

THE RECORD AND GUIDE.

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Communications should be addressed to

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During the past two months the subscription list of THE RECORD AND GUIDE has been very largely increased. We have not had so many additions to our regular readers since March, 1881. There is not, just now, any particular interest in real estate, but THE RECORD AND GUIDE caters for other specialties equally important. The business depression is causing so many failures that credits are being watched as never before; hence the importance to bankers and creditors of the information published in these columns. Then this paper is in demand in the "street" and in stock circles for its sane and candid judgments as to the values of railway securities. We have been able to tell the truth without prejudice, and those who followed our advice have saved their money. For proof of this we refer to our warnings for the last three years as to the danger of investing in Northern Pacific bonds and stock. Of course, the organization of a Real Estate Exchange will make THE RECORD AND GUIDE indispensable to all who own or deal in realty in New York or its neighborhood. This will be an active year in real estate, though the market for the coming spring may be a declining one, in sympathy with the general condition of the trade of the country.

If Mr. Villard has really lost all his fortune, people who have not been injured by his management of their money will be disposed to think well of him. He carried through a great enterprise and if he sacrificed his own as well as his friends' means his judgment may be impugned but not his honesty. But he will never amount to much in the "street" again. In that locality it is those who keep their money—not those who lose it—are treated with consideration.

The "Ticker" is still out of repair but its operator believes that January will not be so good a month for the bears as was December. He said so during all of last month but he added that while prices might be better the bulls must not expect any boom. While the general outlook was not good a reaction from the late depression was in order.

The Huntington-Colton letters are painful reading. They show that the representatives of great corporations, such as Gould, Scott and Huntington, have for years been packing committees of Congress in corporation interests and bribing Representatives and Senators. Such men are traitors to the Republic; they are our most dangerous public enemies, but it must be confessed that the most disheartening sign of the times is the apathy of press and public in face of these startling disclosures. They seem to be taken as a matter of course.

The Ramapo water scheme is said to be backed by ex-Mayor Cooper and Congressman Hewitt. It does not seem practicable, however, and the Sinking Fund Commissioners would not be justified in putting the city to the expense of taking water from Jersey, thirty miles away, when there is so much of it available in the North and East Rivers right at our doors. Fire Commissioner Purroy's scheme for utilizing the river and bay water in case of a great fire has the merit of being inexpensive. He would use the two splendid fire tugs of the Fire Department, which could pump sufficient water into movable tanks to supply all the available engines of the department. By all means let this simple and apparently efficient plan be tried. It will not, in any event, cost much.

Ninety millions of dollars was paid out during the past year by the insurance companies to cover losses by fires. The total expenditure for offices, brokerage and losses on policies amounted to about \$150,000,000. This is a clear loss to the nation and costs each of the ten million families of the United States fifteen dollars per annum. It is a favorite idea with some European statesmen, Glad-

stone and Bismarck among others, that each nation should monopolize its own fire and life insurance business. It would thus save salaries, costly buildings and premiums, and could fix such rates as to make it unprofitable for owners of dwellings and stores to burn down their holdings. Fully one-half the fires are the result of incendiarism.

Real Estate and Building, Past and Present.

In accordance with our usual custom at this season of the year, we give herewith a series of tables showing the condition of the real estate market during the past as compared with previous years. The retrospect is, on the whole, satisfactory. Realty as these figures show has had no such setback as stocks and manufactured products. The following table gives the number of transfers, the amounts paid and the average price per conveyance since and including 1873.

Year.	No. of Cons.	Amount paid.	Average price per con.
1873.....	7,175	\$145,285,753	\$20,248 87
1874.....	6,191	114,197,609	18,445 75
1875.....	6,347	99,035,562	15,601 95
1876.....	6,384	86,738,805	13,601 85
1877.....	6,179	71,469,285	11,566 49
1878.....	6,029	64,119,187	10,635 12
1879.....	8,969	85,568,913	9,539 97
1880.....	9,588	111,666,636	11,646 45
1881.....	11,678	148,219,490	12,692 18
1882.....	9,975	170,764,163	17,119 21
1883.....	9,692	160,849,303	16,596 09

But the above does not include the Twenty-third and Twenty-fourth wards, in other words, the annexed district beyond the Harlem. In 1882 compared with 1883 the Conveyances for the whole city were as follows:

Year.	Conveyances.	Consideration.
1882.....	11,042	\$174,653,227
1883.....	11,040	165,192,848

It will be seen from the figures that while the number of Conveyances was about the same, the money payments were less; the average price of each transaction fell off from \$17,119.21 to \$16,596.09.

The following table gives the details for each month of the past two years:

CONVEYANCES.						
Year.	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.
1882.....	785	\$13,970,643	190	102	\$260,735	22
January.....	904	11,776,640	273	91	317,386	31
February.....	1,191	20,422,338	294	119	376,298	38
March.....	1,471	19,690,846	340	133	527,989	22
April.....	1,139	18,425,884	283	98	189,606	28
May.....	642	16,425,693	265	70	351,120	26
June.....	636	10,653,602	174	78	316,383	19
July.....	467	8,211,630	194	61	167,570	17
August.....	542	10,681,996	114	75	342,390	27
September.....	669	13,843,300	177	78	336,386	18
October.....	688	11,535,859	183	87	202,615	27
November.....	841	15,246,232	237	75	500,591	21
December.....	9,975	\$170,764,163	2,724	1,067	\$3,889,064	296
Total.....						
1883.....	836	\$11,127,871	236	85	\$147,895	23
January.....	738	13,441,441	183	106	344,358	35
February.....	1,031	17,452,999	257	102	201,572	26
March.....	1,134	18,260,878	260	101	382,793	28
April.....	1,008	16,982,221	306	127	329,769	37
May.....	897	13,540,646	246	128	474,276	39
June.....	638	9,884,367	148	155	509,232	33
July.....	512	9,628,110	144	93	229,419	23
August.....	502	8,779,890	145	119	494,165	37
September.....	741	11,301,889	189	120	514,091	35
October.....	747	15,379,937	210	128	285,062	27
November.....	908	15,069,045	301	92	480,863	28
December.....	9,692	\$160,849,303	2,625	1,348	\$4,343,545	368
Total.....						

MORTGAGES.						
Year.	Morts.	Amount.	5 p. c.	Amount.	Banks, T. & I. Cos.	Amount.
1882.....	857	\$7,998,851	182	\$2,217,187	176	\$2,555,550
January.....	942	8,660,902	269	3,295,518	173	2,655,000
February.....	1,017	13,686,536	274	4,314,082	189	3,294,405
March.....	1,184	10,605,846	369	3,411,940	154	2,587,910
April.....	1,079	16,966,139	315	3,669,501	188	8,713,580
May.....	780	8,979,203	161	1,687,451	149	2,804,444
*June.....	784	9,880,619	243	2,475,618	129	4,958,255
July.....	664	6,442,995	280	1,973,642	111	2,325,950
August.....	643	7,335,357	151	2,101,755	125	2,927,500
September.....	413	8,043,920	189	2,805,415	118	1,958,150
October.....	896	11,633,796	251	3,407,436	136	2,493,925
November.....	856	11,874,816	203	3,255,359	196	5,115,800
December.....	10,515	\$122,108,980	2,887	\$34,594,904	1,344	\$42,284,472
Total.....						
1883.....	904	\$11,083,156	332	\$3,985,745	147	\$4,995,182
January.....	712	8,066,272	270	2,935,862	147	3,132,900
February.....	1,011	22,061,779	392	3,787,067	194	13,576,100
March.....	1,004	11,375,185	370	4,911,838	147	4,668,600
April.....	933	10,665,630	320	3,727,759	133	3,175,800
May.....	957	10,604,312	241	4,849,310	182	3,848,490
June.....	728	8,881,905	245	2,965,729	114	3,084,740
July.....	611	8,238,521	179	2,635,667	117	3,448,100
August.....	638	7,439,125	179	1,966,094	114	3,057,910
September.....	757	8,815,289	253	2,875,299	121	3,581,800
October.....	812	9,679,588	258	3,045,288	154	2,805,010
November.....	799	9,017,043	279	3,200,822	123	2,577,350
December.....	9,866	\$125,878,305	3,318	\$40,866,480	1,693	\$51,927,022
Total.....						

* Includes June 1st. + June 1 and 30 omitted.

The large number of Conveyances for which there was only a nominal consideration will attract attention. It would seem to indicate that the total sum paid for real property was much larger than the figures given in the above table. But it must be borne in mind that in many cases the deeds recorded in the Register's office are misleading. Dishonest traders and speculators put in fictitious sums to sell out to ill-informed purchasers, or to secure loans at exorbitant valuations. In many cases where the sale is called nominal there is really no consideration, the property passing from hand to hand to conceal the name of the real borrower.

The sales at the Exchange for the past two years were as follows

1882.....	\$26,420,752
1881.....	\$23,593,519

The following gives a comparison by monthss of the building plans filed during the past two years:

	1882.		1883	
	No. b'ld'gs.	Cost.	No. b'ld'gs.	Cost.
January.....	127	\$1,749,885	180	\$4,069,075
February.....	168	2,341,650	169	2,741,825
March.....	253	3,800,110	333	5,964,500
April.....	3 3	6,015,275	163	4,102,222
May.....	223	3,917,350	250	4,870,747
June.....	285	8,616,875	282	5,147,250
July.....	170	3,427,500	241	4,675,600
August.....	185	2,364,417	185	2,046,500
September.....	309	3,613,671	175	3,310,197
October.....	283	5,020,736	189	2,679,532
November.....	164	2,077,500	156	1,770,330
December.....	94	1,596,525	192	2,481,880
Total.....	2,561	\$44,792,186	2,623	\$43,559,658
First three months.....	548	\$7,893,645	687	\$12,775,400
First six months.....	1,364	26,443,145	1,482	26,895,619
Last six months.....	1,197	17,350,041	1,141	16,854,0 9

The following table gives the buildings projected for the last three years, divided into several districts:

	1881.	1882.	1883.
No. of plans.....	1,247	1,400	1,450
No. of buildings projected.....	2,586	2,561	2,623
Estimated cost.....	\$43,299,945	\$44,793,186	\$43,859,658
No. south of 14th st.....	228	283	229
Cost.....	\$8,104,370	\$6,877,610	\$8,455,089
No. bet 14th and 59th sts.....	497	430	524
Cost.....	\$13,436,185	\$13,312,716	\$12,657,480
No. bet 59th and 125th sts, east of 5th av.....	1,166	954	819
Cost.....	\$16,274,750	\$14,990,375	\$13,754,017
No. bet 59th and 125th sts, west of 8th av.....	139	177	183
Cost.....	\$2,035,400	\$3,159,100	\$3,398,075
No. bet 110th and 125th sts, 5th and 8th avs.....	74	23	39
Cost.....	\$958,200	\$204,150	\$642,000
No. north of 125th st.....	265	249	355
Cost.....	\$2,922,2 0	\$4,464 62	\$1,523,350
No. 23d and 24th Wards.....	285	345	415
Cost.....	\$1,052,995	\$1,409,913	\$1,428,967

From the above figures it will be noticed that although last year, as a whole, compares very well with the previous year, yet the last six months of 1883 shows a decided falling off. The year we have just entered upon does not promise to make a good comparison with either 1882 or 1883. The following estimated classified table is also interesting:

Description.	-1882-		-1883-	
	No.	Cost.	No.	Cost.
Dwellings over \$50,000.....	20	\$2,030,000	15	\$1,007,000
Dwellings, \$20,000 to \$50,000.....	88	2,371,000	118	2,586,000
Dwellings under \$20,000.....	477	4,705,743	366	4,040,850
Flats over \$15,000.....	577	17,164,100	314	10,719,200
Tenements under \$15,000.....	691	8,100,100	952	12,251,700
Hotels and boarding houses.....	8	552,000	6	810,000
Stores, 1st class.....	40	2,619,500	36	1,799,000
Stores, 2d class.....	31	620,250	27	449,989
Stores, 3d class.....	50	196,050	82	184,200
Office buildings.....	25	1,403,645	28	3,343,875
Factories and workshops.....	137	1,968,010	140	1,660,238
Schoolhouses.....	4	161,000	6	439,0 0
Churches.....	17	562,000	12	339,000
Municipal buildings.....	8	290,000	7	587,650
Places of amusement.....	12	419,775	15	711,300
Stables.....	130	926,350	89	585,600
Frame buildings.....	262	703,663	535	1,781,742
Totals.....	2,577	44,793,186	2,748	43,214,346

The plans for alterations to old structures filed during 1883 represent an aggregate in cost of \$4,540,885, against \$4,267,181 for the previous year.

For the purpose of showing the rapid growth of the city, as represented yearly in the plans filed, the following figures for the last ten years are given. These relate only to the estimated cost of new buildings in the years named:

Year.	Estimated cost.	Year.	Estimated cost.
1874.....	\$16,667,414	1879.....	\$22,567,322
1875.....	18,226,870	1880.....	29,115,335
1876.....	15,993,880	1881.....	43,391,3 0
1877.....	13,365,114	1882.....	44,793,186
1878.....	15,219,680	1883.....	43,214,316
Total ten years.....			\$262,404,450

A city paper argues that the actual cost of houses is much larger than the estimates, and therefore that the official figures are misleading. Now, it is quite true that in great building enterprises, such as apartment houses, churches and the like, the architects' estimates are nearly always below the true figures; yet it is also true that some of the plans filed are never even commenced, and when builders construct their own edifices they often cost less than the official estimates at the Building Department.

But the above figures show that New York is growing rapidly. There may be a check for a year or two, but there will be no step backward. There will not be so many costly houses built this year, perhaps not next year, but there will be a great deal of building notwithstanding, more than in any other city in the Union.

After all, people who confined their dealings to real estate during the past year fared much better than those who put up margins on stocks, cotton, or grain. It is true some builders have lost money, and people who were forced to sell did not do as well as they could wish, but there was no such tremendous losses in realty as in stocks. A well-known builder went out of business in 1881. He foresaw that the high priced houses, with which his name was associated, would not sell as well as they had done in 1879 and 1880 so he drifted into Wall street and dabbled in stocks. He lost in the Western Union deal, he owns a thousand shares of Metropolitan,

for which he paid a higher price than he ever may receive for it, and he purchased Ontario & Western at 32 for which there is now scarcely any market. Yet this builder is a cautious, careful operator. Had he continued building he might have lost some money, but nothing like the sums his stock operations have cost him, and his experience is that of thousands of others. The moral to be drawn from this example is that although the outlook in the building trade may not be very good, it is far better than the prospects in Wall street. A shoemaker should stick to his last.

Some Up-Town Buildings.

It is difficult to talk about Mr. Villard's house without going into reflections, which may be highly moral and instructive, but are irrelevant to architecture, the more that architecturally there is so little to be said about it. The scheme is of an unusual amplitude and liberality and is very liberally carried out. The giving up of a whole block to three houses in the fashionable quarter of the city, is unexampled except in the Vanderbilt houses, where the three houses appear architecturally as two. The arrangement of the Villard houses is much better—a deep court with a house at the back and one on each flank—much more expressive, since the architecture distinctly explains the relations of the buildings, and abstractly more artistic since a proportion cannot exist with less than three terms or a group with less than three members.

Another great advantage that the Villard houses have over the Vanderbilt houses is that they have roofs, and although without roofs they would be as merely boxes as the others, the tiled roofs, although only of moderate pitch, give each of the three buildings some form and connect the three into a composition. Except in this general grouping, however, there is no more composition than in the Vanderbilt houses. The openings on the outer walls, on the projected ends and on the return of the walls in the court are equally spaced and aligned over each other. In the wall at the back of the court there is some attempt at composition. Below there is a loggia of five round arches, turned between columns now boxed, but presumably of polished granite, and the openings above are grouped in three pairs. The simplicity of the treatment elsewhere is probably meant as a foil to this, but the simplicity is so pervading and the more elaborate treatment so little elaborate, that the foil is the conspicuous part, and makes the whole aspect of the pile dumpish and monotonous. This aspect is not relieved by the decoration, which is very sparing and consists chiefly of sinking the round-arched windows in panels, and decorating the spandrels in a conventional and somewhat tiresome way. The treatment of detail, as well as the general scheme, is suggested by the Florentine palaces of the fifteenth century. But the building lacks the massiveness of its prototypes, and the relation between the stories which made them effective; and even the irrational application of "orders" would be an agreeable relief to its monotony. The horizontal divisions are emphasized, but this emphasis does not relieve the monotony of the facades which, assuming the existing division of openings, could only have been effected by a differentiation in the treatment of the different divisions. The joints of the basement are beveled, but that does not difference it sensibly from the wall above. A really bold and massive treatment of the basement, with an enrichment of the attic story, which is now only a series of square holes, would have effected this differentiation, even if the second and third stories were left as they are. The cornice is rich, but its enrichment is too small in scale to be effectual. The general effect of the houses thus is that they are big and tiresome and as unnoticeable as so big a pile can be. But then they are in no way offensive and can never come to look trivial or vulgar, and this, with the gratifying liberality of the plan and of its execution, must be scored as a mild success.

Directly opposite the Villard houses are the new residences or offices of the Cathedral, which are in the coarse and glaring white marble of which that great structure itself is built. The glare will disappear after a while, to be replaced by an unvenerable dirtiness. The architecture conforms to that of the Cathedral, and would not be noticeable except for the absurd way in which all grace of outline is destroyed by clapping on over the gables of the building a great black pan of a mansard roof. The little gable of a dormer may be relieved against a roof in this way without offense, but here there are gables half as wide as the building, which have no meaning whatever, except as the ends of roofs, and when a mansard roof is clapped on over them simply stick out and look foolish, as confessed pieces of made architecture, besides destroying all the grace of outline which would have been gained if the buildings had been roofed as its walls assert that it was meant to be roofed. Whether this absurdity is the architect's fault—which is difficult to believe—or that of his client's, it is to be hoped that there is enough perception of architectural proprieties among the clergy and laity of the archdiocese to insist upon the removal of these monstrosities, which vulgarize not only the buildings they cover, but the more important building to which they are appendages, and to replace them with respectable roofs.

In Fifth avenue, between Fifty-sixth and Fifty-seventh streets,

is a twenty-five-foot house with a visible roof, for which we are duly grateful. The roof is very simple, being simply a slope, not of an extravagant pitch, perhaps not more than 45 degrees back from the wall, but it is enough to take away the look of a screen from this wall and substitute the look of an enclosure. How comparatively respectable would even the brown stone front look if it were surmounted by such a roof and the sheet-metal cornice ripped away. Look at the old warehouses along the East River and compare them with their modern, flat-roofed neighbors to see what a difference this would make. Besides the roof of this Fifth avenue house, the wall is divided so as to give it some character. It is a basement and four-stories, a bay window running through two stories and taking up nearly two-thirds, the narrower division having the front door and a small opening over it corresponding to the second story of the bay. In the third story is a large open arch, giving access to the roof of the bay, which thus becomes a balcony, and a narrow opening above the doorway. Then comes an emphatic string course, and a fourth story of three grouped openings, round-headed, above the bay, and one similar opening on the narrow side. This conversion of the front into a single feature is effective, in spite of the neglect of the detail, which has no force, being unmodelled, flat and shallow, and imparting these characteristics to the front, which is saved in spite of them by having an intelligible division into superior and subordinate parts, and especially by being crowned with a visible roof.

Our Prophetic Department.

INVESTOR—Now, Sir Oracle, I want you to give me a general view of the situation, such as was published in THE RECORD AND GUIDE during January of last year. Those who have files of the paper, by rereading them now, will see they would have saved money had they followed the advice contained in your conversations in the beginning of the year 1883. I recall the warnings you uttered about the Northern Pacific securities and all the "wilderness" roads, and your prediction that the acceptance of the gold unit of value by the commercial nations would cause a steady shrinkage in all prices, as well as severe distress in all the money markets of the world. This has truly been a year of shrinkage and disaster, not only in the United States but in Europe. A writer in the *Sun* of last Monday quotes almost the very words you used last January. Says "Rigolo":

The year which closes to-day will remain a memorable one in the annals, not only of Wall street, but of all the Stock Exchanges of the world. The depression of business is quite as great in Paris, London, Amsterdam and Frankfort as it is in New York. The tumble in prices has not been as heavy in English and German securities, but the American securities held abroad fell as much there as they fell at home, while France had a long list of stocks wiped out, and another quite as long showing a fall of 25 to 50 per cent. New York managed, however, to avoid a crash like the one Paris had in the beginning of the year, and went through the process of liquidation and depreciation in a gradual and orderly manner, which would be a cause for pride to much older communities. It seems almost incredible that a shrinkage of over one thousand millions of dollars in investment values should have taken place, not only without a panic, but even without any considerable individual failure.

SIR ORACLE—It is usual for journals to review the history of the past and anticipate the history of the future year early in January. But really it is not a good time for a forecast. Our business year commences with the gathering of the crops, and the prudent operator delays forming a judgment until a session of Congress ends, or until all the crops are gathered in and their value estimated. The political and industrial data is then in shape for guiding the judgment. Any forecast made now might be rendered misleading by some action of the government, while a crop failure would negative any hopeful view that might be taken of the situation.

INVESTOR—Will this be a "bull" or a "bear" year? If I had one or two hundred thousand dollars would it be wise to invest them in securities at present prices?

SIR O.—While I think that first-class securities are selling abnormally low and while I believe there will be a better feeling soon—temporarily at least, and while still further I hold that the purchase of first-class securities would yield a permanent profit at present prices, I must confess that I do not look hopefully upon the future. The United States depends for its prosperity exclusively upon its agricultural productions. This is the key to our industrial system. Increased acreage, large crops and good prices give us good times; a stationary acreage, moderate crops and low prices bad times. The former was our happy condition from '78 to '81. The latter has prevailed from '81 to the close of '83. Since 1879 our population has increased 13½ per cent., our railroad mileage nearly 40 per cent., while the acreage under cultivation has only increased 9¼ per cent. Cotton production has increased but 4 per cent., and the production of grain in the same time has decreased 5 per cent. During this same period our manufacturing industry has increased enormously, but the exact figures will not be known until the census of 1890. In other words we have a

larger non-agricultural population to support with a relatively lessened agricultural production, a smaller surplus to sell to the rest of the world and at lower rates. The nation is not getting richer, but relatively poorer. Hence the distress which will be continuous unless some unforeseen changes take place.

INVESTOR—Name a possible circumstance that might alter the situation.

SIR O.—A war in Europe would give us better prices for agricultural products and create a demand for our metals, firearms and other productions. And such war may occur next year, for European diplomacy leads to trains of dynamite. Then, if Congress should spend the national surplus and use our credit in building a navy or creating a merchant marine, in providing harbor defences and improving our waterways—in other words if Uncle Sam became a great employer, there would be an immediate revival in business. Again, should the commercial nations come to an agreement to rehabilitate silver and make it a money metal freely coined at a fixed ratio with gold there would be a revival of industry all over the world; but of these three possibilities the war is the only one probable, and that may be staved off. Put me down as a "bear" until some new general conditions changes the aspect of affairs.

INVESTOR—Please forecast what may occur should none of the three factors mentioned be brought into play.

SIR O.—There may be a rally in prices some time during January, but on the whole I look for a rather "blue" year up to the gathering of next summer's crop. Workmen are being discharged from all the great employing establishments, wages are being reduced, and this will result in a still greater stagnation in business. It is safe to estimate that there are some ten millions of working people in the United States; this includes men, women and children. Suppose the wages they have averaged is \$15 a week. The hard times will throw many out of employment and reduce the wages of others. Suppose now the reduction in the wages paid should be \$3 a person, that is \$30,000,000 weekly, \$120,000,000 a month and \$1,440,000,000 a year, less money would be spent for the necessaries of life. This, in itself, is a terrific shortage, and at once affects the employing classes who produce for consumption. This will in time drive people from the large cities, and force them to go to work on the land. The hard times from 1873 to 1878, were a blessing in disguise, for during those six years the grain acreage increased 52 per cent. and the cotton acreage 33 per cent. Since 1878 the yearly increase of cultivated acreage has been only 2½ per cent.

INVESTOR—These be rather gloomy views, Sir Oracle. Would not the liberalizing of our tariff help matters by giving us a foreign market for our now unsalable domestic manufactured products?

SIR O.—I see the *Herald* and other newspapers are harping upon free trade as a panacea for the present national ills, but I notice we were prosperous enough from 1878 to 1881 with the present high tariff. I believe myself in a more liberal scale of duties, but it is clear that revenue reform or approximate free trade will do us little good for several years to come. Should the House pass a revenue reform bill it may be negatived by a Republican Senate, or vetoed by a Republican President. It is very evident that a really radical reform of the tariff will be impossible until the Democrats have control of the executive as well as the legislative departments of the government, and even if everything should be favorable this cannot occur until 1886. Our concern is with 1884, and not with what may occur two years later. No, I cannot say that I look upon the immediate future as at all hopefully.

INVESTOR—Turning from the question of general prices, what is your forecast as to specialties, such as the cereals and cotton?

SIR O.—The chances seem to me to be against holders of wheat. Our stock in this country is quite large, and although prices are very low there is no export demand. The fall of the year closed with the winter wheat looking very well, and it has a covering of snow which will protect it till the spring opens. Then all the world is now competing with us in sending small grain to the west of Europe. Russia, Hungary, Austria and Egypt is forwarding more yearly to the markets of the West, while India can be depended on hereafter for a relatively enormous supply. Wheat is kept up in this country in sympathy with corn, which is unexpectedly short, only some 400,000,000 bushels more than the year of the drought which killed the corn. I should not want to speculate on the "long" side of wheat, unless there was a foreign war. There is a shortage of cotton of over 900,000 bales as compared with last year, but the speculative operator is likely to make more on the "bear" than on the "bull" side. Those who use cotton clothing all over the world are not prosperous, and the markets are glutted. Should the French get into serious trouble with the Chinese there will be a fall in cotton goods, and raw cotton might temporarily, at least, be sold for 8 cents a pound. With the shrinkage of prices going on everywhere due to the operation of the gold unit of value you may put me down as a "bear" in everything. I say the wise man will convert all his possessions into money, which every day is growing in value.

Construction companies will not be so popular in the future as they have been in the past. They were a French invention, and the first use of them in this country was in the famous Credit Mobilier, which built the Union Pacific Road. Similar companies have been used in nearly every railroad constructed since that time. They have been so profitable that the stock was usually absorbed by insiders and its price rarely quoted. After the roads were completed the owners of the construction stock received handsome dividends in the bonds and stock of the new company. But the good reputation of any security is sure to be taken advantage of to exploit investors. First-mortgage bonds were so good a thing previous to 1873 that cautious investors did not fear to subscribe, as the bondholders up to that time got complete possession of the new road in the event of default, but the insiders in 1873 were so largely interested in the junior mortgages and stocks of the various new enterprises that the latter were kept alive at the expense of the first-mortgage bondholders. This was notably true of the Chesapeake & Ohio Road, the first-mortgage bonds of which corporation were scaled to help the other securities, which the bondholders naturally supposed would have been wiped out in case of default. And now the good reputation of construction stocks is gone forever, after the experiences of investors in Oregon Transcontinental and North River Construction. Both were in eager demand at one time, the one at 95 and the other at 130. During the last week these stocks have sold respectively at 30 and 20. In other words, they turned out worse than the wildest wildcats of all the so-called securities dealt in on the market. Railroads will continue to be built of course, but some other device than construction companies must be resorted to to swindle investors out of their money.

Register Reilly's attention is called to certain abuses which grew up under his predecessor's regime which should be promptly corrected. One of them was the practice of keeping back the publication of certain deeds in the interest of dishonest operators in real estate. As soon as a deed is sent into the Register's office for record it is public property and should be at once placed at the disposition of the profession and the press. But certain law firms and speculators, for objectionable purposes, have had the power to pigeon-hole the deeds for weeks after they were entered for record. The daily press have not been aware of the fraud put upon them in this matter but they would make it hot for the Register who would wink at such practices were their attention called to it. Mr. Reilly is a popular man; he has been President of the Board of Aldermen and a member of the Board of Estimates and Apportionment. He has an excellent past and a promising future, neither of which he can afford to sacrifice in the interests of gangs of conscienceless speculators who seek to corrupt his subordinates and shame him.

Concerning Men and Things.

* * *

It is said Mr. Abbey, while he will lose \$60,000 by the opera, will make \$400,000 by his Henry Irving, Mary Anderson and Grand Opera House enterprises.

* * *

George W. Van Sicken is coming to the front as one of the best posted real estate lawyers in New York. What he don't know about Conveyances, Mortgages, Land Associations, etc., is not worth knowing. He is a descendant of one of the old Dutch families which first settled upon this island.

* * *

The theatres are nearly all in a bad way. The Star Theatre, Wallack's, the Grand Opera House and Madison Square are the only ones which pay expenses. When times are depressed caterers for the amusement of the public are the first to suffer. The theatrical business has been rather overdone in this city of late years, yet the out-of-town companies have done worse than those which appeared in the metropolis.

* * *

The *Sun* office is furnishing candidates for all sorts of official positions. One of its editorial writers, Mr. Bartlett, is now a Supreme Court Judge. Mr. Hendricks, one of its reporters, came near being elected Mayor of Brooklyn, and now Amos Cummings is spoken of by the *Times* as an Aqueduct Commissioner in place of Mr. Lane. This candidate has a very peculiar reputation. He is a first-class humorist, was a friend of Tweed's and was retired from the position of managing editor of the *Sun* by Mr. Dana, because—well—because water is not Mr. Cummings, strong point.

* * *

Miss A. Hooper, the daughter of the famous Paris correspondent, Mrs. Lucy H. Hooper, is on a visit to her own country, which she has not seen since she was a child. She is a bright, handsome brunette, a good amateur actress, and reader in French and English, and an unusually intelligent as well as charming young lady. She reports business in France as being very bad. The Republic, she thinks, will last some time longer, not because the people like it but from the fact that there is no one imposing personality among the imperialist or royalist leaders to rally the nation in opposition to the anarchical factions who are now mismanaging the French nation.

* * *

General Horace Porter is considered to be one of the most humorous after-dinner speakers in the country. Unlike Chauncey M. Depew, his

rival, he rarely says anything sensible or solid. His forte is amusing exaggeration, delivered in a grave and unconscious manner. His after-dinner efforts, however, never equalled the wild extravagance of his statements touching the value of North River Construction stock. He gave repeated assurances that it would finally be worth \$200 a share to the fortunate holders; yet this same stock sold recently for \$20. This has proved rather a serious joke for those who did not understand the peculiar character of General Porter's humor. He is, it seems, one of the men the poet speaks of, who can "smile and smile" and be—a railroad president.

* * *

The successful defiance of the Sunday laws by the committee who had charge of the Bartholdi Loan Exhibition practically settles the question of the secularization of the Sabbath so far as picture galleries and libraries are concerned. The first to interfere with our Sunday laws were the opera impresarios, whose concerts were often nothing but operas in disguise. The Bishop exhibition of American pictures is now open every Sunday and it is understood the water-color exhibition will follow the new precedent. In Boston the free library is open to all comers on the Sabbath, and whether the fact is to be regretted or not the tendency in all large cities is to make the seventh day one of recreation rather than of exclusive religious observance. The churches themselves have helped this tendency by intermitting afternoon services and the attention they have paid to furnishing choice music to church goers. It is art, musical and pictorial, which has become the rival of the religious instinct as formulated in Sabbath observances.

The Suburban Rapid Transit Company and Its Future.

The following interesting conversation recently took place between the writer and a director of the Suburban Rapid Transit Company. There was no thought of an interview on either side when the conversation commenced, but the talk was of so important a character that the writer thought that the readers of THE RECORD AND GUIDE should know its substance. The verbal accuracy of the following conversation is not vouched for, but the substance of what was said is, it may be stated, fairly and fully given.

WRITER—Why the delay in beginning the Rapid Transit Road in the annexed district?

DIRECTOR—There has been no delay except such as was inevitable in the prosecution of a really important undertaking. The key to the situation was a bridge over the Harlem River at Second avenue. This is now under way, and the piers will be in place by next October. This is the most serious part of the construction. Indeed we have already been delayed a month on account of the defects of the river bottom, which necessitated dredging in order to commence the foundation of one of the piers. The bridge will not be completed until the spring of 1885.

W.—Who will own this bridge and what corporations will have the right to use it?

D.—It belongs to our company, and arrangements will be made permitting the New Haven Road to use it. I suppose that under the general railway law any company which has tracks laid to the Harlem River adjacent can have the use of the bridge, under an equitable consideration to be fixed by arbitrators.

W.—But what other impediments were in the way besides the lack of a bridge?

D.—Well, to be quite frank, the Manhattan-Metropolitan imbroglio has retarded our work. Had that been settled a year ago we would have been under full headway, for the slightest consideration will show that the Suburban Rapid Transit Road must have direct affiliations with the elevated system of this city to be of any value to its stockholders or the public. Take, for instance, this matter of the bridge. The Manhattan Company controlled the southern side of the Harlem River and we had to get its consent before giving out the contracts. Mr. Jay Gould was seen finally, and he consented. He told us to go ahead.

W.—What, in your judgment, will be the issue of this Manhattan-Metropolitan fight?

D.—I know the people on both sides, and have had a good deal to do with law, lawyers and courts during the past five years. I have, moreover, followed the case before Judge Van Brunt with the greatest care, and I believe the Manhattan Company will score a complete and overwhelming victory. Jay Gould's head is very level. If there was any conspiracy Kneeland and his friends have failed to prove it. I would not be surprised were Judge Van Brunt to dismiss the case before the defence was heard. Whatever moral grievance Mr. Kneeland and his friends may have they legally have not a leg to stand upon. As a matter of equity the Metropolitan cannot claim to come in upon equal terms with the east side elevated. It is the latter which is doing the enormous business. The Second avenue road of the Metropolitan nets a heavy loss, while the Sixth avenue part of the system—being much longer than the Third avenue road—pays only a small profit. There is no equity in the demand of Kneeland that it should be treated as well in the final distribution of profits as the east side road. Indeed, as I understand it, the Metropolitan people only demand eight per cent. guaranteed, but the Manhattan party—headed by Gould—offer only four per cent. Should the Metropolitan be beaten by showing they have no case, before Judge Van Brunt, a basis may be offered for settlement, and the Metropolitan may get six per cent. But Mr. Gould is a very hard man at a bargain, and he said from the first that this matter must be fought out and settled by the courts.

W.—But is not the prospective value of the Metropolitan system quite as great as that of the east side elevated?

D.—Why, sir, the business on the Third avenue line is growing enormously. The trains are in each other's way. Indeed, it can no longer be called rapid transit, as it takes forty-five minutes to go from South Ferry to the Harlem River. The people of Harlem and the annexed district want something much quicker than this, which in time may be supplied by the Second avenue elevated road. When the bridge over the Harlem

River is built, and the New Haven and other roads are connected directly with the Second avenue system, I suppose that the latter will then become remunerative—largely so, for it will no doubt have through trains, or at least trains that stop at intervals of one or two miles, and which will convey passengers from the Harlem River to South Ferry in twenty to twenty-five minutes. Now you can understand why we have been delayed in the construction of the bridge. The Manhattan people probably did not want the full capacities of the Second avenue road to be developed until the law suits were ended. If the quarrel should finally be referred to arbitrators, or argued before the Court of Appeals, it was what the Metropolitan had earned, and not what it might earn under changed conditions, which would be the basis of settlement. The New York Elevated, bear in mind, does the largest business, considering its length, of any railroad in the world.

W.—You have had a good deal of local opposition to fight. What was the difficulty with John B. Haskin & Company? Where was the point of their criticism?

D.—They wanted a line up the Third avenue on the other side of the bridge. That is, as you know, an eighty-foot street, and had we adopted that line, the company would have been ruined. We took legal advice and were assured that every owner along the line of Third avenue would have a just claim for damages. Hence in laying out a route for the Suburban Rapid Transit we have purchased the right of way or secured it, and through regions as yet unsettled, where there is no chance for claims of damage. The wisdom of our course has since been justified by the verdict which has been rendered against the Manhattan Company by Judge Ingraham and the jury, which assessed damages for losses claimed by a physician on Fifty-third street and Sixth avenue.

W.—And you really think that wherever injury to property can be proved that the elevated roads are liable to damages?

D.—Yes; that is my judgment.

W.—But as the elevated system has been of vast advantage to the city, as it has increased the value of property on the East and West side, do I understand that while they are liable for the damage done they get no advantage from the property whose value they have increased?

D.—That is the way in which we understand the law. It is hard upon the "L" road, but in drawing our plans for the Suburban Rapid Transit we have kept this in mind. Hence we have paid no heed to the protests of those who insisted we should run the risk of these heavy legal claims for damages.

W.—When do you expect to commence work in earnest on the actual construction of your lines?

D.—Just as soon as the legal complications between the Metropolitan and Manhattan systems are settled. We will connect with the former system at One Hundred and Fifty-fifth street, with the New York & Western, as well as the Harlem Road, and with the Second avenue elevated.

W.—You spoke a short time since of other roads using the Second avenue bridge.

D.—There are, as you must know, a number of projects for new railways connecting distant points with New York. There is the New York, Danbury & Boston, in which Major Bergholz is interested; the East River & Connecticut (here the director mentioned five other companies, the names of which the writer does not recall). Representatives of these organizations wanted us to make special terms with them. They must all use our tracks to get access to New York city, but we have declined all entangling alliances, and have referred applicants to the general railway law, which forces us to connect with any company, after a fair basis of settlement is reached by arbitration. Undoubtedly this will be a source of profit to our road when constructed, for New York is extending its relations with many other parts of the country not now reached by railways.

W.—What is your judgment about rapid transit in Brooklyn. Will that system, when built, connect directly with the New York system via the Brooklyn Bridge?

D.—There will be trouble in view if this enormous business is added to that already crowding the east side elevated. I do not think there will be any immediate connection of the two systems, but Brooklyn will, of course, have its elevated roads.

W.—How about the proposed cable roads in New York city?

D.—I do not know much about them, but if they will supply facilities for transportation on the west side up-town, along the piers of the two rivers, and on transverse roads running east and west, they will be a great public benefit. We want some kind of rapid communication on at least twenty streets, running from the East to the North River, and between the Battery and Harlem. When that is accomplished New York will be the most convenient city in the world to live in, to visit, or in which to do business.

W.—Upon what theory is the Astor family purchasing property north of the Harlem and midway between the Hudson River and Hell Gate channel?

D.—The Astors believe that the line of the finest improvements will continue along Broadway to the Harlem River and across the latter through the central zone of the annexed district. In this, I think, they are mistaken. It is the cheap lands beyond the Harlem which will first be taken up. The purchasers and occupants, who will first settle in the 23d and 24th Wards, will be people of small means, who will want cheap and not high-priced property.

W.—I think I understand. Your Rapid Transit Company will think more of numbers than of the wealth of the new settlers along the line of your roads. A carriage community living in detached houses would not be as profitable to you as poorer neighborhoods more densely settled. My own impression is that population will first thicken near the stations of the Suburban Rapid Transit Line. It will repeat the experiences of the elevated road systems in New York. The lands easiest of access will be first built upon. Unless the Astor property has good railway facilities it will not advance in value so rapidly as more eligibly located estates.

Home Decorative Notes.

—A subject that is always interestingly discussed in the household is that of home furnishing; we hear the advice given, to be original and not be satisfied with the mere imitation of what our friends do, that is all very well in its way, but originality should not be attempted until one has gained confidence from experience and with earnest study learned first to copy well.

—The satin straw baskets in colors of pink, blue, cherry and brilliant yellow are very tasteful for holding flowers, the roses or flowers used should present a striking contrast, for instance, the cherry baskets are filled with pale pink roses and ferns, the pink with red violets are exquisite for the yellow baskets.

—One of the fancies of the day is to have innumerable scrap bags and work bags scattered through the house, they are made in every style and material, a very pretty one may be formed by taking a pink satin fan and fastening it together at the sides with a satin bow, narrow ribbon should be run through the sticks and caught together by loops of ribbon—a tambourine with silk pocket attached is also a pretty design.

—Numerous and passing strange are the designs for inkstands and pencil or pen racks in olive wood, rabbits, sofas, bicycles, music stands, grand pianos, etc., two umbrellas crossed and placed in the form of an easel and having three tiny umbrellas arranged for pencil case, pen holder and ink eraser is quite a novel design.

—Lovers of art will find a rare assortment of choice paintings exhibited by L. A. Lanthier, of No. 6 Astor place, several admirable examples of G. Michel, Jules Dupre and the muddled harmonies of Monticelli deserve special notice. There are also displayed many attractive works of art in bronzes, old tapestries, chime clocks, and antique furniture.

—A more satisfactory effect will be obtained if drawings or engravings are separated by brackets supporting statuettes, vases, etc.

—The china department of R. M. Brundige is replete with single pieces or sets of Minton, Copeland or Dresden ware, decorated in new and novel designs, dainty castors in the Doulton ware, mounted in silver, exquisite tiny cups in Dresden ware for black coffee, and the Victorian or hailstone ware, called from its close resemblance on the surface to hailstones, attracted especial attention.

—A very rich smoking set in brass has the design of a ram's head with polished black horns; a tiny brass bell, which hangs from the ram's neck, forms a match safe; the pedestal, with open lid, an ash receiver; touching the ram's brazen tongue the top of the head opens and discloses a receptacle for tobacco or cigars.

—The American Specialty Co., under the Fifth Avenue Hotel, offer numerous and beautiful designs in leather goods, card cases of alligator skin, the antique and Japanese leather with designs of bugs, flies, butterflies, etc. Kid cases in the form of a folded glove are unique. The leatherette *mouchoir* cases and glove boxes, with various decorations, are quite attractive.

—A plush table-cover, with fans applied, which are made of colored silks, embroidered with various fancy stitches and finished at the top with a ruffling of white lace, produces a happy result.

—Beauty of surrounding has taken a strong hold of all classes, and the skill and good taste of the decorator and furnisher has attained wonderful excellence, at the rooms of Degraaf & Taylor, of 47 West Fourteenth street, are displayed beautiful plush upholstered drawing room chairs with ornamentation in relief embroidery; richly carved colonial tables with legs terminating in claws and the Shakespeare tables with twist legs and mountings of brass.

—Trailing plants give a cheerful appearance to a room, particularly when cultivated to climb over picture frames, pedestals, statuary, etc.; the prettily decorated china vases with flat backs can be hung over or beneath a picture frame and into this put the plant; the balloon vine is a beautiful climbing plant and the Madeira vine thrives splendidly, creeping wherever trained, and forms a thick lattice work if allowed to run over windows.

—An attractive design for a pale stone gray felt table cover is an embroidered border wrought of scarlet pinks intermingled with the delicate green leaves of trailing smilax for the corners.

—The old-fashioned Canton crepe shawls (more particularly the red or blue) that have been for some time relegated to the cedar chest may now be brought forth and used to drape easels, and for other hangings; the result is surprisingly effective.

—The antique Daghestan rugs are by far the most desirable and elegant, they adhere closely to the conventional geometrical patterns and have a vast range of color—no two can be found alike, there may be a predominance of some one color, but upon close examination the tints harmonize with each other in the most exquisite manner, causing the surface to appear almost metallic in lustre and soft as velvet.

—As it is always desirable to distribute light about a room and diminish all shadow, the hanging candelabrum may be brought into service. A very charming design consists of three very finely polished horns, tipped with gold and furnished with receivers; it is suspended from an ornamental arm which projects from a horn bracket, and the whole is attached to the side wall.

—Since whatever is antique is new and fashionable, old pieces of furniture, stored away for years in garrets are brought to light, and, with a few touches of modern color and materials, something very attractive is the result. The old-fashioned rockers so dear to our grandmothers, with the addition of plush cushions and a bow of ribbon fastened here and there, are very inviting and betoken comfort and ease. Many tempting pieces of modern furniture, copied from antique designs, are offered by Doremus & Corbett, of No. 148 West Twenty-third street.

The Ludlow Geneology.

Editor RECORD AND GUIDE:

I was interested in your sketch of the life and ancestry of E. H. Ludlow in the last week's issue of your paper; but there were some interesting facts omitted in that narrative. Had your writer consulted Burke and other authorities he would have found that the Ludlows can trace their lineage to Edward I. of England. They descended from Margaret, daughter of Philip III. of France, who was the second wife of Edward. Among the descendants of this couple was an Earl of Norfolk, Lord Segrave, Lord Mowbray, a Lord Delawarr and a Lord Windsor, whose daughter, Edith, married George Ludlow. The latter's son was the grandfather of Edmund Ludlow, the regicide, and by his second wife he was the great-grandfather of Gabriel Ludlow, who settled in New York in 1694, and who was the direct ancestor of Edward H. Ludlow, the president of the Real Estate Exchange. The American branch of the Ludlows were a prolific race, for, according to Mrs. Lamb, in her "History of New York," ten, twelve and even thirteen children in a family were not uncommon. According to the same authority they intermarried with the best known families in the early annals of the city, as, for instance, the Goellets, Livingstones, Morrises, Bogarts, Gouverneurs, Duncans, Harrisons, Lewises and others equally noted.

Then mention should be made of the famous Ludlow mansion, No. 9 State street, which ran through to Pearl street. It was built towards the end of the last century, by Carey Ludlow, and was occupied by John Morton, his rich son-in-law, for over a quarter of a century. It was an immense house, with twenty-six apartments, and was the scene of many notable entertainments. Among others, of a great ball given to Lafayette in 1824.

I notice among the subscribers to the Real Estate Exchange the names of many families who won honorable renown in the early history of New York. Among others, the Crugers, Hamiltons, Roosevelts, Aspinwalls and Astors. Would it not be well to have these names reappear in connection with the government of our city? Our foreign, more especially our Irish, naturalized citizens have had their innings in ruling the metropolis for a very long period. Why should not the influence of the new Real Estate Exchange be used to bring the representatives of our historic families again into prominence, as Mayor and heads of important city departments?

ANTIQUARIAN.

An Extraordinary Increase in Values.

The commotion raised in Richmond County by the proposition to sell the Seaman's Retreat property, in the village of Edgewater, to the United States government, for use as a marine hospital, has been made manifest through reports in the daily press. But the subject has hardly yet received the attention that it deserves. Of course it is preposterous to talk of permanently locating a hospital, into which contagious complaints must frequently find their way, in a district already densely populated, and only to be reached over routes of travel thronged with passengers at all hours of the day. This is the first suggestion that comes from the proposed transaction; but when the subject is investigated there appears to be a suspicion of moral contagion attaching to the undertaking which should be as effective as the flag of a pest house in warning all trespassers from the infected premises. The shortsightedness of the scheme might be overlooked. We are in the habit of taking little thought upon the morrow in the vicinity of New York, and, at one point or another, are in constant hot water through the failure of some man in a past generation to realize that there was to be a hereafter. This is especially true along the water front. But in this scheme there is a suspicion of political jobbery and speculation which would make the plan, were it consummated, altogether unpardonable.

The Marine Society, in its *personnel* said to be a very respectable and responsible organization, came into the possession of this property, consisting of about thirty acres, lying along and in the immediate vicinity of the water front in Edgewater, only a few months ago, at a cost, in money and individual notes, of considerably less than \$100,000. It was obtained from the State. It is now proposed to sell ten acres of this land, reserving the water front, for which \$30,000 have been offered and more than twenty acres of the remainder, to the general government for the sum of \$250,000. Now, what the people of Richmond County would like to find out is the name of the United States Senator, member of Congress or other official of high rank, who has lent himself to this extraordinary scheme for buying Staten Island property. They like to see the value of their water front property appreciate, but are a little bewildered at the extraordinary rise in values which seems to have occurred within a few months. They think, possibly, it may be due to the testimony of Mr. Franklin B. Gowan before the Rapid Transit Commission. But when they recall the fact that the estimate of Mr. Gowan was based on the value of Staten Island water-front property as a place for the transshipment of coal, and not for the location of hospitals, they are still a little confused in their efforts at accounting for the increase.

The entire property held by the Marine Society, if intersected by streets and divided into building lots, is believed to be worth more than \$250,000; but the most sanguine appraiser would not regard the sale of the designated ten acres to the general government, at the price proposed, as anything else than a swindle on the public. In the view of these facts and the further fact that no hospital is wanted on the ground occupied by the Seaman's Retreat, this seems to be an enterprise from which all gentlemen who wish the reputation of wearing clean hands would be likely to withdraw.

The formation of a bi-metallic union in this city, associated with such names as U. S. Grant, Franklin Edson, A. A. Low, A. S. Hatch, D. O. Mills, Henry Clews, Hamilton Fish, Robert Collier, L. M. Bates, James B. Colgate, John S. Newbury, and others equally notable, has naturally attracted some attention in England. Commenting upon the call pub-

lished by THE RECORD AND GUIDE to which the above names were appended, the London *Bullionist* remarks: "Bi-metallism continues to live in the minds of far-seeing and thinking men in England, Germany and Holland. We invite the attention of those persons who imagine bi-metallism is dead to the following prospectus which has lately been circulated in New York, and which has obtained considerable support and notice from the press of that city. It will be seen that in New York, as in the case here, the movement is supported by most of the leading financiers and merchants and also by many others."

What the Governor Says.

Governor Cleveland's message is a very common-place document. It is the production of a man who has no suggestiveness or initiative. Not a word has he to say about the reform of the local government of this city, nor does he seem to realize the necessity for any change in our laws affecting real estate. In the following paragraph he harps upon an old and well-worn string:

The tendency of our prosperity, he says, is in the direction of the accumulation of immense fortunes, largely invested in personal property, and yet its aggregate valuation, as fixed for the purpose of taxation, is constantly decreased, while that of real estate is increased. For the year 1882 the valuation of personal property subject to taxation was determined at \$351,021,189 and real estate at \$2,432,661,379. In 1883 the assessed valuation of personal property was fixed at \$315,039,085 and real estate \$2,557,218,240. The present law permits, in the case of personal property, the indebtedness of its possessor to be deducted from its value, and allows no such deduction in favor of real estate, though it be represented by a mortgage which is a specific lien upon such real estate. Personal property, in need more than any other of the protection of the government, when discovered, escapes taxation to the extent of its owner's indebtedness, though such indebtedness is based upon the ordinary credit in the transaction of business or is fictitious, and manufactured for the temporary purpose of evading taxation. But real property, the existence of which cannot be concealed, is, in contemplation of the law, taxed according to its full valuation, though the incumbrance upon it easily divests the owner of his title, though the interest and perhaps part of the principal must, as well as the tax, annually be met, and though if sold the amount due upon this lien must always be deducted from any sum agreed upon as the price of the land.

It is noticeable, by the way, that Lieut.-Gov. Hill in his address to the Senate urges that no action be taken to reform our city charter, yet as our readers know this is a vital matter to New Yorkers.

The Real Estate Exchange.

Editor RECORD AND GUIDE:

I have no fear but what the directors of the Real Estate Exchange will manage it prudently. The business of their lives has been to take care of estates and make them productive; hence the site will be well chosen, the tenants responsible, and there will be no waste. So much is reasonably certain. But it is hard to change the habits of a lifetime. We require a new departure in real estate dealings; the old methods are obsolete. First of all the laws must be changed, so as to get rid of the legal verbiage in the deeds and the impediments to the rapid transfer of real property. This is a vital matter, and the Exchange must make itself felt at Albany this very winter. It could easily influence the daily press to give this matter the attention it deserves. The Exchange cannot succeed unless the laws are so changed that trading in real property is as easy and safe as buying and selling bonds and stocks. All our laws affecting real property need overhauling so that the public burdens shall be more evenly distributed. Why not make use of the members of the Exchange as a separate organization to help reform our land laws? There are at least a hundred of them whose names have weight with the public.

OWNER.

The Highest Point South of the Park.

Editor RECORD AND GUIDE:

In your issue of December 22, you published an article in which reference was made to some houses now being built on West Fifty-seventh street, between Sixth and Seventh avenues; in this article it was stated, in referring to the healthfulness of the location and the drainage, that this block is the "highest ground in the city south of the Central Park and is over 30 feet higher than at Fifth avenue."

Now will you kindly inform me whether this is so or not, it is, of course, easy to see that the ground is considerably higher than the adjoining block, but I feel convinced that from 12 to 15 feet would more than cover the difference, and that it is impossible that this block at its highest can be any 30 feet higher than at Fifth avenue. Please enlighten me on this subject.

BUILDER.

From actual measurement we learn that the block referred to is 29.6 higher at its highest point than at Fifth avenue.

Is He a Member?

Editor RECORD AND GUIDE:

At the first meeting of the subscribers to the Real Estate Exchange one of the most active and noisy of the minority was Mr. Lawson N. Fuller. He interrupted the speakers, made motions and repeatedly tried to catch the chairman's eye. On looking over the list of members as published in THE RECORD AND GUIDE, I could not find Mr. Fuller's name. If not a member what business had he in the meeting? I have since understood that a good deal of the confusion was caused by outsiders, who were not members.

X. Y.

The list as published in THE RECORD AND GUIDE was accurate. Mr. Fuller neither was nor is a member of the Exchange in his own name, and it is quite true that he tried to take part in the deliberations of the Exchange at its first meeting. Mr. Fuller is, however, a very public-spirited citizen, who, in his own opinion, is fully competent to manage any enterprise better than the gentlemen who have risked their money in it. Such men as he are not over-burdened with modest sensitiveness, but they help to make things lively, especially public meetings.

Real Estate Department.

There was not of course much doing in the real estate market during the past week, nor will there be much activity until toward the close of the month, when rents will be the uppermost topic. Later on the auctions will commence.

Only six sales took place at the Exchange Salesroom during the past week, and the attendance was small.

The following shows the Conveyances and Mortgages recorded during the past week, as compared with the corresponding week last year:

	1882 and 1883. Dec. 29 to Jan. 4, inclusive.	1883 and 1884. Dec. 28 to Jan. 3, inclusive.
CONVEYANCES.		
Number.....	264	268
Amount involved.....	\$5,763,952	\$4,716,695
Number nominal.....	43	92
Number of 23d and 24th Wards.....	24	24
Amount involved.....	\$343,887	\$54,031
Number nominal.....	7	4
MORTGAGES.		
Number.....	240	221
Amount involved.....	\$3,330,207	\$2,503,710
No. at 5 per cent.....	101	85
Amount involved.....	\$1,004,555	\$1,180,200
No. to Banks, Trust and Insurance Companies.....	40	32
Amount involved.....	\$1,618,700	\$1,077,500

Attention is called to the advertisement of W. H. Kelly, No. 75 University place, who offers for sale a splendid plot of ground, with residence, on the Boulevard, to settle an estate. There is 133.6 feet front on the Boulevard and 164.10 on Seventy-fifth street. The house is 40x40 with stable attached. The whole is offered for \$100,000, and is cheap, as the prospective value is very great. The house, which would rent for \$2,000 per annum, could not be built to-day for \$20,000. It is near the elevated station at Seventy-second street, and all impediments to the construction of the Ninth avenue horse car road have now been removed.

Riker & Son, 993 Sixth avenue, have for sale some very choice lots on Fifty-seventh street between the new church and the houses now being constructed by the Jardine Brothers. This is one of the finest locations in New York for the construction of elegant first-class dwellings. The lots can be had cheap or on easy terms.

On Tuesday, January 8, Richard V. Harnett will sell in partition three parcels of investment property on Tenth avenue and Eighteenth street. They include stores and dwellings. On the same day Mr. Harnett will sell under foreclosure the house 85 Mulberry street.

Gossip of the Week.

There have been but few changes in the membership of the Real Estate Exchange and Auction Room (limited). Seats are offered all the way from \$175 to \$500 premium, the best bid we know of is \$100 premium, which will be given at this office. A few sales have taken place at \$150 and \$175 premium. Any person who wants to buy or sell would do well to make application at THE RECORD AND GUIDE office, in every case giving the lowest price for which they will sell or the highest which they will pay.

Messrs. Dye & Castree have sold for A. R. Whitney the property Nos. 195 and 197 Franklin street, to Messrs. Holmes & Coutts for \$38,000, and for W. Barnett, No. 93 Hudson street (leasehold), to B. F. Van Valkenburgh, for \$4,000.

L. J. & I. Phillips have sold for George J. Lake the lot on the east side of Fifth avenue, about 50 feet north of Seventy-fourth street, size 25x140, for \$50,000 cash.

The four-story stone front dwelling, 56 East Fifty-seventh street, lot 22x100, has been sold by Kirkland & Co. to Mr. Beach, for \$70,000. Broker, W. P. Seymour.

Six lots, three on One Hundred and Twenty-ninth street and three on One Hundred and Thirtieth street, commencing 300 feet west of Sixth avenue, with handsome villa thereon, have been sold by L. Belloni, for \$37,500.

Jacob V. D. Wyckoff has sold for John H. Deane, to Abraham Levy, the three-story high stoop octagon brown stone front dwelling, 20x60x100, No. 1889 Madison avenue, 60.11 north of One Hundred and Twenty-second street, for \$23,000. The same broker has also sold No. 320 Tenth avenue, between Twenty-eighth and Twenty-ninth streets, three-story brick house and store, 25x75x100, for \$12,000.

J. V. D. Wyckoff has sold the three-story high stoop cabinet finish brown stone houses, Nos. 206 and 208 West One Hundred and Twenty-eighth street, 16.8x50x99.11 each, for Charles O. Le Count to Jennie B. and C. C. Wiggins, for \$13,000 each.

J. Romaine Brown has sold for Geo. W. Hardy the five-story brick and brown stone house, No. 345 West Twenty-first street, 25x86x100, to J. C. Laurence, for \$32,000.

John Weber has sold ten lots, five on One Hundred and Twenty-second and five on One Hundred and Twenty-third street, commencing 300 feet east of Eighth avenue, and running through from street to street.

F. R. Walker has sold the three-story high stoop brown stone front dwelling No. 66 East One Hundred and Fourth street, 18.9x50x100, for \$10,250, to Jacob Korn; broker, William Lalor.

Eli Bach has sold two lots on the south side of Eighty-ninth street, 150 east of Fourth avenue, together 51x100, for \$18,000, to Phillip Lutz.

Mr. Patrick Fox claims the commission on the sale reported last week of 119 lots to Mr. Richard Arnold. It seems Messrs. L. J. & I. Phillips think the commission is due them. The matter may yet be litigated. When the Real Estate Exchange is in operation disputes like this will be settled without appeals to the courts.

The purchaser of the Stevens Mansion on Fifth avenue, the sale of which was reported recently, was Mrs. William C. Whitney, as announced by us some weeks ago.

An offer of \$17,500 has been refused for the house and lot on the north-east corner of Third avenue and One Hundred and Thirty-eighth street, which was sold at the Exchange on December 28 for \$17,000.

The four-story high-stoop brown stone front dwelling, No. 29 East Seventy-third street, lot 15x80, has been sold for \$37,500. Broker, W. P. Seymour.

It will be seen from the card in another column that the firm of Riker & Co. will hereafter be known as Riker & Son.

Dennis Loonie has sold a lot, 15x100, with the frame house thereon, on the north side of One Hundred and Thirteenth street, between Second and Third avenues, for \$6,500.

William F. Redmond, for eighteen years with A. H. Muller & Son, has been admitted as a partner, as will be seen from a card in another column. The firm will continue to be known as A. H. Muller & Son.

Louis Brandt has sold the three-story and basement brown stone private dwelling on the southwest corner of Avenue B and Eighty-fifth street, 17.5x50x87, for William Rutter to Charles Stahl, of Stahl & Jaeger, lithographers.

Brooklyn.

Pending the completion of the annual report of the Building Department of Brooklyn we give some valuable statistics supplied by Mr. Henry Campbell, the plan clerk:

The total number of new buildings projected is 2,688, of which 1,394 are frame and 1,293 brick, and one of iron. The total cost was \$12,096,681. The wards in which the greatest activity has prevailed are as follows: 18th Ward, 424 buildings, 400 of which are frame; 25th Ward, 352; 22d Ward, 312, all of a good class, 240 being brick; 21st Ward, 298 buildings; 23d Ward, 266, all brick or brown stone; 19th Ward, 134 buildings; 17th Ward, 127, and 8th Ward, 163 buildings. The number of buildings completed during eleven months were 2,555, costing \$11,960,327, distributed in part thus: 18th Ward, 413 frame, cost, \$1,167,175; 23d Ward, 303 brick, cost, \$1,956,200; 25th Ward, 311 brick and frame, cost, \$848,225, and 22d Ward, 251, costing \$1,541,546. There were 216 brick buildings erected in this Ward. The 5th Ward was at the foot of the list with only 4 buildings, costing \$24,000. The total of buildings altered for the year was 801, costing \$748,539, and the heaviest work was done in April, when 109 alterations were made, costing \$88,005. The greatest expenditure for alterations, however, was in the month of May, when work to the value of \$94,707 was completed.

W. F. Corwith has sold for Charles Pierce the lot, 25x100, on the east side of Manhattan avenue, 365.10 feet north of Van Cott avenue, to Charles Heuffner for \$1,250.

Out Among the Builders.

Paul F. Schoen has the plans under way for a large railroad depot, to be erected on the east side of Tenth avenue, covering the entire block from One Hundred and Twenty-eighth to One Hundred and Twenty-ninth street. The structure will be two stories and basement in height, the material being of brick and iron, and the dimensions 200x200. It will contain the machinery for the cable road to be constructed by the Third Avenue Railroad Company, on Tenth avenue, from One Hundred and Twenty-eighth to One Hundred and Fifty-fifth street, and which will also connect with the One Hundred and Twenty-fifth street cross-town cars. An administration building, 57x48 feet in size, will be erected in the building proper, running from the bottom to the top story. There will also be a large elevator to raise the cars to the two upper stories, which will be used for their storage. The basement will contain the machinery, which will be worked by four large boilers, with a chimney 150 feet high. The cost to the Third Avenue Railroad Company will be about \$175,000.

Alfred Zucker is the architect for the seven-story, basement and sub-cellar store building to be erected on the southeast corner of Greene and Bleecker streets, for Isidor Cohnfeld, as reported in our last.

F. Charles Merry has the plans for a two-story and attic stone and frame cottage, 52x40, to be erected at Pelham Manor, Westchester Co., for B. F. Corlies, of Corlies, Macy & Co., of this city, at a cost of about \$9,000.

Isidor Cohnfeld, who owns the property on the northwest corner of Greene and Bleecker streets, contemplates the destruction of the buildings thereon, and erecting on the site a six or seven-story substantial office and store building for investment. This is in addition to the large store to be erected for his own business on the opposite corner.

We hear that Edward Conlon will improve eight lots just purchased by him on Forty-ninth and Fiftieth streets, 450 feet east Tenth avenue, by the erection of eight five-story tenements.

A. B. Ogden has the plans under way for a five-story brick and brown stone tenement, 38.4x85.6, to be erected on the south side of Fifty-fifth street, about 150 feet east of Second avenue, for James Williams, at a cost of \$25,000.

Elbert D. Howes has the plans in hand for two five-story and cellar brick and brown stone tenements, with stores, 25x85 each, to be erected on the north side of One Hundred and Sixth street, between Second and Third avenues, for George Smith, at a cost of about \$16,000 each.

The building which Mr. H. K. Thurber some time ago informed a reporter of THE RECORD AND GUIDE would shortly be erected for the New York Mercantile Exchange on the northwest corner of Harrison and Hudson streets, will not be commenced until May, 1885, owing to a liquor dealer holding property on the site objecting to vacate unless receiving a bonus of \$10,000, which the Exchange declines to give.

Illegitimate Real Estate Dealings.

Editor of THE RECORD AND GUIDE:

I was much interested in the letter you published last week from a reputable lawyer, showing up the dishonest methods employed to sell poor property at high prices. But why did you not give the names? Such people should be exposed so that the trade would know and shun them. We require a law making it a misdemeanor to put a false consideration in a deed which is filed officially.

AGENT.

The Real Estate Exchange.

At the last meeting of the directors of the Real Estate Exchange and Auction Room (Limited), the following standing committees were appointed by the president to serve for the ensuing year:

FINANCE COMMITTEE.

Edwin A. Cruikshank, Chairman.

Leopold Friedman. R. V. Harnett.

COMMITTEE ON EXCHANGE AND AUCTION ROOM.

R. V. Harnett, Chairman.

Isaac Honig. David G. Croly.

Leopold Friedman. George H. Scott.

COMMITTEE ON MEMBERSHIP.

S. Van Rensselaer Cruger, Chairman.

Samuel F. Jayne. David G. Croly.

James Stokes. Isaac Honig.

The following committee was appointed to secure the site for the new Exchange in Liberty street:

E. H. Ludlow, Chairman.

H. H. Cammann. Edwin A. Cruikshank.

S. Van Rensselaer Cruger. Isaac Honig.

It is understood that a sufficient number of subscribers have been secured to legalize the purchase of the Liberty street property.

A Card.

NEW YORK, December 12th, 1883.

We desire to call the attention of our patrons and the trade generally to the fact that we have opened a branch yard at the foot of Amity street, Brooklyn, near South Ferry, where Messrs. Spencer & Martin for many years were located, from which yard we will be enabled to supply all who need masons' materials in Brooklyn and vicinity.

In thus enlarging our facilities we intend to keep pace with the growing building interests of the metropolis and neighboring cities, and thus hope to retain the patronage of all our old customers, as well as to merit large additions from our Brooklyn friends.

As to our Brooklyn yard we would say that our Mr. Canda resides in that city, and was for more than fifteen years engaged in the same business as member of the well-known firm of Morton & Canda.

We have secured the services of Mr. Daniel Martin, so long and favorably known to the trade there.

Soliciting a continuance of your patronage, and promising fidelity to your interests, we beg to remain,

Yours very truly,

CANDA & KANE, Masons' Building Materials.

It is interesting to note, in view of the recent organization of our own Real Estate Exchange, that the St. Louis Court of Appeals lately, in the suit of Elliot against Merchants' Exchange of St. Louis, decided, after a careful review of all the authorities, that the seat of a member in a stock-

board or merchants' exchange is property liable for debts. This is the rule in New York and in San Francisco, but in Chicago the courts have held the other way. The St. Louis judge in his opinion takes occasion to praise the excellent work on Stock Brokers, by Mr. John R. Dos Passos, of the New York Bar, justly saying that his treatise on that subject and on stock exchanges is a valuable and much needed contribution to the learning on the subject.

Notes and Items.

The Board of Aldermen passed a resolution on Monday authorizing and directing the Commissioner of Public Works to supply the County Court House with Rice's Patent Ventilating Apparatus at a price not exceeding \$27,000, provided he deems the same to be effectual. The Board also approved of the site for a station-house on property belonging to the city on the north side of 67th street, 120 feet west of 3d avenue, 50x100.5.

Special Notices.

The iron works of Messrs. Blake & Duffy have turned out some fine work since that firm was established in 1882. Among the structures for which they supplied architectural iron work are the Forty-second street ferry house, North River; St. Cecilia's Church, Lexington avenue and One Hundred and Sixth street; the West Shore and Ontario & Western Roads terminal passenger station at Weehawken; the freight-car erecting and repair shops at East Buffalo, and the planing mill and blacksmith shop of the West Shore Railroad at Frankfort, N. Y. As will be seen from the card of the above firm, they supply bridges, riveted girders, iron roofs and all kinds of architectural work for buildings. Estimates can be obtained from them on application at their offices at Nos. 513 to 519 West Twenty-fifth street.

Theodore De Lemos, whose circular appears elsewhere, has been selected as the architect for completing the Eilen Musee Americain, on Twenty-third and Twenty-fourth streets, between Fifth and Sixth avenues. This gentleman was chief-assistant to the late Henry Fernbach, architect, and has now entered the profession on his own account, his office being at No. 1267 Broadway.

Stokes & Parrish have been awarded the contract for the elevator to be placed in the new residence of Mr. H. H. Cook, on the corner of Fifth avenue and Seventy-eighth street.

Attention is directed to the card on the fourth page of Orrin D. Person, who has furnished tiles for the roofs of the capitol at Albany, the houses of ex-President Henry Villard, and the church on the corner of Eighty-sixth street and Fourth avenue; and he will also supply tiles for Mr. Hoyt's house on Fifth avenue, and Mr. Tiffany's house on the corner of Madison avenue and Seventy-second street. These are the Akron Vitrified Tiles, the only vitrified tiles manufactured, and suitable for all climates. Mr. Person solicits estimates on all kinds of fine roofing material and will give the best references. His place of business is at No. 169 Tenth avenue, city.

BUILDING MATERIAL MARKET.

BRICKS.—The market for Common Hards has undergone little or no change from the situation as noted last week. Another holiday has broken up matters somewhat, but aside from that the disposition to operate was quite limited, and few buyers could be found feeling interest enough to even inquire the value. Heavy rains, followed by sharp cold weather, appear to have checked consumption generally, and this was in turn reflected upon the movements of dealers, and up to Thursday only one cargo was known to have been sold. This transaction, so far as it amounted to anything as a guide, indicated about former rates, though it would be hardly proper to call the position more than nominally steady in the absence of a good solid test. We find the general run of quotations named at \$6@6.50 for Jerseys, \$6.75@7 for Up Rivers, and \$7.25@7.75 for Haverstraws, with Ples valued at \$3.50@4 per M. The arrivals have been comparatively moderate, as with no one to purchase it was useless to make any attempt at sending stock forward and in addition to this most of the barges were at this end of the route loaded, making a pretty full accumulation to meet any demand of an ordinary character should it arise.

FOREIGN WOODS.—In looking over the record of the year, we find that during the early portion of the season and indeed covering a very large proportion of the entire year, the condition of business was active and generally satisfactory. The two leading grades, mahogany and cedar, moved steadily toward and into the respective outlets for which they were peculiarly adapted and arrivals appeared to be so timed and adjusted as to prevent anything more than temporary and unimportant accumulations in first hands. Other descriptions of stock also secured the average proportionate amount of favor and brought good prices, though, as usual, the business was confined largely to regular trade channels and did not afford many features worthy of extended comment, except that grades adapted to house trimmings, cabinet work, etc., always sold quickest and at best rates. For some ten or eleven months, matters continued in the above favorable condition, but only a short time before the close of the year a disturbing element developed and sellers rather lost their advantage all around. Consequent upon light receipts, there had been quite a sharp advance in cedar and especially the Cuban growth; but as subsequently cargo after cargo commenced to arrive until the supply became remarkably liberal and was really inconvenient, with a prospect that more would follow, a reaction on values took place and buyers became more careful with a tendency to keep all orders down to a basis of actual consumptive wants. Mahogany also received a set back under the influence of a large failure of an Eastern dealer, understood to have liberal stocks on hand in addition to contracts at primary points. Another more or less depressing influence was to be found in the full importation and accumulating stock of medium to small sizes, with a shrinkage in the demand for those grades and reduced cost as a natural sequence. At the close, the market is more or less unsettled with considerable doubt existing as to the prospect for the incoming season.

Imports and exports of foreign woods reported through the Custom House at New York during the past three years:

	Imports.			Exports.		
	1881.	1882.	1883.	1881.	1882.	1883.
*Cedar...	251,052	357,140	352,617	...	...	...
Lancew'd.	734	16,570	8,575	2,650	28,066	18,794
Boxwood.	52,032	39,173	31,918	...	...	...
*Walnut...	165,049	327,646	168,274	...	...	...
Satin w'd.	16,253	19,985	3,223	4,881	17,696	16,951
Mahogany	480,302	433,415	561,667	16,674	61,119	40,236
Rosew'd...	162,295	29,031	130,118	3,251	1,600	951
Ebony....	51,357	45,018	36,952	1,250	6,070	475
Lignum'æ	34,778	67,544	69,902	21,084	17,346	16,631
Cocobola.	11,530	29,851	31,984	...	365	...
*Cabinet..	20,337	32,279	25,02	...	...	...
Various...	15,678	16,180	25,396	130	260	...
Total...	1,267,397	1,683,873	1,449,133	49,450	143,590	98,648

*All exports of Cedar, Walnut, Cabinet and Oak have been placed under the regular exports of lumber, etc., as the bulk, if not all, are without doubt of domestic growth.

LATH.—Immediately following our last report there was a drop to \$2.50 per M., and this has been the highest figure since. We could find no one willing to admit anything lower, but none denied the dull condition of trade and the entire absence of interest among buyers. The supply here is in such hands as to prevent any direct effort to realize, but should the amount increase it would have a depressing influence and the indications are that even on the present offering moderately reduced bids would not be neglected. Like all other material at the moment, consumption appears to be rather small.

LIME.—There has been no change from the old stereotyped report on this market. Demand not active and finds supply enough to meet it, with prices standing in the former groove and steady in tone.

LUMBER.—Deliveries from yard have been somewhat larger during the interval since our last, but to a considerable extent were on back orders and there is really not much new business to advise. Buyers in fact are still in more or less doubt as to how far they can safely venture, and prefer for the time being to confine investment to immediate and positive necessities. Coastwise arrivals have come to hand moderately and irregularly, but when showing anything like fair attractions secured attention at steady rates. Shipping grades of lumber have of late gone out with much freedom and the reduction in stock thus made gives holders a firmer and more confident feeling. Most accounts from the woods continue to indicate a steady full cutting, and, as sufficient snow has fallen to accommodate the workmen, the chances for a full log crop do not diminish. It is, however, a little early as yet to calculate upon the cut and by the time the running commences the supply may show up smaller.

Eastern Spruce has a dull market. If supplies come

to hand they receive attention when offered, and, if quality is as full, command about former rates; but there is nothing in the way of a natural demand and the outlet could not be expanded unless terms were made much more attractive. Many of the yards have reduced their accumulations and assortments somewhat but are in no hurry to replenish, and there is also a noticeable slow and indifferent offering of special schedules. Several of the mills would likely offer comparatively easy terms to get contracts in hand but fail to secure much business. Quotations remain at \$13.00@16.00 for random, up to \$17.00 for specials.

White Pine on home account has continued pretty dull, all classes of consumers appearing to stand off for the moment, and on supplies suited to the outlet noted the tone rules easy. A few dealers, however, have secured some shipping orders from home sources and quite a large hole has been made in the export grades during the past five or six weeks. Holders of desirable shipping parcels are now looking for slightly higher figures and offering with greater moderation. The loggers are making a good crop. We quote \$18.50@22.00 for West India shipping boards, \$28.00@30.00 for South American do.; \$17.00 @18.00 for box boards, and \$18.50 @19.00 for extra do.

Yellow Pine not active, but opens the year with some symptoms of a more favorable character. The pretty free arrivals of last month have all disappeared, some little local demand prevails with now and then a special tendered, and agents secure enough business in the way of f. o. b. cargoes at the South for export to make basis for cheerful expressions. It is certainly not fair to call the market decidedly better, or even better, but it is at least no worse, and buyers discover no features to induce them to stand off when they want goods for early use. 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 \$19@21 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods on home account are slow and uncertain, even the finer grades dragging a trifle, but fair amounts have recently gone out for export. Prices remain about as before. We quote at wholesale rates per 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 5/8 inch, \$25@30 do. do., and do. inch, \$28@38; nickory, \$45 @55 do.

Shingles dull on home account, but a few parcels are taken on export orders and command about former rates. We quote Cypress at \$8.00 per M for 5x20 and \$10.00 do. for 6x20 regularly assorted shipping; Pine shipping stock \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for 16 inch, as to quality and to quantity. 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 \$19@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; from 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@6.00@9.00 per M.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows:

CHICAGO.

AT THE YARDS—Business is in about the same condition as that of last week. The outward movement is at a minimum. There is no expectation of any increase until after New Year's. Many are closing up the year's business and taking account of stock. The weather lately has been very much all sorts, and unfavorable to doing anything in town or country. Christmas has broken up the week, and altogether affairs are as near a standstill as they could be and move at all. The side tracks in the yards were never more bare of cars. A few yards report considerable shipping; one claiming to send out 25 car loads some days. One house reports a December business of 3,000,000 feet; another of 2,500,000. It will thus be seen that lumber still "do move," in spite of the average dullness.

The dealers that make a specialty of carrying a supply of selects and uppers are feeling confident about prices. They think that no matter what betides the business and finances of the country, the stock of choice lumber is not so large anywhere in the country as to endanger prices. It is claimed that nowhere outside of this market is there a large supply, except at Albany, where the stocks are quite ample. The supply of good lumber on the Mississippi is meagre, it is claimed, so that already the stocks here are being looked to for the future. The stocks in Wisconsin have been depleted of the better grades. Choice lumber is scarce at Saginaw and in fact we have been unable to find a man who can tell where a large supply can be found outside of this city and Albany. Inquiries are constantly being received for particular grades of selects and uppers, in amounts that would clean out all there is in separate yards. Inch and a quarter B select is particularly scarce and a few good orders would use up the stock of the entire trade. Admitting that the consumption of good lumber may fall off the coming year on account of hard times, yet the meagre supply of stock of this class will prevent a weakness of prices. While common stock might get a black eye, choice lumber would go through the year with serene optics.

The loggers can throw up their hats in glee when they rest from their labor long enough to contemplate the weather that we are having. The conditions on the whole could hardly be more favorable. The swamps are generally frozen, and there is snow enough for good hauling. The skidded logs are being rapidly banked. Full crews are at work, and the indications now are that all the logs needed will be obtained. Every day brings to light the fact that the talk of the operators about reducing their cut so materially was merely buncomb. On some of the streams there will be fewer logs put in than last season, but the stock of logs carried over is nearly everywhere large. With a favorable winter we shall be somewhat surprised if next season the log supply is not ample for the capacity of the mills.

METALS.

The markets are generally quiet this week and without new features, and the trade are talking over the results of the past year. A detailed review of all the various descriptions of metals would occupy a great deal more room than we can afford to give, and indeed would be out of place in many cases as a building material. In a general way therefore it is simply necessary to record a slow distribution of pretty much every description of stock in the rough or crude condition, with a production and importation tending to constantly exceed the outlet, and as an almost natural sequence a steady shrinkage on values. Indeed, cost has in many instances touched a lower point than in years without acting as a stimulus to trade, buyers feeling safe in the magnitude of the supplies before them, and the certainty that many holders would be compelled to realize. Even the attempts to work up a speculative stimulus through exchanges formed for that purpose have proven more or less abortive, as especially so among buyers of actual goods. Slow as the demand was, however, it exhausted a very large amount of stock, some of the Trade think the total as great as for the preceding year, and this unquestionably prevented a disastrous accumulation. Of manufactured iron, and more particularly architectural shapes and sizes, the sale has been full especially on local account, and contracts in course of execution or about to be commenced are still in hand to a fair extent, but the Trade complain somewhat of competition, and the necessity for figuring on a close and narrow margin. Tin Plates have generally ruled low in first and second hands, but it is faintly intimated that consumers have not in all cases received the benefits of the comparatively light cost. Within a few weeks the efforts have been directed to a curtailment of production, and a lighter importation as the first step toward bringing the markets into better form.

NAILS.—The market shows some irregularity on all influences and still fails to afford much satisfaction to the selling interest. When buyers want a supply they do not hesitate about opening negotiations but necessities arise too seldom and in too modest form to greatly benefit the situation, especially as accumulations in first hands are full. Valuations more or less nominal, but the tendency thought to be toward greater steadiness as the reduced production of the country by the closing of Western mills checks accumulation of stock. We quote at \$2.60@2.70 per keg for 10d. to 6d, according to size of invoice.

PAINTS AND OILS.—There is almost nothing doing at the moment except in the way of a small jobbing trade, and it is a more or less nominal market for all kinds of paints, colors, etc. Holders, however, do not weaken in faith to an extent leading to forced efforts to realize, and about former prices continue to be asked. Linseed Oil meeting with moderately active sale at about \$5@5.75 for domestic and \$8@6.00 for foreign. Spirits Turpentine dull and rather easy still at \$4@3.60, according to quantity, delivery, etc.

PITCH AND TAR.—A moderate inquiry is readily met and at about former rates, but sellers making no gain. 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.		Cargo afloat	
Pale.....	per M. \$3 50 @ 4 00		
Jerseys.....	6 00 @ 6 50		
Up-Rivers.....	6 75 @ 7 00		
Haverstraw Bay, 2ds.....	7 25 @ 7 50		
Haverstraw Bay, 1sts.....	7 62 1/2 @ 7 75		
Favorite brands.....	8 00 @		
Hollow Fire Clay Brick.....	9 00 @ 9 25		

FRONTS.		Cargo afloat	
Proton and Croton Points—Brown.....	per M. \$13 00 @ 14 00		
Proton " " —Dark.....	14 00 @ 15 00		
Proton " " —Red.....	14 00 @ 15 00		
Philadelphia, on pier.....	27 00 @		
Baltimore, do.....	27 00 @		
Baltimore, do.....	37 00 @ 38 00		

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

FIRE BRICK		Cargo afloat	
Felsh.....	30 00 @ 35 00		
English.....	25 00 @ 30 00		
English choice brands.....	40 00 @ 45 00		
Scott's.....	35 00 @ 40 00		
Newcastle.....	25 00 @ 30 00		
Silica, Lee-Moor.....	30 00 @ 40 00		
Silica, Dinas.....	55 00 @ 65 00		
White Enamelled, English size, per M.....	95 00 @		
do do domestic size.....	85 00 @		
Warm Buff facing, domestic size.....	45 00 @ 50 00		
American, No. 1.....	33 00 @ 37 50		
American, No. 2.....	25 00 @ 30 00		

CEMENT.		Cargo afloat	
Rosendale.....	per bbl. \$1 10 @ 1 15		
Portland, Saylor's American.....	2 05 @ 2 40		
Portland (English), ordinary.....	2 40 @ 2 60		
Portland K. B. & S.....	2 60 @ 2 75		
Portland Burham.....	2 70 @ 2 95		
Portland, J. B. White & Bro.....	2 75 @ 3 20		
Portland, Hanover.....	2 60 @ 2 70		
Portland German.....	2 30 @ 2 60		
Roman.....	per bbl. 2 75 @ 3 50		
Keene's coarse.....	5 00 @ 6 00		
Keene's fine.....	9 25 @ 9 75		

FOREIGN WOODS.		Cargo afloat	
Cedar—Small.....	8 @ 9		
—Medium.....	9 @ 11		
—Large.....	11 1/2 @ 12 3/4		
Mahogany—Small.....	7 1/2 @ 7 3/4		
—Medium.....	8 @ 10		
—Large.....	11 @ 14 1/2		
—Extra large.....	15 @ 18		
Rosewood, ordinary to good.....	2 @ 3 1/2		
Rosewood, good to fine.....	4 1/2 @ 5 1/2		
Lignumvitae, 8@12 inches.....	per ton 35 00 @ 55 00		
Lignumvitae, other sizes.....	10 00 @ 30 00		
Satinwood.....	per superficial foot 10 @ 20		

GLASS.

WINDOW GLASS, Prices Current per Box of 50 feet.

SIZES.	SINGL.			
	1st.	2d.	3d.	4th
6x8—10x15.....	\$13 50	\$11 50	\$10 75	\$10 25
11x14—16x24.....	14 50	13 50	12 50	11 50
18x22—20x30.....	18 50	17 00	15 50	14 00
15x36—24x30.....	20 50	18 50	16 25	—
26x28—24x36.....	22 00	20 00	17 50	—
26x36—26x44.....	24 00	22 00	18 50	—
26x46—30x50.....	26 00	24 00	20 50	—
30x52—30x54.....	27 00	25 00	21 50	—
30x56—34x56.....	29 00	27 00	24 00	—
34x58—34x60.....	31 00	29 00	26 00	—
36x60—40x60.....	35 00	31 00	29 00	—

SIZES.	DOUBLES.			
	1st.	2d.	3d.	4th
6x8—10x15.....	17 50	15 00	14 00	13 00
11x14—16x24.....	20 00	18 00	16 50	—
18x22—20x30.....	24 00	22 00	20 00	—
15x36—24x30.....	26 50	24 00	21 00	—
26x28—24x36.....	29 00	26 00	23 00	—
26x36—26x44.....	30 00	28 00	24 00	—
26x46—30x50.....	33 00	31 00	27 00	—
30x52—30x54.....	35 00	32 00	28 00	—
30x56—34x56.....	37 00	34 00	30 00	—
34x58—34x60.....	40 00	37 00	33 00	—
36x60—40x60.....	43 00	40 00	37 00	—

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. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 untinged inches' bracket. Discount 60 and 15@60 and 20 per cent. single thick and 70 per cent. for double.

Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.	
1/8 Fluted plate.....	18@20 3/4 Rough plate... 27@30
1/16 Fluted plate.....	20@22 1/2 Rough plate... 33@40
1/4 Fluted plate.....	22@25 1/4 Rough plate... 60@70
1/2 Rough plate.....	22@25 1/4 Rough plate... 70@80

HAIR—Duty free.

Cattle.....	per bushel of 7 D. 25@30
Goat.....	35@40

IRON.

Pig, Scotch, Coltness.....	per ton \$22 00 @ 22 50
Pig, Scotch, Glengarnock.....	21 00 @ 21 50
Pig, Scotch, Eglinton.....	20 00 @ 20 50
Pig, American, No. 1.....	20 00 @ 21 00
Pig, American, No. 2.....	19 00 @ 20 00
Pig, American, Forge.....	17 00 @ 18 00

BAR IRON FROM STORE.

Common Iron	R. G.	
	American.	American
3/4 to 1 in. round and square.....	per lb. 2 00 @ 2 10	
1 to 6 in. x 1/4 to 1 in.....	2 00 @ 2 10	
Refined Iron.....		
3/4 to 2 in. round and square.....	2 20 @ 2 30	
1 to 6 in. x 3/4 to 1 in.....	2 20 @ 2 30	
1 to 6 in. x 1/2 and 5-10.....	2 40 @ 2 50	
Rods—5/8@1 1/2 round and square.....	2 30 @ 2 40	
Bands—1 to 6x3-16 No. 12.....	2 60 @ 2 70	
Norway nail rods.....	5 1/4 @ 5 1/2	

Sheet.	Common		R. G.	
	American.	American	American	American
Nos. 10 to 16.....	per D. \$3 15 @ 3 20	4 1/4 @		
Nos. 17 to 20.....	3 25 @ 3 50	4 1/4 @		
Nos. 21 to 24.....	3 63 @ 3 75	4 3/4 @		
Nos. 25 to 26.....	4 00 @	4 1/2 @		
Nos. 27 to 28.....	4 1 1/2 @ 4 25	4 3/4 @ 5		

Galvanized, 10 to 20.....	B. B.		2d quality	
	per lb.	per lb.	per lb.	per lb.
" 21 to 24.....	6 1/4 @	6 @	6 1/2 @	6 @
" 25 to 26.....	7 1/4 @	7 @	7 1/2 @	7 @
" 27.....	8 1/4 @	8 @	8 1/2 @	8 @
" 28.....	9 @	8 @	9 @	8 @

Patent plished..... per lb. 10 1/2 @ 10 3/4
 Russia..... per lb. 13 @ 14
 Galv. American steel..... 35 00 @ 36 00
 Rails, American iron..... nominal

LABOR.

Ordinary, per day.....	\$2 25 @ 2 50
Masons, ".....	4 00 @
Plaster-ers, ".....	4 00 @
Carpenters, ".....	3 00 @ 3 50
Plumbers, ".....	4 00 @
Painters, ".....	3 00 @ 3 50
Stone-setters ".....	3 50 @ 4 00

LIME.

Rockland, common.....	1 00 @
Rockland, finishing.....	1 20 @
State, common, cargo rate.....	per bbl. 85 @
State, finishing.....	1 10 @
Ground.....	85 @ 90

Add 25c. to above figures for yard rates.

LATH—Cargo rate

per M ft.	2 25 @ 2 50
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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.

Pine, very choice and ex. dry, per M ft.	\$65 00 @ \$75 00
Pine, good.....	55 00 @ 60 00
Pine, shipping box.....	21 00 @ 22 50
Pine, common box.....	18 00 @ 20 00
Pine, common box, 1/2, culls.....	16 00 @ 18 00
Pine tally plank, 1 1/4, 10 in., dressed ea.....	44 @ 50
Pine tally plank, 1 1/4, 2d quality.....	35 @ 38
Pine, tally planks, 1 1/4, culls.....	30 @ 32
Pine, tally boards, dressed, good.....	3 @ 5
Pine, tally boards, dressed, common.....	2 @ 30
Pine, strip boards, m'ch'able, dress d.....	20 @ 2
Pine, strip boards, culls.....	18 @ 20
Pine, strip boards, clear.....	25 @ 26
Pine, strip plank, dressed clear.....	33 @ 35
Spruce boards, dressed.....	25 @ 28
Spruce plank, 1 1/4 inch, each.....	28 @ 30
Spruce plank, 2 inch, each.....	38 @ 40
Spruce plank, 1 1/2 in., dressed.....	28 @ 30
Spruce plank, 2 in., dressed.....	43 @ 45
Spruce wall strips.....	16 @ 18
Spruce timber.....	per M ft. 20 00 @ 25 00
Hemlock boards.....	each 18 @ 20
Hemlock joist, 2 1/2 x 4.....	18 @ 20
Hemlock joist, 3 x 4.....	18 @ 20
Hemlock joist, 4 x 6.....	40 @ 44
ash good.....	per M ft. 55 00 @
Oak.....	60 00 @ 65 00
Maple, cull.....	25 00 @ 30 00
Maple, good.....	45 00 @ 50 00
Chestnut.....	48 00 @ 55 00
Cypress, 1, 1 1/2, 2 and 2 1/2 in.....	35 00 @ 40 00
Black Walnut, good to choice.....	125 00 @ 150 00
Black Walnut, ordinary to fair.....	100 00 @ 110 00
Black Walnut, 5/8.....	85 00 @ 100 00
Black Walnut, selected and seasoned.....	150 00 @ 175 00
Black Walnut counters.....	per ft. 22 @ 25
Black Walnut, 5x5.....	150 00 @ 160 00
Black Walnut, 6x6.....	160 00 @ 170 00
Black Walnut, 7x7.....	175 00 @ 180 00
Black Walnut, 8x8.....	175 00 @ 180 00
Cherry, wide.....	per M ft. 100 00 @ 120 00
Cherry, ordinary.....	60 00 @ 80 00
Whitewood, inch.....	45 00 @ 50 00
Whitewood, 5/8 in.....	35 00 @ 40 00
Whitewood, 5/8 panels.....	4 00 @ 50 00
Shingles, extra shaved pine, 18 in. per M.....	— @ —
Shingles, extra sawed pine, 18 in.....	5 75 @ 6 00
Shingles, clear sawed pine, 16 in.....	4 50 @ 5 00
Shingles, heart, cypress, 24 x 7.....	22 00 @ 24 00
Shingles, heart, cypress, 20 x 6.....	— @ 14 00
Yellow pine dressed flooring.....	per M ft. 30 00 @ 40 00
Yellow pine girders.....	26 00 @ 35 00

PLASTER PARIS.

Calcined, ordinary city.....	per bbl. 1 30 @ 1 35
Calcined, city casting.....	1 50 @ 1 65
Calcined, city superfine.....	1 70 @ 1 75

PAINTS AND OILS.

Half block.....	per ton \$2 00 @ \$2 10
Chalk in bbls.....	per 100 lb. 35 @ 40
China clay.....	per ton 14 00 @ 16 00
Whiting, gilders, &c.....	60 @ 65
Whiting, common.....	40 @ 42 1/2
Paris white, Eng.....	per D. 1 15 @ 1 50
Lead, white, American, dry.....	5 1/2 @ 5 1/2
Lead, white, American, in oil pure.....	— @ —
Lead, English, B. B. in oil.....	9 @ 9 1/2
Lead, red, American.....	5 1/2 @ 5 3/4
Litharge.....	5 1/2 @ 5 1/2
Chrs, French, dry.....	1 1/2 @
Venetian red, American.....	— @ 1
Venetian red, English.....	1 1/2

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXIII.

NEW YORK, JANUARY 5, 1884.

No. 825

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending January 4:

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

RICHARD V. HARNETT & CO.

30th st, No. 134, s s, 323.7 e 7th av, 40x98.9, three-story brick store and dwell'g and two-story brick and one-story frame stable on rear. Ella James. \$14,560

LOUIS MESIER.

*122d st, No. 419, n s, 237.11 e 1st av, 16.8x100.11, three-story stone front dwell'g. New York Life Ins. Co. (1st mort., amt. due, abt \$6,600) 5,200

Pleasant av, No. 420, n e cor 122d st, 19.11x74, three-story brick store and tenem't. C. N. Powell. (Amt. due, abt \$6,225) 7,200

JOHN F. B. SMYTH.

49th st, No. 611, n s, 175 w 11th av, 25x97, three-story brick dwell'g and one-story brick stable. Patrick McCabe. (Amt. due, abt \$2,100) 4,650

OTHER AUCTIONEERS.

*28th st, No. 37, n s, 250 e 6th av, 25x98.9, four-story stone front dwell'g. New York Life Ins. Co. 32,500

Schuyler st, n s, 100.3 e Morris av, 25x100, two-story frame dwell'g. Timothy Donovan. (Amt. due, abt \$950) 910

Total..... \$65,020

Corresponding week 1883..... \$40,428

BROOKLYN, N. Y.

In the City of Brooklyn the following sales have been made during the week ending January 4:

Lafayette st, n w cor Navy st, 25x50. A. \$2,855

Lezansky

Rush st, s s, 83.2 w Division av, 22.8x100. J. N. Cosgrove 7,160

8th st, s w s, 185 n w 5th av, 20x75. Ira A. Kimball 1,710

Total..... \$11,725

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.

DECEMBER 28, 29, 31, JANUARY 1, 2, 3.

Allen st, No. 82, e s, 87.6 s Broome st, runs east 87.6 x south 50 x west 20.10 x north 19.3 x abt north 15.7 x west 53 to Allen st, x north — to beginning, four-story brick store and tenement and four-story brick tenem't on rear. Simon Bing, Jr., to Louis Bernstein. Mort. \$5,000. Jan. 3. \$16,600

Attorney st, No. 166, e s, 250 n Stanton st, 25x100, five-story brick store and tenem't. William Milleg to Marcus Lederer. Jan. 1. 24,900

Attorney st, Nos. 163 and 170, e s, 92.3 s Houston st, runs east 50 x south 8.1 x east 50 x south 25 x west 100 to Attorney st, x north 33.3, with all title in strip on n s 0.4 inches wide x length of lot, five-story brick store and tenem't. Morris Goldstein and Kavy Rosansky to Joseph Larchn. Morts. \$31,000. Jan. 3. 27,500

Bayard st, No. 14, n s, abt 31.3 e Chrystie st, 18.9 x abt 50x18.9 x abt 49.10, four-story brick store and tenem't. Lena wife of and William Morris to Louis Isaac. Morts. \$8,000. Jan. 3. 14,000

Beaver st, No. 45, n s, bet William and Broad sts, 22.6x119x20x119, five-story brick store. Mary C. Osborn, Brooklyn, to John Osborn, Son & Co. Dec. 27. nom

Bleecker st, n s, 375 w Bowery, 75x74.3x74x71.4; No. 33, two-story brick store and tenement; Nos. 35 and 37, two three-story brick stores and tenem'ts. Joseph M. Emanuel, Mahwah, N. J., to William Maddock. Mort. on No. 35 \$10,000. Dec. 31. 70,000

Bond st, No. 17, s s, 351 e Broadway, 37.6x114.5, three-story brick store and dwell'g, with use of adjoining 15-foot alley. Henry Barnard and Isaac T. Meyer to William S. Maddock. Dec. 31. 60,000

Broadway, near Broome st. Permission to open two windows, &c. S. Van Rensselaer Cruger to The Roosevelt Hospital. Dec. 27.

Boulevard (11th av), e s, 24.11 s 151st st, 75x100, vacant. Moss S. Phillips, Brooklyn, to Sarah Kuhn. Mort. \$5,000. Dec. 21. 12,000

Broome st, n e cor Norfolk st, 50x78; Nos. 203, 208 1/2 and 210 Broome st, three four-story brick stores and dwell'gs; Nos. 60 and 60 1/2 Norfolk st, two four-story brick stores and

dwell'gs. Catharine, Orison M., Anna L., Edgar S. and Catharine E. Blunt to Margaretha Bender. Q. C. Dec. 29. nom

Same property. William J. Syms to same. Mort. \$20,000. Dec. 12. 32,250

Canal st, No. 329, n s, second lot e Greene st, 21x85.4x19.9x81.8, portion of six-story brick store. Lorillard Spencer, New York, Eleanor S. wife of Virginio B. Cenci, Rome, Italy, and Lorillard Spencer, Jr., to William A. and Charles G. Spencer. Nov. 17. 33,000

Charlton st, s s, 156.7 e Varick st, 23x100, three-story brick dwell'g. Elizabeth Loveridge to Harriet Loveridge. 1/2 part. Sub. to life tenancy of James and Elizabeth Loveridge. Payment not to be made until death of said life tenants. Dec. 27. 6,500

Elm st, Nos. 193 and 195, e s, 169.8 n Broome st, 40x38.10x40.1x39.2; No. 193, two-story brick dwell'g; No. 195, three-story brick dwell'g. Henry Knabe to Diedrich Knabe. C. a. G. Dec. 29. 12,000

Eldridge st, e s, 225 n Stanton st, 27.6x87.11. Eldridge st, e s, bet Houston st and Stanton st, 25x87.6. Eldridge st, No. 214, e s, 96 s Houston st, 27.9 x88.4. } 17,500

Joseph B. Hoyt, Stamford, Conn., and Hans Rees, said Rees correcting error in former deed, to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 18. nom

Front st, No. 43, s s, bet Coenties and Old slips, 25x49.4, four-story brick store. James Phelan, San Francisco, Cal., to George W. Tubbs. Dec. 19. 17,500

Forsyth st, No. 130, e s, 78 s Delancey st and adj an 8-foot alley on south, 22x75, three-story brick store and dwell'g and three-story brick dwell'g on rear. Barbara Benney, widow, to Otillie wife of Joseph E. Kiemer. Morts. \$12,500. Jan. 2. 14,900

Grand st, No. 108, n s, 25 e Mercer st, 25x107, five-story iron front store. Simon Goldenberg to Leopold Stadecker and Jacob Emshaimer. Morts. \$35,000. Dec. 31. 75,000

Grand st, No. 248 (2), n s, 18.9x75, five-story brick store. Benjamin Andrews, Brooklyn, to Abraham Goldstein. Jan. 1. 24,000

Houston st, No. 27, s s, 64 e Crosby st, 26x125.8 x26x120.8, four-story brick store and tenem't. Arthur W. Austin, exr. S. D. Bradford, to Antoinette E. wife of Charles B. Wood. C. a. G. Oct. 2, 1882. 20,000

Henry st, No. 226, s s, 211.10 e Clinton st, 23.7x100x23.6x100, three-story brick dwell'g. Catharine A. Hedges to Asher Simon. Nov. 7. 5,500

Henry st, No. 224, s s, 188.3 e Clinton st, 23.7x100x23.6x100, three-story brick dwell'g. Catharine A. Hedges to Morris Alexander. Nov. 7. 5,500

Henry st, s s, 188.3 e Clinton st, 47.1x100. Release mort. The Mutual Life Ins. Co., New York, to Catharine A. Hedges. Jan. 2. 7,500

Liberty st, No. 2, s w s, 121.6 s e William st, 30.1x76.6x30.4x76.3, six-story brick store. August Schaud to Sallie R. wife of Joel T. Simpson, Hudson, N. Y. Mort. \$37,500. Dec. 22. 62,500

Leonard st, n s, 125.4 w Church st, 0.8x100. Jarvis Slade to Judson B. Wilds. 1/2 part. Dec. 22. 15

Same property. John M. and F. H. Slade, exrs. J. Slade, to same. 1/2 part. Dec. 22. 15

Same property. Judson B. Wilds to Frederick J. Slade. C. a. G. 1/2 part. Dec. 22. 10

Same property. Same to John M. Slade. C. a. G. 1/2 part. Dec. 22. 10

Same property. Same to Francis H. Slade. C. a. G. 1/2 part. Dec. 22. 10

Same property. John M. Slade, Lucy S. wife of and John C. Ely, Alice S. wife of and Frederick C. Colton, Isabel S. wife of and Eben Appleton, Elizabeth S. wife of and Thomas A. Perkins, Mary H. Holly, widow, and Frederick J. Slade to Francis H. Slade. 1/2 part. Dec. 22. nom

Same property. All the parties above, excepting Frederick J. Slade, as grantors, to Frederick J. Slade. 1/2 part. Dec. 22. nom

Same property. All of said parties, excepting John M. Slade, as grantors, to John M. Slade. 1/2 part. Dec. 22. nom

Madison st, No. 218, s s, 261.11 e Rutgers st, 26.1 x100, five-story brick store and tenem't. Catharine A. Hedges to Morris Alexander. Nov. 13. 7,500

Same property. Release mort. Mary B. Guion to Catharine A. Hedges. Nov. 12. 2,500

Orchard st, No. 60, e s, 100 s Grand st, 25x87.6, five-story brick store and tenem't. John Brodsky to William Morris. Morts. \$14,500. Dec. 31. 22,800

Pearl st, No. 226, 22x102.3x23.6x94.10. Grand st, No. 106, n e cor Mercer st, 25x107.4. Greene st, w s, 100 s Prince st, 75x100. White st, s s, indeft, 25x100. Release dower. Mary W. Munn to Stephen T. Hopkins, trustee. Jan. 3. 900

Pearl st, No. 230. Party wall agreement.

William Pettit to Ebenezer B. Shafer. May 21. nom

Perry st, No. 64, s s, 100 w 4th st, 20x91.8x20x94.7, three-story brick (stone front) dwell'g. William F. Blanck to John H. Mohlan. Nov. 24. 16,000

Ridge st, No. 39, w s, 75 s Delancey st, 25x50, five-story brick store and tenem't. Bernhard Galewski to Lena Friedman. Morts. \$11,250. Jan. 3. 14,500

Rutgers pl, No. 21, 26x110, four-story brick tenem't, with heater, gas fixtures, oil cloths, &c. Caroline wife of Henry Wenke to Harris Jacobs. Mort. \$6,000. Dec. 1. 13,610

South st. Permission to cut doorways in wall, &c. Henry Berg, Jr., et al, to Frank O. Herring et al., of Herring & Co. Oct. 1. nom

Stanton st, No. 316, n s, 25 e Lewis st, 25x75, three-story brick store and tenem't. Henry Drucker to George Rall. Morts. \$3,300. Dec. 17. 6,975

Stanton st, No. 231, s s, 75 e Pitt st, 25x75, three-story brick store and dwell'g and two-story frame stable on rear. Catharine T. wife of and Robert T. Reiley to Christian Molle. Dec. 28. 8,500

West st, n e cor North Moore st, 50x85x50x— The property conveyed hereby being all water right, bulkhead and land under water opposite above premises and on the west side of West st. Thomas Patten to Collis P. Huntington. C. a. G. Dec. 22. 27,000

West st, s w cor Beach st—the bulkhead running south 125 feet, with wharfage, &c. Frederick W. Rhineland, Lucretia S. Jones, widow, Mary E. Newbold, widow, Eliza L. wife of William Edgar, Mary C. wife of John A. King, Mary L. wife of Albert R. Gallatin, John R. Stevens, individ., and William C. Renwick, John G. Steenken et al., exrs. W. R. Renwick, and Mary R. wife of Benjamin L. Swan, Jr., Frederick W. Renwick and Mary R. Callender to The Old Dominion S. S. Co. Dec. 6. 62,500

Washington st, No. 609, e s, 18.9x63.6x18.9x63, three-story brick dwell'g. Anna Demarest, Catharine Berdan, Rachel H. Lammers and Fanny F. Evans, Paterson, N. J., Aletta Van Blarcom, Martha Berdan and Helen King, Bergen Co., N. Y., to William Hogen-camp, being all children of W. S. Hogen-camp. nom

Same property. William Hogen-camp, exr. W. S. Hogen-camp, to Evert Bergen, Brooklyn. Dec. 22. 6,600

Same property. Evert Bergen [to James W. Hay. Mort. \$4,600. Dec. 29. 8,000

3d st, No. 99, n w cor 1st av, 20x48.1, four-story brick store and tenem't. Marie wife of Charles Klemann to Maria A. wife of Nicholas Guntzer. M. \$7,000. Jan. 2. 19,400

3d st, No. 63, n s, 245 e 2d av, 20x96.2, three-story brick dwell'g. Eugene G. Rieffel, widow, to Michael and Johanna Pfrommer. Morts. \$9,000. Jan. 2. 14,000

4th st, No. 305, n s, 64.3 e Av C, 18x73, five-story brick tenem't. William Fritzel to Charles Wiegel. Morts. \$7,500. Dec. 29. 11,500

4th st, No. 64, s s, 275 w 2d av, 25x105.5, four-story brick store and tenem't. Jacobina Winkel, widow, to Theodore Gungel. Mort. \$7,000. Dec. 29. 9,000

5th st, No. 709, s s, 114.9 w Av C, 25.9x96.2x24.9x96.2, three-story brick dwell'g. Julius Langenbahn to Catharine wife of Adam Maienschien. Mort. \$8,000. November 23, 1876. nom

6th st, Nos. 607 and 609, n s, 143 e Av B, 50x90.10, two three-story brick stores and tenem'ts. Henry G. Keim to Kate Boller. C. a. G. 1-7 part. Dec. 28. 3,000

Same property. Kate Boller to Mary A. Keim. C. a. G. 1-7 part. Dec. 28. nom

6th st, No. 425, n s, 300 w Av A, 25x90.10, five-story brick store and tenem't. Gottlieb Mayer to Catharine wife of Louis Hartmann. Morts. 14,500. Dec. 29. 20,250

9th st, No. 15 E, n s, 250 e 5th av, 25x92.3, four-story brick store and dwell'g. Thomas W. Ward to Samuel G. Ward. December 27. 25,000

10th st, No. 287, n s, 37.6 w Av A, 18.9x71, four-story brick tenem't. Henrietta wife of Charles A. Schneider to John J. Schacht. All liens. Dec. 29. nom

Same property. John J. Schacht to Charles A. Schneider. C. a. G. All liens. Dec. 31. nom

13th st, No. 122, s s, 275 w 3d av, 25x103.3, four-story brick store and tenem't. } 13th st, No. 110, s s, 142.2 e 4th av, 20x103.3, portion of four-story brick sales stable. } 4th av, s e cor 13th st, 27x91.4x16.1x102.2, three-story brick store and dwell'g on av and two-story brick stable and three-story brick shop on st. } Isabella wife of Andrew J. Garvey to Orange J. Griffin. Nov. 25. nom

Same property. Orange J. Griffin to Andrew J. Garvey. Nov. 25. nom

13th st, n s, 179.6 e Greenwich lane or 450 w 7th av, 25x103.3. Charles B. Geissenhainer

to William F. Rohrig. Mort. \$5,000. Dec. 29. 10,100
15th st, n s, 70 e 6th av, 24.7x103.3. Rita Castellanos, widow, and Maria del Carmen Toscano, widow, to James Slater. Dec. 31. 21,750
15th st, No. 139, n s, 350 e 7th av, 20x103.3, three-story brick dwell'g. Jane wife of and Matthew Byrnes to William J. Byrnes. Dec. 24. gift
15th st, No. 231, n s, 362.3 w 7th av, 75x103.3, four-story brick flat. Foreclos. Henry C. Botty to George De F. Barton. Mort. \$45,000, and interest from Jan. 1, 1883. December 31. 9,100
17th st, No. 429, n s, 394 e 1st av, 25x92, five-story brick store and tenem't. Louis Grosch to Karl M. Wallach. Morts. \$10,000. Dec. 31. 12,500
17th st, No. 135, n s, 421.8 w 6th av, 22x60, two-story brick stable. Mary E. wife of and John J. Jones to George G. King, Newport, R. I. Dec. 23. 8,875
17th st, No. 107, n s, 100 w 6th av, 25x92, two-story frame store and dwell'g and two-story frame stable on rear. Philip Cohn to Abraham Kaim. 1/2 part. Dec. 22. nom
18th st, No. 204, s s, 506.6 w 2d av, 23.6x92, three-story brick (stone front) dwell'g. Sarah wife of and Julius Michaelis, Adelaide, Bella and Ludwig M. Michaelis, Henrietta Fernbach, widow, and Joanna wife of and Jacob S. Ritterband, heirs M. Michaelis, to Richard Ranft and Richard Ranft, Jr., joint tenants. Morts. \$9,000. Jan. 2. 21,500
19th st, No. 228, s s, 281.9 w 7th av, 15.5x92, five-story brick tenem't. Jane wife of William D. Anderson to William H. Philips. Dec. 31. 9,750
20th st, No. 238, s s, 505 w 7th av, 25x92.7x25x 91.11, five-story brick store and tenem't. Herman Heydt to Frederick Glock and Emma his wife, joint tenants. Jan. 1. 27,000
21st st, No. 148, s s, 80 e Gramercy Park and 120 w 3d av, runs east 22.10x78.10, five-story stone front dwell'g. }
2d st, No. 14, n s, 188.2 e Bowery, 25x65.11x 25x65.3, three-story brick dwell'g. }
August C. Hassey to August Hassey. December 24. nom
24th st, No. 41, n s, 262.6 e 6th av, 20.10x98.9, four-story brick (stone front) dwell'g. Charles Schlesinger to Abraham Greenhall, Q. C. and C. A. G. Jan. 2. 25,500
26th st, No. 110, s s, 160 e 4th av, 20x98.9, three-story stone front dwell'g. Augustus and Josephine Knapp to Morris S. Miller, Alder Creek, Oneida Co., N. Y. December 22. 16,000
27th st, No. 125, n s, 145 w Lexington av, 19.5x 98.9, three-story stone front dwell'g. Mary W. wife of Aaron Wright, Brooklyn, to Morris S. Miller, Alder Creek, Oneida Co., N. Y. Dec. 28. 22,000
27th st, No. 101, n s, 60 w 6th av, 20x83.5, three-story brick (stone front) store and dwell'g. }
6th av, No. 455, w s, 114.1 s 28th st, 20x60, four-story brick (stone front) store and dwell'g. }
Alexander Frazer to Alexander Downey. Morts. \$21,000. Jan. 3. 50,000
28th st, Nos. 247 and 249, n s, 4 w 2d av, runs west 48.10 x north 55.2 x east 20 x south 62.6, two five-story brick stores and tenem'ts. Conrad Hottes to Edward Gundrum. Mort. \$8,000. Jan. 2. 19,000
29th st, No. 221, n s, 260 e 3d av, 25x98.9, four-story brick dwell'g. Michael Keefer to John M. Lewis. Dec. 31. 12,000
30th st, No. 223, n s, 350 w 2d av, 15.9x98.9, four-story brick dwell'g. Cleveland S. Thompson and ano., exrs. and trustees N. F. Thompson, to Margaret J. Thompson, widow. All liens. Dec. 14. nom
30th st, No. 253, n s, 235 e 8th av, 25x98.9, three-story brick dwell'g. Isaac Mannheim to John Krone. Mort. \$3,500. December 31. 10,500
30th st, No. 216, s s, 213 w 7th av, 23.5x98.9, three-story brick dwell'g and four-story brick tenem't on rear. Walter H. Mead, trustee H. Thorn, to Mary P. Adam. December 28. 13,500
32d st, No. 319, n s, 200 w 8th av, 16.8x98.9, four-story brick tenem't. John T. Ackley to Charles Riley. See 48th st. Mort. \$6,000. Dec. 26. 13,000
32d st, No. 207, n s, 110.5 e 3d av, runs north 34 x west 0.4 x north 64.9 x east 25 x south 98.9 to 32d st, x west 24.7, three-story brick dwell'g. John Comly, Lincoln Park, N. J., to Elizabeth Comly. Subject to occupation by grantor until 1910 upon payment of taxes, &c. Oct. 24. nom
33d st, No. 240, s s, 334.10 e 8th av, 20.1x77.8x 20x78.10, three-story brick dwell'g. Partition. Arthur Berry to Margaret McNally. Jan. 3. 9,550
34th st, No. 363, n s, 100 e 9th av, 19.1x98.9, four-story stone front tenem't. James D. Fish to Irving Fish, Brooklyn. Mort. \$10,000. Dec. 20. nom
35th st, No. 249 E., n s, bet 2d and 3d avs, three-story brick dwell'g. Contract. Conrad Ackerman, Brooklyn, to James J. W. Flynn. Jan. 3. 7,300
35th st, n s, 40 w Lexington av, 20x74.1. }
Also property in Springfield, Mass. }
Elijah W., George T. and Clara O. Bliss, New York, Samuel B. Bliss, Riverside, Cal., legatees E. W. Bliss, Frances Adams, widow, Springfield, Mass., and W. D. Hoyt, Rome, Ga., exr. of Margaret Hoyt, to Benjamin K.

Bliss, residuary legatee and exr. of E. W. Bliss. Rerecorded. Jan. 9, 1882. nom
38th st, Nos. 335 and 337, n s, 125 w 1st av, 50x98.9, two five-story brick tenem'ts. Max S. Korn to Moses Goldberg. Mort. \$11,000. Jan. 2. 36,000
40th st, No. 342, s s, 216.8 e 9th av, 16.8x98.9, three-story brick dwell'g. Wanton R. Hazard to Patrick Byrne. Mort. \$4,000. January 1. 7,500
41st st, Nos. 238 and 240, s s, 330 e 8th av, 30x 98.9, two four-story brick stores and tenements. Christian Stephan to Arthur A. Anderson. Dec. 29. 14,000
41st st, No. 3, n s, 100 e 5th av, 22x98.9, four-story brick (stone front) dwell'g. Mary R. Adrian, New Brunswick, N. J., to Anna A. Driggs. Mort. 21,500. Feb. 14, 1882. 6,000
41st st, No. 323, n s, 250 e 2d av, 20x98.9, three-story brick (stone front) dwell'g. Harris Goodman to George Kocher. Mort. \$4,500. Jan. 3. 11,000
42d st, No. 218, s s, 305 w 2d av, runs south 79.6 x northwest 13.2 x southwest 23.10 x northwest 92.4 to 42d st, x east 25, four-story brick store and tenem't. William F. Reilly to Bernard Earle, Hicksville, L. I. Mort. \$12,000. Dec. 13. nom
43d st, Nos. 209 and 211, n s, 155 e 3d av, 50x 100.5, two five-story brick tenem'ts. Olga wife of and Carl Schmeising to Marie Klemann. Morts. \$26,750. Jan. 1. 36,000
44th st, No. 135, n s, 370 w 6th av, 20x100.5, four-story stone front dwell'g. Clara A. James (formerly Tatgenhorst), individ. and as exrx. and trustee H. W. Tatgenhorst, to Louis A. Wagner. Dec. 20. nom
Same property. Louis A. Wagner to Alfred F. James. C. A. G. Dec. 29. nom
45th st, s s, 345 e 11th av, 100x100.5. Thomas F. Treacy to Randolph Guggenheimer. May 15. nom
46th st, Nos. 143 and 150, s s, 220 w 3d av, 32x 100.5, two four-story stone front dwell'gs. James Steen to Rosanna wife of Bernard Spaulding. Morts. \$27,500. Dec. 28. nom
46th st, No. 220, s s, 223.1 e 3d av, 14.1x70, four-story brick stone front dwell'g. William I. Young to Mary E. wife of Andrew I. Dwinelle. Dec. 31. 8,850
48th st, Nos. 519-531, n s, 275 w 10th av, 175x 100.5, seven five-story stone front tenem'ts. Charles Riley to Henry W. Steffan. Morts. \$76,775, taxes, &c. Dec. 24. 100,000
Same property. Henry W. Steffan to Charles Riley. Morts. \$102,000. Dec. 28. nom
45th st, n s, 275 w 10th av, 75x100.5. Release mort. John Ross to Charles Riley. Dec. 27. nom
Same property. Charles Riley to John T. Ackley, Goshen, N. Y. See 32d st. Morts. \$42,000. Dec. 31. 69,000
49th st, No. 123, n s, 300 w 6th av, 25x100.4, two-story frame dwell'g and two-story brick shop on rear. Terence J. Duffy to Sallie M. Cory. C. A. G. Sub. to morts., taxes, &c. Nov. 20. 100
Same property. Sallie M. Cory to Phineas C. Kingsland. Jan. 2. 14,500
49th st, No. 426, s s, 325 w 9th av, 25x100.5, five-story stone front tenem't. Elizabeth wife of Charles Seitz to William F. Rohrig. Mort. \$13,000. Dec. 31. 22,800
49th st, Nos. 502 and 504, s s, 100 w 10th av, 38 x100.5, two five-story brick tenem'ts. John Rankin to William Rankin. Corrects error of Dec. 29. Mort. \$24,000. Dec. 27. 40,000
Same property. William Rankin to Morris Grosner. Morts. \$24,000. Dec. 31. 40,000
49th st, n s, 250 e 11th av, indef. strip, being 1/2 of Verdant lane, now closed. Harmon Hendricks to Montague M. Hendricks. Dec. 28. nom
49th st, No. 611, n s, 175 w 11th av, 25x97 to old Verdant lane, three-story brick dwell'g and one-story brick stable. Foreclos. Richard H. Clarke to Patrick McCabe. Dec. 31. 4,650
49th st, n s, 450 w 10th av, 100x100.5, vacant. Montague M. Hendricks to Edward Conlon, Brooklyn. Dec. 31. 24,000
49th st, n s, 250 e 11th av, runs northeast 34.11 x southeast to 49th st, x west 51.6, vacant. Joshua and E. Hendricks, exrs. Fanny Hendricks, to Montague M. Hendricks. 1/2 part. Correction deed. Dec. 31. nom
49th st, No. 560, s s, 100 e 11th av, 25x100, four-story brick tenem't. John Petrie, Brooklyn, to Philip Boerger. Mort. \$6,500. December 20. 11,500
50th st, s s, 450 w 10th av, 100x100.5, vacant. Edmund Hendricks to Edward Conlon, Brooklyn. Dec. 31. 24,000
50th st, s s, 500 w 10th av, 50x100.5, vacant. Joshua Hendricks to Edmund Hendricks. December 31. nom
52d st, No. 418, s s, 225 w 9th av, 25x100.5, five-story brick (stone front) tenem't. Christian Blinn, Jr., to James Kennedy. Mort. \$12,000. Jan. 2. 21,250
54th st, No. 257, n s, 100 e 8th av, 18.9x100.5, three-story stone front dwell'g. Luther Horton to Guly Elma Pierce. Dec. 27. 17,000
54th st, No. 311, n s, 179.2 w 8th av, 29.2x100.5, five-story stone front tenem't. William Loughran to James Thomson. Mort. \$24,000. Dec. 29. 39,000
58th st, No. 40, s s, 150 e Madison av, 25x100.5, four-story stone front dwell'g. James D. Fish to Hannah Fish Street and Annie Fish, Brooklyn. Mort. \$22,000. Dec. 21. nom
59th st, Nos. 345 and 347, n s, 125 e 9th av, 50x 100.5, two five-story brick tenem'ts. Thomas F. Treacy to Ezekiel J. Donnell. May 15. nom
60th st, n s, 225 e 11th av, 50x100.5. Release

from covenant. Susan B. Nelson, widow, and Phoebe McDonald and ano., exrs. A. B. McDonald, Jr., to Frederick Beltz. November 15. nom
60th st, s s, 250.4 e 11th av, 24.10x100.5x25x 100.5, five-story brick store and tenem't. Lambert Suydam and John J. Clancy to John W. Foster. Morts. \$10,000. Dec. 15. 14,500
60th st, s s, 225 e 11th av, 25.4x100.5x25x100.5, five-story brick tenem't. Same to Charles O. Foster. Morts. \$10,000. Dec. 15. 14,500
60th st, s s, 275.2 e 11th av, 24.10x100.5x25x100.5, five-story brick tenem't. Same to John S. Foster. Morts. \$10,000. Dec. 15. 14,500
62d st, No. 171, n s, 100 w 3d av, 24.6x102, four-story brick tenem't. Contract. Henry Grossmeyer to Robert and Ogden Goelst. Nov. 14. 15,000
64th st, No. 42, s s, 175 w 4th av, 17x100.5, four-story brick (stone front) dwell'g. Release mort. Gideon Fountain to John Davidson. Jan. 3. nom
Same property. Release mort. Same to same. Jan. 3. 34,000
Same property. John Davidson to Samuel C. T. Dodd. Jan. 3. 45,000
66th st, No. 316, s s, 193.9 e 2d av, 18.9x100.5, four-story brick store and dwell'g. Emilie wife of Richard Fabrig to Joseph Tauber. Mort. \$5,000. Jan. 3. 11,600
69th st, No. 75, n s, 253.2 w 9th av, 16.10x100.5, three-story stone front dwell'g. Michael Brennan to Jane Hoffman and Helena Rogers. Mort. \$10,000. Dec. 31. 19,500
70th st, s s, 225 e Madison av, 25x100.5, vacant. Edwin D. Morgan et al., exrs. E. D. Morgan, to The Union Theological Seminary, City New York. Dec. 10. 18,100
71st st, No. 232, s s, 180 w 2d av, 20x100.4, four-story brick (stone front) dwell'g. Dennis Loonie to Caroline Zollinger. Mort. \$9,000. Jan. 2. 20,750
72d st, s s, 116.8 w 2d av, 16.8x102.2. James D. Fish to Irving Fish. Mort. \$7,000. Dec. 21. nom
73d st, No. 221, n s, 240 e 3d av, 16.8x102.2, three-story stone front dwell'g. Nettie Danzig to Mayer Feuchtwanger. Mort. \$5,000. Dec. 13. 16,000
75th st, Nos. 228 and 230, s s, 239.5 w 2d av, 40.6 x102.2, two four-story brick tenem'ts. B. Annie Taylor, Brooklyn, to Charles L. Guilleaume. Morts. \$26,300, and taxes 2 years. Dec. 31. 46,000
75th st, s s, 195.4 w Madison av, 0.3x102.2. The Equitable Life Assurance Soc., U. S., to William S. Maddock. Dec. 31. nom
75th st, No. 8, s s, 195.7 w Madison av, 24.2x 102.2, four-story stone front dwell'g. William S. Maddock to Sigmund T. Meyer. Morts. \$45,500. Dec. 31. 65,000
75th st, s s, 150 e 5th av, 50.3x102.2, vacant. William S. Maddock to Arthur L. Meyer. Mort. \$47,500. Dec. 31. 65,000
76th st, No. 28, s s, 20 w Madison av, 20x102.2, four-story stone front dwell'g. William Noble to John H. Bonnell. Morts. \$45,600. Dec. 31. 70,000
76th st, Nos. 234 and 236, s s, 105 w 2d av, 50x 102.2, two five-story brick tenem'ts. John J. Macdonald to Caroline Mochen. Morts. \$30,000. Dec. 31. 46,000
76th st, Nos. 342 and 344, s s, 250 e 2d av, 50x 102.2, two three-story brick (stone front) tenem'ts. William H. Streeter to Adam or C. Adam Rugally. Mort. \$20,000. December 15. 28,000
78th st, No. 314, s s, 177.6 e 2d av, 17.6x102.2, two-story brick dwell'g. Charles Stahl to Isaac Semel. Dec. 31. 6,500
80th st, s s, 100 w Av A, 288x102.2, vacant. Mary wife of and Michael Duffy to Charles E. Sexton. All morts. Nov. 22. nom
80th st, No. 172, s s, 250 w 3d av, 30x102.2, four-story brick (stone front) tenem't. Newman Cowen to Myron T. Owen. Mort. \$9,000. Jan. 2. 32,000
83d st, No. 150, s s, 281.1 w 3d av, 25.7x102.2, three-story frame dwell'g. Eliza A. and Mary E. Blackwell to Mary Beekman, Brooklyn. All liens. Dec. 26. nom
83d st, s s, 350 e 12th av, 50x102, two-story frame dwell'g. Thomas I. Hopper, Louisiana, to Patrick Callaghan. Q. C. June 30, 1880. nom
87th st, No. 445, n s, 77 w Av A, 22x100, three-story brick (stone front) dwell'g. George Mann, Syosset, L. I., to Henrietta Mann. Morts. \$7,000. Sept. 29. 14,000
Same property. Henrietta wife of John F. Mann, Huntington, L. I., to Bernard Levino, Farmingdale, L. I. Morts. \$7,000. December 31. 14,000
89th st, No. 212, s s, 210 e 3d av, 25x100.5, five-story brick tenem't. Philip Braender to Mary M. Kircheis. Mort. \$13,000. Dec. 31. 25,000
92d st, Nos. 115-119, n s, 151.6 e 4th av, 98.6x 100.11, three four-story stone front tenem'ts. Morris Keller to Edgar C. Merriman, Geneva, N. Y. Mort. \$75,000. Dec. 31. 180,000
101st st, n s, 80 e Lexington av, 240x100.11, vacant. Mary wife of and Michael Duffy to Charles E. Sexton. Nov. 22. nom
107th st, s e cor New av, 25x100.11, vacant. Edwin D. Morgan et al., exrs. E. D. Morgan, to John T. Farley. Dec. 10. 8,500
110th st, Nos. 119-123, n s, 255 e 4th av, 50x 100.11, three three-story stone front dwell'gs. Thomas F. Treacy to John H. Deane. May 15, 1883. nom
110th st, No. 85, n s, 20 w 4th av, 20x100.11, three-story stone front dwell'g. Thomas F.

- Treacy to August Baumgarten, Brooklyn. May 15. nom
- 110th st, No. 83, n s, 40 w 4th av, 20x100.11, three-story stone front dwell'g. Thomas F. Treacy to August Baumgarten, Brooklyn. May 15. nom
- 110th st, No. 81, n s, 60 w 4th av, 20x100.11, three-story stone front dwell'g. Same to same. May 15. nom
- 110th st, No. 73, n s, 130 w 4th av, 16.8x100.11, three-story stone front dwell'g. Thomas F. Treacy to William A. Martin. May 14. nom
- 110th st, No. 71, n s, 146.8 w 4th av, 16.8x100.11, three-story stone front dwell'g. Thomas F. Treacy to Anna Stein. May 14. nom
- 110th st, No. 69, n s, 163.4 w 4th av, 16.8x100.11, three-story stone front dwell'g. Same to Isabella Van Dolsen. May 14. nom
- 110th st, No. 87, n w cor 4th av, 20x100.11, four-story stone front store and tenem't. Same to Dietrich W. Wehrenberg. May 15. nom
- 110th st, Nos. 61-65, n s, 196.8 w 4th av, 50x100.11, three three-story stone front dwell'gs. Same to John H. Deane. May 14. nom
- 110th st, s s, 234 w 4th av, 21x100.11, three-story brick dwell'g. Same to Ann M. Jenny. May 14. nom
- 110th st, Nos. 57 and 59, n s, 246.8 w 4th av, 33.4x100.11, two three-story stone front dwell'gs. }
111th st, Nos. 66 and 68, s s, 246.8 w 4th av, 33.4x100.11, two three-story stone front dwell'gs. }
Same to John H. Deane. May 14. nom
- 111th st, No. 143, n s, 520 w 3d av, 17.11x100.11, three-story stone front dwell'g. Hannah M. wife of and Charles French to Martha M. S. Merritt. Dec. 29. 9,000
- 111th st, s e cor Lexington av, 50x100.11; No. 150 to 154, three three-story brick (stone front) dwell'gs. Thomas F. Treacy, to John H. Deane. May 14. nom
- 111th st, No. 145, n w cor Lexington av, 25x100.11, five-story stone front tenem't and three-story brick stable on rear. Same to same. May 14. nom
- 111th st, No. 82, s s, 130 w 4th av, 16.8x100.11, three-story stone front dwell'g. Same to same. May 14. nom
- 111th st, No. 80, s s, 146.8 w 4th av, 16.8x100.11, three-story stone front dwell'g. Same to John Bell. May 14. nom
- 111th st, No. 74, s s, 196.8 w 4th av, 16.8x100.11, three-story stone front dwell'g. Same to John H. Deane. May 14. nom
- 111th st, No. 72, s s, 213.4 w 4th av, 16.8x100.11, three-story stone front dwell'g. Same to Adolph Leindecker. May 14. nom
- 111th st, No. 70, s s, 230 w 4th av, 16.8x100.11, three-story stone front dwell'g. Same to John H. Deane. May 14. nom
- 114th st, No. 136, s s, 73.10 w Lexington av, 26x100.11, four-story stone front tenem't. Thomas F. Treacy to Abram Abraham. May 14. nom
- 114th st, No. 109, n s, 66 e 4th av, 16x100.11, three-story stone front dwell'g. Thomas F. Treacy to Annie Carter. May 15. nom
- 114th st, n e cor 4th av, 66x100.11, No. 101, four-story stone front store and tenem't; Nos. 102-107, three three-story stone front dwell'gs. }
114th st, No. 111, n s, 82 e 4th av, 16x100.11, three-story stone front dwell'g. }
Thomas F. Treacy to John H. Deane. May 15. nom
- 115th st, No. 340, s s, 110 w 1st av, 20x85, four-story brick tenem't. Jonas Weil and Bernhard Mayer to Andrew Gebelein and Eliza his wife. Jan. 2. 8,000
- 115th st, No. 242, s s, 120 w 2d av, runs south 61.6 x northwest to s s 115th st, x east 59, two-story frame dwell'g. Grace wife of and Theodore C. Hoffmann to Theresa A. Barnum. Mort. \$5,000. Dec. 29. 8,000
- 118th st, s s, 498 e Av A, 25x100.11, frame sheds. George W. Nelson to Elisha Nelson, Coldspring, N. Y. Q. C. Dec. 28. nom
- 118th st, No. 452, s s, 75 w Pleasant av or Av A, 17x75.7, three-story stone front dwell'g. William S. Maddock to Arthur L. Meyer. Morts. \$8,000. Dec. 31. 11,000
- 119th st, No. 446, s s, 148 w Pleasant av or Av A, 20x100.11, two-story brick dwell'g. Louis A. Loew to Mary E. wife of James Lamb. Mort. \$3,500. Jan. 2. 5,800
- 120th st, No. 512, s s, 175 e Av A, 20x100.11, two-story brick dwell'g. Foreclos. George B. Morris to George D. Kuper. Dec. 24. 5,775
- 120th st, No. 235, n s, 203.9 w 2d av, 18.9x100.11, three-story brick dwell'g. Martha J. wife of and James B. Sheridan to Joachim Henschel. Mort. \$3,000. Dec. 31. 8,000
- 120th st, n s, 325 e 3d av, 25x100.11, vacant. Charles J. McCartie and ano., exrs. D. McCartie, to Patrick J. Owens. Dec. 26. 3,750
- 120th st, No. 108, s s, 110.10 e 4th av, 20.10x100.10, four-story brick (stone front) dwell'g. Amelia F. wife of and Frederick Baker, Brooklyn, to Karoline Bauschat. Mort. \$11,000. Jan. 2. 14,000
- 122d st, n s, 180 e 8th av, 20x100.11, four-story stone front tenem't. William H. Streeter to Reuben W. Ross. Mort. \$13,000. Nov. 24. nom
- 123d st, No. 320, s s, 488.6 w 1st av, 19.10x75 to line of old lane, x32.5x100.8, four-story brick (stone front) dwell'g. Foreclos. Charles J. Breck to The Germania Life Ins. Co. Dec. 28. 10,000
- 123d st, Nos. 67-73, n w cor 4th av, 80x100.11, four four-story brick flats. Thomas F. Treacy to John H. Deane. Q. C. May 14. nom
- 123d st, Nos. 68 to 74, s s, 80 w 4th av, 75x100.11, four four-story stone front dwell'gs. Thomas F. Treacy to Frank Starr. Q. C. Dec. 14. nom
- 123d st, No. 64, s s, 174.3 w 4th av, 18.9x100.11, three-story brick dwell'g. Same to Spencer A. Fanning. Q. C. July 6. nom
- 123d st, No. 66, s s, 155.6 w 4th av, 18.9x100.11, three-story brick dwell'g. Same to same. Q. C. July 6. nom
- 123d st, s s, 268.3 e Madison av, 18.9x100.11, four-story stone front dwell'g. Foreclos. Edward S. Dakin to Frank Starr. Mort. \$11,000 and int. Nov., 1882. Dec. 1. 5,000
- 123d st, s s, 80 w 4th av, 19.3x100.11, four-story stone front dwell'g. Foreclos. Same to same. Mort. \$11,000 and int. Nov., 1882. Dec. 1. 5,000
- 123d st, s s, 99.3 w 4th av, 18.9x100.11, four-story stone front dwell'g. Foreclos. Same to same. Mort. \$11,000 and int. Nov., 1882. Dec. 1. 5,000
- 123d st, s s, 249.6 e Madison av, 18.9x100.11, four-story stone front dwell'g. Foreclos. Same to same. Mort. \$11,000 and int. Nov., 1882. Dec. 1. 5,000
- 123d st, s s, 80 w 4th av, 75.6x100.11. Frank Starr to Alfred Kehoe. Dec. 1. 76,000
- Same property. Release judgment. John H. Deane to Alfred Kehoe. Dec. 28. nom
- 123d st, No. 56, s s, 137.6 e Madison av, 18.9x100.11, three-story brick dwell'g. Thomas F. Treacy to Benjamin R. Smith. May 15. nom
- 123d st, No. 215, n s, 184.3 w 7th av, 15.9x100, three-story stone front dwell'g. John Cullen to Ann Progers. Nov. 12. 14,000
- 123d st, n s, 275 e of the Public Drive, 25x201.8 to 124th st, vacant. Julia F. Schmidt, Pelham, N. Y., to Alice wife of Edward Vonder Heydt. July 9. 5,000
- 124th st, s s, 60 e 4th av, 30x100.11, new building projected. Thomas Mackellar to George W. Rogers. Jan. 3. 10,000
- 124th st, No. 35, n s, 390 w 5th av, 20x100.11, four-story brick (stone front) dwell'g. Lewis Maddux to Josephine W. wife of George Wuppermann. Mort. \$13,500. Jan. 2. 35,000
- 125th st, s s, 100 e 5th av, 80x100.11, vacant. Christian Brand to Benjamin F. Spink. Mort. \$16,000. Jan. 1. 40,000
- 125th st, n s, 175 w 6th av, 50x99.11. William Lockwood to Charles G. Sentsis. Mort. \$8,000. Dec. 24. 30,000
- 127th st, No. 140, s s, 306 e 7th av, 16x99.11, three-story brick (stone front) dwell'g. Josephine W. Wuppermann wife of George to Lewis Maddux. Mort. \$9,000. Jan. 3. 18,000
- 131st st, No. 241, n s, 339 e 8th av, 18x99.11, three-story stone front dwell'g. Sarah E. wife of Samuel C. Hinman to Marnaduke Richardson. Mort. \$10,000. Dec. 2. 15,500
- 132d st, Nos. 263-275, n s, 150 e 8th av, 103x99.11, seven three-story brick (stone front) dwell'gs. Robert Lindsey to Adrian Iselin, New Rochelle. Jan. 2. 90,000
- 132d st, n s, 225 e 8th av, 28x99.11. Release mort. John M. Pinkney to Robert Lindsey. Dec. 31. 14,000
- 141st st, n s, 500 w 8th av, 70.7 to centre line old Kingsbridge road, now closed, x about 100x76.10x99.11, vacant. Michael H. Cashman to Robert Steedman and James McCourt. Mort. \$3,000. Jan. 2. 4,500
- Av A, w s, 95.11 n 122d st, 15x100. Release mort. Willett Bronson to James Gault. June 28. nom
- Av B, s w cor 85th st, 17.5x82, three-story brick (stone front) dwell'g. Jonathan T. Smith, assignee of W. and W. P. Rutter, to Charles Stahl. Jan. 3. 8,000
- Same property. William Rutter to Charles Stahl. Q. C. Jan. 3. nom
- Av C, No. 199, w s, 26 n 12th st, 25x70, four-story brick store and tenem't. Jacob Granat to William Fritzel. Mort. \$5,000. January 2. 9,000
- Av D, No. 24, e s, 48 n 3d st, 16x75, four-story brick store and tenem't. Aaron B. Woodruff and Leonard Bayer to Dora Sauerhering. Mort. \$7,000. Jan. 3. 11,500
- Av D, No. 73, w s, 25 e 6th st, 23x89, three-story brick dwell'g. Johann B. H. Mondorf to Samuel Lichtenstein. Morts. \$5,000. January 1. 11,000
- Av D. Party wall agreement. John Paar with Aaron B. Woodruff and Leonard Bayer. May 28. nom
- Greenwich av, Nos. 122-134; also 7th av, e s, 24 s 13th st, 23x100. Release mort. William C. Burt, Plainfield, N. J., to Milton Haxtun, Brooklyn. Dec. 29. 1,000
- Greenwich av, Nos. 122-134, n e s, 22.6 s e 8th av, runs southeast 132 x north 100 x northwest 55.8 x west 28.9 x southwest 55.11 to beginning, seven three-story brick stores and tenem'ts. Milton Haxtun, Brooklyn, to Isaac Hochster and Simon Bing, Jr. Dec. 21. 45,000
- Lexington av, n e cor 103d st, 175.11x95; No. 1627, four-story stone front store and tenem't; Nos. 1629-1639, six four story stone front tenem'ts. }
103d st, No. 153, n s, 95 e Lexington av, 25x100.11, four-story stone front tenem't. }
Thomas F. Treacy to August Baumgarten, Brooklyn. May 15. nom
- Lexington av, Nos. 1741 and 1743, e s, 68 n 111th st, 32.11x100, two three-story stone front dwell'gs. Same to John H. Deane. Q. C. May 14. nom
- Lexington av, e s, 68 n 111th st, 16.5x100. Same to same. May 15. nom
- Lexington av, e s, 84.5 n 111th st, 16.5x100. Same to Walter S. Price. May 15. nom
- Madison av, No. 1877, e s, 37 s 122d st, 18x100, three-story stone front dwell'g. Thomas F. Treacy to Sophie Civile. May 15. nom
- Madison av, No. 1887, e s, 40.11 n 122d st, 20x100, three-story stone front dwell'g. Same to Philip Scheyer. May 15. nom
- Madison av, e s, 20.11 s 123d st, 20x100, three-story stone front dwell'g. Same to Marcus Nathan. May 15. nom
- Madison av, No. 1889, e s, 60.11 n 122d st, 20x100, three-story stone front dwell'g. Same to Spencer A. Fanning. Q. C. Aug. 2. nom
- Madison av, No. 652, w s, 73.5 n 60th st, 20x95, four-story brick dwell'g. Charles Buek to Julie K. wife of Irving S. Bernheimer. Dec. 18. 46,000
- Madison av, No. 2085, e s, 33.7 n 127th st, 16.7x60, three-story brick (stone front) dwell'g. Thomas J. Crombie to Peter Warren. Dec. 14. 11,250
- Madison av, old No. 193, new 215, s e cor 36th st, three-story brick dwell'g and two-story brick stable on rear. Release contract. James M. Brown to Thomas F. Mason. Dec. 27. 40,000
- Madison av, interior lot, commencing at centre line of block bet 50th and 51st sts, and 73.2 e of Madison av, runs east 101.10 x south 35.9 x west 75 x north 6 x west 26.10 x north 29.9 to point of beginning, stone front dwell'g, with perpetual easements for light, air and for passage over courts, &c. Henry Villard to Artemus H. Holmes. Sub. to 1-12 cost of keeping courts in order, and also to payment of \$40,000 of a mort. of \$240,000, said \$40,000 being part of the consideration. December 27. 40,000
- Madison av, interior lot, commencing at centre line of block bet 50th and 51st sts, and distant 73.2 e of Madison av, runs east 101.10 x north 35.9 x west 75 x south 6 x west 26.10 x south 29.9 to place of beginning, stone front dwell'g, with perpetual easements for light, air and for passage over courts, &c. Henry Villard to Edward D. Adams. Sub. to 1-12 cost of keeping courts in order and to payment of mort. \$33,500, which is part of the consideration. Dec. 28. 33,500
- Pleasant av, or Av A, Nos. 409 and 411, w s, 67.6 s 122d st, 33.4x100, two three-story stone front dwell'gs. George Harmon to Emma L. Pinkney. C. a. G. Dec. 26. nom
- South 5th av, e s, 50x100; No. 91, three-story brick store and dwell'g and two-story brick dwell'g on rear; No. 89, two-story brick store and dwell'g and two-story brick shop on rear. Raphael Buchman to Mayer and Simon Sternberger. Dec. 21. 16,500
- 1st av, No. 1684, e s, 50.8 n 87th st, 25x80, four-story brick store and tenem't. Jacob Wick, Jr., to Andreas Giegengack and Karolina his wife, joint tenants. Mort. \$9,000. Jan. 1. 16,500
- 1st av, e s, bet 45th and 46th sts. Release tax sale. Johanna Janiski to J. B. Hoyt & Co. Re-recorded. March 30, 1880. nom
- 1st av, w s, 76.3 s 73d st, 25.6x100, five-story stone front store and tenem't. Jacob L. Maschke to John H. Sturk. Mort. \$13,000. Dec. 26. 20,000
- 1st av, No. 2402, e s, 24 s 123d st, 19x83, four-story brick tenem't. Alfred Kehoe to Thomas Farrell. Mort. \$7,000. Dec. 31. 11,000
- 1st av, No. 978, e s, 50.5 s 54th st, 25x94, five-story brick store and tenem't. Lorenz Weiher, New Rochelle, to John Otterstedt. Mort. \$11,500. Dec. 13. 22,500
- 1st av, No. 976, e s, 75.5 s 54th st, 25x94, five-story brick store and tenem't. Lorenz Weiher to Charles Goldstein. Mort. \$15,000. Dec. 31. 22,500
- 1st av, No. 980, e s, 25.5 s 54th st, 25x94, five-story brick store and tenem't. Same to same. Mort. \$15,000. Dec. 31. 22,500
- 1st av, Nos. 976-982, s e cor 54th st, 100.5x94, four five-story brick stores and tenem'ts. John Ross to Lorenz Weiher, New Rochelle. Release mort. Dec. 12. nom
- Same property. Release mort. William Hall's Sons to same. Dec. 13. 6,000
- 1st av, e s, 25.6 s 54th st, 74.11x94. Release mort. Jane B. wife of Ulysses D. Eddy to same. Dec. 12. 15,000
- 1st av, s e cor 54th st, 25.6x94. Release mort. Jane B. wife of Ulysses D. Eddy to same. Dec. 12. 5,000
- 1st av, No. 1122, e s, 100 n 61st st, 29.3x97.9x14x95, five-story brick store and tenem't. Adolf Klaber to Isaac Tannenbaum. Mort. \$3,500. Jan. 2. 16,500
- 1st av, e s, 75.5 s 63d st, 25x81.5, five-story brick store and tenem't. Marie wife of and James O'Hare to Sarah Adler. Mort. \$9,000. Jan. 2. 19,500
- 2d av, No. 64, e s, 61.7 s 4th st, 20.6x84, four-story brick dwell'g. Isaac Hochster and Simon Bing, Jr., to Conrad Schmidt. Mort. \$7,500. Jan. 3. 16,750
- 2d av, No. 1055, w s, 75.4 s 56th st, 25x100, four-story brick store and tenem't. August C. Hassey to Andrew Prose. Jan. 3. 20,000
- 2d av, e s, 77.2 n 71st st, 25x75, five-story brick (stone front) store and tenem't. John C. Burne to George N. Manchester and William N. Philbrick. Mort. \$13,000, and to a second mort. July 26. 19,000
- 2d av, No. 1119, w s, 20 s 59th st, 20x65, three-story brick (stone front) store and dwell'g. Frank Schrader, Brooklyn, to Henry Bardenhagen. Morts. \$8,375. Dec. 31. 11,875
- 2d av, n w cor 70th st, 25.1x100, vacant. William C. Schermerhorn to David Frank. Dec. 19. 8,371
- 2d av, w s, 25.1 n 70th st, 25.1x100, vacant. Edmund H. and W. C. Schermerhorn, exrs.

P. Schermerhorn to David Frank. Dec. 19. 5,193
 2d av, w s, 50.2 n 70th st, 50.2x100, vacant. Edmund H. Schermerhorn to David Frank. Dec. 19. 12,436
 2d av, No. 2190, e s, 75.10 s 113th st, 16.8x100, three-story frame store and dwell'g. Newman Stich to Christian Gutmann. Jan. 3. 5,800
 2d av, No. 2196, e s, 25.10 s 113th st, 16.8x75, three-story brick and frame store and dwelling. Dietrich W. Wehrenberg to Catharine Heineman. Jan. 3. 6,200
 3d av, No. 1485, n e cor 81st st, 25.7x101.8, four-story brick store and tenem't. James Wilson, Wilmington, N. C., and James A. Bradley, San Francisco, Cal., to Fernando R. Walker. Mort. \$15,000. Dec. 14. 27,000
 3d av, No. 1473, e s, 23.1 n 83d st, 28x77, four-story brick store and tenem't. Fernando R. Walker to Joseph B. Guttenberg. Mort. \$10,000. Dec. 31. 24,000
 4th av, s e cor 79th st, 102.2x100, vacant. Daniel Richter to Edward Oppenheimer and Isaac Metzger. Mort. \$30,000. Dec. 24. 56,000
 4th av, s w cor 129th st, runs west 48.6 x south 68.11 x west 4.1 x south 31 x east 52.7 to 4th av, x north 99.11. James D. Fish to Asa Fish, 2d, of Stonington, Conn. Mort. \$15,000. Dec. 21. nom
 5th av, No. 693, e s, 50.5 n 54th st, 25x100, four-story brick (stone front) dwell'g. Frederick W. Vanderbilt to Calvin S. Brice. Dec. 28. 150,000
 5th av, s w cor 57th st, 73.5x125, three-story brick dwell'g. Adele L. S. Stevens to Flora P. wife of William C. Whitney. Dec. 11. 600,000
 5th av, s e cor 85th st, 27.2x100, vacant. Tamminis H. Bonnell to William Noble. Mort. \$45,000. Dec. 27. 70,000
 5th av, n e cor 86th st, runs east 154.7 x northwest 1.7 x north 99.8 to centre line of block, x west 51.1 x south 60.8 x northwest 16.5 to point 50 north 86th st, x west 89.2 to 5th av, x south 50, vacant. William Belden to James C. Varney. Dec. 29. 200,000
 5th av, No. 2093, n e cor 128th st, 124.11x100, three-story frame dwell'g. Samuel McMillan to Isaac E. Wright. C. a. G. All liens. Dec. 18. 65,000
 5th av, No. 2127, e s, 50 n 130th st, 16.8x75, four-story brick (stone front) dwell'g. Reuben Ross to Margaret A. Simms. Mort. \$10,000. Dec. 29. 15,500
 6th av, No. 128, e s, 23.1 s 10th st, 23x78.6x23x78.6, two-story brick store and dwell'g with alley across rear. Thomas McKie to Solomon Sayles. Mort. \$11,280. Dec. 28. 21,000
 6th av, No. 180, e s, 85 s 13th st, runs east 100 x south 18 x west 20 x south 2.6 x west 80 to 6th av, x north 20.9, four-story brick store and tenem't. James D. Fish to Charles Fish, New Orleans, La. Mort. \$9,000. Dec. 21. nom
 6th av, No. 182, e s, 65 s 13th st, 20x100, four-story brick store and tenem't. James D. Fish to Dean Fish. Mort. \$9,000. Dec. 21. nom
 6th av, No. 184, e s, 45 s 13th st, 20x100, four-story brick store and tenem't. James D. Fish to Paul Rogers Fish, Brooklyn. Mort. \$9,000. Dec. 21. nom
 6th av, e s, 49.10 n 16th st, 20.9x65, four-story brick store and tenem't. George F. Martens to Albert H. Menken. C. a. G. Mort. \$18,000. Dec. 15. 25,000
 Same property. Albert H. Menken to John Eichler. Mort. \$18,000. Dec. 29. 28,600
 6th av, No. 1003, w s, 25.5 s 56th st, 45x70, four-story stone front store and tenem't. Helen C. Parsons to Matilda W. White. Mort. \$15,000. Dec. 29. 30,000
 6th av, No. 1003, w s, 25.5 s 56th st, 25x70, four-story brick (stone front) store and tenem't. Arthur W. Parsons to Erskine N. White. Mort. \$15,000. May 22, 1880. nom
 Same property. Erskine N. White to Helen C. wife of Arthur W. Parsons. Mort. \$15,000. Aug. 31, 1880. nom
 7th av, w s, 75.5 n 56th st, 25x100, seven-story brick store and flat. Harriet Carnes, Oyster Bay, L. I., to William Noble. C. a. G. December 26. 22,500
 8th av, n w cor 47th st, 50x100; No. 771 8th av, three-story frame store and dwell'g; No. 773, four-story brick store and tenem't and three-story frame dwell'g on rear; Nos. 303 and 305 West 47th st, three two-story brick dwell'gs. Jacob Korn to Mitchell E. Wentworth. Contract. Dec. 12. 75,000
 8th av, n e cor 130th st, 99.11x100, vacant. Frederick Lewis, assignee S. Mack, to Simon Herman. Q. C. and C. a. G. Dec. 29. 1,000
 9th av, Nos. 239 and 241, w s, 49.4 s 25th st, 49.4x100, three three-story frame stores and dwell'gs, and one and two-story frame stables and two-story frame dwell'g on rear. Thomas Lyons to Marks Rinaldo. December 21. 20,000
 9th av, Nos. 852 and 854, e s, 67.11 n 55th st, 32.6x100, six-story stone front store and tenem't. Gustav H. Gossler to Emanuel Salomon. Mort. \$23,000. Nov. 1. 31,000
 9th av, s e cor 100th st, 23.11x100, vacant. Robert Kennedy to William J. Syms. December 29. 7,500
 11th av, No. 570, s e cor 43d st, 25x100, two-story frame store and dwell'g and one-story frame stable on rear. Thomas Hackett to Dorothea wife of Thomas Hackett. 1/2 part. Dec. 26. nom

MISCELLANEOUS.

Acceptance of provision in will in lieu of dower by Anna M. Klumpf, and agreement to pay \$300 per month for 11 months and balance at the end of each year, by Adam

Klumpf, Brooklyn, and ano., exrs. and trustees W. Klumpf, with consent of the devisees of W. Klumpf.
 Certified copy of general assignment by Willett Bronson to Charles H. Russell, Jr. Dec. 20. nom
 Exemplified copy of the last will and testament of William H. Dearman, dec'd.
 Exemplified copy of the last will and testament of James Vanderpoel, with probate, &c.
 Exemplified copy of last will and testament of James W. Wilson, dec'd.
 Order appointing Alfred Frost receiver in the place of John L. N. Hunt, resigned, of the property of Henry W. Browne.

23d and 24th WARDS.

Cliff st, s e cor Av C, 44.11x100. Clara Decker to Jacob S. Carvalho. Mort. \$3,500. Dec. 27. 4,700
 Clifton st, n s, 57 w Jackson av or 282 w Forest av, 18x75. Thomas Carroll to August Udel. Mort. \$2,000. March 27. 3,500
 Elizabeth st, n e s, lots 209, 210 and 211 map of building lots at Fordham, part C. Berrian farm, 75x100. Christian Zabriskie to Margaret Judge. Dec. 19. 450
 Frederic st, n e cor Bayard st, as said streets are intended, 50x87.6. Benjamin McGuire to Louis Grube. Dec. 31. 200
 Teasdale pl, s s, 357.6 w Delmonico pl, 33.9x100, h & l. George D. Kuper to William H. Jackson. Nov. 30. 2,725
 136th st, n s, 94.6 w 3d av, runs north 81.11 x west 5.3 x south 82.1 to 136th st, x east 0.4. Addison Brown to James M. Stedman. Nov. 5. nom
 143d st, s w s, 300 n w College av, 25x100. Foreclos. Michael H. Sigerson to Annie Rudolph, widow. Dec. 15. 3,800
 146th st, n s, 200 e Willis av, 25x100. Henry H. Sielken to Ferdinand Schuessler and Elizabeth his wife. Dec. 28. 1,000
 146th st, n s, 150 e Willis av, 50x100. Foreclos. J. Malcolm Smith to Thomas B. Bowne, exr. C. Ferris. Sept. 1. 3,100
 146th st, n s, 175 e Willis av, 25x100. Thomas B. Bowne, exr. C. Ferris, to Christian Verdran. Dec. 29. 1,500
 146th st, n s, 150 e Willis av, 25x100. Same to same. Dec. 29. 2,325
 Av C, s e cor Cliff st, 100x91.6. Release mort. Darius G. Crosby to Clara Decker. Dec. 31. nom
 Alexander av, e s, 40 n 134th st, 20x75, h & l. John Entwisle to Esther Hutchings. April 30. 6,500
 Alexander av, w s, 16.8 s 136th st, 16.8x70. J. George Flammer to Isaac W. Dunsmore. Mort. \$2,500. Dec. 29. 7,000
 Courtlandt av, e s, 25 s 155th st, 25x100. Adam Moebus to Gustav H. Kornemann. Mort. \$500. Jan. 2. 1,750
 Forrest av, n w s, north 1/2 of lot 5 map Woodstock, 72.7x300, being 1/2 acre and buildings. Mary Schoettle, Bedford Station, to Anna M. wife of Adelbert Kullmann. Dec. 29. 3,800
 Garden av, n e s, lot 86 map South Belmont, &c., 50x100. George B. Magrath, Brooklyn, to William B. Lynes. Dec. 28. 800
 Morris av, e s (widened), 81.4 s 152d st, 36.2x70.3x36.6x70.3. Mary A. wife of Daniel Kelley, North Brothers Island, to Emily P. Veeder. Jan. 2. 1,375
 Tinton av, e s, 183.4 s 163d st, 26.7x135. Agnes Decker to Friederick Breitenbach and Leopoldine his wife. Mort. \$1,500. Jan. 2. 2,500
 Trinity av, e s, 150 n Clifton st, 20x100, h & l. Agnes Decker to Kate B. wife of Paul G. Decker. Mort. \$2,000. Dec. 25. 3,500
 Trinity av, e s, 170 n Clifton st, 20x100, h & l. Agnes Decker to Barbara wife of Otto T. Dalmar. Mort. \$2,000. Dec. 25. 3,500
 Washington av, n w s, 44.9 n e 3d st or 165th st, 74.2x106, error. Mary J. A. Bonnell to Marie L. Bonnell. Dec. 29. nom
 Woodruff av, n e s, 150.6 n w Prospect st, 50x110x50x114.5. William S. Hughes to John Beeching. Q. C. Correction deed. December 1. nom
 Lot 209 part C. Berrian farm, Fordham. Amanda Bussing, extrx. J. Bussing, to Christian Zabriskie. All title in tax lease. Q. C. Dec. 27. 6

LEASEHOLD CONVEYANCES.

Park pl, s e cor Washington st, 60.1x49.10x56.1 x71.11. Contract to assign. lease. Thomas Patten to Wright and James W. Gillies, of Wright Gillies & Co. Aug. 8, 1883. 25,000
 Same property. Assignment of contract. Wright Gillies & Bro., to John C. Marin. Contains a nominal guarantee of John C. Marin by Ephraim D. Slater in all respects save the payment of \$22,000. nom
 1st st, n s, 258 w Av A, 21x105.11. Assign. lease. Margaretha Bender to George Habig. Mort. \$6,000. Dec. 28. 12,375
 63d st, s w cor 3d av, 20.5x80. Assign. lease. John, John H. and George E. Bellamy to Theresa A. Colton. 19,250
 1st av, n e cor 45th st, runs north 206.6 to 46th st, x east 107.4 x — to shore of Turtle Bay, East River, x south to 45th st, x west to beginning. Assign. lease. The Mechanic's and Trader's Nat. Bank, City New York, to Joseph B. Hoyt, Daniel B. Fayerweather and Harvey S. Ladew, of J. B. Hoyt & Co. 1/2 part. Re-recorded. nom
 2d av, No. 930. John Roedel to Bernhard Kolb. Surrender lease. 900

4th av, e s, 174 n 9th st, runs north 20.4 to 10th st, x east 53.8 x south 8.8 x west about 12.5 x west 36.9.
 4th av, e s, 146 w 9th st, runs north 28 x east about 36.9 x east about 12.5 x south about 25.2 x west 40.8.
 Solomon Goldschmid or Goldsmith to Louis Goldsmith. nom
 4th av, s e cor 10th st, 20.4x36.9x20.5 in two courses to 10th st, x 53.8.
 4th av, e s, 146 n 9th st, runs north 28 x east abt 36.9 x southeast abt 12.5 x southwest abt 25.2 x west 40.8.
 Assign. lease. Louis Goldsmith to Jeannette Goldsmith. 2,000

KINGS COUNTY.

DECEMBER 28, 29, 31, JANUARY 1, 2, 3.

Adams st, w s, 105.10 n Willoughby st, runs west 15.9 x southwest 54.5 to Fulton st, x northwest 44.2 x northeast 40.8 x east 46.1 to Adams st, x south 33. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. nom
 Box st, n s, 100 e Manhattan av, 25x100. Amelia W. wife of and Alfred C. Squires to John Tyrrell, of New York. \$3,250
 Butler st, s w s, 300 s e Smith st, 25x100. James F. McIlvaine to Robert B. Thompson. Mort. \$1,800. 4,000
 Butler st, s s, 90 e Brooklyn av, 40x120.3, h & l.
 Douglass st, n s, 90 e Brooklyn av, 80x120.3, h & l.
 Isaac D. Gregory, admr., will annexed, I. Dean, to The East River Nat. Bank, City New York, and Geo. W. Mead. Release judgment. nom
 Broadway, n w cor Snediker av, 10x100.
 Broadway, n e cor Van Sinderin av, 100x100, New Lots.
 Foreclos. L. R. Stegman to William H. Jr., and Alfred S. Miles and William I. Thomson. 1,565
 Bergen st, s s, 180 w Carlton av, 20x100.
 Louisa E. Pine to Daniel Hunter, West Hoboken, N. J. 5,250
 Bond st, w s, 60 n President st, 20x75. John P. Rolfe to Michael Gillen. 525
 Bond st, e s, 75 s Dean st, 20x100. Samuel W. Burtis and ano., exrs. William Burtis, to Hiram T. Sell. 2,450
 Cranberry st, n s, 100 w Hicks st, 25x101.4, h & l. Peter L., Margaret M. and Ida J. Rhodes to Dudley Halsey. 4,600
 Clinton st, e s, 56.3 n Schermerhorn st, 18.9x71.1. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. nom
 Cook st, n e s, 190.4 w Bogart st, 25x100. Joseph Pender to George Loffler. 475
 Same property. Partition. John C. Perry to Joseph Pender. 475
 Chestnut st, n w cor Van Voorhies av, runs west to Mulberry st x north to land Leffert Lefferts, x east to Chestnut st, x south to beginning. John Remsen, Franklin, N. J. to John Heyzer. All title. Q. C. nom
 Chauncey st, s s, 275 w Patchen av, 25x100. Catherine Forman, John and Daniel Powell and Marietta Doyle, heirs Elizabeth C. Jackson, to George W. Jackson. Q. C. nom
 Court st, s e s, 14 n e Sackett st, runs southeast 55 x again southeast 37 x northeast 21 x northwest 40 x again northwest 55 to Court st, x southwest 21, h & l. Catharine wife of Joseph A. Bruce to Robert Castle. Mort. \$7,000. 12,000
 Decatur st, s s, 36 w Sumner av, 40x68. Alanson Post to James and Frederick J. Ashfield, of James Ashfield & Son. 2,500
 Diamond st, n e cor Schenectady av, 243x101.4x225x100.
 Diamond st, s s, 100 e Schenectady av, 50x200, Flatbush.
 Foreclos. Wyckoff H. Garrison to Jacob Ackerson, Franklin, N. J. 510
 Duffield st, e s, 110 s Johnson st, 16.8x100.3.
 Winthrop st, n s, 1277.9 e Flatbush av, 22.2x212 to Hawthorn st, Flatbush.
 Sarah W. Battin to Augusta H. wife of Daniel E. Wyand. 1,000
 Dean st, s w s, 140 n w Grand av, 20x110. Peter R. Cortelyou, Marietta, Ga., to Walter A. Southard. 2,150
 Dean st, n s, 173.9 w Grand av, 87.8x110. Mary E. wife of and Levi Fowler to Catharine J. Monjo. Mort. \$10,500. 17,500
 Douglass st, n e cor Washington av, runs north 145 x east 71.7 x again east 75 x south 30.7 x east 25 x south 131 to Douglass st, x west 107.2. Mary A. Harvey, heir C. A. Harvey, to Catharine J. Monjo. 1-6 part. nom
 Douglass st, n s, 107.2 e Washington av, runs north 131 x west 25 x north 30.7 x west 75 x again west 71.7 to Washington av, x south 145 to Douglass st, x east 107.2. Catharine J. Monjo to Mary E. wife of Levi Fowler. exch and 500
 Degraw st, s s, 300 e Smith st, 20x100, h & l. Fannie E. Mount, widow, to Samuel Frost. 5,450
 Degraw st, n s, 314.5 w Bond st, 18.5x100. Julia B. F. wife of and John D. Fish to William MacDonough. 4,000
 Degraw st, n s, 125 w Court st, 21.6x68.6x21.6x68.5, h & l. Susanna J. wife of and Edward Lavin to Mary L. wife of Charles Haussmann. 6,000
 Ewen st, w s, 50 n Ten Eyck st, 25x100, h & l. Henry Loeffler to Frederick Miller. See Marcy av. Mort. \$2,500. exch and 9,500
 Ewen st, e s, 100 n Scholes st, 25x100. Joseph

Banjer to George Boser. Reconveyance and release. 950
Same property. George Boser to John G. Mueller and Dorothea his wife, as joint tenants. Mort. \$3,500. 6,400
Fort Greene pl, e s, 105 n Hanson pl, 21x100. Mary W. Bliss, widow, of Newtonville, Mass., to William J. Logan. 8,500
Floyd st, n s, 341 e Marcy av, 20x100, h & l. Caroline Bessler to Caroline Breimann. Mort. \$1,500. 4,250
Front st No. 132, s s, 51 e Pearl st, 26x100. William H. Brainard, John L., Edwin R. and Roswell C., Jr., Brainard and George M. McCampbell, exr. Margaret A. Harris, to Austino Alulte and Rosa his wife. Mort. \$1,700. 2,900
Front st, n s, 192 e Gold st, 18.9x100, h & l. George H. Hale to Catharine Cornyn. 3,200
Fulton st, easterly cor Ormond pl, runs southeast along Fulton st 18.11 x northeast 70 x southeast 60.8 x northeast 25.10 x west 115.5 to Ormond pl, x south 66.8. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. LaCew. All title. nom
Fulton st, n s, 110.8 e Franklin av, runs north 115 x again north 20 x east 13 x south 40 x again south 102 to Fulton st, x west 20, h & l. Julia wife of and Hector Toulmin to Francis H. Bawo. All mortis. exch
Fulton st, s s, 50 w Sackmann st, 200x100, being partly in Brooklyn and partly in New Lots. Josephine H. Strong, Plainfield, N. J., to Patrick J. Kenedy. Q. C. nom
Same property. Susan Kummell and Carolina G. Van Nostrand to Patrick J. Kenedy. Q. C. nom
Same property. Patrick J. Kenedy to Henry H. Adams. 7,000
Grand st, s s, 21 w 1st st, 21x78, h & l. Patrick Lyons to Henry McCaddin, Jr. 7,500
Gold st, w s, 303.2 s Willoughby st, 22x100.3. Frank Frost to Matilda wife of Peter Farmer. Q. C. nom
Hooper st, n s, 185 e Marcy av, 20x80.3x20.6 x84.6, h & l. William E. Grassau to Robert Ross. Mortis. \$4,500. 6,850
Henry st w s, 76 s Pineapple st, 25.3x101.2, h & l. John Galwey to William H. Wiley. Q. C. nom
Herkimer st, s e cor Buffalo av, 25x90. John Z. Lott to John H. Kelly. 750
Herkimer st, s e cor Buffalo av, 50x150. Caroline W. Kugeljar to John Z. Lott. Mort. \$500, taxes. &c. 1,000
Herkimer st, s s, 25 e Buffalo av, 25x90. John Z. Lott to Michael J. Brown. 575
Hopkins st, n s, 350 w Throop av, 25x100. Foreclos. Augustus M. Price to Margaretha Achtmann. 4,500
Hewes st, n w s, 100 s w Marcy av, 22x100. Carrie A. Ellis, St. John, New Brunswick, to Angus Ross. Mort. \$5,000. 7,000
Huntington st, No. 158, s s, 241.8 w Court st, 16.8x100. Catharine Woodhull and Fanny W. wife of William A. Smith to George Mehn. Mort. \$1,400. 2,400
Ivy st, n w s, 350 n e Bushwick av, 25x100. Rebecca Jeffs to Adrian M. Suydam. 450
Jackson st, s s, 100 e Leonard st, 18.5x100. Magdalena Petitjean, widow, to Henry Netz and Mary his wife. 1,500
Java st, late J st, n s, 145 w Franklin st, 25x100. Gerard M. Stevens to Randolph W. Townsend. Foreclos. 1874. 500
Jefferson st, n w s, 53 n e Atlantic av, 53x125 x50x110, New Utrecht. George S. Gelston to Hugh Kelly and Mary his wife, joint tenants. 237
Kosciusko st or pl, s s, abt 200.6 e 6th st, now Broadway, said 6th st existed only on map referred to in deed and which was absorbed in the Broadway opening, 50x98.9. Mary L. Davis, widow, to Jennie C. Bowers. Correction. 1,500
Kosciusko st, s s, 147.6 w Sumner av, 18.9x100. Charles I. De Bevoise to John McGlinn. 4,800
Laquer st, n s, 25 w Court st, 41.8x100. Foreclos. Lewis R. Stegman to Patrick McAuliffe. 5,200
Lynch st, n s, 320 w Lee av, 17.1x100, h & l. Alonzo E. De Baun to James W. Stewart. Mort. \$2,000. exch and 600
Lorimer st, w s, 100 s Calyer st, 25x100, h & l. Americus Van Arsdale, Araminta wife of and Nathan H. Jenney and Lenora Van Arsdale, Brooklyn, and Edwin H. Van Arsdale, New York, to Edward J. Purdy. 6,300
Macon st, n s, 365 e Nostrand av, 54x100. Charles W. Betts to Philip D. Mason. 4,800
Madison st, n s, 400 e Ralph av, 25x100, h & l. Henry Loeffler to Ernest C. Kunda. 3,800
Myrtle st, s s, 100 e Central av, 25x100. Johannes Wahl to George Loeffler. 2,500
Magnolia st, easterly cor Bushwick av, 140x100. Foreclos. Lewis R. Stegman to Eliza B. Derundeon. 11,000
Marion st, n s, 200 w Reid av, 25x100. Patrick Feely to Ellen Sullivan, widow. 625
McDonough st, s s, 425 w Reid av, 50x100. George Adams to William H. Wells, New York. Mortis. \$12,000. nom
Oakland st, e s, 50 s Greene st, 25x90. Patrick Smith to Dennis Mooney and Catharine his wife. 1,250
Powers st, n s, 225 e Judge st, runs north 120.11 x southeast 38.11 x southwest 25 x again southwest 33 x south 51.6 to Powers st, x west 25. Martha Hundt, widow, to Maria wife of Joseph Buchheit. Mort. \$2,500. 4,950
Prince st, No. 106, w s, 225.1 n Myrtle av, runs west 85 x south 24.8 x west 15 x north 24.8 x east 10 x north 25 x east 90 to Prince st, x

south 25. Peter L. Rhodes and Margaret M. Ida J. Rhodes to Furman T. Nutt. 4,200
Prospect st, s e cor Green lane, 25x100. Emil Bommer to Christina wife of Lorenz Bommer. nom
Park st or pl, n w s, 111.6 s w Beaver st, 20x100, h & l. Jacob Memmer to Ferdinand Yung. nom
Same property. Ferdinand Yung to Christena Memmer. nom
President st, n s, 120 e Henry st, 15.6x100x14.6x45x155, h & l. Enos Wilder, Madison, N. J., to Sarah A. Kellett. Mort. \$4,358 8,150
President st, interior lot, 60 n President st, and 100 e Hicks st, runs north 20 x east 90 x south 20 x west 90, all of this.
President st, n s, 75 e Hicks st, 25x69, 1-9 part of this.
Peter Kennedy to Ellen wife of Daniel M. Mackey. Mort. \$2,500. gift
Rapelye st, n s, 125 w Hicks st, 18.9x100, h & l. Release mort. Bridget wife of Francis Reilly to John W. Moran. 5,000
Same property. John W. Moran to Philip Kern. 4,750
Richardson st, s s, 72.1 w Graham av, 27.11x50, h & l. Frederick Roemmele, exr. Henry Fischer, to Caroline M. wife of Frank Booth. 3,500
Same property. Henrietta Cooke, Julia A., Henry C. and Peter W. Fischer to same. C. a. G. nom
Ranton st, centre line, at water line of Newtown Creek, runs east along water line to centre line of Duck st, x south to centre line Paige av, x west to centre line Provost st, x southeast to centre line Eagle st, x southwest to point 175 southwest from west side Provost st, x northwest to centre line Paige av, x east to centre line of Ranton st, x north to beginning, 1/2 part of this, also southwesterly 1/2 of Small st called Water st and the whole of the following property: Clay st, s s, 125 e Oakland st, 25x100. Clay st, s s, 200 e Oakland st, 25x100. Clay st, s s, 275 e Oakland st, 25x100. Clay st, s s, 350 e Oakland st, 25x100. Dupont st, n s, 175 w Provost st, 25x90.7x25x83.11.
Dupont st, n s, 250 w Provost st, 25x100. Dupont st, n s, 275 e Oakland st, 25x100. Dupont st, s s, 175 w Provost st, 25x100. Dupont st, s s, 225 w Provost st, 25x100. Eagle st, s s, 175 e Oakland st, 25x100. Eagle st, s s, 175 w Provost st, 25x100. Eagle st, n s, 225 w Provost st, 25x100.
Wm. B. Douglas and Douglas Merritt, exrs. George Merritt, to Marvin Briggs. 20,000
Spencer pl, No. 24. Party wall agreement. William Westlake with Hector Toulmin. 75
Spencer pl, e s, 80.4 s Hancock st, 20x100. Peter K. Kissam to George Hannah. Mort. \$6,000. nom
Same property. George Hannah to Angelina B. Kissam. Mort. \$6,000. nom
State st, s s, 66.8 e Bond st, 16.8x90, h & l. Mary E. Somers to Evert Bergen. 5,000
Sackett st, s s, 375 w Smith st. Party wall agreement. Horace W. Stearns with Henry E. Beguelin. nom
South Oxford st, w s, 80 s Lafayette av, 28x100, h & l. William H. H. Childs to Emma S. wife of Arthur F. Allen. 11,750
St. James pl, e s, 115 s Gates av, 25x100, h & l. David H. Gould to Howard J. Smith. Mort. \$2,200. 4,200
St. John's pl, n s, 224.5 e 6th av, 20.2x100, h & l. Thomas Green to Isaac T. Vanderbilt. Mort. \$6,000. 13,000
Varet st, n s, 150 e Humboldt st, 25x100. Anna Lingner, formerly Baierlein, to John Schmitt. 3,250
Woodbine st, s e s, 300 n e Bushwick av, 25x100. Caroline M. Perry, formerly Raymond, of Westport, Conn., to Andrew Walker. 800
Woodhull st, n e s, 210 n w Henry st, 22x100, h & l. Sarah M. Buchanan, widow, to John Feron. 6,000
Warren st, n s, 180 w 3d av, 20x100. Peter L. and Margaret M. Rhodes to Ida J. Rhodes. 3/4 part. 3,500
Warren st, n s, 347.2 e 4th av, 20x100. Peter L. and Ida J. Rhodes to Margaret M. Rhodes. 3/4 part. 4,950
1st st, s s, 230 e Hoyt st, 60x82.4x60x80.1. Peter L. and Ida J. Rhodes to Edward Reynolds. 1,470
South 2d st, s s, 203.6 w 4th st, 25x75. Partition. George L. Fox to Catharine Hines. April 1, 1878. 6,125
Same property. William McDonagh, exr. Cath. Hines, to Amelia A. wife of John Burroughs. 7,300
2d pl, s s, 168.9 e Court st, 18.9x133.5, h & l. Edwin L. Abel to Asabel K. Smith and Emilie his wife. 4,500
3d st, w s, 40 s South 1st st, 20x75. Frances C. wife of Warren J. Underwood and Catharine E. L. wife of William H. Sperling, Akron, Ohio, to James Kelly. 5,600
4th st, n w s, 56.2 n e Lorimer st, 28.1x42.6x25x55.5. Eliza J. Butterworth, London, Eng., to John J. Randall. Q. C. nom
South 5th st, s s, 400 e 6th st, 20x80. David Poole to Anna R. Eckert. Taxes 1883. 4,900
North 7th st, n e s, 75 n w 2d st, 25x100. Patrick Nolan to William Bruce. Mort. \$1,500. 5,000
7th st, s s, 193.4 w 5th av, 21x100, h & l. John Robinson to James Kiernan. M. \$1,000. 3,250
7th st, s s, 172.4 w 5th av, 21x100. Same to Silas W. Davis and Ida E. his wife, joint tenants. Mort. \$500. 3,250

North 8th st, s w s, 175 n w 4th st, 20.10x80. Michael O'Connor to William Briggs. 3,500
8th st, n s, 222.10 w 7th av, 75x100. Joel W. Stearns to John Heesch and Maria his wife. 4,500
North 8th st, s w s, 175 n w 4th st, 20.10x80. John Henn to Michael O'Connor. 3,800
12th st, s s, 197.10 e 4th av, 20x200 to 13th st. Eliza A. Samanos, widow, to Charles Hagedorn. Mort. \$2,000. nom
15th st, n s, 154.1 e 6th av, 18.9x100, h & l. Henry Crichton to Elizabeth Centra Assmt. 3,000
Bay 16th st, w s, 400 s 86th st, 100x96.8, New Utrecht. Archibald Young to William McMannis. 1,000
16th st, s w s, 202.10 s e 11th av, 19.11x100. William F. Redmond to James Moore. C. a. G. 400
Bay 17th st, w s, 450 s 86th st, 50x193.4 to Bay 16th st, New Utrecht. Archibald Young to John Parke. 1,600
25th st, n s, 160 e 4th av, 25x140.8x25x138.3. Alexander M. White to Chas. Krombach. 1,250
28th st, n s, 115 w 4th av, 25x100. Clara wife of John Klein to Hannah Fitzgerald. 450
34th st, n s, 450 w 5th av, 25x100.2. John Saunders to William Thompson. 300
50th st, s w s, 475 s e 6th av, 25x200.4 to 51st st. Catharine J. Williams, widow, Newark, N. J., and John C. Williams, Brooklyn, being the widow and heir of J. H. Williams, dec'd, to Sarah J. wife of James Dunn. 250
Same property. Release of dower. Catharine J. Williams, widow, to same. nom
East 92d st, n e s, adj land late of Hendrick I. Lott, dec'd. Canarsie, contains 15 acres. Mark Wild, exr. Ebenezer Wild, to Samuel Joseph. 4,950
Atlantic av, n e cor Fort Greene pl, 45.9x73.3x71.6x48.4. Catharine Malone et al. to James E. Merlihan. Re-recorded. Q. C. Aug. 28, 1879. nom
Atlantic av, s s, 75 w Van Sicklen av, 25x103.6 x25x104, New Lots. Foreclos. L. R. Stegman to John K. Powell. 500
Atlantic av, s s, 320.2 e Carlton av, 25x100x29.9 x100. Foreclos. L. R. Stegman to Maurice Fitzgerald. 1,500
Atlantic av, s s, 320 w Underhill av, 20x100. Elizabeth L. Woodhouse to Eliza Wald. 3,000
Bedford av, e s, 100 s Halsey st, 40x75.6 x north 7.4 x east 4.6 x north 32.8 x west 80. Cordelia E. wife of and Henry L. Betts to Philip D. Mason. Taxes 1882-3. 4,898
Buffalo av, e s, 90 s Herkimer st, 30x50. Walter Brockway to John Dunkley. 272
Buffalo av, e s, 90 s Herkimer st, 60x50. John Z. Lott, Flatbush, to Walter Brockway. 525
Clason av, No. 262, w s, 375.6 e De Kalb av, 19x85.6. nom
Union pl, No. 3, 18 x abt 65.5.
Vanderbilt av, No. 29, e s, 267.10 n Park av, 22x99.
Steuben st, No. 248a, w s, 249.6 s De Kalb av, 18.1x100.
Also property in New York City.
John O'Connor, Newark, N. J., to Frederic R. and Charles Coudert, as joint tenants. Mortis. \$86,000. nom
Clason av, n e cor St. Mark's av, 70x100. Narcisa A. wife of Henry M. Warren, of Texas, to Edward Lavin. 1,717
Clason av, e s, 100 n Flushing av, 84.10x70.6. Helen wife of and Michael F. Lyons to Maria C. wife of Frank Lyons, Jr. Sub. to mortis. 11,500
Central av, n w cor Suydam st, 24.6x82.7x23.6x88.8. Mary wife of and Herman Schulz to Franz Spengler. 1,175
De Kalb av, late Chestnut st, northerly cor Evergreen av, 100x91.8x106.7x108.7. Lettice O'Brien to Hugh O'Brien. nom
Evergreen av, n e s, 40 n w Harman st, 20x80. James Gascoine, Newtown, L. I., to Margaret J. wife of William Walsh. 3,400
Flushing av, s s, 75 w Tompkins av, 25x100. John Dusing to Augustus D. Kelsey. Mortis. \$975. 2,200
Flatbush av, n e s, 30 n w Dean st, 20x75 x northwest 60 x northeast 11.6 x southeast 70.6 x southwest 41 x west 10 x northwest 5.4 x southwest 73.11, h & l.
Flatbush av, n e s, 50 n w Dean st, 20x75, h & l.
Andrew W. Hart to John H. Hildebrand. 13,500
Flatbush av, s w s, 77.11 n w 3d av, 25x61.1 x southeast 19 x southerly 16.6 x northeast 63.11. Peter L. and Ida J. Rhodes to Margaret M. Rhodes. 3/4 part. 4,300
Gates av, n s, 232 e Clason av, 22x100. Annie Y. wife of and David H. Fowler to Sarah E. wife of Leonard R. Welles. Mort. \$8,000. 14,500
Graham av, s w cor Richardson st, 23.5x72.1, h & l. Fredk. Roemmele, exr. H. Fischer, to Julia A. Fischer. 6,000
Same property. Henrietta Cooke, Henry C. and Peter W. Fischer and Caroline M. Booth to same. C. a. G. nom
Graham av, w s, 23.5 s Richardson st, 26.7x72.1, h & l. Frederick Roemmele, exr. H. Fischer, to Peter W. Fischer. 6,000
Same property. Henrietta Cooke, Julia A. and Henry C. Fischer and Caroline M. Booth to same. C. a. G. nom
Grand av, No. 241, e s, 290.9 n Lafayette av, 21.9x100.
Grand av, No. 239, e s, 312.6 n Lafayette av, 21.9x100.
Vanderbilt av, No. 39, e s, 167.8 n Park av, 20x100.
so property in New York City.
John O'Connor, Newark, N. J., to Frederic

R. and Charles Coudert, as joint tenants. Mort. \$50,000. nom
 Greene av, n s, 370 e Bedford av, 20x100. Release mort. Spencer Aldrich to Andrew Miller. 1,200
 Same property. Andrew Miller to Julia W. wife of Oliver P. Edgerton. M. \$6,000. 10,000
 Greene av, n s, 125 e Stuyvesant av, 52.6x100. John Doherty to Alexander S. Walsh. Taxes. 2,425
 Henry av, w s, 87.6 s Atlantic av, 50x100, East New York.
 Suediker av, e s, 106.5 s Atlantic av, 75x100, East New York.
 Theodore Hohensle to Martin V. B. Streeter. 3,450
 Harrison av, e s, 80 s Hewes st, runs east 20 x north 0.1 x west 20 x south ¼ inch. Release mort. Charles F. Matlage to George Martens. nom
 Same property. Christopher Fitter to George Martens. 20
 Harrison av, No. 31, e s, 80 s Hewes st, 20x100, with small strip adj on north side, abt ½ in. x 50 x 1 ½ in. x 50. George Martens to Joseph Gottlieb. Mort. \$3,000. 5,140
 Knickerbocker av, n e cor Eldert st, centre lines, 130x265. Joseph A. Dunn to Achille Dreyfus. Mort. \$3,000. 6,500
 Kingston av, w s, 94.5 s Dean st, 40x100. John S. J. King to Mary F. wife of William J. Kennmare. 5,500
 Lafayette av, n s, 200 w Throop av, 14x100. Joseph B. Elliott to August Tanqueray. 2,500
 Lefferts av, n s, 304.3 w Rogers av, 40x100. Simon Haberman, New York, to Dorman T. Warren, Montclair, N. J. nom
 Lee av, easterly cor Ross st, 24x86, h & l. John D. Rippe to John Mollenbauer. 11,300
 Lexington av, s s, 175 e Sumner av, late Yates av, 33.4x100. Augusta G. wife of Edward J. Van Wagner to Gerard B. Van Wart. nom
 Lexington av, n s, 275 w Stuyvesant av, 25x100. Margaret J. wife of William Walsh to Anna E. wife of John G. Cozine, Jr. nom
 Manhattan av, w s, 125 n Nassau av, and which point is 3.1 n of 4th st, as opened, 18x100. Release mort. James R. Sparrow, Jr., to John J. Randall. 2,500
 Marcy av, e s, 27.6 s Ellery st, 48.4x80. Frederick Miller to Henry Loeffler. Exch. Ewen st. exch. and 6,000
 Marcy av, northerly cor Heyward st, 120 x85.
 Heyward st, n w s, 385 ne Marcy av, 140x200 to Rutledge st.
 Albert L. Pritchard, Tarrytown, N. Y., to William Johnston. Mort. \$10,000. 16,000
 Myrtle av, s s, 25 e Skillman st, 25x111.10. Josephine wife of Joachim Brummel to Joel D. Cornell. Mort. \$6,000. 15,000
 Nostrand av, e s, 62 s Floyd st, 50x190 to Nelson st. Asa W. Tenney to Marietta Crowell. Mort. \$700, taxes 1883. 1,000
 Putnam av, s s, 355 e Tompkins av, 80x100. Hannah E. wife of and George B. Stoutenburg to Fanny D. Woodhull. 6,000
 Prospect av, s w s, 484.4 s e 5th av, 15.7x80.2. John Van Delft to Fidel and Magdalena Morse. 1,875
 Schenck av, w s, 175 n Baltic av, 25x100, New Lots. Martin Dunn to Martin M. Dunn. Q. C. 150
 St. Mark's av, n s, 100 w Rockaway av, 75x127.9. Release mort. Alanson W. Adams to Margaretha Baur. nom
 St. Mark's av, s s, 125 w Brooklyn av, 75x250.7 to Prospect pl. William H. Sage, Ithaca, N. Y., to Charles G. Emery. 16,000
 St. Mark's av, s w cor Brooklyn av, 125x125.4.
 Prospect pl, n w cor Brooklyn av, 125x125.3. William H. Sage, Ithaca, N. Y., to Charles G. Emery. 50,000
 Sumner av, s w cor Stockton st, 75x100. Susan M. Van Dyk to Michael Jacobs. 4,700
 Tompkins av, n e cor Halsey st, 20x100. Hannah Enston, Philadelphia, Pa., to Charles Robins. 7,600
 Tompkins av, w s, 40 n Ellery st, 20x100, h & l. John Kretzmar or Kretzmer to Rosa Deppe. Mort. \$3,000. 6,850
 Vernon av, s s, 470 e Marcy av, 20x100. James Higgins to Lavinia and Rebecca Harrigan. Mort. \$3,000. 5,875
 Washington av, n s, 575 w 1st st, 25x100, Flatbush. Charles Wills to Emily F. Montgomery, as trustee for George C. Montgomery, Jr. nom
 Same property. George C. Montgomery to Charles Wills. nom
 3d av, easterly cor 32d st, 25.2x100. Michael Cabill to John Morrison. 1,400
 4th av, s e cor 64th st, centre line, runs east to land New York & Sea Beach Railroad Co., x southwest along said land to 4th av, x north to beginning, New Utrecht. Jacob M. Bergen et al., exrs. M. Bergen, dec'd, and Jacob M., Theodore V. W., Charles M., and Phebe R. Bergen, to William O. McDowell, Newark, N. J. 4,000
 Plot at Flatlands, adj land John Berry, contains 5 acres. Mary wife of Albert Lott to John Berry. 50
 Brooklyn and Jamaica turnpike, s s, 102.1 e Reid av, 25.6x24.9x25x29.11. James McEneery to James Given. 150
 Interior lot, 20 e Harrison av and 80 s Hewes st, runs east 30 x north 0.1 x west 30 x south 0.1. John N. Stearns to George Martens. 25
 Road from Cripplebush to Jamaica turnpike, easterly ½ of said road, extd from Cripplebush road to Reid av. Samuel Lott to Thomas J. Atkins. ¼ part. 85

Road from Canarsie to New Lots, n s, adj land Wm. Kouwenhoven, contains 5 acres.
 Plot on road to meadows adj land Kouwenhoven, contains 4 acres.
 Road from Canarsie to Flatbush, n s, adj land A. Lott, contains 33 acres, Flatlands.
 Elbert H. Willets to George W. and George P. Bergen, Hempstead, L. I. Q. C. nom
 Triangular lot at head of Kent av basin, bounded by Marine Hospital and fence foot of Hewes st. George Van Loan to August Grill. ½ part. Q. C. nom
 General assignment. Willett Bronson to Charles H. Russell, Jr., New York. nom
 Releases of executors of the estate of Daniel Maujer, dec'd, given by the following named persons for the sums annexed to Thomas J. Maujer et al., exrs., &c.: By Mary E. Dill, \$997.53; Mary E. Dill, nom.; George Priaulx, \$750; Marie, wife of William Mahy, \$3,000; Thomas J. Maujer, trustee, \$5,000; Thomas J. Maujer, trustee, \$3,000; John, John, Jr., and Peter Le P. Maujer, \$2,250; Marguerite O. Maujer, \$3,000; Thomas De J. Maujer, \$5,000; Martha L. Maujer, \$3,000; James L. Maujer, \$1,000; Susanne wife of Charles Dowdney, \$3,000; Martha wife of Pierre Heaume, \$3,000; Pierre Maujer, \$5,000; Thomas Maujer and Judith Maujer, each \$2,500.
 Release and discharge of executor of estate Henry Fischer, dec'd. Henry C., Peter W. and Julia A. Fischer, Caroline M. Booth and Henrietta Cooke, heirs H. Fischer, to Frederick Roemmele, exr. nom
 Release as guardian, &c. Peter W. Fischer to Ignatz Ruppel. nom

MORTGAGES.

NEW YORK CITY.

DECEMBER 28, 29, 31, JANUARY 1, 2, 3.

Adam, Mary P., to Mary R. Keck. 30th st. P. M. Dec. 28, 3 years, 5 per cent. \$7,500
 Alexander, Morris, to Adolphus Huebsch. Henry st. P. M. Nov. 7, due Jan. 2, 1887, 5 per cent. 4,000
 Same to Daniel M. Griffin, Greenwich, Conn. Madison st. P. M. Nov. 13, due Jan. 2, 1887, 5 per cent. 7,000
 Bender, Margaretha, widow, to Sophia wife Charles Eimer. Broome st, n e cor Norfolk st. P. M. Jan. 2, 1 year. 4,000
 Same to William J. Syns. Broome st, Norfolk st. P. M. Jan. 1, 1 year. 4,000
 Binsse, Lewis J., to Philip Embury. Leonard st, s s, 59 e Elm st, 21x50x22.2x50. Dec. 29, 1 year. 500
 Birdsall, Wallace P., exr. M. V. Birdsall, to George B. Brown. 126th st, s s, 74 w Madison av, 18x99.11. Dec. 12, 1 year, with privilege of paying \$1,500 and making mort. for \$1,500 upon property No. 1960 Madison av, &c. 3,000
 Bonnell, Tammisin H., to James A. Roberts. 5th av, s e cor 85th st, 27.2x100. Dec. 26, due Nov. 1, 1885. 15,000
 Brice, Calvin S., to Jacob Campbell et al., exrs and trustees S. Hawk. 5th av, No. 693. P. M. Dec. 28, 5 years, 4 ½ per cent. 75,000
 Baumert, Christine, to Robert Roethlisberger and ano., exrs. E. Eggmann. 3d av, w s, 75.9 n 104th st, 25x100; 104th st, n s, 100 w 3d av, 25x100.11. June 16, 5 years, 5 p. c. 6,000
 Beall, Joseph B., to THE GREENWICH SAVINGS BANK. 62d st, n s, 270.6 e 5th av, 20.6x100.5. Dec. 23, due Jan. 1, 1885, 4 ½ per cent. 20,000
 Bergen, Evert, Brooklyn, to William Hogen-camp, exr. W. S. Hogen-camp. Washington st. P. M. Dec. 22, 3 years. 4,600
 Barnes, Theodore M., of New York, and Richard P. Merritt, Brooklyn, to Justus L. Bulkley and ano., exrs. Joseph E. Bulkley, dec'd. Frankfort st. No. 57, s w s, 70.7 n w Jacob st, 23.7x72.2x25.3x72.8; Frankfort st. No. 55, s w s, 94.2 n w Jacob st, 19.9x71.9x21x72.2. Jan. 3, 5 years, 5 per cent. 45,000
 Bernstein, Louis, to Simon Bing, Jr. Allen st. P. M. Jan. 3, installs. 7,500
 Boettger, Charles, to Catherine Edebohls. Houston st, s s, 25 e Ludlow st, 20x80. Lease. Jan. 2, 5 years. 4,500
 Botty, Mathien, to Henry C. Botty. Essex st, No. 177, n w s, 100 s w Houston st, 25x89.11x25x90. Lease. Dec. 1, due Jan. 1, 1890. 4,200
 Burckle, Susan, to Eliza Cunningham. 3d av, w s, 25.5 s 56th st, 25x75. Jan. 3, 1 year. 2,000
 Ceragioli, Catherine, widow, to Theodore D. Dimon, Brooklyn. William st, No. 215, and No. 12 North William st, begins William st, n w s, at n e line of property of New York and Brooklyn Bridge, runs northeast along st 17 x west 73 to North William st, x south 4 to bridge property, x southeast to beginning. Jan. 2, 5 years. 1,000
 Cadwalader, John L., to Henry S. Fearing et al., trustees for Charlotte T. Taylor. 131st st, n s, 125 w 7th av, 150x99.11; 131st st, s s, 125 w 7th av, 150x99.11. Dec. 29, 3 years, 5 per cent. 40,000
 Conley, Mary A., Edward J. H., Thomas F. and Johannah M., to Daniel F. Cooney. 30th st, s s, 265.1 e 2d av, 21.1x98.9. Dec. 6, 2 years. 900
 Conklin, Mary T., widow, to John Farrell. 87th st, n s, 200 w 3d av, 20x100.8. Jan. 2, 3 years. 2,000
 Conlon, Edward, Brooklyn, to Montague M. Hendricks. 49th st. P. M. Dec. 31, 1 year. 24,000
 Same to same. Same property. P. M. Dec. 31, 1 year. 24,000

Same to Edmund Hendricks. 50th st. P. M. Dec. 31, 1 year. 24,000
 Same to same. Same property. P. M. Dec. 31, 1 year. 24,000
 Crosby, Darius G., to Susan Dyckman. 32d st, n s, 275 w 6th av, runs north 38 x east 25 x north 97.9 x west 51.10 x south 122.1 to 32d st, x east 25. May 1, 1882, 3 years, 5 per ct. 5,000
 Drake, Mary M., to THE IRVING SAVINGS INST. 53d st, s s, 125 w Madison av, 37.6x100.5. Dec. 27, 1 year, 5 per cent. 15,000
 Dunn, Joseph A., admits notice of assignment and certifies that \$85,000 is due on the mort. to be assigned to Adrian, Jr., and Columbus O'D. Iselin.
 Dunsmore, Isaac W., to J. George Flammer. Alexander av. P. M. Dec. 29, 5 years, 5 per cent. 1,000
 Durant, Frederick C., to George B. McClellan et al., trustees. 57th st, No. 117 E., n s, 215 w Lexington av, 20x100.5. Dec. 6, due Nov. 1, 1884, 5 per cent. 25,000
 Diehl, Peter, to Christian F. Zobel. 109th st, No. 174, s s, 201.1 w 3d av, 18.10x100.11x19.2 x100.11. Jan. 3, due Jan. 1, 1887, 5 p. c. 6,000
 Dodd, Samuel C. T., to THE DRY DOCK SAVINGS INST. 64th st, s s, 175 w 4th av, 17x100.5. Jan. 3, 1 year, 5 per cent. 22,500
 Same to John Davidson. Same property. P. M. Jan. 3, due in Jan., 1885, 5 per cent. 2,500
 Draper, Frances S., to William Watson et al., exrs. and trustees William Watson, dec'd. 42d st, n s, 73 w Madison av, 26x62.5. Dec. 29, 3 years. 45,000
 Duggin, Charles, to Nellie A. Crossman, widow, of Morris Co., N. J. 48th st, s s, 19.9 w Madison av, 25x100.5. Jan. 3, due May 1, 1885, 5 per cent. 30,000
 Same to Michael T. Dittoe, Somerset, Ohio. Madison av, No. 310, w s, 67.4 s 42d st, runs west 33.3 x south 11.5 x west 18.9 x south 20 x east 52 to Madison av, x north 31.5. Jan. 3, 5 years, 4 ½ per cent. 25,000
 Eakins, Joseph B., to Cora Morris, Westchester. 105th st, s s, 200 e 10th av, 25x100.11. Dec. 27, 1 year. 3,000
 Fanning, Thomas M., to THE BANK FOR SAVINGS, City of New York. 39th st, n s, 150 e 11th av, 25x98.8x25x98.11. Dec. 31, 1 year, 5 per cent. 8,500
 Fanning, William, Jr., to THE BANK FOR SAVINGS, City of New York. 39th st, n s, 175 e 11th av, 25x98.9. Dec. 31, 1 year, 5 per cent. 8,500
 Finck, Frederick, to John H. Heller, Jr., guard. of Marie L., John H., Frederick, Florence and Charles F. Waller. Broome st, No. 321, s e cor Chrystie st, 26.1x75.4. Jan. 2, 5 years, 5 per cent. 15,000
 Finn, Michael, to Lewis Hurst, Brooklyn. 118th st, s s, 150 w 5th av, 25x100.11; 122d st, n e cor Lexington av, 60x100.11. Dec. 29, due March 1, 1884. 2,535
 Frank, David, to Edmund H. Schermerhorn and ano., exrs. Peter Schermerhorn, dec'd. 2d av, w s, 25.1 n 70th st. P. M. Dec. 19, due Feb. 1, 1886, 5 per cent. 4,675
 Same to Edmund H. Schermerhorn. 2d av, w s, 50.2 n 70th st. P. M. Dec. 19, due Feb. 1, 1886, 5 per cent. 11,200
 Same to William C. Schermerhorn. 2d av, n w cor 70th st. P. M. Dec. 19, due Feb. 1, 1886, 5 per cent. 7,525
 Farley, John T., to Edwin D. Morgan et al., exrs. E. D. Morgan. 107th st, s e cor New av, 25x100.11. Dec. 10, due Dec. 15, 1886, 5 per cent. 2,450
 Friedman, Lena, to Bernhard Galewski. Ridge st. P. M. Jan. 3, installs., 5 ½ per cent. 5,250
 Giegengack, Andreas, and Karolina his wife, to Jacob Wick, Jr. 1st av. P. M. Jan. 1, installs., 5 per cent. 2,400
 Glock, Frederick, to Herman Heydt. 20th st. P. M. Jan. 1, installs. 21,000
 Goldberg, Moses, to Max S. Korn. 38th st, n s, 125 w 1st av, 50x98.9. Sub. to mort. \$11,000. Jan. 2, due July 1, 1884. 5,500
 Same to Jesse A. Marshall. 38th st, n s, 150 w 1st av, 25x98.9. P. M. Jan. 2, 5 years, 5 per cent. 11,000
 Goldstein, Abraham, to Benjamin Andrews. Grand st. P. M. Jan. 1, installs, 5 per cent. 16,000
 Guntzer, Maria, wife of Nicholas, to Marie Klemann. 1st av, 3d st. P. M. Jan. 2, 5 years, 5 per cent. 8,400
 Same to The George Winter Brewing Co. 1st av, 3d st. P. M. Jan. 2, 5 years. 2,000
 Gutmann, Christian, to Newman Stich. 2d av. P. M. Jan. 3, due in Jan., 1885. 3,800
 Gebelein, Andrew, and Eliza his wife, to Jonas Weil and Bernhard Mayer. 115th st. P. M. Jan. 2, due Jan. 1, 1889, 5 per cent. 4,000
 Gloede, Charles, to Joseph A. Patterson, Union Co., N. J., and ano., exrs. F. Happel. Courtlandt av, e s, 50 s 155th st, 25x100. Jan. 2, 2 years. 1,500
 Goodspeed, Albina E., wife of and Henry S., to THE EAST RIVER SAVINGS INST. Cherry st, n s, abt 160 e Market st, runs east 81.8 x north 72.5 x east 19 x north 136 x west 100 x south 200.8. Already mortgaged to party second part for \$34,000. Dec. 28, 1 year, 5 per cent. 6,000
 Haupt, Martin, and John Schmitt to Joseph Rubsam, Stapleton, N. Y. 35th st, s s, 2.5 e 10th av, 25x98.9. Jan. 3, due Jan. 1, 1889, 5 per cent. 12,000
 Same to August Horrmann, Stapleton, N. Y. 35th st, s s, 250 e 10th av, 25x98.9. Jan. 3, due Jan. 1, 1889, 5 per cent. 12,000
 Same to Joseph Rubsam, Stapleton, N. Y. 35th st, s s, 200 e 10th av, 25x98.9. Jan. 3, due Jan. 1, 1889, 5 per cent. 12,000

Heard, William, Paterson, N. J., to THE MUTUAL LIFE INS. CO., New York. Renwick st, No. 23, w s, about 181.3 n Canal st, 18.9x60. Jan. 3, due March 1, 1885. 1,000
Heineman, Catharine, to Dietrich W. Wehrberg. 2d av. P. M. Jan. 3, 3 years, 5 per cent. 3,000
Hinz, Julius, to THE GERMAN SAVINGS BANK. City New York. Suffolk st, No. 170, e s. 125 n Stanton st, 25x100. Jan. 3, 1 year. 12,000
Henderson, William, to Mary T. Stone. 89th st, n s, 133.4 e 4th av, 50x100. Sub. to all mortg. Dec. 17, due March 15, 1884. 1,600
Hoes, Annie N., wife of and William M., to Pierrot Julien. 36th st, s s, 87.8 e 4th or Park av, 17.4x74.8. Sub. to mortg., &c. Dec. 27, notes. 2,500
Hull, John H., Brooklyn, to Sarah Morrow. 49th st, No. 225, n s, 328.6 e 8th av, 21.6x100.5. Dec. 29, 3 years, 4 per cent. 10,000
Same to James C. Fitzpatrick, exr. J. Fitzpatrick. Same property. Sub. to mortg. \$10,000. Dec. 29, 1 year. 8,000
Hume, Emma A., wife of and Alexander W., and Sarah M. wife of Thomas Hume to John A. Roosevelt, Dutchess Co. 5th av, e s, 21 s 27th st, 21x100. Dec. 29, due Nov. 1, 1885. 5,000
Haar n. Rosanna, and Lambert her husband, to Michel Valentine. 44th st, n s, 380 e 3d av, 20x100. Aug. 1, 3 years. 1,000
Hamilton, George W., to George J. Hamilton. 71st st, s s, 100 w 9th av, 18x100.5. Dec. 31, 1 year. 3,000
Same to same. 9th av, s w cor 71st st, 100.5x80. Dec. 31, 1 year. 10,000
Same to same. 71st st, s s, 155 w 9th av, 20x100.5. Dec. 31, 1 year. 3,000
Same to same. 71st st, s s, 136 w 9th av, 19x100.5. Dec. 31, 1 year. 3,000
Same to same. 71st st, s s, 118 w 9th av, 18x100.5. Dec. 31, 1 year. 3,000
Same to same. 71st st, s s, 80 w 9th av, 20x100.5. Dec. 31, 1 year. 3,000
Haskell & Barker Car Co., a corporation of Indiana, and the New York, West Shore & Buffalo Railway Co., lessees and mortgagors. 1,000 box cars to be delivered by party first part to party second part in lots of 200, total value \$494,000, payable as follows: 10 per cent. upon delivery and 20 per cent. quarterly, with interest. Dec. 1, 5 years. 2,500
Henschel, Joachim, to Martha J. Sheridan. 120th st. P. M. Dec. 31, due June 30, 1886. 5 per cent. 2,500
Hochster, Isaac, and Simon Bing, Jr., to George G. De Witt, Jr., et al., exrs. and trustees Sarah A. Housman. Greenwich av, No. 130. P. M. Dec. 21, 5 years, 5 per cent. 4,000
Same to George G. De Witt, Sr., Nyack. Greenwich av, No. 134. P. M. Dec. 21, 5 years, 5 per cent. 5,000
Same to Helena De W. Chambers, Morristown, N. J. Greenwich av, No. 132. P. M. Dec. 21, 5 years, 5 per cent. 4,500
Huber, Anton, to Peter Stark and Barbara his wife. Henry st, s s, 263.3 e Scammel st, 24x96. Error, omits two courses. Jan. 2, 5 years, 5 per cent. 4,000
Hull, John H., to James C. Fitzpatrick, exr., &c. John Fitzpatrick. 49th st, No. 225, n s, 328.6 e 8th av, 21.6x100.5; 34th st, s s, 92 w 2d av, 30x98.9. Dec. 29, 1 year. 3,000
Jacobs, Harris, and Esther his wife, to Caroline Wenke. Rutgers pl, No. 21. P. M. Dec. 1, installs. 4,000
James, Alfred E., to THE GERMAN SAVINGS BANK, City New York. 44th st, n s, 370 w 6th av, 20x100.5. Dec. 29, 1 year. 4,000
Jones, Frederick R., to Ann E. Hasbrook. 80th st, n s, 193 e Av A, 75x102.2. Dec. 28, due Dec. 29, 1884. 4,500
Juch, Wilhelmine, wife of and William A., to American Baptist Home Mission Society. 1st av, e s, 25.11 s 104th st, 3 lots, each 25x69. 3 mortg., each \$7,000. Dec. 10, 1 year. 21,000
Same to same. 1st av, s e cor 104th st, 25x69x25. 11x69. Dec. 10, 1 year. 8,000
Same to The New York Baptist Union for Ministerial Education. 104th st, s s, 69 e 1st av, 25x100.11. Sept. 15, 1 year. 7,500
Jackson, William H., to Flamen B. Candler and Charles W. Bangs, substituted trustees J. Brookes, dec'd. Teasdale pl, s w s, 391.3 n w Delmonico pl, 33.9x100. Dec. 31, due Dec. 1, 1886. 1,200
Same to same. Teasdale pl. P. M. Nov. 30, due Dec. 1, 1886. 1,200
Same to George D. Kuper. Same property. P. M. 2d mort. Nov. 30, due Nov. 15 1884, 5 per cent. 500
Johnstone, John, to Alexander C. Milne. Charles st, s s, 125 w Bleeker st, runs south 80 x west 20.7 x north 64.2 x northwest 15.10 to Charles st, x east 17. Dec. 31, due Jan. 1, 1885. 500
Juch, Wilhelmine, wife of William A., to Emma Dean. 106th st, n s, 325 w 1st av, 25x100.11. Dec. 29, 1 year. 11,000
Jacobs, Michael, Brooklyn, to William R. Foster. 1st av, w s, 77.6 n 7th st, 20x50. Jan. 3, 1 year. 3,500
Klemann, Marie, to Olga Schmeising. 43d st. P. M. Jan. 1, 2 years, 5 per cent. 1,125
Same to same. 43d st. P. M. Jan. 1, 2 years, 5 per cent. 1,125
Kocher, George and Emma M., to Harris Goodman. 41st st. P. M. Jan. 3, 5 years, 5 per cent. 4,500
Kottman, Elizabeth E., wife of and William H., to THE BOWERY SAVINGS BANK. 1st av, w s, 79.4 s 86th st, 25x75. Jan. 2, 1 year, 5 per cent. 9,000

Kennedy, James, to Christian Blinn, Jr. 52d st. P. M. Jan. 2, 2 years. 3,000
Kerr, Thomas B., to THE INSTITUTION FOR THE SAVINGS OF MERCHANTS CLERKS. 56th st, s s, 295 e 6th av, 25.6x100.5. Dec. 31, due Feb. 15, 1885, 4 1/2 per cent. 20,000
Kullmann, Anna M., wife of Adelbert, to Adolph G. Hupfel. Forrest av. P. M. Dec. 29, due Jan. 1, 1889. 3,600
Koster, Marie, wife of and John, and Harriet wife of and Alfred Bial and David Rothschild to George Ehret. Chatham st, westerly cor Worth st, 57.7x64.3 to Worth st, x66.8. Lease. July 1, 1883, due July 1, '88. Rerecorded, 49,000
Kehoe, Alfred, to THE CITIZENS' SAVINGS BANK, City New York. 123d st, s s, 80 w 4th av, 19.3x100.11. Dec. 28, 1 year. 11,000
Same to same. 123d st, s s, 99.3 w 4th av, 3 lots, each 18.9x100.11. 3 mortg., each \$12,000. Dec. 28, 1 year. 36,000
Keller, Morris, to Julius Lipman. 92d st, n s, 184.5 e 4th av, 32.7x100.11x32.6x100.11. Oct. 31, 1 year, 5 per cent. 3,000
Same to William Cohen. 92d st, n s, 217 e 4th av, 33x100.11. Oct. 31, 1 year, 5 p. c. 3,000
Kendall, Phebe A., widow, Brooklyn, to Emily F. Currier and ano., trustees for Emily F. Currier. 117th st, s s, 260.8 e 1st av, 16.8x100.11. Dec. 29, 3 years, 5 per cent. 5,000
Same to same. 117th st, s s, 244 e 1st av, 16.8x100.11. Dec. 29, 3 years, 5 per cent. 4,000
Same to same. 117th st, s s, 277.4 e 1st av, 16.8x100.11. Dec. 29, 3 years, 5 per cent. 5,000
Kilpatrick, Edward, to John H. and Albert E. Foster. 1st av, w s, 49.9 n 80th st, 16.6x80. Dec. 29, 3 months. 3,000
Lalor, John, to THE IRVING SAVINGS INST. 114th st, s s, 280 e 4th av, 25x100.11. Dec. 29, 1 year, 5 per cent. 5,000
Langdon, Helen, admits notice of assignment and certifies that \$55,000 is due on the mort. to be assigned to Adrian, Jr., and Columbus O'D. Iselin. 10,000
Lee, Cornelius S., to William E. Andariese et al., exrs. and trustees U. J. Smith. Cortland st, Nos. 13, 15 and 17, s s, 106 w Broadway, runs south 105.8 x west 33 x south 18 x west 33.10 x north 17 x east 1.8 x north 106 to Cortland st, x east 65. Jan. 2, 2 years, 5 per cent. 10,000
Levy, Emil, mortgagor, with Charles E. Strong, trustee W. Murray, dec'd. Agreement to extend mort. and reduce interest. Dec. 1, nom
Lewis, John M., to Michael Keefe and Catharine his wife. 29th st. P. M. Jan. 2, 3 years, 5 per cent. 7,500
Lynch, Minnie A., wife of William B., to Charles W. Dayton. 124th st, s s, 80 e Madison av, 15x100.11. Jan. 2, 2 years. 1,000
Lear, Georgina E., wife of and Robert R., to THE BANK OF THE METROPOLIS, City New York. Union pl, n w cor 15th st, 26x116.10. Lease. Jan. 3, due Jan. 1, 1886, installs. 5,500
Lederer, Marcus, to William Milleg. Attorney st. P. M. Jan. 1, 5 years, 5 per cent. 10,000
Same to same. Same property. Jan. 1, installs, 5 per cent. 6,900
Lichtenstein, Samuel, to Abraham Jakob and Therese his wife. Av D, w s, 25 s 6th st, 23x89. Jan. 3, due Jan. 4 1887, 5 p. c. 5,000
Loehr, Margaret, wife of and John, to James L. and John J. White, Litchfield, Conn., as trustees. 54th st, n s, 350 w 9th av, 25x100.5. Jan. 3, 5 years, 5 per cent. 5,000
Maddock, William S., to THE EQUITABLE LIFE ASSURANCE SOC OF THE U. S. 75th st, s s, 150 e 5th av, 50.3x100.2. Correction and confirms previous mortgage. Dec. 29. 47,500
Same to same. Bleeker st, Nos. 33, 35 and 37, n s, 375 w Bowery, 75 to alley, x 74.3x75x71.4; Bond st, No. 17, s s, 351.4 e Broadway, 37.6x114.6 to alley. Dec. 31, due Dec. 1, 1886, gold. 90,000
Mason, Thomas F., to THE EAST RIVER SAVINGS INST. Madison av, s e cor 36th st, runs east 118 x south 50.5 x west 18 x north 4.10 x west 3.4 x north 11.1 x west 96.8 to av, x north 34.6. Dec. 31, 1 year, 4 1/2 per cent. 65,000
McCabe, Francis, to Mary E. Nolan. 71st st, s s, 148 e Av A, 25x100.5. Dec. 28, due Jan. 1, 1889. 4,500
Merrill, Maria A., to Elizabeth F. Floyd. 38th st, n s, 128.5 e 6th av, 18.5x98.9. Dec. 31, due Jan. 1, 1889. 20,000
Meyer, Siegmund T., to Robert S. Hayward, attorney for Cora E. Rose. 25th st, s s, 93.9 w 7th av, 15.6x98.9. Dec. 31, due Oct. 12, 1885. 4,000
Same to Mary A. Berry, Rye, N. Y. Same property. Dec. 31, due Oct. 12, 1885. 4,000
Miller, Daniel, to Ernest Millet and ano., exrs. H. Leger. 61st st, No. 206, s s, 104 e 3d av, 17x100.5. Dec. 27, 5 years, 5 per cent. 8,000
Matthews, Virginia B., wife of and Edward, to THE BANK FOR SAVINGS, City New York. 4th av, n e cor 18th st, 53x150; 18th st, n s, 150 e 4th av, 50x92. Dec. 14, due Dec. 31, 1885, 5 per cent. 400,000
Metz, Mary E., wife of Arthur J., East Orange, N. J., to George W. Snow. 43d st, s s, 353.6 w 6th av, 21.6x100.5. Dec. 22, due July 1, 1884. 5,000
Mietz, August, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 3d av, e s, 50.4 s 95d st, 25.2x100. Dec. 29, 1 yr. 15,000
Molloy, John, to George M. Miller, trustee Sarah E. Lanier. 52d st, s s, 160 w 6th av, 20x80.5x20.5x84.2. Dec. 27, due Dec. 28, 1886, 5 per cent. 13,000
Maloney, Bernard, to George W. Stake, Stapleton, S. I. 116th st, n s, 256 e 4th av, 25x100.11. Dec. 28, demand. 2,500
Mohlman, John H., to William F. Blanck.

Perry st. P. M. Nov. 24, due Jan. 3, 1887, 5 per cent. 10,000
Morgenroth, Jacob and Julius, to Charles Lederer. Cannon st, No. 89, w s, 175 n Rivington st, 25x80. Dec. 22, due Jan. 1, 1889, 5 per cent. 3,000
Moebus, Adam, to Joseph A. Patterson and Margareth Happel, exrs. F. Happel. Courtlandt av, e s, 25 s 155th st, 25x100. Jan. 2, 2 years. 500
Same to same. Courtlandt av, s e cor 155th st, 25x100. Jan. 2, 2 years. 2,000
Moloney, Thomas, to John Ryan. 70th st, n s, 100 w 1st av, 25x100.4. Dec. 31, 1 year, 5 per cent. 3,000
Morris, William, to John Brodsky. Orchard st. P. M. Dec. 31, 1 year. 2,000
Mulry, William P., with Rebecca Friedlander and Joseph C. Levi exrs. L. Friedlander, and Joseph C. Levi, as trustee. Agreement between mortgagors as to priority of mortgages. Dec. 27. nom
Molle, Christian, to Catharine T. Reiley. Stanton st. P. M. Dec. 28, due Dec. 31, 1888, 5 per cent. 3,000
Muhlfeld, George A., to Gustav Schumann. 12th st, n s, 93 e Av B, 25x103.3. Jan. 1, 2 years, 5 per cent. 4,000
Muller, Louis, and Mary R. his wife, to M. Antoinette Kohler. 3d st, No. 242, s s, 223.9 w Av C, 24.8x106.6. Recorded Dec. 27. Dec. 27, due July 1, 1885. 2,000
Myers, Thomas, to Mary A. wife of Egbert Mills. 112th st, n s, 175 e 2d av, 25x100. Jan. 3, 1 year. 500
Naylor, Henry, to John A. Brown, Jr., Philadelphia, Pa. Leonard st, s s, 149.7 w West Broadway, 25x100. Dec. 25, due Jan. 1, 1889, 4 1/2 per cent. 3,000
Naylor, Henry, mortgagor, with John A. Brown, Jr., Philadelphia, Pa. Agreement extending mort. and reducing interest. Dec. 14. nom
Noble, William, to Harriet Carnes, Oyster Bay, L. I. 7th av. P. M. Dec. 26, due Jan. 1, 1887, 5 per cent. 20,000
O'Gorman, Julia, wife of and William, to Henry R. Kunhardt and ano., trustees for the children of George C. Voss, dec'd. Willis av, e s, 72 s 142d st, 17.8x75. Dec. 31, 5 years, 5 per cent. 6,000
Same to same. Willis av, e s, 107.4 s 142d st, 17.8x100. Dec. 31, 5 years, 5 per cent. 6,000
Same to same. Willis av, e s, 54.4 s 142d st, 17.8x75. Dec. 31, 5 years, 5 per cent. 6,000
Same to same. Willis av, e s, 36.8 s 142d st, 17.8x75. Dec. 31, 5 years, 5 per cent. 6,000
O'Hare, Marie, wife of James, to Samuel and Seligman Fuld. 1st av, e s, 75.5 s 63d st, 25x81.5. Jan. 2, 3 years, 5 per cent. 9,000
Oppenheimer, Edward, and Isaac Metzger to Daniel Richter. 4th av, 79th st. P. M. Dec. 24, 6 months. 15,000
Owens, Patrick J., to Charles J. McCartie and ano., exrs. D. McCartie. 120th st. P. M. Dec. 26, 1 year, 5 per cent. 2,550
Prose, Andrew, to Mathilde L. and Christopher Moller, exrs. Christian Moller. 2d av. P. M. Jan. 3, 3 years, 5 per cent. 11,000
Penker, Franziska, to Simon Tauber. 3d st, n s, 189 w Av C, 24.9x96.2. Lease. Dec. 28, due Jan. 1, 1885. 1,000
Perry, Isabel T., wife of and Charles B., Short Hills, N. J., to Lyman Tiffany and ano., trustees of Charlotte L. Fox. 45th st, n s, 150 e 8th av, 20x100.5. Leasehold. Sub. to mort. \$9,000, and taxes 1883. Dec. 27, 1 year. 1,000
Pierce, Guly Elma, to Luther Horton. 54th st, n s, 100 e 8th av, 18.9x100.5. Dec. 27, due Jan. 2, 1889, 5 per cent. 6,000
Same to same. Same property. Dec. 27, due Jan. 2, 1889, 5 per cent. 6,000
Parker, Willard, to Robert Gordon. 4th av, s w cor 30th st, runs south 90 x west 60 x south 8.9 x west 13.4 x north 98.9 to 30th st, x east 73.4; sub. to mort. \$40,000; 30th st, s s, 86.8 w 4th av, 13.4x98.9; 4th av, s e cor 24th st, 98.9x100. Sub. to mort. \$65,000. Dec. 15, due Dec. 31, 1888, 5 per cent. 60,000
Phillips, Moss S., to Henry Barnard. New st, No. 43, w s, 163.5 s Exchange pl, runs west 75 x north 19.11 x east 18.6 x north 19.11 x east 50.4 to New st, x south 39.4. Dec. 19, 3 years. 47,500
Rankin, William, and Elizabeth his wife, to Frederic J. de Peyster. 10th av, s e cor 57th st, 120.5x100. Dec. 27, 1 year. 15,500
Same to Edward B. Cobb. Same property. Dec. 27, 1 year. 15,500
Ratz, Gebhard, to John F. Deininger. 10th av, e s, 10.4 s 66th st, 25.1x100. Dec. 22, 3 years, 5 per cent. 3,000
Reis, Margaretha, wife of and M. Anton, to William M. Prichard and ano., trustees G. J. Foster, dec'd. Rivington st, s s, 18.9 e Sheriff st, 18.9x60. Dec. 29, due March 16, 1887. 750
Rinaldo, Marks, to Thomas Lyons. 9th av. P. M. Dec. 21, due Jan. 1, 1889, 5 p. c. 15,000
Rogers, George W., to William J. Hoppin and ano., as trustees for Louisa H. Hoppin. 124th st. P. M. Jan. 3, 3 yrs, 5 p. c. 25,000
Rudolph, Annie, widow, to Carl H. Mahling. 143d st. P. M. Dec. 15, 3 years. 1,500
Schmidt, Conrad, to Isaac Hochster and Simon Bing, Jr. 2d av. P. M. Jan. 3, installs, 3 years, 5 per cent. 5,250
Slater, James, to THE FARMERS' LOAN AND TRUST CO., trustee of Josephine Cozzens. 15th st. P. M. Dec. 31, due Jan. 1, 1887, 5 per cent. 14,000
Smith, Ferdinand R., to Rebecca Payne, Brooklyn. Grand st, s w cor Chrystie st, 50.6

x75; Forsyth st, e s, 125 s Grand st, 25x100. Dec. 21, due Jan 1, 1886. 500
 Smith, Margaret C., wife of and Thomas, to Leander Stone. 61st st, n s, 149.6 e 2d av, 25x100.5. Sub. to mort. \$16,000. Dec. 21, 6 months. 1,500
 Spink, Benjamin F., to Christian Brand. 125th st, P. M. Jan. 1, 1 year, 11,500
 Stahl, Charles, to Adelaide L. Lockwood. Av B, 85th st. P. M. Jan. 3, 3 years, 5 per cent. 3,000
 Salomon, Emanuel, to Gustav H. Gossler. 9th av. P. M. Nov. 1, 5 years. 7,000
 Schmitt, Carl, to George Ehret. Bowery, No. 340, w s, bet Bond st and Great Jones st. Lease. Dec. 29, demand. 1,500
 Smith, John W., to Horace W. Fuller. 51st st, n s, 200 w 1st av, 25x100. Dec. 27, due June 26, 1884. 2,000
 Steffan, Henry W., to THE NEW YORK LIFE INS. CO. 48th st, n s, 375 w 10th av, 4 lots. P. M. 4 morts., each \$15,000. Dec. 24, due Jan. 1, 1887. 60,000
 Same to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 48th st, n s, 275 w 10th av, 3 lots, each 25x100.5. 3 morts., each \$14,000. Dec. 28, 1 year. 42,000
 Stucken, Adela, wife of and Edward, to Conrad C. Meletta, Paris, France. 5th av, No. 14, w s, 54.9 n 8th st, 26.3x100. Oct. 20, 5 years. 5,335
 Sturk, John H., to Jacob L. Maschke. 1st av. P. M. Dec. 26, notes. 2,040
 Swartwout, Frank G., to Charles W. Dayton. 116th st, s s, 80 e 3d av, 25x100.10. Dec. 27, demand. 5,000
 Salomon, Babette, wife of Moses, mortgagor, with Charles Gerlach. Agreement to extend mort. at reduced interest. Dec. 29. nom
 Simon, Asher, to John B. Palmer. Henry st. P. M. Nov. 7, due Jan. 2, 1887, 5 per cent. 5,000
 Smith, Margaret C., wife of and Thomas, to James F. Doyle. 61st st, n s, 174.6 e 2d av, 25x100.5. Sub. to mort. \$16,000. Dec. 31, due July 1, 1884. 1,500
 Smith, Thomas, to Thomas R. A. and William H. Hall, of William Hall's Sons. 43d st, n s, 100 w 1st av, 225x100.5. Sub. to mort. \$60,000. Oct. 13, due May 15, 1884. 15,200
 Steedman, Robert and James McCourt, to Charles Cashman. 141st. P. M. Jan. 2, 5 years. 3,000
 Stoltz, Jonas, to the United Brothers, City New York. 50th st, s s, 274.6 e 2d av, 30.6x100.5. Jan. 2, 5 years, 5 per cent. 6,000
 Tubbs, George W., to Hermann and Johannes Koop, of Hermann Koop & Co. Front st. P. M. Dec. 19, due Nov. 1, 1886 or 1888, at option mortgagor, 5 per cent. 12,500
 THE MANHATTAN SAVINGS INSTITUTION with Henry Villiard, mortgagor. Agreement to apportion a mortgage so that \$40,000 only shall be a lien upon following: Interior gore on centre line bet 50th and 51st sts, at point 73.2 e Madison av, runs east 101.10 x south 35.9 x west 75 x north 6 x west 26.10 x north 29.9 to beginning, with right of way and easements, &c. Dec. 26.
 Thurston, Franklin A., to James Floy, Elizabeth N. J. Madison av, s w cor 127th st, 99.11x85. Dec. 29, notes. penal sum 20,000
 Tobin, Maria, wife of and John, to John E. Kahl, Brooklyn. 4th st, s s, 281.3 e 2d av, 18.9 x 96.2. Dec. 29, due Jan. 1, 1885, 5 per cent. 1,500
 Toerner, August H., to Susanna Freutel. Denman st, s s, 493 w Union av, 43.3x118.1. Dec. 27, 3 years. 1,200
 Udet, August, to Elizabeth Travers, Somers-town, N. Y. Cliff on st, n s, 57 w Jackson av, 18x75. Jan. 2, 3 years. 1,500
 Van Valkenburgh, Mary B., to Alexander T. Watson, trustee for Helen K. Watson. 24th st, s s, 108 e 10th av, 14.8x80. Leasehold. Dec. 31, 3 years. 1,500
 Varney, James C., Stapleton, S. I., to THE WASHINGTON LIFE INS. CO., City New York. 5th av, 86th st. P. M. Dec. 29, due June 1, 1885. 110,000
 Same to William Belden. Same property. Dec. 31, demand. 5,500
 Vorndran, Christian, to Thomas B. Bowne, exr. C. Ferris. 146th st, n s, 150 e Willis av. P. M. Dec. 29, 3 years. 1,400
 Same to same. 146th st, n s, 175 e Willis av. P. M. Dec. 29, 3 years. 500
 Warshing, Mariam, wife of and Sigmund, to Amelia Spiess and ano., guards. Claribel, Arthur and Viola Spiess. 86th st, No. 444, s s, 75.9 w Av A, 22x102.2. Dec. 31, due Jan. 1, 1887, 5 per cent. 10,000
 Weiher, Lorenz, New Rochelle, to Elizabeth W. Blake, extr. A. Blake. 1st av, s e cor 54th st, 25.5x94. Dec. 31, due Dec. 1, '86. 19,000
 Same to Henry E. Howland. 1st av, e s, 75.5 s 54th st, 25x94. Dec. 15, 3 years. 15,000
 Same to same. 1st av, e s, 25.5 s 54th st, 25x94. Dec. 15, 3 years. 15,000
 Same to Mina Martin and ano., trustees R. Martin, dec'd. 1st av, e s, 50.5 s 54th st, 25x94. Dec. 15, 3 years, 5 per cent. 11,500
 Weinz, Conrad, to Frederick Schuh. 155th st, n s, 145 w Washington now Elton av, 25x100. Dec. 31, due Jan. 1, 1887. 2,500
 Wood, George J., trustee Mary C. Mathews, to Laura M. wife of Henry C. Mandeville. Washington av, s e s, sub-division No. 2 of lot 45 map Upper Morrisania, 56.2x120. Jan. 3, 1877, 3 years, 7 per cent. 1,000
 Wakeman, Caroline, single, and Thaddeus B., to Stephen C. Williams. 71st st, s s, 216.3 w 3d av, 16.3x100.5. Dec. 22, 2 years. 2,500
 White, Charles E., and Ella P. his wife, Montclair, N. J., to Jesse G. Case, Peconic, L. I.

4th st, Nos. 99 and 101, n s, 175 e 2d av, 50x96.2. 1/2 part. Dec. 29, 2 years. 3,600
 Wright, Isaac E., to THE GERMANIA LIFE INS. CO., City New York. 128th st, n s, 100 e 5th av, 80x99.11. Dec. 26, due May 30, '84. 50,000
 Same to John Ross. Same property. Dec. 27, 6 months. 17,000
 Same to Charles R. and William K. Gillett. 128th st, n s, 80 e 5th av, 20x84.11. Dec. 28, due July 1, 1885, 5 per cent. 6,000
 Wuppermann, Josephine W., wife of and George, to Susie M. Sahler and ano., guards, of Almira Stout, Mendham, N. J. 124th st, n s, 390 w 5th av, 20x100.11. Jan. 3, 5 years, 5 per cent. 20,000
 Yehling, Julia, wife of and Valentine, to John Grunbacher. Broome st, No. 206, n s, 50 e Norfolk st, 25x100. Jan. 1, 5 years, 5 per cent. 5,000

KINGS COUNTY.

DECEMBER 28, 29, 31, JANUARY 1, 2, 3.
 Adams, Henry H., to Edward Hornbostel. Fulton st, s s, 50 w Sackmann st, 200x100. Dec. 29, 1 year. \$3,000
 Adey, Margaret, widow and sole devisee of Stephen Adey, dec'd, to John Skelly. 38th st, n s, 100 e 4th av, 25x100. Dec. 29, 3 years. 300
 Ackerson, Jacob, Hohokus, N. J., to George W. Pearsall. Diamond st, e cor Schenectady av, 243x101.4x225x100; Diamond st, s s, 100 e Schenectady av, 50x200. Nov. 30, due Nov. 10, 1885. 200
 Adams, George, to Samuel H. Vandewater. McDonough st, s s, 425 w Reid av, 50x100. Oct. 31, demand. 2,100
 Same to same. Same property. Oct. 31, demand. 4,500
 Allen, Emma S., wife of and Arthur F., to William H. H. Childs. Oxford st. P. M. Jan. 2, 3 years. 5,000
 Arming, Elise, wife of Francis M., to Johannes Koop, as trustee of Pauline Jackson. State st, n s, 125.1 e Court st, 25x122.9x25x121. Jan. 3, due Nov. 1, 1892, 4 1/2 per cent. 5,000
 Brand, Karl or Charles, to Karl Bauer. Montrose av, s s, 150 w Ewen st, 25x100. Jan. 2, due Jan. 1, 1894, 5 per cent. 4,000
 Burroughs, Amelia A., wife of and John, to Elias C. Pendleton. South 2d st. P. M. Jan. 3, due Jan. 1, 1889, 5 per cent. 4,000
 Bauer, Margaretha, wife of and John, to Julia Wood, New York. St. Mark's av, n s, 133.4 w Rockaway av, 41.8x127.9 x east 75 x south 52.9 x west 33.4 x south 75. Dec. 29, 3 years. 1,500
 Bergen, Evert, to Charles M. Cornell, Lakeville, L. I. State st. P. M. Dec. 29, due Jan. 1, 1885. 3,200
 Belton, Catharine A., wife of and Thomas, to Edward Schell, New York. 12th st, s s, 97.10 w 5th av, 19.6x100. May 28, 1881, 1 year. 1,000
 Briggs, Marvin, to William B. Douglas and ano., exrs. Geo. Merritt. Ranton st, Clay st, Eagle st, &c. P. M. Dec. 19, due Dec. 28, 1888. 10,000
 Burkardt, Julius, and Henry Knell to Catharine A. Dupignac. Monroe st, s s, 175 e Marcy av, 25x100. Dec. 21, due Dec. 30, 1887, 5 per cent. 2,500
 Cashman, William, to Mary J. Kimberly. Dupont st, n s, 125 e Manhattan av, 25x100. Dec. 31, due Jan. 1, 1887, 5 per cent. 500
 Cornyn, Catherine, to Phoebe P. Kissam, Flushing. Front st. P. M. Dec. 31, 3 years, 5 per cent. 700
 Crowell, Marietta, to Elizabeth Crombie, West Hoboken, N. J. Nostrand av, Nelson st. See Conveys. Mort. \$700. Dec. 29, due Jan. 1, 1885. 1,000
 Carroll, Isabella H., wife of Charles C., to Crowell Hadden and Thomas C. Brown, trustees for William H. Brown. Tillary st, n s, 63.11 e Raymond st, 35.9x100. Dec. 31, 5 years. 2,200
 Colgan, Mary A., wife of and Arthur, to Joshua B. Washburn, New Castle, N. Y. Humboldt st, w s, 60 s Maujer st, 20x60. Jan. 3, 5 years, 5 per cent. 1,500
 Connelly, Michael, to Eliza J. Delmar. 14th st, s w s, 304 n w 3d av, 16x88.8x16x89. Dec. 30, 1 year. 400
 Cornell, Philena D., to James B. Voorhies. East 24th st, Voorhies av. P. M. Dec. 1, 5 years. 250
 Dailey, William J., to William H. Baker. 5th st, e s, 22 s North 6th st, 39x50. Jan. 1, 2 years. 2,500
 Derundeon, Eliza B., to The Williamsburg Savings Bank. South 4th st, s s, 169.6 w 5th st, 22.6x144.6. Dec. 31, 1 year, 5 per cent. 2,700
 Same to same. Magnolia st, easterly cor Bushwick av, 140x100. Dec. 31, 1 year, 5 per cent. 6,000
 Dietrich, Henry, to Frederick Paust and Elizabeth his wife. State st, n s, 77 w Smith st, 19.6x79.9. Jan. 2, 5 years, 5 per cent. 2,000
 Delaney, Jeremiah, to Walter N. Degraw, Sr. Warren st, n e s, 207.1 n w Court st, 20x169.8. Dec. 28, 5 years, 5 per cent. 5,000
 Eckert, Anna R., to Ann A. Hall. South 5th st. P. M. Dec. 29, 5 years, 5 per cent. 2,000
 Eddy, Catharine W., wife of and Elias T., to The Glen Cove Mutual Ins. Co., of Glen Cove. Oakland st, w s, 150 n Nassau st, 25x100. Jan. 3, 3 years. 500
 Fowler, Mary E., wife of and Levi, to Sarah A. M. Kent. Douglass st, n s, 107.2 e Washington av, runs north 131 x west 25 x north 30.7 x west 75 x west 71.7 to Washington av, x south 145 to Douglass st, x east 107.2. Dec. 29, due Jan. 1, 1885. 4,000
 Fesler, Joseph, to Xaver Fesler. Lewis av, s

w cor Pulaski st, 20x75. Dec. 27, due Oct. 1, 1888, 5 per cent. 4,500
 Fischer, Julia A., to Caroline M. wife of Frank Booth. Graham av, s w cor Richardson st, 23.5x72.1. Dec. 31, 5 years, 5 per cent. 800
 Fischer, Peter W., to Andrew J. Cooke. Graham av, w s, 23.5 s Richardson st, 26.7x72.1. Dec. 31, 2 years, 5 per cent. 700
 Fitzgerald, Hannah, to Clara Klein. 28th st. P. M. Dec. 31, due Jan. 1, 1889. 350
 Froelich, Andrew, to Samuel M. Meeker and ano., exrs. William Broistedt. Floyd st, n s, 81 e Marcy av, 25x100. Jan. 2, 1 year, 5 per cent. 2,500
 Same to same. Floyd st, n s, 106 e Marcy av, 25x100. Jan. 2, 1 year, 5 per cent. 2,500
 Same to same. Floyd st, n s, 131 e Marcy av, 25x100. Jan. 2, 1 year, 5 per cent. 2,500
 Frost, Samuel, to Henry C. Sommers. Degraw st, s s, 300 e Smith st, 20x100. Dec. 29, due Jan. 10, 1889, 5 per cent. 3,000
 Galway, James, to Edward DeWitt Mason. Union st, n s, 69 w 5th av, runs west 98 x north 95 x east 75 x south 5 x east 23 x south 90. Dec. 29, due Jan. 1, 1887, 5 per cent. 1,700
 Gelson, Patrick J., to John S. Boyce, Douglass st, s s, 176.4 e Washington av, 25x98.9. Dec. 14, due Jan. 2, 1885, 5 per cent. 1,500
 Godfrey, William, to Hannah Enston. Philadelphia, Pa. Van Buren st, n s, 79 e Stuyvesant av, 15.6x100. Dec. 31 3 years. 2,350
 Same to same. Van Buren st, n s, 94.6 e Stuyvesant av, 15x100. Dec. 31, 3 years. 2,350
 Same to same. Van Buren st, n s, 109.6 e Stuyvesant av, 5 lots, each 15x100. 5 morts., each \$2,350. Dec. 31, 3 years. 11,750
 Same to same. Van Buren st, n s, 184.6 e Stuyvesant av, 15.6x100. Dec. 31, 3 years. 2,350
 Gillmore, Caroline, widow, to James L. and John J. White, as trustees Eli White, dec'd. State st, No. 75, n e cor Garden st or pl, 23.3 x 74.2x23.3x74. Dec. 29, 3 years, 5 p. c. 13,000
 Same to John L. How. Same property. Dec. 8, demand. 3,000
 Ganie, Mary B., widow, to Robert H. Spriggs. Plot at Canarsie, lots 4 and 5 map Henry Butecke. Lease. Nov. 1, 1 year. 500
 Glennon, John, to Eliza White. North Henry st, e s, 175 s Herbert st, 25x100. Jan. 2, 3 years. 900
 Henckson, Charles A. H., to Charles F. Ebsen, Hoboken, N. J. Palmetto st, s s, 175 w Bushwick av, 25x80. Jan. 1, 3 years, 5 per cent. 1,500
 Hirsch, Abraham, to Margaretha Wagner. Ewen st, e s, 50 s Johnson av, 25.4x100. Jan. 2, 3 years, 5 per cent. 2,500
 Holz, Julius, to Samuel Parnson. Monitor st, No. 62, e s, 275 n Herbert st, 25x—. Dec. 19, 1 year. 600
 Haase, Herman, to Mary E. Fox. Ewen st, n w cor Ainslie st, 25x100. Dec. 27, due Jan. 2, 1889, 5 per cent. 3,200
 Heyzer, John, to Matilda C. McVickar and Anne C. Forbes. Douglass st, Van Voorhis av. P. M. Nov. 27, due Dec. 1, 1886. 1,500
 Hausmann, Mary L., wife of and Charles, to Susanna J. Lavin. Degraw st. P. M. Jan. 2, 3 years. 3,000
 Hildebrand, John H., to The Southold Savings Bank. Flatbush av. P. M. Dec. 29, due Jan. 1, 1885, 5 per cent. 7,000
 Huth, Louise M., wife of Julius R., to Augustus P. Avery. East st, s s, 235.4 w Broadway, 2 x 100. Dec. 31, 4 years, 5 per cent. 2,000
 Joseph, Samuel, to Mark Wild, exr. E. Wild. East 92d st. P. M. Jan. 2, due Jan 1, 1887, 5 per cent. 2,475
 Kellett, Sarah A., to Ella S. Donnellon. President st, n s, 120 e Henry st, 15.6x100x14.6x45 x1x55. Dec. 27, due Jan. 2, 1886. 1,800
 Kern, Philip, to John W. Moran. Rapelye st. P. M. Jan. 2, 5 years, 5 per cent. 2,500
 Klein, Catharine, widow, and devisee John Klein, to Jesse Carll, Northport, L. I. Ralph av, n w cor Marion st, 25x75. Dec. 29, due Jan. 1, 1887. 3,800
 Loeffler, Henry, to Frederick Miller. Marcy av, e s, 27.6 s Ellery st, 148.4x80. Dec. 29, 1 year. 2,500
 Lenz, Franz, to Louis Kleingunther. Sumpter st, s s, 250 w Ralph av, 25x85.9x25x88.6. Jan. 2, 5 years. 300
 Martens, Claus A., to John Mangels. President st, s w s, 810 n w Columbia st, runs southwest 35.6 x west 35.5 x north 20 x east 27.4 x northeast 27.4 to President st, x southeast 20. Jan. 2, 3 years, 5 per cent. 4,000
 Martin, August R., to Charles Scharbach. South 5th st, s s, 85.8 w 6th st, 21.6x100. Jan. 1, 4 years, 5 per cent. 2,500
 Mason, Philip D., to Charles W. Betts. Macon st. P. M. Dec. 26, 3 years. 4,500
 McDowell, William O., Newark, N. J., to Jacob M. Bergen et al., exrs. Michael Bergen, dec'd. 4th av. P. M. Jan. 2, 1 year. 4,000
 Meyer, Henriette, wife of and Henry, to The Southold Savings Bank. 9th st, southerly cor 3d av, 80x62.6. Jan. 1, 1 year, 5 per cent. 9,000
 Same to John D. Klenck. 3d av, e s, 110 n 10th st, 62.6x80. Sub. to mort. \$9,000. Jan. 1, 3 years. 5,000
 Muller, Nikolaus, to Pauline Hahn. Marion st, s s, 25 w Ralph av, 18.9x100. Jan. 2, 3 years. 800
 MacDonough, William, to Julia B. F. Fish. Degraw st. P. M. Dec. 22, 1 year. 3,000
 McAuliffe, Patrick, to John Z. Lott. Luquer st. P. M. Dec. 14, 3 years. 1,500
 McGlenn, John, to Charles I. De Bevoise. Kosciusko st. P. M. Dec. 27, installs. 4,400
 Mollenhauer, John, to John D. Rippe. Lee av, Ross st. P. M. Dec. 19, 3 yrs, 4 1/2 p. c. 6,000

Munro, Eliza, widow, to Ann Adair, New York. Jay st. e s, 30 s Willoughby st, 20x 57.6. Dec. 26, 3 years, 5 per cent. 4,000
 Same to Isidor M. Bon. Same property. Subject to above mort. Dec. 27, 3 years, 5 per cent. 1,420
 Mason, Philip D., to Cordelia E. wife of Henry L. Betts. Bedford av. P. M. Dec. 28, 3 years, 5 per cent. 2,400
 Same to same. Bedford av. P. M. Dec. 28, 3 years, 5 per cent. 2,400
 McCartney, Thomas, to James V. and Thomas McKee. St. Mark's av. n s, 175 w Grand av, 25x180x26x180. Dec. 31, demand. 500
 Mehn, George, to John Volk and Margareth his wife. Huntington st, s s, 41.8 w Court st, 16.8x100. Dec. 18, due Oct. 1, 1888, 5 per cent. 1,000
 Mooney, Catharine, wife of and Dennis, to Patrick Smith. Oakland st. P. M. Dec. 31, installs, 5 years. 850
 Nitsche, Christiana, wife of August, to Charles Engert. Debevoise st. P. M. Jan. 2, 5 years. 1,765
 Nutt, Furman T., to Peter L., Margaret M., and Ida J. Rhodes. Prince st. P. M. Nov. 20, due Jan. 2, 1887. 2,500
 O'Connor, Annie, wife of Thomas, to Thomas B. Rutan. Dean st, s s, 284.4 w Underhill av, 25x100. Dec. 27, due Jan. 27, 1886. 300
 Pate, Harriet, wife of William, to David B. Baylis. Harrison st, n s, 100 e Clinton st, 25 x100. Dec. 28, due Jan. 1, 1887, 5 p. c. 4,000
 Same to Charles S. Baylis. Warren st, s s, 162.6 w Court st, 22x99.10. Dec. 28, due Jan. 1, 1887, 5 per cent. 5,000
 Poole, David, to Louisa C. Ridden. Bainbridge st, n s, 275 e Patchen av, 20x100. Jan. 2, due Jan. 1, 1885. 500
 Pouch, Augustus W., to Eliza Pouch, widow. Wyckoff av. n e s, 50 s e Magnolia st, 25x 112.2x25x113.5. Dec. 19, due Jan. 1, 1888, 5 per cent. 300
 Racey, Mary H., wife of William H., to Catharine M. Esler, New York. Waverly av, w s, abt 203.7 s Park av, 18.6x80. 2d mort. Dec. 21, due Jan. 1, 1884. 500
 Roberts, Essex, to Louisa S. Cole. Halsey st, n s, 100 w Reid av, 16.8x100. Dec. 22, 3 years. 4,250
 Same to Edward Olmsted et al., trustees Elihu Chauncey, dec'd. Halsey st, n s, 116.8 w Reid av, 16.8x100. Dec. 28, 3 years. 4,250
 Same to same. Halsey st, n s, 133.4 w Reid av, 16.8x100. Dec. 28, 3 years. 4,250
 Roberts, Essex, to Samuel H. Vandewater. Halsey st, n s, 116.8 w Reid av, 16.8x100. Dec. 28, 1 year. 500
 Robins, Charles, to Hannah Enston, Philadelphia, Pa. Tompkins av, Halsey st. P. M. Sept. 25, installs, 6 years. 7,100
 Reynolds, Edward, to Peter L. and Ida J. Rhodes. 1st st. P. M. Nov. 20, due Jan. 2, 1887. 735
 Ross, Robert, to William E. Grassau. Hooper st. P. M. Jan. 2, 1 year, 5 per cent. 1,000
 Schmitt John, to Martin Beilstein. Varot st, n s 150 e Humboldt st, 25x100. Jan. 2, 5 years. 1,600
 Schuck, Peter, to Clements Bonner. Guernsey st, No. 212, e s, 75 n Calyer st, 25x50. Jan. 1, 4 years, 5 per cent. 600
 Saddington, Thomas B., to John E. Smith, Bayonne, N. J. Keap st, s s, 207 e Marcy av, 19x100. Jan. 2, due Jan. 1, 1887, 5 p. c. 5,500
 Same to same. Keap st, s s, 226 e Marcy av, 19x100. Jan. 2, due Jan. 1, 1887. 5,000
 Sawyer, William M., to John O'Burnett. St. Mark's av, s s, 49.6 e Rogers av, 16.6x95. Jan. 2, due Jan. 1, 1887, 5 per cent. 3,000
 Schoefer or Shaffer, William, to The South Brooklyn Savings Inst. Atlantic av, s s, 25 e Bond st, 20x90. Jan. 2, due July 1, 1885, 5 per cent. 3,000
 Smith, Asabel K., to The South Brooklyn Savings Institution. 2d pl. P. M. Dec. 28, 1 year, 5 per cent. 3,000
 Spears, Mary E., wife of and Robert H., to William H. Meserole. Eagle st, s s, 461 w Manhattan av, 25x100. Dec. 29, 5 years. 500
 Sullivan, Ellen, to Patrick Feely. Marion st. P. M. Oct. 12, 3 years. 525
 Schlosser, Philip, to Elizabeth Winter. Nostrand av, w s, 120 s Willoughby av, 20x100. Dec. 1, 2 years. 3,000
 Stapleton, John, to Patrick Keenan. Union st, s e cor Lott st, 25x150; Union st, s s, 100 e Lott st, 50x150. Nov. 5, due Nov. 1, 1884, 1,200
 Stewart, James W., to Alonzo E. De Baun. Lynch st. P. M. Dec. 27, 1 year, 5 per cent. 600
 Tarbell, Sarah D., wife of and Charles W., to The New York Sandy Hook Pilots' Charitable Fund. Lafayette av, n s, 60 w Skillman st, 20x85. Dec. 20, 5 years. 3,700
 Tyrrell, John, to Louisa Von Stade. Box st. P. M. Dec. 29, 3 years. 500
 Tarbell, Sarah D. and Chas. W., to Caroline S. Tarbell, Greenville, N. H. Lafayette av, n s, 60 w Skillman st, 20x85. Dec. 20, 5 years. 700
 Taylor, Robert, to William Coit. President st, s s, 228.6 w Columbia st, 21.6x100. Dec. 28, 1 year. 675
 Tanqueray, August, to Joseph B. Elliott. Lafayette av. P. M. Nov. 23, installs. 2,000
 Travis, Leonard, to William H. Kissam, Greenfield, Conn. Nostrand av, w s, 80 s Willoughby av, 20x100. Jan. 2, 3 years. 2,500
 Webb, Jane C., wife of Isaac J., to Charles S. Cutter. 7th st, w s, 325 s Meserole st, 25x 100. Jan. 3, 3 years. 1,000
 Walker, Andrew, to Caroline Perry, Westport, Conn. Woodbine st. P. M. Jan. 2, 5 years. 1,800

Wilbur, Mary, wife of Louis, to Harriet L. Packard. Macon st, n s, 340 e Throop av, 20 x100. Jan. 2, 3 years. 4,500
 Warner, Benjamin J., to The Williamsburg Savings Bank. Willoughby av, s s, 100 e Stuyvesant av, 25x100; Willoughby av, s s, 250 e Stuyvesant av, 75x100; Willoughby av, s w cor Broadway, 45.11 x south — x southwest — x east 83 to Broadway, x northwest 124; Hart st, s s, 40.4 w Broadway, 20x100; Hart st, s s, 80.4 w Broadway, 60x100; Pulaski st, n s, 240 e Stuyvesant av, 20x100; Pulaski st, n s, 193.9 w Reid av, 18.9x100. Dec. 29, 1 year, 5 per cent. 90,000
 Watson William, to Charles S. Banks. 39th st, s s, 275 w 3d av, 25x100.2. Jan. 2, 10 years. 1,500
 Williams, John J., to William H. Davol, exr. J. Davol. Clinton av, w s, 65 n Lafayette av, 21x110. Nov. 1, 1 year, 5 per cent. 15,000
 Walsh, Margaret J., wife of William, to Bushwick Savings Bank. Evergreen av. P. M. Dec. 27, 1 year. 1,500
 Wells, Henry E., to Benjamin F. Hobby and Daniel Doodly, of Hobby & Doodly. 17th st, n s, 75 e 8th av. 25x100. Dec. 8, 1 year. 1,500

Scheuer, Theresa, wife of Herman, to Rosa Schreiber. 5,000
 Schmitt, John, and Martin Haupt to Lina Gross, Monroe, N. Y. 7,000
 Stahl, Jacob, to John Eichler. 5,000
 Stiebeling, George C., to August Horrmann, Stapleton, N. Y. 6,000
 Tailer, Edward N., to Robert W. Tailer. nom
 Tailer, Robert W., to Edward N. Tailer, guard. of children Henry A. Tailer. nom
 The Equitable Life Assurance Soc. of the U. S. to The Seamen's Bank for Savings, City of New York. 230,000
 The Farmers' Loan and Trust Co., guard. of Anna H. Hudson, to West Side Savings Bank. 14,000
 The New York Life Ins. Co., City New York, to Cyrille Carreau. 7,461
 Townsend, Randolph W., Anthony R. Dyett and Benjamin F. Einstein to William C. Burf, Plainfield, N. J. 830
 Varnum, James M., to The Corporation for Relief of Widows and Children of Clergymen of the Protestant Episcopal Church, State of New York. 14,000
 Same to same. 7,000
 Waring, Daniel H., to Mary E. Jones. 1,514
 Weiler, Henry, to William E. D. Stokes. 7,500

MORTGAGES -- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 28 TO JANUARY 3—INCLUSIVE.
 Adams, Charles D., to Henry F. Hills, committee J. H. Turner, lunatic. \$5,104
 Allison, Lydia E., Patterson, N. J., to Mary A. wife of Egbert Mills. 500
 Boehm, Nathan, to Charles Hamberger. 6,000
 Breese, William L., exr. E. L. Laurence, to Robert W. Cooper. 6,040
 Barthomew, George M., Hartford, Conn., to Adrian M. and Columbus O'D. Iselin. 79,602
 Booth, William E., Southold, L. I., to Charles H. Woodbury. 4,500
 Bronson, Frederic, (dimr. Mary Bronson, dec'd, to Anne O. Willett. 5,037
 Same to same. 5,037
 Clegg, John C., to Charles A. Schneider. 5,000
 Colwell, Jane A., to Willett Bronson. 1879. nom
 Constant, Samuel S., to John H. Deane. 6,000
 Crossman, Nellie A., widow, Morris Co., N. J., to Cornelia W. Slade. 20,000
 Dambmann, Charles F. W., to Eveline G. Marshall. 12,122
 Decker, Agnes, to John Decker. nom
 Decker, John, to R. Clarence Darseti. nom
 De Witt, James G., and ano., exrs. G. A. Sage, to George G. De Witt, Jr., and ano., trustees Sarah Talman, dec'd. 20,000
 Dambmann, Charles F. W., to Eveline G. Marshall. 30,300
 Danziger, Max, to Marcus Marks. 20,000
 Darrin, Sidney I., to William C. Burt, Plainfield, N. J. 2,801
 Donnelly, Arthur J., exr. J. Murphy, to Mary A. Mulvihill and ano., exrs. T. Mulvihill, dec'd. 6,000
 Guion, Mary B., to Frederick W. Van Stade and ano., trustees S. B. H. Judah. 2,500
 Guggenheimer, Randolph, to Sophie Ruhle. 1,000
 Guttenberg, Joseph B., to Theresa wife of Herman Scheuer. 5,000
 Hohns, Herman, to Charles H. Bruns. 2,500
 Hagan, Thomas, to Evan T. Hoopes and John Merry. 2,000
 Hall, Thomas R. A. and William H., of William Hall's Sons, to William Hall. 3,114
 Same to same. 1,500
 Same to same. 3,000
 Hassey, August C., to Conrad Muller. 1,000
 Inslee, Zebulon C., Sing Sing, to Mary wife of Francis H. Inslee, Brooklyn. nom
 Isham, William B., to Flora E. Isham. 1868. 32,500
 Johnson, George F., to Charles W. Dayton. 10,000
 Kingsland, George L., et al., exrs. A. C. Kingsland, to George L. Kingsland et al., trustees for Mary H. Tompkins. 5,000
 Same to same. 13,000
 Kingsland, George L., et al., exrs. A. C. Kingsland, to George L. Kingsland et al., trustees Walter F. Kingsland. nom
 Same to Geo. L. Kingsland et al., trustees Cornelius F. Kingsland. nom
 Same to Geo. L. Kingsland et al., trustees Henry P. Kingsland. nom
 Same to Geo. L. Kingsland et al., trustees Albert A. Kingsland. nom
 Lockwood, John E., gaurd., to Adelaide L. Lockwood. nom
 Lawton, Newbury D., New Rochelle, to Laura S. Baker, East Orange, N. J. 2,500
 Le Count, Charles O., assignee of W. H. Jenkins, and Theodore P. Jenkins, gen'l assignee, to Julius Lipmann. 1,500
 Livingston, Henry W., to William C. Burt, Plainfield, N. J. 3,775
 Marble, Abby W., to The Mutual Life Ins. Co., New York. 35,000
 Mathews, Rebecca T., extrx. C. C. Thompson, to Rebecca T. Mathews. nom
 McEntee, Marie J., to Francis McEntee. 6,750
 Meyer, Arthur L., to George R. Conner et al., exrs. G. Ricard. 7,000
 Morris, Lena, to Henry Meigs and ano., trustees J. I. Palmer, dec'd. 2,000
 Nolen, Samuel A., to John L. Logan. 15,000
 Powell, Sarah H., to George H. Hepworth. 13,500
 Schneider, Henrietta, to John C. Clegg. 5,000
 Schnugg, Francis J., to John Schnugg. 3,400
 Stevens, John B., exr. and trustee H. Thorn, dec'd, to Walter H. Mead, substituted trustee. nom
 Stikeman, Hortense, to Michael C. Gross. 1,025
 Sturk, John H., to Jacob L. Maschke. 2,040

KINGS COUNTY.

DECEMBER 21 TO JANUARY 3—INCLUSIVE.
 Avery, Augustus P., to Julius R. Huth, as guard. of Charles Haberle. nom
 Barre, William, to Stephen C. Williams. \$300
 Betts, Charles W., to Phebe A. Redding, widow. 4,000
 Bossong, Adam, to Charles Fiehn. 300
 Boyd, Harriette M., widow, to Thomas Truslow et al., exrs. Gilbert Potter. 1,353
 Boyd, James M., admr. H. C. Boyd, to Harriette M. Boyd. 2,446
 Bull, Charles M., to Adele Van Brunt. 3,000
 Buskirk, John V., to Edward Flood. 1,000
 Buskirk, Schuyler V., to Mary Lott. 2,100
 Baird, Andrew D., to Albert G. McDonald. 1,000
 Christmas, Charles H., to William Wootton. 500
 Clayton, Ransom F., to William H. Birds. 950
 Cole, Louisa S., to Ebenezer Kellum and ano., exrs. S. Powell. 1,800
 Callister, John, Queens Co., L. I., to Franklin W. Taber. 750
 Campbell, Joseph, admr. Elizabeth Campbell, to Samuel D. Morris, guard. James Haggerty. nom
 Cobb, Frederick, to Giudetta Dolfin. 200
 Cragin, Ardelia E., admrx. O. C. Sparrow, to Mary J. Haggerty. 250
 Dambmann, Charles F. W., to John Duer, exr. Cath. A. S. Mackenzie, dec'd, Beverley C. Duer and Maria T. Duer, as admrs. Wm. Duer. 10,092
 Foote, Daniel D., guard. Frederick S. Foote, to Elizabeth K. Lord. 2,000
 Foster, Robert, exr. Sarah J. Foster, to Martha J. Foster. 2,000
 Grandy, William, to The Dime Savings Bank of Williamsburg. 6,000
 Gru, Hannah, to Theophile Weil. 200
 Hudson, John P., to Charles E. Rogers. 1,333
 Halstead, William J., exr. George J. Vining, to Edward A. Vining. 1,200
 Hoffner, John P., to David Bloomqvist. 2,050
 Hussey, Harriet F., wife of Erwin A., to David M. Kelley, Green Bay, Wis. nom
 Hegarty, Mary E., to John Devoy and John G. Taylor. 1,000
 Heynen, John H., Huntington, L. I., to Charles H. Buschmann. 3,000
 Ingraham, William M., to Christopher I. Lott, exr. Lydia Lott. 5,500
 Johnston, William, to William Ziegler. 2,250
 Kelley, David M., Green Bay, Wis., to Geo. B. Ripley, trustee for Harriet F. Hussey and David M. Kelley. nom
 Keogh, Christopher B., to William A. Locke. 1,500
 Kip, Clarence V., to Metta Biermann. 2,000
 Kingsley, Elizabeth K., to Elizabeth Cronin. 200
 Loder, Noah, and ano., exrs. and trustees A. Rickard, to William A. Croxson. 2,010
 Legg, Clara, wife of George, to The Irving Savings Inst. 10,000
 Logan, William J., to Catharine Buckley et al., exrs. Amon Buckley. 8,000
 Lott, George, to William H. Davol, exr. John Davol. 6,000
 Lyles, Henry, Jr., to Bernard Larzelere. 1,400
 Lord, Franklin B., to George De F. Lord, trustee. 5,000
 Macy, Charles A., Jr., and ano., exrs. John Sawyer, to John H. Sawyer. 7,000
 McArdle, Francis, to Elizabeth M. McArdle. 2,200
 Martens, Therese, wife of Claus, to Auguste M. E. Paulsen. 1,500
 Meyer, Henry T., to Henry Oberhauser. 1,600
 Miller, Charles R., to Joseph La Furnee. 875
 Molloy, Catharine, to Charles R. Miller. 925
 Neeves, Mary A., to William H. Winter. 5,000
 Newton, Albro J., to Whitman Kenyon. 2,500
 Newcome, Robert T., to Giudetta Dolfin. 300
 Oswald, Amos F., to William H. Hazzard. value received
 Porrier, Edmond, to George De F. Lord, trustee. 20,000
 Packard, Ralph G., to Asa Parker. 1,500
 Powell, Sarah H., to Sarah H. Emerson. 5,000
 Parson, Samuel, to Jonas H. Goodman. consid omitted
 Pearson, Charles J., to Thomas H. McAllister. 2,500

Table listing names and amounts, including Perry, Chauncey and Timothy, to John Deveney, Philadelphia, Pa. 1,500

Table listing names and amounts, including Jones, Josephine S. R. 149 E. 106th... B. M. Cowperthwait & Co. 193

Table listing names and amounts, including Nicholson, R. I. 33 2d av... Nuffer & Lippe. Coach. (R) 533

CHATELLE.

NEW YORK CITY.

DECEMBER 28TH TO JANUARY 3D—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with names and amounts, including Adreaggi, Danenico. 218 Mulberry... V. Stolf. \$100

HOUSEHOLD FURNITURE.

Table listing household furniture with names and amounts, including Abrams, H. 1474 1st av... D. O'Farrell. 113

MISCELLANEOUS.

Table listing miscellaneous items with names and amounts, including Ashby, A. R., and W. H. Hall. 5 and 7 Thompson W. Hall. Laundry. 3,000

MISCELLANEOUS.

Table listing miscellaneous items with names and amounts, including Carr, A. W. 127th st... F. Boehm. Wagon, & Co. 30

MISCELLANEOUS.

Table listing miscellaneous items with names and amounts, including Boll, M. & E. 105 Mercer... Marie Fuerst. Children and Infants' Wear Manufactory. 200

MISCELLANEOUS.

Table listing miscellaneous items with names and amounts, including Brown, Alex. 659 Washington av... D. Jones. (R) \$350

Table listing names and addresses with associated values. Includes entries like Brady, John, Brehm, Henry, Crawford, Isabella, etc.

Table listing names and addresses with associated values. Includes entries like 31 Connolly, Edmund M., 31 Carroll, John J., 2 Conner, James P., etc.

Table listing names and addresses with associated values. Includes entries like 4 Hinchey, Denis, 4 Hamilton, John, 4 Herman, Benjamin, etc.

Table titled 'BILLS OF SALE' listing names and addresses with associated values. Includes entries like Carolan, James, McSherry, Patrick, etc.

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 listing judgments for Dec. and Jan. Includes entries like 29 Adler, Samuel, 29 Adler, Seligman, 3 Andrew, Elisha W., etc.

Table listing judgments. Includes entries like 2 Groot, Cornelius S., 2 Grant, Duncan A., 2 Gillies, Wright, etc.

Table listing judgments. Includes entries like 2 Mabie, Cornelius, 2 Minton, Charles A., 2 Messenger, Jennie, etc.

Table of real estate transactions in Kings County, Dec. and Jan. Includes entries for Quosbarth, Carl L.; Quinn, Mary J.; Rothschild, Henry V.; Rankin, McKee; Runk, Hezekiah W.; Roe, Richard; Ringer, Isaac; Reilly, Bernard; Ramhorst, William F.; Rubino, Jacob; Rankin, Arthur; Rosenfeld, David; Radde, William; Reynaud, Gustave; Rankin, Andrew; Runle, Richard; Rowan, D. Noble; Ridway, Frank; Rubenstein, Louis; Sturgis, Appleton; Freeman, J. D. Fish; Schaf, Albert; Steward, Jackson; Stephens, Charles S.; Spear, Herman; Singar, Wolf; Shinsky, Henry; Stedman, Josiah; Stevens, Arthur; Stevens, A.; Stewart, Anna; Schlobach, Henry; Shay, Daniel; Shiner, Jacob; Sullivan, Algernon; Steinmann, Siegmund; Seckel, Julia; Seely, Selleck; Stubbs, John; Schmidt, Mary; Siedenbach, Leon; Smythe, Henry; Snyder, John; Seely, Selleck; Seckel, Julia; Stubbs, John; Smith, Charles; Smith, Henry; Thayer, G. Alexander; Thorndike, Henry; Treacy, Richard; Treacy, George; Treacy, Peter; Titsworth, R. M.; Tilden, Beverly; The Pet Mining Co.; Wilson Chemical Fire Extinguisher Co.; The Fabric Ornamenting and Mfg Co.; The First National Bank of N. Y.; The Manhattan Brass Co.; United States Ice and Refrigerating Co.; The Star Fire Ins. Co.; The Mineral Point Tunnel Co.; The Mayor, Aldermen, &c.; The United States Reflector Co.; The Grant New Process Coffee Co.; The Amity Knitting Mills; Van Orden, John; Wilson, Henry; Wattson, Edward; Weltzein, John; Whitney, Stephen; White, Cumberland G.; Westergart, William; Whiting, Eliot; Wandell, John; Wandell, James; Ward, Everett; Weiss, William.

Table of real estate transactions in Kings County, Dec. and Jan. Includes entries for Clyde, William P.; Chapin, Frederick H.; D row, Edward; Fink, Margaretha; Fowler, William; Fielding, Robert W.; Green, Joseph M.; Goodwillie Wyman & Co.; Guthell, George C.; Higgins, William B.; Howard, Joseph; Harris, Jacob; Jameson James; Joyce, Patrick; Kinkadee, Moses; Kellam, Julius W.; Knapp, Annie E.; Lutkin, James; McNamara, Lawrence; Mackrell, H. C.; Mitchell, John; Murphy, Jesse; Marks, Sarah; McConnell, David; McGill, Peter; Megahey, Susan; Oppenheim, William; O'Toole, Bryan; Rowe, John; Stall, Herman; Simmons, Edward; Stephens, Charles S.; Stone, William; Traum, Samuel; Tompkins, Lena; The Goodwillie Wyman Co.; The extrx. of Jas. Megahey, Jr.; Traum, Samuel; Turner, William; The Central Refining Co.; Vogler, Eliza; Worner, John.

SATISFIED JUDGMENTS.

Table of satisfied judgments in Kings County, Dec. 29 to Jan. 4 inclusive. Includes entries for Andrews, Benjamin; Atkin, Alonzo G.; Betts, Clarence; Bruce, Leslie C.; Bogie, James; Baldwin, Sears; Butterworth, Edwin; Crombie, Thomas; Clapp, Everett; Cowley, Edward; Daly, Thomas; Dreher, Theodore; Everdell, Henry; Edson, Marmont B.; Foley, John; Fritzel, Wm.; Fox, Richard K.; Gilbert, Isaac; Genet, Augusta G.; Gardner, Wm. R.; Gahagen, C. N.; Griffiths, Thomas; Gedney, Frederick G.; Same - W. L. Wakerley; Same - G. W. Zesen; Same - D. R. Garniss; Same - B. F. McCahill; Same - R. E. Lewis; Same - Wm. Palmer; Same - Isaac Henderson; Same - A. G. Day; Same - E. P. Bray; Same - C. P. Grout; Harvey, Charles H.; Hamburg-Magdeburg Fire Ins. Co.; Hagedorn, Edward; Hotaling, Conrad A.; Holden, Edwin R.; Hill, Adam; Jarboe, John W.; Jenkins, Raymond; Same - Gantz, Jones & Co.

Table of real estate transactions in Kings County, Dec. and Jan. Includes entries for Same - Pupke & Reid; Same - N. Y. Nat. Exchange Bank; Same - E. A. Phelps, Jr.; Same - Kah, Nathan; Klaber, Adolf; Lyon, John H.; Levy, Esther; Methfessel, Anton G.; McLaren, Henry M.; Moore, James M.; Same - Pupke & Reid; Same - N. Y. Nat. Exchange Bank; Same - E. A. Phelps, Jr.; Same - J. S. Davison; Same - J. D. Nordlinger; Osborn, Wm.; Same - Alfred Hopcroft; Same - The Bradstreet Co.; Same - Henry Wilson; O'Kane, James; Oliver, Leon; Payn, Louis F.; Priest, Francis; Pierce, Fayette W.; Same - M. S. Brown; Rohde, Frederick; Rector, &c.; Reis, Joseph; Schoenhof, Jacob; Spencer, Caroline; Sherman, Allen M.; Silo, James P.; Smalley, Arthur; Smythe, Clement B.; Spaulding, Alexander; Simmons, Wm. L.; Tapfer, August; Thompson, Albert; Thomas, C. S.; Tarbell, Charles W.; Tucker, John; Van Orden, Edward; Van Tuyl, Andrew P.; Same - Philadelphia & Reading Coal and Iron Co.; Weiher, Lawrence; Same - Cook & Radley; Weiher, Lorenz; Same - J. E. Braunsdorf; Same - R. L. Scott; Same - John Gies; Same - Jacob Sebestan; Woodruff, Lauren C.

* 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 of real estate transactions in Kings County, Dec. 29 to Jan. 4 inclusive. Includes entries for Duryee, Catharine; Frankel, Dionis; Gair, Robert; Gould, David H.; Jarboe, John W.; Long Island R. Co.; Martin, Edmund H.; Squires, Alfred C.

MECHANICS' LIENS.

Table of mechanics' liens in Kings County, Dec. and Jan. Includes entries for Eighty-seventh st, s e cor 4th av; Eighty-first st, s s, 100 e 5th av; Eighty-seventh st, s e cor 4th av; Eighty-seventh st, s e cor 4th av; Fifth av, w s, 20 s 128th st; One Hundred and Twenty-sixth st, s s, 85 w 5th av.

4 Madison av, n w cor 76th st, 102.2x100, 5 houses. John R. Smith agt John Sullivan, owner and debtor.....	13,500 00
29 Ninth st, No. 604 E., s s, 93 e Av B, 25 ft front. Nason & Hollister agt Alicia D. Begg, owner and debtor.....	1,780 16
31 Ninth av, n w cor 100th st, 100.11x101. James Fitzpatrick agt James Fanning, reputed owner, and Peter Mallon, debtor.....	461 65
31 Same property. John La Burt agt James Fanning, reputed owner and debtor.....	80 00
29 One Hundred and Nineteenth st, s s, abt 215 e 4th av, 25 ft front. Daniel Carroll agt Richard Rosenstock, reputed owner and debtor.....	215 00
2 One Hundred and Sixty-fifth st, n s, abt 125 e 10th av, runs west 25 ft. Steers Bros. agt Rosina F. Schauke, reputed owner and debtor. (Action to foreclose commenced Jan. 2.).....	572 35
2 One Hundred and Twenty-fifth st, Nos. 45-53 E., n s, 285 e 6th av, 100 ft front. Patrick Kennedy agt Wallace P. and Lucretia A. Birdsall, reputed owners, and Wallace P. Birdsall, debtor.....	50 00
2 One Hundred and Thirty-second st, n s, 350 w 6th av, 13.9 ft front. Henry Leinweber agt James Barrett, reputed owner and debtor.....	56 50
4 One Hundred and Twenty-first st, n s, 150 w 1st av, 25 ft front. Justus H. Zimmermann agt Robert Fincke and Emil Haensch, reputed owners and contractors.....	411 00
31 Second av, s w cor 98th st, 100.11x225. John Mallon agt Henry G. Monarque, reputed owner and debtor.....	50 00
29 Tenth av, No. 333, w s, 80.5 s 61st st, 20 ft front. Wm. H. Simonson agt Deborah W. Slocum, owner, and John H. Slocum, contractor.....	192 76

KINGS COUNTY.

Dec.	
29 Union st, Nos. 371, 371½ and 373, n s, 160 e Smith st, 42x90. James White agt William H. Algie, owner, and P. Algie.....	\$153 00
31 Greene av, n s, 400 w Reid av, 130x100. Frederick W. Milton agt Ransom F. Clayton, owner, and George Burton.....	18 58
31 Pacific st, No. 574. Wm. Pitt agt Ida A. Hawkes, owner, &c.....	36 87
31 Same property. Wm. Laird agt same.....	32 00
28 Van Buren st, s s, 200 w Reid av, 200x100. William Mogk agt Adelaide A. Robbins, owner, and E. K. Robbins.....	4.7 20
Jan.	
4 Park pl, n s, 215 w Clason av, 100x100. John Beck agt A. J. Ramsdell, owner, and John S. McLain.....	83 50
4 Hewes st, Nos. 242, 244 and 246, s s, 236.6 w Harrison av, 64x100. William H. Colson agt James Sheridan, owner, &c.....	112 00
4 Same property. Patrick Sheridan agt same.....	300 00
4 Shafer av, e s, 200 n Bushwick av, 50x100. George Covert agt Joseph Hopkins, owner, &c.....	500 00

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Dec.	
29 One Hundred and Sixty-eighth st, s s, 150 w Union av, 50x100. C. and A. Ehmann agt Henry B. Hall and Hamilton Ketcham. (Lien filed Oct. 20, 1883).....	\$525 00
29 Ann st, Nos. 21 and 23, n w cor Theatre alley. Calvin C. Kimball agt Isabella Goffe. (Dec. 8, 1883).....	606 71
29 One Hundred and Nineteenth st, s s, about 175 w Lexington av. Daniel Carroll agt Richard Rosenstock. (Dec. 11, 1883).....	215 00
Jan.	
4 Madison av, n w cor 76th st, 100x100, five houses. John R. Smith agt John Sullivan. (Oct. 6, 1883).....	11,500 00

KINGS COUNTY.

December 29 to January 4—inc'usive.

State st, No. 75, n e cor Garden pl, 23.3x74. H. D. and W. A. Southard agt Caroline Gilmore, owner, &c. (Sept. 14, 1883).....	\$9,000 00
Huntington st, s s. James Fallon agt George Nevin. (Filed June 22, 1855.) (Vacated).....	110 50

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Madison st, No. 204, one five-story brick tenement, 32.5 and 15.3x22 and 70, tin roof; cost, \$11,000 (?); owner, Herman Wendt, 153 East Broadway; architect, Julius Kastner. Plan 1.

Wooster st, No. 113, rear, one one-story brick open shed for lumber, 20x24, gravel roof; cost, \$—; owners, McCarthy & White, on premises. Plan 12.

11th st, Nos. 349 and 351 W., one four-story brick store and dwelling, 44.2x50, and extension 15.4x18; tin roof; cost, \$7,500; owner, John B. Caden, 402 West 51st st; architect, G. Robinson, Jr. Plan 15.

BETWEEN 14TH AND 59TH STS.

53d st, s s, 400 e 8th av, one six-story brick factory, 48 and 29.8x98, gravel roof; cost, day's work; owner, Geo. A. Schastey, 338 West 33d st; superintendent, Aug. H. Schastey; builder, J. P. Niblo. Plan 1449.

56th st, n s, 200 e 10th av, one five-story brick tenement, 25x80, tin roof; cost, \$—; owner, Flora Sawyer, 164 Alexander av; architect, F. E. Verder; builders, Smith Bros. Plan 1450.

50th st, s s, 100 e 11th av, one six-story brick and stone-trimmed store and tenement, 23.11x80, tin roof; cost, \$16,000; owner, Rosalie Steinhart, 239 West 24th st; architect, Geo. B. Pelham. Plan 11.

87 feet of 1st av, central bet 40th and 41st sts, one one-story brick gas governor house, octagonal, 25.2 in diameter, wood and slate roof; cost,

\$3,000; owner, Equitable Gas Light Co., Post building, Exchange pl; architect, J. T. Harrison; builder, J. T. Rowland. Plan 1447.

1st av, e s, bet 40th and 41st sts, four brick gas tanks, each 97 feet internal diameter; cost, each, \$30,000; owner, architect and builder, same as last. Plan 1448.

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

91st st, No. 166 E., s s, 148 w 3d av, one five-story brown stone tenement, 27x80, tin roof; cost, \$18,000; owner, S. Sullivan, 1365 Lexington av; architect, J. Sullivan. Plan 2.

92d st, s w cor 4th av, six four-story brick and brown stone dwellings, one 21x46.7, three each 16.8x50.7 and two each 17x55, tin roofs; cost, each, \$14,000; owner, Andrew J. Kerwin, No. 1 River View Terrace; architect, A. B. Ogden. Plan 1446.

114th st, s s, 200 w 1st av, two five-story brick brown stone trimmed tenements, 25x82 tin roofs; cost, each, \$17,000; owner and builder, William Fernschild, 324 East 114th st. Plan 10.

3d av, s e cor 112th st, one five-story brick tenement, 25.11x85, tin roof; cost, \$23,000; owner, James Connor, 221 East 40th st, by Bradford D. Bradley, attorney. Plan 13.

3d av, e s, 25 s 112th st, three five-story brick stores and tenements, 25x60, and extension 25x19.6, tin roof; cost, each, \$20,000; owner, &c., same as last. Plan 14.

NORTH OF 125TH ST.

Riverdale av, Riverdale, New York City, one three-story frame and brick engine and hook and ladder house, 36 and 25x100, shingle roof; cost, \$19,000; owner, City of New York Fire Departments, 155 Mercer st; architect, N. Le Brun & Son. Plan 3.

23D AND 24TH WARDS.

151st st, n e cor 4th av, one one-story frame tool dressing shop, 12x12, wooden roof; cost, \$16; owner, Thomas Smith, 548 East 152d st. Plan 9.

East River, bet 145th and 146th sts, one one-story frame pavilion, 125x50, grit roof; cost, \$8,000; owners, James Pilkington and Percival E. Nagle, 2376 3d av; architect and carpenter, C. B. Marshall; mason, W. A. Paillyew or Biljou. Plan 4.

East River, bet 145th and 146th sts, one one-story frame bowling and shooting gallery, 120x40, grit roof; cost, \$4,800; owners, architect, &c., same as last. Plan 5.

East River, bet 145th and 146th sts, one one-story frame dining-room and restaurant, 75x40, grit roof; cost, \$1,500; owners, architect, &c., same as last. Plan 6.

East River, bet 145th and 146th sts, one two-story frame boat house, 40x75, grit roof; cost, \$2,500; owners, architect and builders same as last. Plan 7.

East River, bet 145th and 146th sts, numerous one-story frame bath houses, 3.6x4, wooden roof; cost, each, \$25; owners, architect and builders same as last. Plan 8.

KINGS COUNTY.

Plan 1420—4th av, n e cor 54th st, one one-story frame stable, 16x16, tin roof; cost, \$200; owner, Mary A. Moss, Jersey City; builder, V. Losee.

1421—Woodbine st, s s, 300 e Bushwick av, one two-story frame dwelling, 22x34, and two-story extension, 12x14, tin roof; cost, \$2,800; owner and builder, Andrew Walker, 106 Palmetto st.

1422—Van Buren st, s s, 300 w Patchen av, four two-story and basement brick dwellings, 17.6x40, tin roofs, wooden cornices; cost, \$3,500; owners and builders, Cardwell & Hawkins, 15 Lawton st.

1423—17th st, n s, 250 w 7th av, five three-story frame tenements, 25x52, tin roofs; cost, each, \$7,000; owner, architect and builder, Richard Chidwick, 19 Pike st, New York.

1424—Nassau av, n s, 50 e Oakland st, one three-story frame tenement, 22x33.4, tin roof; cost, \$3,000; owner, architect and builder, Hugh Wilson, 139 Nassau av.

1425—Walton st, n e cor Wallabout st, one three-story frame shop, 30x60, gravel roof; cost, \$2,000; owner, architect and builder, G. Rose, Jr., 241 Bedford av.

1426—North 3d st, Nos. 99 and 101, one four-story brick factory, 51x123, gravel roof, brick cornice; cost, \$8,000; owner, Paul Weidmann, 97 North 3d st; architect, Th. Engelhardt; builder, M. Smith.

1884.

Plan 1—3d av, s e cor Bergen st, one one-story brick office, 12x12, gravel roof; cost, \$150; owners, Mintram & Wardlaw, on premises; builder, H. Martin.

2—Kossuth pl, n s, 200 e Broadway, four two-story frame dwellings, 18.9x45, tin roof; cost, each, \$2,500; owner, architect and builder, P. Johnston, 951 Broadway, opposite De Kalb av.

3—Middleton st, s s, 305 e Marcy av, one five-story brick factory, gravel roof and brick cornice; cost, \$3,500; owner, E. Greenfield's Son & Co., 41 Barclay st, New York; architect, E. F. Gaylor; builders, M. Smith and R. B. Ferguson.

4—Grand st, n s, 125 e Olive st, one one-story frame wagon shed, 10 and 15x13, gravel roof; cost, \$25; owner, architect and builder, M. Schwendel, 641 Grand st.

5—Van Buren st, n s, 129 e Broadway, four two-story and basement dwellings, 16.8x40, tin roof; cost, each, \$2,000; owner, S. H. Post, 116 Palmetto st; builder, A. Fardon.

6—Central av, w s, 200 s Troutman st, one two-story frame tenement, 25x52, tin roof; cost, \$3,000; owner, Wm. Praety, Central av; architect, Geo. Hillenbrand; builder, Wm. Boyd.

7—17th st, n s, 100 e 5th av, one three-story frame tenement, 20x45, tin roof; cost, \$2,500; owner, architect and carpenter, George Hermans; mason, not selected.

ALTERATIONS NEW YORK CITY.

Plan 1763—129th st, No. 6 E., shift side wall; cost, \$500; owner, James W. Bell, Jr., on premises; builders, O'Keefe & Fitzpatrick.

1884.

Plan 1—3d av, No. 2156, add one story, flat tin roof; cost, \$400; owner, Benjamin Wilson, 1468 Park av; architect and carpenter, H. S. Baker; mason, J. Owen.

2—106th st, s s, 375 e 1st av, add one story, the building being 75x100; cost, \$2,500; owners and builders, Wm. H. Hall's Sons, 522 East 20th st; architect, B. Walther.

3—South 5th av, No. 89, repair damage by fire; cost, \$75; owners, Mayer and Simon Sternberger, 33 East 60th st; architect and builder, J. D. Miner.

4—Front st, No. 172, rebuild south gable wall and front wall where damaged, also two upper stories, new timbers where necessary, repair other damages by fire; cost, \$3,200; owner, Tucker estate, 98 Pine st; wood work done for Howard Ins. Co., H. A. Oakley, President, 20 5th av; builders, Formans & Co.

5—29th st, No. 414 W., new dumb waiter; cost, \$250; Eugene Shufeldt, 414 West 29th st, builder for Wm. H. Van Wormser, owner, Albany, N. Y.

6—42d st, No. 605 W., take out west wall, re-line front and east side with boards, new floor and general repairs; cost, \$600; owner, Henry Murray, 451 West 47th st; architect and builder, G. Dailey.

7—Bowery, No. 244, repair damage by fire; cost, \$900; owner, Marks Arnheim, Bowery, cor Spring st; architect and carpenter, A. C. McKenzie; mason, Pat. Childs.

KINGS COUNTY.

Plan 1766—Myrtle av, n e cor Jay st, new store front, iron work; cost, \$250; agents, Maclay & Davies, 120 Broadway, New York; architect, H. D. Hooker; builders, Jno. D. Anderson and Wm. J. Rogers.

1884.

Plan 1—18th st, No. 129, add one story to extension; cost, \$250; owner and architect, F. Schellenberger, on premises, builder, S. Stabler.

2—Leyden st, w s, 30 from Newtown Creek, one-story frame extension, 102.3x46, gravel roof; cost, \$800; owners, Sone & Fleming Mfg. Co., 44 Broadway, New York; architect and builder, J. W. Van Dyke.

3—Hopkins st, No. 94, one-story frame extension, 8x12, tin roof, wooden cornice; cost, \$250; owner, Mr. Engel, on premises; architect, F. Klinck; builder, H. Ochs.

4—Bedford av, No. 71, straighten hall and interior alteration; cost, \$300; owner, Mr. May, 96 Clymer st; builders, T. Gibbons and C. L. Johnson.

5—Ryerson st, No. 105, add one story; cost, \$500; owner and architect, Wm. Lynch, on premises; builder, not selected.

6—Bogart st, No. 15, e s, 25 n Cook st, add one story, flat tin roof; cost, \$525; owner, Philip Lukas, on premises; architect and carpenter, A. Timmler, mason, B. Kuntze.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 4:

	Liabilities.	Nominal Assets.	Real Assets.
Aaron, Isaac, and Edward.....	\$4,350	\$4,083	\$2,955
Berge, Theodore M.....	4,204	1,298	464
May, Louis.....	3,947	2,828	1,836
Van Leer, Charles.....	3,928	2,247	2,242

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Dec. and Jan.
- 31 Aaron, Isaac and Edward (firm of Aaron Bros., clothing, 801.8th av), to Louis Levy; preferences, \$750
- 29 Bartels, Clara G. (children's dresses, 37 East 19th st), to Peter C. Delherbe; preferences, \$100.
- 4 Dippel, Christian, and Bernard Schmitt (firm of Dippel & Schmitt, 232 to 238 East 44th st) to Fred. Wm. Kraft.
- 31 Grant, Duncan A. (laces and trimmings, 28 West 23d st), to Wm. Duncan A. Grant; preferences, \$23,262.
- 4 Goldsmith, Herman, and Adolph Kuhn (firm of Goldsmith & Kuhn, diamonds, 33 John st) to Leopold Wallach.
- 29 Halsey, Fanny (individ. and as representative of Halsey & Allen, Buring slip), to Wm. F. Armstrong; no preferences.
- 4 Haehner, Bernard, to James Forrest.
- 31 Lyons, Levy L. (fruit, 139 West st), to Sam. H. Cohen; preferences, \$1,000.
- 3 Needle, Michael (men's furnishing goods, 417 Grand st), to Isaac Feig.
- 2 Reicherz, Rudolph, and Adolph Schwabe (firm of R. Reicherz & Co., liquors, 202 Chambers st), to Fred G. Anderson; preferences, \$1,099.
- 3 Sonntag, John B., and Berend Wilshusen (firm of Sontag & Co., grocers, 23 Chrystie st), to August J. Gloistein.
- 29 Van Leer, Charles (produce, 332 Washington st), to Andrew Shiland, Jr.; preferences, \$574.
- 2 Young, Max E. and Charles (firm of Young Bros., tailors, 444 6th av), to Simon W. Jacobs.

KINGS COUNTY.

Dec. and Jan. GENERAL ASSIGNMENTS.

- 2 Brown, Thomas T., to Albert A. Abbott.
31 Fowler, William J., and Wm. B. Higgins to Alfred W. Lewis.
31 Harnett, Mary, to Stephen Phelan.
31 Kiefer, Henry, to Simon Moog.
2 Rogers, Floyd W., to John L. Logan.

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.

- REGULATING, GRADING, ETC.
Westchester av. bet east curb line Prospect av and west curb line of Southern Boulevard. +
132d st, from 10th av to Broadway. +
FLAGGING
11th av, e s, bet 35th and 36th sts. +

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending December 29:

- REPAVING.
Stanton st, from Columbia to Clinton st.
4th st, from Av D to Lewis st.
Sheriff st, from Stanton to Houston st. +
Willett st, from Stanton to Houston st. +
Hudson st, from Canal to Houston st. +
Renwick st, from Canal to Spring st. +
+ Received from the Mayor without his approval or objections thereto, therefore as provided by law, the same became adopted.

NOTICE TO PROPERTY-OWNERS.

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, Dec. 19, 1883.
In pursuance of Section 997 of the "New York City Consolidation Act of 1883," the Comptroller of the City of New York gives notice to all persons, owners of property affected by the assessment list for the opening of 132d st, bet 10th av and Broadway—which was confirmed by the Supreme Court December 21, 1883, and entered on December 26, in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments," that unless payment is made before March 4, 1884, interest will be charged at the rate of 7 per cent. per annum from date of entry. Payments to be made between 9 A. M. and 2 P. M.

In pursuance of section 916 of the New York City Consolidation Act of 1882, the Comptroller gives notice to all persons, owners of property affected by the following assessment lists, viz:

- REGULATING, GRADING, ETC.
13th st (sidewalks), bet Avc C and D.
Av B, from 86th to 87th st.
94th st, from 2d to 3d av.
98th st, from 8th av to Boulevard.
105th st, from 4th to 5th av.
115th st, bet Boulevard and Riverside drive.
116th st, bet 10th av and av west of Morningside Park.

- REGULATING, PAVING, &C.
19th st, from 10th to 13th av.
26th st, bet 1st av and East River.
44th st, bet 11th and 12th avs.

- FLAGGING.
80th st, s s, from 5th to Madison av.

- PAVING.
45th st, from 11th to 12th av.
70th st, from 2d to 3d av.
104th st, from 1st to 2d av.
105th st, from 3d to 4th av.
109th st, from 3d to 4th av.
114th st, from 1st to 2d av.
114th st, from 1st to Pleasant av.
Madison av, from 125th to 133d st.

- FENCING VACANT LOTS.
4th av, w s, bet 104th and 105th sts.
104th st, n s, bet 4th and Madison avs.
4th av, s w cor 124th st.
88d st, both sides, from 8th av to Boulevard.

- SEWERS.
2d av, w s, bet 1st and 2d sts.
11th av, e s, bet 35th and 36th sts.
70th st, bet Av A and East River.
72d st, bet 8th and 9th avs; alteration and improvement.

- BASINS.
Madison st, s w cor Chestnut st.
Beach st, n e cor of park at junction of West Broadway.
23d st, n e cor Av A.
64th st, s e cor 1st av.
67th st, n w cor 3d av.
107th st, n w and s w cors of 10th av.
—which were confirmed by the Board of Revision and Correction of Assessments December 19, 1883, entered on the same date in the Record of Titles of Assessments kept in the "Bureau for the Collection of Assessments, and of Arrears of Taxes and Assessments, and of Water Rents," that unless payment is made within sixty days from 1 ec. 19, 1883, interest will be charged at the rate of 7 per cent. per annum from date of entry. Payments to be made to the Collector of Assessments, &c., at No. 5 New Court House, between 9 A. M. and 2 P. M.

ADVERTISED LEGAL SALES.

- REFERREES' SALES TO BE HELD AT THE EXCHANGE SALES ROOM, NO. 111 BROADWAY.
18th st, Nos. 12 and 14, s s, 280 w 5th av, 53x92, vacant, by Scott & Myers. (2d mort., amount due, abt \$11,000).
21st st, 14th av, 214th st, 13th av, centre lines—bounded by, by B Smyth. (Assignee's sale—all right, title and interest).
Mulberry st, No. 85, w s, 150 s Canal st, 25x100, five-story stone front store and tenem't and two-

- story frame tenem't on rear, by R. V. Harnett. (Amount due, abt \$5,051)
10th av, No. 130, n e cor 18th st, 25x75, four-story brick store and two two-story brick stores and buildings on rear.
10th av, No. 126, e s, 25 s 18th st, 22.4x75, three-story brick store and dwell'g.
10th av, No. 122, e s, 69 s 18th st, 22.4x100, four-story frame store and dwell'g with three-story frame dwell'g on rear.
Washington st, No. 636, w s, 75 s Barrow st, 25x100, four-story brick factory, by J. H. Harnett. (Amount due, abt \$10,200)
Leggetts Creek, easterly cor Public landing, 17 and 114-1.0 acres.
Also plot at turn in road leading from town landing on Leggetts Creek to the Hunts Point road at point 60 feet south of land formerly of Lewis B. Brown, 17x289x22x15x317.
by E. F. Raymond. (1st mort., amount due, abt \$41,500)
Norfolk st, No. 114, e s, first lot next to n e cor Irvington st, 22x78, two-story frame (brick front) dwell'g, by R. V. Harnett. (Trustee's sale).
103d st, No. 157, n s, 240 w 3d av, 30x100.11, four-story brick flat, by J. H. Harnett. (Amount due, abt \$19,850)
103d st, No. 155, n s, 270 w 3d av, 30x100.11, four-story brick flat, by J. H. Harnett. (Amount due, abt \$19,850)
Denham pl, s s, 534 w Union av, 33x118, two-story frame dwell'g, by L. Mesier. (Amount due, abt \$1,675)
10th av, No. 1218, e s, 138 n 73d st, 20x100, four-story brick (stone front) flat, by J. H. Harnett. (Am't due, abt \$1,975)
Bedford st, No. 105, w s, 95 6 s Christopher st, 25x 63.4x25x62.6, three-story brick dwell'g, by E. H. Ludlow & Co. (Partition sale).
Madison av, No. 1895, e s, 60.11 s 123d st, 20x100, three-story brick (stone front) dwell'g, by E. F. Raymond. (Amount due, abt \$16,900)
183d st, s s, 450 w 6th av, 100x99.11, four three-story brick dwell'gs, by R. V. Harnett. (Amount due, abt \$16,000; other mort. \$13,000)

KINGS COUNTY

- Atlantic av, s s, 375 e Utica av, 150x100.
Pacific st, n s, 375 e Utica av, 150x100.
by F. A. Kerrigan, at 35 Willoughby st.
Clymer st, s s, 64.7 e Kent av, 20.11x10.
Raymond st, w s, 119 n Myrtle av, 25x100.
by J. A. Clarry, referee, at Court House.
20th st, No. 134, s s, 178.1 e 3d av, 15.7x100.
21st st, n e s, 300 s e 3d av, 25x100.
by T. A. Kerrigan, at 35 Willoughby st.
Bridge st, e s, 60 n Johnson st, 22.6x80.
Dikeman st, s w s, 159 n w Couver st, 40x100.
Macon st, n s, 255 w Lewis av, 20x100.
Macon st, n s, 275 w Lewis av, 20x100.
Summer av, s e cor Halsey st, 31x95.
by T. A. Kerrigan, at 35 Willoughby st.
Spencer st, e s, 275 s Park av, late Tillary st, 25x 100, by J. Cole, at 389 Fulton st.

LIS PENDENS, KINGS COUNTY.

- Leonard st, s w cor Conselyea st, 25.1x—
Maujer st, s s, 125 w Lorimer st, 25x100.
Bushwick av, w s, 61.1 n Frost st, 20x49.2 in two courses to Gar en st, x northwest 2x62.11 in two courses to beginning.
John J. Molyneux agt Anastasia Molyneux et al; partition; att'y, J. Sullivan.
Greene av, Van Buren st, Kosciuszko st and Lafayette av, east of Lewis av and west of Stuyvesant av, 21 lots and gores. Horace Dodd, admr. F. Dodd, agt Joseph Neilson, admr. W. L. Haskins, dec'd, att'y; Ruggles & Baldwin.
Prospect pl, s s, 134.7 e 6th av, 19.6x100. The Mechanics Fire Ins. Co, Brooklyn, agt Henry L. Gassert et al; att'ys, Rolfe & Snedeker.
Atlantic av, s w s, 110 s e Jefferson st, 2'0x159.5, Fort Hamilton, William J. Gray agt John McCammon et al; att'ys, Rankin et al., Albany, N. Y.
21st st, n s, 125 e 3d av, 25x100. William I. Halstead agt Margaretha Uhlenbusch; att'y, A. J. Adams.
Gold st, e s 338.3 s Concord st, 23.4x68.4x21.8x70. Benjamin T. Underhill, exr. J. K. Underhill, agt Mary Childs et al.; att'ys, Eastman & Garretson.
Kent av, w s, lot 110 map of J. Johnson land 25x 100. William Conselyea agt Hannah R. Kane and Catharine T. O'Connor; att'y, J. S. Ross.
Monroe st, s s, 385 w Ralph av, 20x100. Charles H. Russell, receiver Knickerbocker Life Ins. Co., agt Susan E. wife of Squire S. P. Green; att'y, E. H. Hobbs.
9th st, n s, 200 w 2 d av, 20x100. John Velsor and anc. exrs. Cynthia Searing, &c., agt Patrick Walker; att'ys, Eastman & Garretson.
Pacific st, s s, 135 w Vanderbilt av, 25x60.6x35.2x 85. William M. Hewlett agt Mary Morau, Christine Bodine and Howard her husband, and Dennis Moran; att'y, Jos. M. Greenwood.
Brooklyn av, s e cor Butler st, 30x90. John Adamson agt Sarah F. Mead et al.; att'ys, N. & M. Niles.
Han'cock st, n s, 95 e Tompkins av, 180x100. Ebenezer C Jackson agt Richard Marsland and Benjamin Wright; att'y, J. H. K. Blauvelt.
McDonough st, s s, 95 w Lewis av, 20x100. Benj. Andrews agt George W. Tubbs and Smith Ely, Jr.; att'y, John Andrews.
Waverly av, e s, 37.6 n Myrtle av, 18.9x100. V. A. H. De Costales agt Juan E. Hellyer; partition; att'ys, Olcott, Mestre and Gonzalez.
McDonough st, s s, 115 w Lewis av, 20x100. Benj. Andrews agt George W. Tubbs and Smith Ely, Jr.; att'y, John Andrews.

RECORDED LEASES.

- NEW YORK. Per year
Bowery, s w cor Hester st, 50x100, five-story building. Simon Mack and Ferdinand Mayer to Isidor Rosenheim; 3 years, from April 1, 1881. \$13,500
Centre st, No. 251, factory and salesroom. David W. Bruce to The Welling Compressed Ivory Co.; 10 years, from May 1, 1884. 1,800
East Houston st, No. 222, and No. 117 1st av, first floor and basement store. Christopher Bendinger to Adolph Rosenwasser; 2 years and 7 months, from Oct. 1. 948

- Park st, Nos. 69 and 71, east store in No. 69 and store and cellar in No. 71. Maurice Levy to Rettagliata & Casazza; 2 years, from May 1, 1884. 690
Water st, No. 348, two story and attic frame. Betsey Colligan to Bridget Williams; 3 years, from May 1, 1882. 300
9th st, No. 350 E., west store and front of cellar. Bridget wife of Edward Hare to Peter Eagan, Jr.; 5 1/2 years, from Jan. 1, 1884. 264
52d st, No. 397 E., four front rooms second floor, three rooms in rear and part cellar. Dietrich Mindermann to Thomas Morris; 5 years, f om May 1, 1882. 300 and 430
55th st, No. 81 E. Henry Solomon to Albert Hendricks; 3 years 5 months, from Dec. 1, 1883. 2,000
81st st, Nos. 104 and 106 E. Sylvester M. Hamilton to George B. Cole, Baltimore, Md.; 5 years, from Dec. 19. nom
Av A, No. 143, store. John Leffler to Jacob and Henry Roth, of Roth Bros.; 4 1/2 years, from Sept. 1, 1883. 1,200
1st av, No. 532, store, back rooms and cellar. Wendolin J. Nauss to Gustav Helm; 2 1/2 years, from Sept 1, 1882. 360
3d av, No. 1883 store and front basement. Michael Reilly to Robert Dolan; 5 years, from Oct. 1, 1883. 1,650
8d av, No. 1883, store floor and basement. Assign lease. Robert Dolan to Patrick J. Cody. nom
4th av, No. 234, n w cor 19th st. Mrs. Eleanor Pittis, of Plainfield, N. J., to Carl Ordemann; 5 years, from May 1, 1884. 4,000
6th av, No. 250, and No. 57 West 16th st. Carl Ordemann to Casar Moebius; 10 yrs., from January 1, 1884. 6,000

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.

- Adams, W B—I A Eichhorn, Plane st \$1
Bathgate, J E—M & E R R Co, 7th av 7,000
Bowden Daniel—J Vogel, S Orange 1,550
Bond, Edgar E—E Voorhes, Waverly pl 3,500
Bruen, G H—A L Baker, Irvington 1,824
Burgess, M E—F Beeckell, Elm st 175
Cleveland, E R—J F Maxfield, Bloomfield 667
Coeyman, Minard—W Cherry, Coeyman st 300
Corrigan, M J—W T Corrigan, Ward st 2,500
Dod, Robert—E G Moore, South 7th st 500
Durning, John—P Lacy, Summit st 650
Eichhorn, C F—W B Adams, Plane st 1
Ely, John—W E Price, New York av 1
Ely, A L—W E Price, New York av 1
Francisco, Bernice—D Bowden, S Orange 100
Gardner, A M—L J Gardner, Mulberry st 1
Gardner, C E—J Eastwood, Valley st, S Orange 650
Gardner, Joseph, by heirs—T Morton, Newark, Bloomfield and E Orange 18,000
Gutierrez, J S—J F Maxfield, Bloomfield 167
Hag-may, J F, Jr—W A Packard, Hillside av, Bloomfield 1
Half Dime Savings Bank—C Weber, North Park st, East Orange 4,600
Hartshorn, Stewart—John Jones, Milburn 600
Hosp, M A B—A K Blaicher, South Orange av 4,900
High Street Presbyterian Church—H Ashworth, South 7th st 425
Howard Savings Inst—S M Ray, Park st 3,221
Hoyt, J B—D B Fayerweather, Montclair 1
Jomer, W L—M J Hall, Montgomery av, Clinton Jones, John—T Jones, Milburn 4,000
Keasbey, A Q—C A Garrabrants, Brunswick st 450
Same—H M Van Nortwick, Miller st 550
King, O R, et al—W Hayes, New st 450
Linn, John—J Steves, Caldwell 300
Mackin, Francis—D Osborn, Bloomfield av 9,000
Maher, Mary—W Roach, Hickory st, Bloomfield 100
Mendel, Wm—L Schaff, Wickliffe st 4,000
Moore, E G—H Ashworth, South 7th st 500
Monroe, James—G Lambert, Stanton st 1
Morton, Thos—L J Gardner, for several tracts, Newark 7,200
Packard, S B—J F Hageman, Jr—Hillside av, Bloomfield 1
Price, W E—Second R D Church, New York av 5,600
Roe, C J Jr—S Mackin, Bloomfield av 1
Russell, C H, recvr & C—P Maloy, 1st av 180
Steets, Conrad—E M Strasburger, Longworth st 800
Taylor, C M—E M Taylor, South Orange 1, 82
Tobin, T W—S W Fallmann, Franklin st, Bloomfield 1,000
Torrey, E C—J F Cox, Montclair and Caldwell 83,750
The C N J Land Improvement Co—A Hauch, Mott st 416
Voorhes, W D—E E Bond, Mulberry st 3,500
Ward, M L—J H Ballant ne, Washington st 19,000
Warner, E J—L J Hayes, Howard st, Clinton 1,800
Warren, D T—E C Torrey, Caldwell 1,500
Wells, D L—A B Walconeron, Jr, West Orange 5,000
Young, Fred'k—E Buechs, Barclay st 340

MORTGAGES.

- Baldwin, P A—S R Duryee, Market st 8,500
Baker, A L—G H Bruen, Irvington 600
Cherry, Wm—M Coeyman, Coeyman st 200
Dodd, N H—A Dodd, Bloomfield 2,000
Gardner, L J—Thos Morton, Mulberry st 7,000
Greene, Patrick—M Greene, Condit st 1,400
Headley, R A—J Headley, Smith st, Clinton 500
Hanch, Albert—O McCabe, Mott st 1,900
Heinisch, H C—C A Redding, Irvington 1,500
Jayne, A A—A Dodd, Centre st, Orange 6,000
Kleemann, A E—Rutgers College, S Orange av 3,500
Luyster, J P—L Williams, Milburn 150
Malloy, Patrick—Merchants' Ins Co, 1st av 500
McMahon, Rody—Orange Savings Bank, Beach st, Orange 300
Meisel, Michael—A Thieling, Richmond st 2,000
Maxfield, J F—H E Richards, Bloomfield 400
Mentz, G W—S Hayes, S 8th st 300
Palmer, J S—R A Headley, Clinton av, Clinton 337
Peine, Gustavus—1/2 Dime Savings Bank, Dodd st, Orange 700
Ray, S M—Howard Savings Inst, Park st 2,751
Richter, Henry—F Glenk, 14th av 310
Safer, Leopold—I M Ward, Howard st 450

Sandford, H A—E F Tichenor, Cottage st.....	200
Schneider, Catharina—G S Duryee, Spruce st ..	3,500
Tallman, C A—A Dodd, Franklin st, Bloomfield.	2,500
Taylor, E M—C M Taylor, S Orange	600
Van Name, Eleanor—C O Ripley, Orchard st....	5,000
Volgt, Seda—G Krueger, 16th av	6,000
Weber, Catharine—Half Dime Savings Bank, N Park st, E Orange	3,600

CHATTEL MORTGAGES.

Broadwell, J G, 870 Broad st—G W Lawrence, tobacco and cigars	830
Fiedler, Edward, Market st—W H F Fiedler, stock of hats, &c	1,410
Halzwarth, David, 112 Livingston st—F T Grub, horse and wagon	75
Hohweiler, George, 337 Market st—F J Kast- ner, saloon	125
Kaiser, J A, 595 Broad st—J P Davis, cigars and tobacco	400
London, Louise, 51 N J R R av—A Reeves, sa- loon	1,032
Marshall, Wm, 111 Chestnut st—F A Cleveland, machinery	816
Springstine, John, Orange—T F Taylor, horse and two wagons	125
Weiss, A M, 332 Court st—C Lentz, lager beer ..	800

JUDGMENTS.

Lyon, W S—R Cartwright	87
Meickle, Hortense—P N Ramsey	953
Norton, J F and L M—M Sigel	1,307
Plume, A G—J J Plume	732
Salomon, R G—J Maars	357
Simon, Janette—C Palmer	1,975

HUDSON COUNTY.

CONVEYANCES.

Callaghan, Patrick—A Bleyle, J City	\$903
Charles, Susan and Sarah—Mina Wirtz, J City ..	1,560
Colgate, Samuel—J B Colgate, J City	150
Cox, George—J Carr, North Bergen	950
Crowell, G L, by assignees—A S Parker, Kear- ney	260
Dodge, Sarah B—A S Hunter, Bayonne	3,100
Dooley, Bridget M—D Cleary, West Hoboken ..	1,000
Edmonston, P H—Myra S Condit, Hoboken	4,200
Flemming, Ferdinand, devisee Ida Flemming— Catharine Vogel, J City	1,800
Friedlich, Richard—F Newmann, J City	400
Gilbert, W S—S B Colgate, J City	150
Same—same, J City	150
Godfrey, Joseph—P Mulcahy, J City	1,800
Healy, A A—Emily L Wilder, J City	nom
Hogan, John—Mary Hogan, J City	nom
Same—Ann Hogan, J City	1,800
Hoyt, J B—D B Fayerweather, West Hoboken ..	nom
Isley, Alletta—Fanny Evans, J City	475
Jackson, W O—A McInness, J City	nom
Maackens, Matilda—G Steinesh, North Bergen ..	808
Marsland, Richard—W H Wells, Bayonne	3,000
McCabe, Isabel—W Fearis, J City	375
Meyer, Louisa, by sheriff—J H Geayer, Union ..	500
Midlege, W F—Amelia A Hawkes, J City	nom
Robinson, James, et al, by sheriff—Exr of Ame- lia Stausbre, West Hoboken	500
Ritcher, P C—E F Sandkuhl, J City	4,200
Sandford, N B—C W Moffett, Harrison	1,800
Schmitt, Frederick—D Schneider, J City	1,200
Scudder, Mary—E Phunma, J City	1,700
Seed er, Ellen—W Tebel, Hoboken	12,750
The Hoboken Bank for Savings—G Malone, Ho- boken	1,333
The North Jersey Land Co—Emma B Read, Kearney	2,500
Von Drehle, Herman, by exr—A Borchor, Union ..	100
Van Horne, Jacob—J Van Horne, Bayonne	nom
Van Horne, John—J Van Horne, Bayonne	nom
Vreeland, Cornelius—Sarah E Hollister, Bayonne ..	1,600
Whalen, J H and E I—Hester A Franklin	3,200
White, Edward—H H Haukins, Hoboken	nom
Wills, W H—G Battelison, Bayonne	6,000
Wilder, Emily L—A McInness, J City	1,200

MORTGAGES.

Battelison, George—W H Wells, Bayonne, 5 yrs.	3,000
Broeser, William—M Philbin, 2 years	2,000
Chambers, Jessie G S—The Mutual Life Insur- ance Co, 2 years	3,000
Condit, M S—P H Edmonston, Hoboken, 1 year.	3,000
Devine, Patrick—The Bergen Mutual Building Loan Association No 2, installments	1,000
Gardner, John—J A Warwick, installments	2,000
Gardner, John—F Bonnback, Union, 5 years	1,300
Hollister, J E—C Vreeland, Bayonne, 4 years ..	1,200
Hamilton, Mary—The People's Building and Loan Association, Kearney, installments	4,000
Mangum, W V—D F Reid et al, Hoboken, 2 yrs.	1,000
Moffat, C W—J P Morgan, Harrison, 1 year	800
Malone, George—The Hoboken Bank for Sav- ings, Hoboken, 2 years	800
Phinner, Edward—Mary Scudder, 5 years	850
Quinlan, Phebe—Guardian of E Van Gaasbeck, Hoboken, 1 year	1,000
Ringle, Jacob—C S Furst, 1 year	4,987
Read, Emma R—The North Jersey Land Com- pany, Kearney, installments	800
Schneider, David—F Schmitt, 3 years	900
Sandkuhl, E V—P C Pitcher, 10 years	4,000
Steinert, George—Matilda Maackens, North Ber- gen, 3 years	200
Townsend, Annie E and Jane—Henrietta B Mil- ler, Bayonne, 1 year	2,000
The Hoboken Free Stores Company—Caroline B Alexander, Hoboken, 5 years	2,500
The North Hudson County Railway Co—W W Shippen et al, trustees, Hoboken and else- where, 30 years	1,000,000
Vollmer, Caroline—C F Ruh, Union, 5 years	1,000
Vidulich, Nicholas—W H Parmlly, 5 years	1,500

CHATTEL MORTGAGES.

Broeser, William and Catharine—Elizabeth Sem- ler, saloon and furniture	500
Bonham, Mary L—J Mullins & Co, furniture	174
Fox, Frederick and Henry, partners as Fox Bros—Wm Fox, dining saloon	500
Same—W Winchester, dining saloon	181
Gillen, J F—T B Rittenhouse, provision store ..	200
Gray, A F—A A Cortelyou, horses, wagons, har- ness, platform scales, &c	1,000
Haring, Jennie—W W King, piano and sewing machine	60
O'Brien, John—J Mullins & Co, furniture	167
Russell, Washington—S Young, horse, wagon and harness	400
The Grimshaw Insulating Wire and Cable M'fg Co, Kearney—J D Baldwin, machinery	400
Ullmer, Valentine—Ann E Culver, barber shop ..	100
Wright, G W—J Mullins & Co, furniture	154
Whyte, G V—J Mullins & Co, furniture	148

JUDGMENTS.

Blair, D L—F W Gesswein	140
Frost, John—Axford & Cronner	360
Landrine, L D and Mary E—J Muirheid	75
Same—Tichenor & Dunham	82
The New York, Lake Erie & Western Railroad Co—Willie Haring, by his next friend, Jacob Haring	5,000

MECHANICS' LIENS.

Dinan, Michael—P Mulligan	500
Robbins, J R—Edwin A Bradley and George C Currier, Jersey City and Bayonne	326

ASSIGNMENTS FOR BENEFIT OF CREDITORS.

Lane, S K—W B Putney	nom
Lyons, L L—S H Cohen	nom

PASSAIC COUNTY.

MORTGAGES.

Booneman, Peter—J G Cadmus, Hope av, Passaic	\$1,000
Booneman, Peter—J E Stoutenborough, Hope av, Passaic	200
Clifton Union Sunday School Society—F C Van Dyk, guar'd, Clifton	800
Daring, Henry—T Gradwell, Maple st	100
Devlin, Edward—Celtic Mut B & L Assoc, Mad- ison av	500
Devlin, Francis—Iron and Silk B & L Assoc, Jersey st	600
Hodgson, Julia—E Kip, Beach st	750
Johnson, George—E Kip, Marshall st	1,000
McDonough, Martin—Iron and Silk B & L Assoc, Edmund st	600
Murphy, Peter—K E Ward, Pine st	250
Mutter, Leopold—J H Duryea, Watson	500
Neill, W W—John Sip, Franklin av, Passaic	1,400
Pale, Horace E—G Slidgland, North 23d st	200
Slattery, John, heirs of—Morrise & Rogers, exrs, Greeue st	300
Weinhold, E R—N C Quackenbush, Gould av	250
Whalley, John—A C White, Elizabeth st	260
White, Catharine—Pat Savings Inst, Mechanic st ..	900
White, Cornelius—Pat Savings Inst, West st	5,000

CHATTEL MORTGAGES.

Fmmons, G, Paterson—Ferry & Co, saloon	207
Morris, J F, Passaic—T M Moore, att'y, property of Passaic Printing Co	408
Phillip, Achille, Paterson—W Rintoul, stage, tables, &c	500
Rintoul, William, Paterson—W Morrison, bar fixtures	550
Todd, Wallace, et al, trustees, Paterson—G Braithwait, furniture	200
Van Alskii, C C E, Paterson—J Walder, silk machinery	1,114

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