n s, 250 w Reid av, add one-half story; cost, \$400; owner, Kate Acor, 372 Tompkins av; builder, L. Acor.
732—Hoyt st, No. 242, store front. &c.; cost, \$900; owner, Margaret Campbell, 232 Hoyt st; builder, J. H. O'Rourke.
733—42d st, No. 118, one-story frame extension, 13x15, tin roof; cost, \$75; owner and builder, Andrew Klam, on premises.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending November 30:

Table showing assets and liabilities for business failures, including names like Barthemes, Ludwig and Cohen, J. S., & Co., etc.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Nov.
28 Ash, Jacob, clothing, 524 Broadway, to Henry Stern; preferences, \$1,375.
28 Clark, O. Reed and Orival O., firm of O. R. Clark & Co., millinery goods, 599 Broadway, to Addison B. Tuttle.

KINGS COUNTY.

- Nov.
GENERAL ASSIGNMENTS.
30 Davis, Morris, to Max Feuerstein.
27 Foster, Frank C., to John Wood.

IMPORTANT TO PROPERTY-HOLDERS

BOARD OF ASSESSORS.

No. 111 1/2 CITY HALL, NEW YORK, November 27, 1883.

Notice is given to the owner or owners of all house and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from November 27, 1883:

SEWERS.

- No. 1.—Mott av, from the Spuyten Duyvil & Port Morris R. R. to 138th st.
No. 3.—142d st, from Alexander to Brook av, with branches in Alexander and Willis avs.
No. 10.—East 137th st, from 3d av to Summitt e of Willis av, with branches in Lincoln, Alexander and Willis avs.
No. 11.—141st st, from 3d to Alexander av, with branch in Alexander av.

REGULATING, GRADING, SETTING CURB AND FLAGGING.

- No. 2.—71st st, bet 5th av and East River.
No. 4.—152d st, from St. Nicholas to 9th av.
No. 5.—153d st, from St. Nicholas to 9th av.

PAVING.

- No. 6.—95th st, from 3d to Lexington av; Belgian block.
No. 7.—81st st, at intersection 9th av; granite block.
No. 9.—Av A, from 54th to 57th st; granite block.
No. 13.—Madison av, from 110th to 116th st; granite block.

CROSSWALKS.

- No. 8.—Lexington av, at intersection 105th and 106th sts.
No. 21.—Lexington av, at s s 94th st.

FLAGGING.

- No. 35.—8th av, e s, bet 124th and 125th sts.
No. 36.—Madison av, e s (8 feet wide), from 125th to 126th st.

FENCING VACANT LOTS.

- No. 27.—11th st, opposite Nos. 349 and 351, W.
No. 33.—84th st, s s, bet 3d and Lexington avs.

FILLING SUNKEN LOTS.

- No. 31.—Willis av, w s, 25 n 14th st, abt 125 ft. front.

BASINS.

- No. 47.—25th st, s w cor 11th av.
No. 57.—1st av, bet 99th and 109th sts.

[The limits embraced by such assessments includes all the houses and lots of ground and vacant lots as above described in Nos 1, 3, 4, 5, 10, 11, 12, 18, 28, 29, 31 to 39 inclusive, 42, 43, 45, 48, 49, 54, 55 and 56, and as above described and to the extent of half the block at the intersecting avenues or streets in Nos. 2, 6, 7, 8, 9, 17 to 19 inclusive, 19, 22, 25, 40, 41, 46 and 50 to 53 inclusive, others as follows:

- No. 20.—West End av, both sides, from 91st to 96th st.
93d st, both sides, bet West End av and Boulevard.
91st and 93d sts, West End and Riverside avs, blocks—bounded by.
91st and 96th sts, West End av and Boulevard—blocks bounded by.
No. 21.—Lexington av, both sides, from 93d to 95th st, and to the extent of 1/2 block at intersection of 93d and 94th sts.
No. 23.—10th av, e s, bet 128th and 130th sts.
9th and 10th av, 129th and 131st sts, blocks—bounded by.
No. 24.—24th, 25th and 26th sts, both sides, bet 11th and 13th avs.
13th av, e s, bet 24th and 27th sts.
21th and 27th sts, 11th and 13th avs, blocks—bounded by.
No. 26.—3d av, both sides, from 156th to 159th st.
156th st, both sides, from Croton to Elton av.
156th and 159th sts, 3d and Elton avs—bounded by.
No. 27.—Wards, Nos. 283 and 284, in the 9th Ward.
No. 30.—135th st, bet 7th and 8th avs.
No. 44.—10th av, e s, from 116th to 118th st.
116th and 117th sts, 9th and 10th avs, block—bounded by.
No. 47.—11th av, w s, bet 24th and 25th sts.
25th st, s s, extdg 125 w from 11th av.
No. 57.—99th and 109th sts, 1st and 2d avs, blocks—bounded by.
100th and 107th sts, 1st av and Av A, blocks—bounded by.

The above described lists will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation, on December 28, ensuing.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval.

NEW YORK, November 28, 1883.

REPAVING.

- Monroe st, bet Catharine and Grand sts.
Cherry st, bet Catharine and East sts.
Montgomery st, bet Division and South sts.
Jackson st, bet Grand and South sts.
Water st, bet Clinton and East sts.
7th st, from 10th to 11th av.
49th st, from 10th av to North River.
49th st, from 8th to 9th av.
44th st, from 1 th to 11th av.
Av A, from 7th to 14th st.
12th st, from 2d av to East River.
11th st, from Av B to East River.
Hester st, bet Centre and Grand sts.
Baxter st, bet Canal and Grand sts.
Mott st, bet Canal and Bleeker sts.
Mulberry st, bet Spring and Houston sts.
4th st, bet Broadway and Bowery.
Centre Market pl, bet Grand and Broome sts.
Peck slp, from Pearl to South st.
Oak st, from Pearl to Catharine st.

CHANGE OF GRADE.

- 120th st, bet 8th and 9th avs.†

CROSSWALKS (RELAID.)

- 6th av, from 36th to 40th st.†

MAINS.

- Manhattan st, from Av St. Nicholas to 125th st; gas.†
73d st, bet Av A and 1st av; Croton.†
80th st, bet Madison and 4th avs; gas.†

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending November 24, 1883:

REGULATING, GRADING, ETC.

- 91st st, from 3d to 4th av.
94th st, from Boulevard to east line Riverside Drive.
120th st, from 8th to 9th av.
Lind av, bet south curb line Wolf st and north curb line of Devos st.
Tinton av, s e cor 169th st, 245 ft. front, at expense of Mrs. Henrietta Barnum and E. G. Williams.

PAVING.

- 83d st, from Boulevard to Riverside Drive.
123d st, from 3d to Madison av.

REPAVING.

- 1st st, from Bowery to Houston st.
20th st, from 10th to 11th av.

CROSSWALKS.

- 69th st, from west side 9th av to east side of 11th av.

FLAGGING, SETTING CURB AND GUTTER STONES.

- Tinton av, s e cor 169th st, 245 ft front, at expense of E. G. Williams.
Tinton av, s w cor 169th st, 245 ft front, at expense of Mrs. Henrietta Barnum.
North 3d av, s w cor 173d st, 110 ft on 173d st, at expense of A. E. Squire.

MAINS.

- 69th st, bet 10th and 12th avs (where not already done); gas.
83d st, bet Boulevard and Riverside Drive; gas.
83d st, bet Boulevard and Riverside Drive; Croton.
96th st, from 3d to Lexington av; Croton.
East 150th st, from Walton to Cromwell av; Croton.
Fairmount av, from North 3d av to Waverly pl; Croton.
Morris av, from North 3d to Railroad av and East 156th st; gas.

ADVERTISED LEGAL SALES.

REFERRES' SALES TO BE HELD AT THE EXCHANGE SALES-ROOM, NO. 111 BROADWAY.

- Frankfort st, Nos. 35 and 37, s s, abt 118.1 w Gold st, 50x111.4x46.6x107, six-story brick store and tenement, and five-story brick tenement on rear, by P. F. Meyer. (Amount due, abt \$35,000) 4

- Thames st, No. 22, s s, 14.3x abt 54.8x16.4x abt 54.8..... 4
Thames st, No. 24, s s, 19.1x54.8x17.4x54.8..... 4
Six-story brick store and tenement..... 4
by L. Mesier. (Amount due, abt \$19,550)..... 4
50th st, No. 312, s s, 215 w 1st av, 20x100.5, four-story stone front dwelling, by Louis Mesier. (1st mort., amount due, abt \$9,225; 2d mort., abt \$1,000)..... 4
130th st, Nos. 125 and 127, n s, 400 e 7th av, 50x99.11, two four-story brick (stone front) dwellings, by D. M. Seaman. (Amount due, abt \$8,750; prior mortg. of \$15,000 on each house)..... 4
114th st, No. 435, s s, 193 w Av A, 25x100.10, four-story brick (stone front) dwelling, and two-story brick dwelling on rear, by A. H. Muller & Son. (Sold July 31, 1882, for \$11,500.) (Amount due, abt \$4,800; prior mort., \$7,500)..... 5
Madison st, No. 321, n e cor Gouverneur st, 20.9x 7 x20.11x73.11, three-story brick dwelling with one-story brick extension..... 5
Norfolk st, e s, 1 lot next to n e cor Rivington st, 22x78..... 5
Division st, No. 81, s s, 211.3 e Market st, 25x50, three-story frame dwelling with one-story frame extension..... 5
Cherry st, Nos. 320 and 322, n s, 83 e Clinton st, 46.6x10x46.6x99.6, two-story brick stable..... 5
Greenwich st, No. 766, w s, 44.4 s Bank st, 20x irreg., three-story brick dwelling..... 5
91st st, n s, 275 w 4th av, 51x100.8, vacant..... 6
Grand st, Nos. 402 1/2, 404, 404 1/2 and 406, and Nos. 159-163 Clinton st, n w cor Clinton st, 50x83.6, several frame and brick dwellings..... 5
by R. V. Harnett (Trustees' sales)..... 5
123d st, n s, 225 e new av e of Mount Morris sq, 100 x100.11, vacant, by R. V. Harnett. (Amount due, abt \$4,150)..... 5
121st st, s s, 100 w 4th av, 47.6x100.11, new buildings projected, by Van Tassell & Kearney. (Amount due, abt \$12,675)..... 5
142d st, s s, 450 w 8th av, 25x99.11, two-story frame dwelling..... 5
3d av, e s, 75.6 n 92d st, 50.4x100, five-story stone and brick tenement..... 5
by Sheriff, at City Hall. (Sale under execution) Vermilyea av, s s, 300 e Dyckman st, 50x150 to Sherman av, vacant, by R. V. Harnett. (Sold Nov., 1872, for \$.250.) (Amount due, abt \$725)..... 6
33d st, No. 240, s s, 334.10 e 8th av, 20.1x78.10, three-story brick dwelling, by B. Smyth. (Partition sale)..... 6
Elton st, s s, 150 w Morris av, 25x118.1, by W. S. Smith, referee, at Washington av, cor 167th st. Pleasant av, No. 420, n e cor 122d st, 19.11x74, three-story brick store and tenement..... 7
Pleasant av, No. 440, s e cor 123d st, 19.11x74, four-story brick store and tenement..... 7
by L. Mesier. (Two 1st mortg., amount due \$6,225 and \$7,300, respectively)..... 7

KINGS COUNTY

- Boerum st, s e s, 201.8 n e Livingston st, 29x91.2x 32.5x irreg, by J. Cole, at 389 Fulton st. 1
Quincy st, s s, 300 w Patchen av, 100x100, by C. B. Burwell, ref., at Court House 1
Flushing av, s s, 75 e Grand av, 25x90.6, by T. A. Kerrigan, at 3 Willoughby st 1
South 2d st, s s, 25 w 11th st, 25x90, 1/2 part, by T. A. Kerrigan, at 35 Willoughby st 3
Sandford st e s, 142.5 s Flushing av, runs south 17.5 x southeast 211.6 to Nostrand av, x 22.1 x northwest 118.1 x south 16.5 x northwest 101.3 to beginning, by J. C. Eadie, at 45 Broadway, E. D. Broadway, s s, extdg from Eldert to Shepard av, 200x100, East New York, by Cole & Murphy, at 379 Fulton st. (Partition)..... 6
Henry st, n w cor Orange st, 55.9x74.6, by T. A. Kerrigan, at 35 Willoughby st 7
Court st, n e cor Livingston st, 36x29.5x35.8x38.8 }
Schermehorn st, n s, 325 e Smith st, 25x100..... }
Partition..... 8
by Cole & Murphy, at 379 Fulton st

LIS PENDENS, KINGS COUNTY.

- 4th pl, n s, 70 w Court st, 20x104.11. Dietrich Webner agt Benjamin B. Hopkins; att'y, J. Dill, Jr. 26
Halsey st, s s, 380 e Saratoga av, 29x10x129 1/2x 137.4. Richard Rademacher agt D. B. and E. H. Treadwell; action for specific performance; att'y, P. L. Balz, Jr. 24
Smith st, e s, adj. J. Peters, 12th Ward, runs south 160 to Hamilton av, x south to Gowanus Bridge, x east to bulkhead Gowanus Creek, x south to said Peters' lot, x west to beginning, with land under water, &c. William Kent agt Aaron Raymond; att'y, G. Tillotson. 24
Decatur st, s s, 250 e Stuyvesant av, 25x100. John Daly, recvr, agt Dorothea Treusch et al; action for dower; att'ys, Morris & Pearsall. 24
Raymond st, e s, 82 s of J. Galloway's land, runs south 25 x east 56 x north 25.4 x west 61; also property in Hempstead, L. I. Nicholas H. Stevens agt Nicholas E. Collins et al; partition; att'y, A. R. Griffin. 24
Park av, n s, 25 w Tompkins av, 50x100. 28
Park av, n s, 200 w Tompkins av, 50x100. }
Henry Loeffler agt Andrew Froelich and The Williamsburg Savings Bank; action to foreclose lien; att'y, G. W. Wills. 28
Leonard st, s w cor Meserole st, 75x100. }
Meserole st, s s, 100 w Leonard st, 75x100. }
George B. Abbott, public admr., as admr. of Doris Hamm, agt George Ahlers et al.; att'y, R. M. Bruno. 28
Fulton st, s w cor Ralph av, 25x200 to Herkimer st. Adolphe A. Kloster agt Alphonse Kloster et al.; partition; att'y, F. J. Moissen. 28
Conway st, northerly cor Broadway, 118.2 to Brooklyn & Rockaway Beach R. R., x north 62 x northwest 45 x southwest 154.7 to Broadway, x 100. George W. Smith agt Maria wife of Frederick Appleby; att'y, J. Parker, Jr. 28
Macon st, s s, 95 e Summer late Yates av, 20x100. Charles H. Russell, receiver, agt Mary wife of Patrick H. Slattery; att'y, E. H. Hobbs. 30
North 3d st, n s, 85.5 w 4th st, 25x25. Charles S. Merritt agt Agnes Merritt; partition; att'y, J. H. Loughran. 30
North 5th st, n s, 140 w 4th st, 20x100; also machinery. Andrew Wils agt Conrad and Anna M. Huber; att'ys, Fisher & Voltz. 30
Douglass st, s s, 160 e Smith st, 20x100. }
President st, n s, 284.6 w Smith st, 20x100. }
John S. Voorhees agt Cornelius B. Voorhees et al.; partition; att'ys, Bergen & Dykman. 30
Graham av, s e cor Richardson st, 44x75. Elizabeth Petersohn agt Jonas H. and Teresa Goodman; action to recover possession of 1/2 part of premises; att'ys, Jacobs Bros. 3

RECORDED LEASES.

Table with columns for location, description, and 'Per year' value. Includes entries for Attorney st., Broadway st., Chatham sq., etc.

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 listing conveyances in Essex County with names and values. Includes entries for Boath, Wm—M Hamill, Central av., etc.

MORTGAGES.

Table listing mortgages in Essex County with names and values. Includes entries for Bontgen, Augustus—L Roth, Burnett st., etc.

Table listing recorded leases in Hudson County with names and values. Includes entries for Denton, J R S—M B L I Co, Mulberry st., etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County with names and values. Includes entries for Frost, Barbara, 37 Boyd st., etc.

JUDGMENTS.

Table listing judgments in Hudson County with names and values. Includes entries for Clark, F H, and Thomas Stevenson—D S Walton et al., etc.

ASSIGNMENT FOR BENEFIT OF CREDITORS.

Table listing assignments for benefit of creditors in Hudson County with names and values. Includes entry for Whitney, Elizabeth M, of Newark, to A M Whitney, etc.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County with names and values. Includes entries for Barnes, S D—E H Van Name, Bayonne, etc.

MORTGAGES.

Table listing mortgages in Hudson County with names and values. Includes entries for Barnes, S D, Jr—Judith Barnes, Bayonne, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County with names and values. Includes entries for Blacker, Edward—J O Keefe, coach, horse, &c., etc.

BILLS OF SALE.

Table listing bills of sale in Hudson County with names and values. Includes entry for Andrews, William—W A Crocker, blacksmith shop, etc.

JUDGMENTS.

Table listing judgments in Hudson County with names and values. Includes entries for Gregory, D S—W Vall, etc.

PASSAIC COUNTY.

MORTGAGES.

Table listing mortgages in Passaic County with names and values. Includes entry for Barker, T J—W McAllister, Fulton st., etc.

Table listing recorded leases in Passaic County with names and values. Includes entries for Dolling, Bridget—Katz Bros, Peach st., etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Passaic County with names and values. Includes entries for Byrne, John, Paterson—Katz Bros, saloon, etc.

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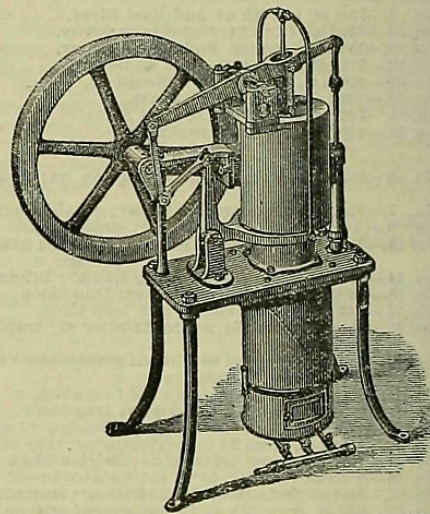
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