

# THE RECORD AND GUIDE.

191 Broadway, N. Y.

TERMS:

**ONE YEAR, in advance, SIX DOLLARS.**

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The stock market has again looked sick during the past week, with some signs of recovery at the close. But old operators are of opinion that prices "will not be better until after they are worse." In other words, that the natural end of a bear, as of a bull campaign, is a break more or less serious. We will certainly have higher prices, and that some time before April, but not before another semi-panic such as the market had last August. It is the remarkable ease of money which has saved us thus far, but a crisis of some sort is apt to occur in all speculative markets before there is a recovery. Good stocks are intrinsically cheap, and investors can purchase them now without fear, yet there is danger at any time of some unexpected disaster driving prices still lower.

The extensive selling of West Shore bonds was undoubtedly due to the belief, on the part of large holders like the Astors, that there was danger the road would get into the hands of a receiver, in which case the latter's certificates would constitute a first lien ahead of the mortgage. This view was justified by the history of the monster Rockaway hotel, where the mortgagees lost all their money, and even the mechanics' bills were not satisfied. Judge Emott is out with an opinion that the liens of contractors, laborers and material men do not come ahead of first mortgage bonds, which is true enough where the roads are solvent, but receivers' certificates for necessary construction and maintenance work have, under the rulings of our courts in equity, the precedence of any mortgage. Judge Emott is not now on the bench, and his opinion has no judicial authority, nor does it meet the state of facts which has led investors to sell their bonds.

The following table shows the steady increase in city travel on the elevated and surface roads:

	1877.	1878.	1879.	1880.	1881.	1882.	1883.
H. R. R.	160,934,436	160,952,882	142,038,381	150,390,592	146,050,808	...	175,994,523
Elevated	3,011,862	9,256,670	45,945,401	60,881,757	75,585,778	86,361,029	92,124,443
	163,936,298	170,209,552	187,983,782	211,272,349	221,636,586	...	268,118,966

From these figures it will be seen that, notwithstanding the 92,000,000 of fares annually collected by the elevated system, which has been in existence less than eight years, that the horse cars carry 16,000,000 more passengers than in 1877. The travel on our elevated and surface roads increases in a far greater ratio than do the additions to our population. When the city limits did not extend beyond Madison square, the thrifty citizen walked to his place of business; now every new resident is forced to patronize the elevated or surface roads. The number of those who walk from their residences to their places of business is less than it was forty years since. Those who travel on the east side elevated are aware that that artery of our city life is overtaxed. We must have additional means of communication between the upper and lower parts of the city. To solve this problem there is the proposed Arcade Railway under Broadway, and then there is the cable system with the elevated roads along the river front. Perhaps both of these improvements will be needed before the close of this century.

The decrease in the price of Northwestern securities, that is, Northwest, St. Paul, Manitoba, &c., is undoubtedly due to the collapse of the real estate speculation in the regions traversed by these roads. Here at the East we have but a faint realization of the excitement which prevailed in the extreme Northwest, due to the large emigration and the heavy speculative buying of unimproved lands. Had the advance in these lands continued there would have been no such terrific breaks in the Northern Pacifics, and the chill which has followed that fever is what accounts for the lessened interest in Northwestern stocks. The same depressing influence has been felt west and southwest, but not to so great an extent. A few years will, however, see a revival of this speculative feeling. Our population is increasing with marvelous rapidity and the depression in our manufacturing industries will force unemployed workmen to take to mother earth for a living. The new railway lines will in time help to revive interests in the land, for large sections of the latter have thereby been made available for settlement.

## Why Not?

The director of the Real Estate Exchange who was interviewed last week said he would like to see some co-operation between the leading exchanges, commercial bodies and clubs in this city to secure to New York a more responsible and economical city government. His proposition was for the Real Estate Exchange, through its General Committee, to invite the co-operation of all organizations who were interested in the property and the fair fame of the metropolis. The Chamber of Commerce, the Stock, Cotton, Produce, Mining, Metal, Building and other Exchanges have thousands of wealthy members, all of whom are interested in good municipal government. Then, says this director, why should not the great clubs of New York co-operate to the same end. All the leading London clubs have political or public objects in view, their social features being mainly incidental. The Union League Club has taken political action, and the Manhattan was organized to do the same thing. The St. Nicholas Club represents the descendants of our old Dutch families, and ought to have some civic pride. These and other organizations, if they would second the efforts of the Real Estate Exchange, might change the character of our city government and greatly improve its *personnel*.

This project might be worth trying. A good deal, of course, will depend upon the character of the gentlemen who will constitute the General Committee of the Real Estate Exchange. If they know what they want, act prudently, and are in earnest, they can achieve important results. It may be that among the bodies above mentioned there is no public spirit, and that the wealthy and influential citizens of New York are satisfied to see the present reign of misrule continue. If they decline to co-operate for public ends it may be well to consider whether it may not be desirable to open up negotiations with the various labor unions to see if the working people cannot be induced to vote for some better candidates than those furnished by the small machine wire-pullers in each party and the corner liquor shops. There has never yet been an effort made to unite all the best efforts of our city life into one great organization that would make an honest effort to redeem New York from the political slough into which it has fallen.

## Speculation Declining.

The feverish speculation of the last few years is coming to a natural and not untimely end. Three times as many stocks were daily sold in 1880 than in 1883. Business is so dull on the Cotton Exchange that the brokers are trying to lure the public in by reducing their commissions. The mining boom is over, for the present at least. The speculation in grain has been active, but the New York operators find that dealing in Chicago prices is a losing business. The trained experts of the capital of the Northwest are more than a match for the Wall street men who take "flyers" in wheat, corn and provisions. It is safe to predict that there will be less grain speculated in by New Yorkers the balance of the year. That silliest of all speculations, the buying and selling of pipe line certificates, still flourishes, and more barrels of petroleum are traded on in a week than has been produced since the discovery of coal oil in Northern Pennsylvania. In this business the Standard Oil Company holds marked cards. It knows the exact consumption and production, and handles all the certificates. It is a losing game to all who deal in that slippery substance. Honestly conducted fare gives a far better show to the operator who wishes to "buck the tiger." The folly of speculating in petroleum will soon be seen by the most inveterate gambler, and that will put an end to the overcrowded meeting places of the petroleum brokers. Real estate is in no condition to be operated in speculatively just at present. When our land transfer laws are reformed and titles guaranteed, real estate will be one of the safest things to deal in. It cannot be "cornered," it always has a substantial and rising value as the country increases in population and wealth, and legal impediments, overcharges and insecure titles out of the way, we might reasonably expect to see a great deal of money put into real property. But the laws cannot be changed until after a long struggle, and hence there is no present prospect of speculative dealings in realty. The era of speculation, therefore, is coming to an end, and many persons who are employed as intermediaries between buyers and sellers will be forced to fall back on some productive employment. Of course, speculation will again revive, but not until we have large crops and high prices, and make money in manufactures and commerce.

The deal between the Tammany and Republican Aldermen, by which a very common liquor dealer was elevated to a high responsible municipal trust, ought to arouse our citizens to the necessity for changes in the machinery of our municipal government. There is really nothing to choose between the three factions who make up the Board of Aldermen. They are all and severally a disgrace to our city. For years this paper has held that the only way to reform our civic administration was to make the heads of departments responsible to the chief magistrate of the city and diminish the power of the Aldermen. It is gratifying to know that at least



one daily paper, the *Times*, is re-stating points made by us on this subject for some time past. Says that paper: "Not only the power of confirmation, but all other powers and functions whatever, should be taken from the Board of Aldermen. It is an anomaly, founded on the analogies of our political governments. It has no legislative functions in the proper sense of the term, and there are, properly, none in a municipal administration for any such body to exercise. All its administrative functions could be better disposed of in some other way. The constitutional amendment requiring all legislation relating to cities to be general ought to be adopted, and then a system of municipal administration should be established with false political analogies left out and corporate analogies introduced. The concerns of the city are those of a great public corporation and they should be administered under general laws as such. The Board of Aldermen is unnecessary and, in the present condition of affairs, only an agency of mischief and corruption."

### More Up-Town Building.

Whene'er we take our walks abroad, as the tuneful Watts meant to say, how many poor architects we see. And especially does the intellectual poverty of the poor architect show to disadvantage when he is under pressure to do something "original."

The immediate text of these remarks is the "Hoffman Arms," so called, a new and large apartment house at the corner of Madison avenue and Fifty-ninth street, which bears on a placard the names of its architects, to show that they think it a creditable work. Being of a different opinion, and, we trust, of a benevolent disposition, we suppress the names. The building is nearly a square of 100 feet on each of the streets it fronts, and at present there are some five stories of it completed. It is of brick, except the bay windows, which constitute its chief peculiarities. These are of metal. There is one very broad one in the centre of each front, and there are three others which begin above the ground, apparently on corbels, one at each end of the avenue front and one at the north end of the street front. The corbels are, of course, shams, the real support being inside, but they are solemnly moulded as if they were actual shelves of stone built into the wall, instead of sheets of metal tacked on to it. In the first story, the bays are moulded more or less into the similitude of masonry, with round and elliptical arches, panelled pilasters and key-irons, the spandrels being filled with coarse and indecorous decoration. But above this a spasm of expressiveness has come upon the designer, and he has deferred to his material in his architecture. That is to say, he has bestrewn the frames of the windows with promiscuous boltheads, big and little, which look like so many blisters, and this eruption of metallic pustules, which would have a meaning on a boiler, is continued to the top, forming a sort of varioloid decoration, which is not at all attractive in itself, but which serves to bring out much more strongly the absurdity of the imitation of masonry in the lower part. It seems odd that an architect should be willing to hold his own work up to ridicule in this way. We do not wish to do an injustice to the architect of the Hoffman Arms, but we strongly suspect him of an intention to differentiate the two parts with paint so that haply the unwary passer may be led to suppose that the bottom part is really masonry, and carries the metallic varioloid. If the whole feature is painted one color, it would be unjust to ascribe to him any intention whatever.

The masonry is not much more fortunate. The basement and first story are of stone, and there is an entrance archway in the centre of the avenue front. There is nothing striking in the treatment of the stonework, but the brickwork is original. The first story above the stone has rather small and widely spaced openings, covered with flat arches in brick. There is a piece of terra cotta in the centre of this arch doing duty as a keystone, and this keystone carries a panelled stilt, which in turn carries a spreading semi-circular bowl of terra cotta, fluted, and the lid of this bowl is the sill of the third story window. Quaint and touching device! The top of this upper window is as remarkable as the bottom. It is covered with a segmental arch in brick, the voussours finishing against a horizontal string, and thus completing the covering of the window. This would be well enough if it were let alone, but the architect of the Hoffman Arms has no notion of stopping for any such inadequate reason as that he has "got through." Between this string-course and another above is a wide brick frieze, and over every window, having manifestly nothing whatever to do with the window, is a pediment, hanging over the opening like an extinguisher, the full height of the frieze, filled with ornament in terra cotta. Still, we should regard the architect's intention, and, judging him by such evidence of his intention as the building contains, we must acknowledge that he has succeeded, since it seems to have been his intention to do something different from anything else, and the dissimilarity of the Hoffman Arms is marked.

It is a great relief after this to look at the two houses on the northwest corner of Madison avenue and Sixty-seventh street. The two houses occupy a space of about 50 feet on the street by 75 on

the avenue. They are brought under one roof, and treated as one composition, although the smaller, the westernmost, a twenty-foot house, is cleverly detached so as to assert itself as a separate dwelling. It consists of a bay window in stone running through two stories and the basement, and flanked by a round arched doorway. In the third story are two square-headed openings, one of them giving access to the roof of the bay window, and above the cornice is a gable having a large arched opening. The gabled wall is very slightly projected from the basement upwards, and the projection emphasized by roll-mouldings decorated here and there with carving. The remaining 30 feet are divided into an almost unbroken wall and a wide bay window similar in treatment to the first. In the third story is a double window over the recessed wall and two openings over the bay, while above the parapet is an elaborate dormer.

The central third of the longer front on Madison avenue is slightly withdrawn and the projections on either side are "cleaned" with mouldings as already described. In this central part is an arcade of three round-headed openings in the first story, of which the middle one is the doorway. In the second story are three square headed openings, enriched by pilasters, aligned over the arches, the material still being sandstone, and the third story is a brick wall, the openings being flanked by stone quoins. The roof story is withdrawn a few feet over this part so as to make a balcony, and the parapet story itself is in metal, which is rather unfortunate and rather puzzling also, since there is a central dormer of masonry in the same plane, for which it seems to have been practicable to provide a foundation. There is a chimnied gable at the south end balanced by a large dormer connected, by means of a decorated piece of wall, with another tall chimney at the north end. The composition, the use of material, the modelling and decoration of detail, are all extremely well studied, with the result of a refined and scholarly piece of work, which is, moreover, especially easy and domestic in expression, and has a touch of quaintness which does not degenerate into affectation.

There has been a considerable outburst of building activity in Eightieth street, between Madison and Fourth avenues, unaccompanied by any evidence of mental movement on the part of the designers, except in two brick houses on the south side of the street, near Fourth avenue, where an architect has clearly been at work. A brown stone basement and first story is broken in each of them by a bay window running through two stories, with a narrow arched opening in the second story over the lintelled doorway. Above is a group of three round arches over the bay and a single round arched window over the doorway, with a wide and narrow gabled dormer in brick and stone against the steep roof, corresponding to the division below. The treatment is massive and vigorous, the division effective, and the carved enrichments, the capitals of the jambs, and a row of leafage over the doorway, skilfully designed and executed.

### The Gray Mare the Better Horse.

Judge Brown, in the United States District Court, for the Southern District of New York (this city), has decided, in the matter of Ransom, that when partners buy land for their business, as partnership property, and the title is taken in the name of only one of them, that the wives of the partners have no inchoate rights of dower in the land. So, too, a widow has no right of dower in land held under a contract to purchase, where the husband had sold his contract before his death. Such decisions as these are welcome. This troublesome right of dower ought to be abolished, as Mr. Dwight H. Olmstead says: "Under our laws now-a-days a wife has more rights than her husband." And then a man often does not know whether he is married or not, and buyers of land are constantly running risks on that point. The Court of Appeals, though, in the late case of *Coleman vs. Burr*, have struck a severe blow at the humbug custom of husbands conveying houses to their wives by way of payment for alleged services on the part of the wife. In that case the husband allowed the wife \$5 a week for eight years for attending to his own mother, who was helpless from paralysis, and then he paid her by deeding property to her. The Court say that he was bound to take care of his mother, and that it is part of a wife's duty as a wife to render loving and devoted ministrations in his family, and that to allow such contracts would not only make her a menial and a servant, but that "fraud upon creditors would be greatly facilitated, as the wife could frequently absorb all her husband's property in the payment of her services, rendered under such secret unknown contracts." A few more such decisions in that line, and creditors, who have parted with their money or their property, will begin to have some rights that can be enforced against roguish debtors. As the laws stand now, the honest creditor has but a poor show. In Pennsylvania, in the suit of the Commonwealth against Springer, in October last, the Court of the Delaware Quarter Sessions carried the law pretty far against a husband's rights. As we were saying, the wife has more rights than the husband now-a-days. In that case the Court said that the wife could turn him out of her house, "exclude him from



the right to eat at her table, ride in her carriage, and sleep in her bed." and that the Court can't insure him those rights and comforts. That his only remedy is to seek another home, invite her to share it with him, and upon refusal subject her to the pains and penalties of willful desertion. It is not possible at this stage of development of this social condition to foretell whether houses will be less in demand by husbands, and real estate fall in price, or a greater demand arise on the part of wives who may desire to be practically mistresses of the situation.

### Our Prophetic Department.

INTERVIEWER—There are several subjects of general interest, political and financial, which it might be profitable just now to discuss, and hence, Sir Oracle, I will take the liberty of questioning you on somewhat diverse topics. What have you to say, for instance, about the West Shore Road?

SIR ORACLE—Had we a properly organized government the West Shore, the Nickel Plate, so called, the Ohio Central and many other parallel and connecting roads would never have been constructed. It is as clear as daylight that such a thing as permanent competition between railway companies is out of the question. The whole history of railroads in all countries shows this beyond all peradventure. It follows, therefore, that the paralleling of existing systems, which are already competent to do all the business offered for the next half century, is a criminal waste of capital. If the investors in such competing lines were asked to throw their money into the ocean it would be better for the country that they did so, for the unnecessary railway lines they build forever remain as a tax upon the community. They must be maintained, and it is the business and traveling public which are forced to bear the burden. In no other country is a new road allowed to be constructed without the sanction of the government. This is done to prevent waste of capital, or what Mr. W. H. Vanderbilt called "blackmailing." Now, there was some excuse for a West Shore Road between Weehawken and Albany. Had it saved passengers and freight from the South and West going North and East the waste of time and money involved in crossing the river, and accommodated the local traffic on the west bank of the Hudson, it would have met a want, though its business would not have been a paying one for many years. But the construction of the road west of Schenectady was a criminal waste of good money. I recollect what Mr. Sharpe, the well-known English railway attorney (who was on a visit to this country when Commodore Vanderbilt was quadrupling the track of the Central Road) said respecting that work: "What folly is this? The double track Central Road is not employed more than six hours out of the twenty-four. What, then, is the need of these extra four tracks? In densely populated England, although there are different ways by which we can get from one city to another, there is no such thing known as a quadruple track, and there is no need of one on the Central Road nor will there be for fifty years to come." Yet here comes the West Shore Road and adds two more tracks to the two superfluous ones already in existence.

INTERVIEWER—From what you say, you probably doubt whether the West Shore bonds will be able to pay interest?

SIR O.—I prefer to postpone answering that question for a couple of years. Anyone who peruses a time-table of the West Shore Road will notice that its stations are at little hamlets which have neither business nor population. Newburg, Kingston and Syracuse are the only important cities it enters or passes through on its road to Buffalo. It has a branch to Rochester and is a mile and a-half away from Utica. But it is a well built road, will command its share of through traffic, and will get a large summer business to the Catskills and from the southwest to the north. In time it will doubtless build up a respectable local trade. I think Jay Gould is right in saying that the disasters which have overtaken this road will put a stop to the paralleling of existing lines for the next twenty years; but no new road should be constructed without the authorization of a board of government engineers. But then, to save the country from a monopoly of the existing lines, freight and passenger charges should be fixed by law upon the arbitration of disinterested railway commissioners.

INTERVIEWER—Let us change the subject. What judgment are you prepared to pass on Congress so far as it has gone?

SIR O.—The Democratic majority in the House will not be able to present the free trade, or rather revenue, reform issue to the country. The protectionist Democrats and conservatives, with the Republicans, will outvote the revenue reformers when the matter is finally presented to the House. There will be no possibility, therefore, for making the issue without smashing the Democratic organization, which is not likely to be done with the Presidential election a few months off. This fact, and the opposition of the spoils Democrats to civil service reform, renders the Presidential election doubtful. The Republican party has had a bad record of late years, and the Democratic party has nothing to offer in the way of reforming abuses or improving business. The political outlook to me is as unsatisfactory as is the financial situation.

INTERVIEWER—Will not the foundations of a new and better party be laid? Surely the country will not be subjected to a choice between two evils?

SIR O.—It is this which troubles me. The country has got to be so very large, and the interests of the several sections so diverse, that united party action becomes more difficult and insincere at each recurring election. Here is the Democratic party, with its irreconcilable protectionist and free trade wings. The Republican party is absolutely without principle. It is not a unit upon any live question. It is unanimous only on the question of polygamy, where it caters to a prejudice that has no more relation to living issues than the politics of the moon. The longer the nation lives the more difficult it will be to get united party action upon a definite platform. Without party responsibility corruption will reign in all the departments of government.

INTERVIEWER—What measures would you suggest for correcting this state of things?

SIR O.—I know of nothing better than Gambetta's scheme for reforming the politics of France. Let at least half the House of Representatives be chosen from groups of States or upon a general ticket voted for by the whole nation and the rest from single districts. This would give us statesmen interested in the nation and not in the petty localities they came from. Our present state of affairs leads to log rolling and corruption. The member for the Mississippi Valley wants the great Father of Waters improved, but he votes against the Hennipen Canal, the improvement of the Atlantic and Pacific harbors, and will not favor the appropriation of a dollar for a navy or merchant marine. The seaboard representatives are opposed to internal improvements and thus the "shrieks of locality" drown the voice of the nation. This is why the politics of France has become a bye-word in Europe, and it is also one of the vices of our national system. This might be corrected were we to have a national convention to alter the constitution, but the various appeals to the country to call such a convention have so far been unheeded. Nothing but a national catastrophe of appalling magnitude will lead to the adoption of a better political machinery. We did not become a nation or have a national banking system until after a bloody civil war, and I look for serious disturbances in the immediate future, due to our maladjusted political system.

INTERVIEWER—Again change the subject. How about the financial outlook?

SIR O.—Anything but reassuring. We depend absolutely upon our agricultural productions to pay for foreign goods. It was abundant crops and the high prices they brought which gave us the boom from 1879 to 1881. Our crops are now much smaller and there is no demand for them. Wheat is a drug in all the markets of the world, and cotton is not much better. Exchange is consequently stiffening and you will begin to hear talk of a possible drain of gold. Should that occur and assume any magnitude look out for the deluge.

### Suggested Terminal Improvements and the Alternatives.

A Third avenue horse car, going up town, was stopped at the corner of Grand street by one of the cross-town cars standing in the way. In front of this obstacle was another obstructed car of the same line, and a third car was just drawing up in the rear. To the passengers on the Third avenue car the cause of the detention was quickly visible. The stoppage was due to a coal cart backed up against the curb, a short distance from the corner on Grand street, to be relieved of its load, and the horse stood with his nose projecting a few inches over the line of the tracks. The coal cart did not seem to give down very freely, and the driver, a playful fellow, was engaged in patting encouragingly the back of the stoker who, with his shovel, was endeavoring to direct the current of coal into the chute under the sidewalk. The operation proved to be very laborious, and before it was completed about one dozen horse cars going up, down or across town, and thrice that number of vehicles of other kinds, stood awaiting the denouement. The incident is only mentioned for the purpose of illustrating scenes to be witnessed in other sections of the city. No passenger on the University place cars, unless unreasonably sanguine, expects to pass through the dry-goods district on Church street during the busy hours of the day without finding himself blockaded at least once in a line of perhaps a dozen cars, all awaiting the delivery or removal of a single dray load of merchandise in front of one of the wholesale warehouses. We do a large business in New York, but the amount seems quadrupled by the lack of system which distinguishes our methods of local transportation and freight handling.

We hear a great deal about terminal facilities in this city, but, as a matter of fact, the subject of an economical and free system of handling goods seems never to have been studied at all. We adhere to the most primitive horse and hand cart methods, locate our storage and wholesale warehouses and railroad freight depots far away from the water front, in the most improper places, and perform an amount of manual labor altogether disproportioned to the results achieved. It is not becoming in the United States to admit



that any inconvenience or evil which springs from a want of invention, or the adaptation of means to end, is necessary. Had the rear of the coal cart which blockaded traffic on Third avenue and Grand street, for example, been provided with some sort of attachment which would have conducted the coal directly into the cellar, the driver could have found no excuse for the feeling of evident satisfaction with which he contemplated the vexatious delay that he was causing on the streets, and the cost of the labor of the coal shoveler might have been saved. This was the reflection of one of the blockaded passengers.

Still, habit will adapt us to almost anything; and we could endure the inconveniences that spring from our primitive methods of shifting merchandise were it not for the material losses which they inflict on the city. Twenty years ago it was a common spectacle to witness all along the East River water front great ocean-going ships lying one alongside of the other in two or three banks. Now, at this moment of writing, there are barely more than a dozen ship-rigged craft to be found between the Battery and the sectional docks. We shall be told that this decadence in the East River shipping is due to the more general use of iron steamships for ocean transportation, concentrating commerce along the North River piers. But during the time that the East River piers have been falling into comparative disuse more than two miles of Brooklyn improved water front, very productive to the owners, have sprung into being, the cotton docks on Staten Island have been completed, miles of wharf room on the Kill Von Kull provided, and nearly all that remained of the available west bank of the Hudson River has been turned to the service of commerce. "Get out of this, we want your room," is the prompt injunction of the Brooklyn dock master to the ship's officer who has just seen the last of his cargo discharged on the wharf; and if the captain is not himself pressed for time his best alternative will be found in crossing the river and tying up at a New York pier, where he may lie unmolested during a whole season. Is this difference in the demand for wharf room caused by the superior cheapness of the Brooklyn property? The East River water front on the New York side of the stream, renting already at very low figures, begins to look as if it might soon be had for the asking, and the appearance of the neighborhood suggests that it would be dear even on those terms. These piers have been deserted and are falling into ruin simply because they offer no facilities for warehousing heavy merchandise. The dray system, peculiar to New York, among the cities surrounding the bay, has its limit of usefulness. It is necessary to draw the line somewhere; and shippers have decided that it shall be drawn on hogsheads of sugar, molasses and tobacco, bales of cotton or jute, tons of iron, cargoes of wheat, flour, bacon and all other unwieldy articles which go to swell the total of commercial exchange.

In former articles in THE RECORD AND GUIDE a plan for improving the terminal machinery of this city by constructing warehouses on piers over the river streets was suggested. This suggestion was made, of course, on the idea that those streets form the principal obstruction to the convenient handling of freight, but could it be shown that the obstruction can be removed while preserving the streets in their present form, half the objection to their existence would disappear. The Engineer in Chief of the Dock Department, Mr. George S. Greene, Jr., has discovered the great disadvantage of a want of direct connection between the piers and warehouses, and with a view to remedy the evil, he has made plans for elevated railways leading from the outer extremity of each pier to warehouses located on the opposite side of the street. The first objection to this plan seems to be fatal. Except in a few localities, no warehouses are located on the opposite side of the streets, and the elevated ways would, therefore, be of no service. If their construction, however, would stimulate the building of warehouses along the streets, they would be of incalculable service. The system could be extended until it comprises also an elevated railway exclusively for freight, running parallel with the river along the entire water front, and if thought advisable, the street could be covered by a platform, adding greatly to the superficial surface available for handling freight. But this plan, even if it proved powerful enough to give us a water front system of warehouses, would still be open to the objection of a great sacrifice of space. New York is a small city in area with great expectations touching the future of her population and commerce, and every inch of available surface not needed for communication or breathing places should be utilized for building purposes. The sacrifice of a space 250 feet broad by many miles in length would make a heavy draft on the future resources of the city. Indeed, Mr. Greene's plan would probably prove to be only the plan for spanning the streets in process of evolution, for warehouses once located along the river streets would soon creep over the obstruction and align themselves near the bulkhead where they belong. In this case, the only question to consider in advance would refer to the need of both an elevated and surface railroad for the purposes of freight transportation. The surface road would probably always remain

more than sufficient, and there will never be room for passenger trains along the water front in New York.

There are three courses open to the city in the treatment of its water front question. First, it can disentangle the legal complications through which improvement is checked by coming into possession of all the property fronting on the river streets. This might be thought a transaction of startling magnitude; but it would add nothing to the tax levy, since the property would remain productive in the hands of the city, and subject, during the progress of improvement, to a rapid increment in value, the profits of the final resale of the property might be made more than equal to the total of the city debt. The second course would be found in encouraging the formation of a syndicate which could purchase both public and private titles and make improvements in accordance with plans stipulated in advance. Here, again, there would be found a large inducement of profit, and we could be certain that the work of improvement would be honestly and economically prosecuted. This plan, too, would have the advantage of withdrawing nothing, even temporarily, from the total of all taxable property in the city, a consideration which might or might not be thought of much importance. The third plan is to drift, to fight the tiger of legal complications in a small and yet very expensive way, and to see the commerce of the city distributed to other shores. Guided, like the feet of Patrick Henry, by the lamp of experience, this last plan, is what a prophetic soul would be likely to anticipate. But in this case a glance at a coast survey map of the harbor and a good railroad map of New York and its vicinity will teach us where commerce will be certain to next spread its wings. The remaining unoccupied water front, offering deep navigable water on New York Bay, is found on the prolongation of South Brooklyn around to the Narrows, and along the north and east shore of Staten Island. Here, in fact, is about the only easily accessible water front remaining to private enterprise, and the people concerned are at present showing no disposition to neglect their opportunities.

The city of New York is doing its best to encourage their efforts.

The iron trade is reported to be better than it has been for a year past, which, if true, ought to be an indication of better general business to come. It may be a superstition which regards with such anxiety the price of iron, yet it is nevertheless a fact that when that metal is in demand business is good and stocks advance.

The State Board of Assessors are right, for income tax is the only solution of the problem of how to make millionaires contribute their share to the public burdens. The Astors pay five times more in taxes than the Jay Goulds and Vanderbilts in proportion to their wealth, because their investments are in real estate and not in stocks and bonds. It would not, perhaps, be wise to tax personal property as such, for then New York might drive its business away to rival cities, but real estate should not be saddled with all the costs of government, nor should all our very rich escape doing their duty to the public.

The Commissioners to select and locate lands for public parks in the annexed district have made a report to the State Legislature which is full of valuable matter. No condensation we could make this week would do it justice. The report is accompanied by maps and explanatory data prepared by Mr. John Mullaly, the secretary, which explains the matter on hand fully. It will surprise many of our self-satisfied citizens to learn that the principal cities of Japan have larger and finer parks than New York. Tokio, for instance, has nearly 6,000 acres of park, or one acre for every 167 inhabitants. The Commissioners recommend six parks and two parkways. First, the Van Courtlandt estate of 1,000 acres, 60 of which is a lake; second, the Bronx River park, situated on either side of that stream and between West Farms and Williamsbridge, comprising 658 acres. This is a spot of rare beauty. Cretona Park is the name chosen for the Bathgate Woods, 135 acres, between One Hundred and Seventieth and One Hundred and Seventy-fifth streets; this is the proposed location for a Zoological Garden. St. Mary Park, 25½ acres, in Morrisania, and Claremont Park, 39 acres, a short distance from Highbridge, are also recommended. Pelham Bay Park embraces 1,700 acres, having a shore line of nine miles, is also strongly urged. Then the Bronx and Pelham parkway, a broad boulevard, will unite the two large parks, while a similar parkway will join the Bronx and Van Courtlandt parks. The total of the parks will amount to 3,800 acres of land, which will cost about \$2,000 an acre if secured at once. The bill accompanying the report empowers the Supreme Court to appoint commissioners to secure these parks. For the present the lands selected will require no improvement beyond being enclosed and some few carriage-ways and foot paths established. The Legislature would do well to reorganize the Central Park Commission before charging the old board with new responsibilities. The reorganized board should consist of men of high character, and the number increased to seven.

Still another city park has been suggested, this time by President Wales of the Park Department. He proposes to locate one hundred acres on the west side of the Harlem River, the southern boundary of which would be One Hundred and Fifty-fifth street; the park running along the banks of the river to Fort George, taking in what is now known as Highbridge Park. This region is already a great popular resort in the summer



time, it is practically useless for building purposes, but has rare beauty of natural scenery. This region should be the Richmond Hill of New York. If this project is carried out, the new pleasure ground will be known as Higbbridge Park.

### Our New York College.

Mayor Edson, in his recent message, criticized the expenditure made upon the New York and Normal Colleges, complaining that it was not the right thing to pay for a superior education being given to a few young men and women, when the primary schools were over crowded and many poor children unable to get the rudiments of a common school education. In this the Mayor but echoes the complaints made in several newspapers, notably the *Sun*. Undoubtedly the original organization of the New York College was a mistake. It should never have undertaken to educate the young men in Greek and Latin or prepare them for professional life. The institution should have aimed to do what Peter Cooper attempted in his well designed Union. It should have cultivated the arts, which had direct relation to industry, and given every boy a chance to secure a good technical education. Had this been done we would not have had to rely upon foreign mechanics to do the best and most artistic work in our shops and manufactories. The girls Normal School is open to no such criticism. It trains teachers, the great bulk of whom are women. Some three hundred young women are graduated yearly, thoroughly educated in the work of instructing the rising generation. True, they do not all become teachers, for the supply is greater than the demand, but the training they get is an advantage to them as heads of families. The New York College has taken a new departure lately, which, if fully carried out, will remove the objection now made against that institution. It has opened a workshop for training the most deserving students in wood and metal work. One hundred and twenty-five scholars work three and four extra hours weekly in this shop, and have made great progress. The writer paid a visit to the college last week, and found President Webb earnestly engaged in directing the work in the shop. It seems the boys are eager to enter this work school so as to train themselves for technical trades, but as yet the establishment is limited in size and does not begin to supply the room or the work called for by the students. There is a fine laboratory connected with this college, but it is under the charge of a professor who has more reputation than good sense. The laboratory is used only three hours a week, when it should be constantly employed. There ought to be some machinery by which fifty professors can be disciplined or retired, but we have nothing in this country corresponding to the Royal Commissioners, who in England periodically visit the public schools and point out deficiencies in the management and shortcomings in the professors. If a person has written a book, delivered lectures or made himself conspicuous in a public way, it does not follow that he is therefore a competent teacher. Something should be done to put the laboratory in the New York College in charge of a professor who has the practical knowledge to make it useful to the students. General Webb's West Point education has been of peculiar advantage to the institution in its scientific departments. No school in the country is comparable to it in the attention given to mechanical and free-hand drawing, natural science and mathematics. The teaching of Greek and Latin should be stopped in this institution, and some of the features of the foreign technical schools adopted. The college should turn out decorators, designers, master mechanics, chemists, in short, the training should be for industry in its higher departments. We boast of our public schools in this country, but we are shamefully behind Europe in facilities for acquiring an art and industrial education. When there is no more Greek and Latin taught and the College of New York becomes one of industry, there will no longer be any complaint of the institution now so admirably conducted by President Alexander S. Webb.

### What an Ex-Mayor Says.

Ex-Mayor Smith Ely, Jr., is disposed to take a hopeful view of the real estate situation. Tenement house rents may come down, Mr. Ely thinks, but then they ought to be cheaper. There are many low-priced newly-built tenements in Harlem, which might relieve the pressure from the crowded neighborhoods down-town. It is his opinion that the working people of New York were never so well off as during 1883. They got high wages, while everything they consume is cheaper than ever before. The large additions made to the savings banks told the story of their prosperity.

"But, Mr. Ely, will there be as much activity in real estate and as many houses built in the coming as during the past two years?" asked our representative.

"I do not believe," was the reply, "that any desirable property will go begging. Real estate is said to be active when lots out of the line of improvement are bought and sold on speculation, but this does not constitute a healthy market. The city is growing, building will continue, and it will be all the better if this natural growth is unaccompanied by feverish advances in prices."

"What kind of houses do you think will be most in demand?"

"I suppose that for the present we have had enough apartment houses built for a year or two to come. There have been very few houses constructed for families of moderate means, and I should judge that those in the market would be in demand this spring for renting purposes."

"But," asked the writer, "were not builders wise in not constructing houses that would rent from \$800 to \$2,500? Does not the opening of the Brooklyn bridge and the prospective construction of elevated roads in that city make it certain that there will be an abundance of houses for people of moderate means across the East River?"

"I have always thought," said the ex-Mayor, "that there was a power behind which aimed at the construction of a bridge that would feed some railway system connecting the two cities. The bridge is practically a failure for vehicles and foot passengers. Its true value will be understood when it becomes the *nexus* between the local steam railway systems of

New York and Brooklyn. The latter city is admirably situated to supply cheap homes for an industrial population. There is ample room and verge enough to grow in every direction but one, and there is an abundance of available lots underlaid by a gravelly and sandy soil, and therefore healthy, which can be bought for two hundred dollars each. It is Brooklyn which is to be the home of our working, and what may be called our lower middle class, population. On the whole, I am hopeful about the real estate outlook. Realty has had no boom. There has been no speculation. Money is plentiful, and hence the conditions do not exist for any serious break in prices. Rents may come down somewhat, especially in tenement property, but this would be an advantage to the whole community."

### A New Book on Real Estate.

Real estate is indeed becoming, as it must, the most important species of property in which we deal, and with that in view it is desirable that all who buy and sell and deal in it should understand all about it; hence such a comprehensive book of brief, clear statements like that of Prof. Tiedemann, of the Law Department of the University of the State of Missouri, should be in the hands of all of our readers. He calls his book an Elementary Treatise on the American Law of Real Property. He has cut away and omitted a large part of the technical and seemingly arbitrary and unreasonable rules of the law of real estate, and has given its principles with a statement of their rational and historical sources in a way that men who are not lawyers can readily understand them. The author's conclusions are sound, and his statements uniformly correct. We note that the late decision of our Court of Appeals in the case of *Bartles vs. Nunan*, 92 N. Y., deciding that a deed to a man and his wife gives them an estate by the entirety in this State since 1848, just as it always did before that, had not reached Prof. Tiedemann when this book was printed. The case of *Meeker vs. Wright*, cited under § 242, which was apparently the law here when he wrote, has been over-ruled.

When the author comes to talk about deeds, a topic to which he gives eighty-three pages (chapter XXII.), it is interesting to note how different are his views from those of our New York Land Transfer Reform Association; however, that is hardly a fair statement, for Mr. Tiedemann is not stating his own views, but only very correctly the law as it is. A complete revulsion is shown in the fact that according to the common law (before the passage of the Statute of Frauds in England) *signing* a deed was unnecessary; all that was needed was a *seal*; while the Reform Association propose to do away with the formal seal altogether. The book is well printed and bound, a credit to the publishers; and is, we repeat, a very succinct, clear, readable statement of that branch of the law.

### Concerning Men and Things.

"Gabriel Conroy" was dramatized by the wife of W. S. Andrews. The latter gentleman, by the way, has had a somewhat varied experience. He is the son of the Puntarch, Stephen Pearl Andrews. Mr. W. S. Andrews was in early life a comedian, and a good one at that. For some years past he has been a lawyer and legislator, and the constitutional amendment to secure home rule was proposed by him. He has represented Mr. S. J. Tilden and ex-Mayor Cooper in many business and legal transactions.

Edwin Booth's failure at the Star Theatre was well deserved. He was welcomed cordially and had full houses at first, but there was so much parsimony in the scenery, and such bad acting in the company, that old playgoers declined to attend the later representations. It must be mortifying to an actor of Mr. Booth's standing to play to empty benches from the same stage where Irving drew crowded audiences at double prices. In many parts Mr. Booth is the most popular actor, but of late years theatre goers have been trained to something better than the old "Star" system, and expect the *ensemble* to be at least respectable.

It is not creditable to our amusement public that Mrs. Langtry has been so successful during her recent engagement at the Fifth Avenue Theatre. It is true the play was interesting and the support excellent. But Mrs. Langtry is not, and never will be, an actress. The curiosity which gave her thronged houses on her first appearance was at least comprehensible. She came here with the glamor of being a great court beauty and a favorite in a society composed of princes and nobles. But her vulgar and ostentatious flirtations with a horsey and silly young fellow should have dissipated whatever romance was connected with her early life. There are plenty of better actresses than she who cannot get an engagement, while her personal charms have been altogether overrated.

Sorosis, at its recent dinner at Delmonico's, dispensed with the use of wine. On the same evening two hundred real estate dealers and brokers, with their friends, partook of a dinner in Chicago at which no stronger drink was permitted than cider. That a ladies' club should be content with coffee is not surprising, but the abstention of Chicago brokers and agents was, to say the least, unusual. When are the real estate dealers of New York to have their first dinner, and when it takes place will they follow the example of Sorosis and their fellow-professionals of the City of the Lakes?

Mr. Charles Buek, President of the Real Estate Owners and Building Association, says that at the meeting of the joint committee of five building societies, at the Ashland House, held a week ago Thursday, that his society together with the Mechanics' and Traders' Exchange, were in accord that a provision must be inserted in the proposed new building law, that there should be a right of appeal where a builder or owner considered himself aggrieved by the decision of the Superintendent of Buildings, and while these two societies favored the bill generally, they would oppose any bill which does not contain this provision.



### Home Decorative Notes.

—At the present time many signs of a revival are presenting themselves, and art is now much better understood in the refined and intellectual life of this country, a certain knowledge of pictures, architecture, statuary and of music is indispensable to those who desire to share in the culture of the day.

—The delicate pink satin straw baskets, filled with pink carnations, are popular for German favors.

—A new caprice in the way of decoration, and though the article chosen to work upon seems strange indeed, the result obtained is quite a happy one; take a pine wood pail of ordinary size and line throughout with silk or satin of some bright color, paint upon the outside sprays of flowers or branches of fruit. The handle should be formed of silk cord or ribbon finished with loops or tassels, this trifleserves effectually for holding papers or fancy work.

—Holland hyacinths are very satisfactory for house plants, remaining in bloom at least two weeks; those who have their sashes lined with pink, salmon, dark blue and red hyacinths have indeed a window garden.

—A stroll through the rooms of the Gorham Company, of Union Square and Seventeenth street, affords convincing proof that luxury has no want of ways to ally itself to utility; most exquisite tea-sets of hammered work in copper and brass, decorated with salamanders over the outer surface in silver and gold, bronze lamp vases, wonderful in style and workmanship, coffee, chocolate and ice cream spoons of every possible design. The harlequin spoons in copper tints, each differing from the other, are quite new and very much admired.

—Sheet and pillow shams, embroidered in colored silks, are among the highest novelties.

—The growing taste for art brings forth very great improvement in table decoration, the latest freak is to have the flowers laid simply in a line upon the table cloth. Madras muslin, finished with a lace edge, is laid over the cloth through the centre of the table, the very delicate flowers' in blues, pinks and greens produce a wonderfully happy and pleasing effect.

—Round boxes covered with embossed or illuminated leather and lined with red silk, form very pretty paper holders.

—Wonderful delicacy in quality is noticed in some of the new and exquisite pieces of Royal Worcester ware, vases of the finest perfection in perforated work with enameled colors, and dull and colored gold beautifully jewelled. A fine effect in another style has the design, in raised gold and colors, of birds, fruit and clustering wild roses or other flowers on a body of ivory tone. A very choice selection of vases and dainty treasures for artistic cabinets was recently shown by Wilhelm & Graef, of Broadway and Twenty-sixth street.

—Very elegant bonbon boxes are composed of the dark red wood shades of ivory, with lids of oxidized silver and antique designs in repousse work.

—Work baskets of fine willow-ware, in gilded or silver bronze effects, and lined with some bright-colored silk, with a band of satin ribbon passing through the handles and tied in the centre with a large bow, are extremely pretty and attractive.

—Banish from the drawing-room all hard, stiff chairs, however artistic, allow comfort to be the first consideration. The Woodstock chair of mahogany and upholstered in any shade of plush you may desire, is a very attractive and odd style. At the rooms of Baumann Bros., of 22 East Fourteenth street, was noticed varied and beautiful designs of odd chairs, richly carved bed-room sets and highly ornamental drawing-room furniture.

—The narcissus blossoms, enriched by a wealth of ferny fronds drooping gracefully downward, form a rich and very elegant screen panel.

—Painting upon polished wood is one of the most effective methods of decoration, pear, oak, pine and mahogany are the woods most used; appropriate designs for window spaces are primroses, lilacs, lilies or any tall-growing plants, while for door panels plants which are large and straggling should be chosen, reeds are very good with birds' nests built upon them, while the tiny warblers are seen hovering about, hollyhocks are also very much favored.

—A handsome fire screen is of translucent glass, decorated with natural ferns and fall leaves pressed between two layers of glass, while a brilliant crimson and black butterfly is seen fluttering around.

—The common splint rocker may be greatly improved by fitting a cushion at the back of the chair, and covering it with olive-green felt, outlined with the sun flower design; fasten it on the chair with bright yellow and olive-green satin bows and loops of ribbon; make a cushion for the seat of the same material and design and fasten it on in like manner.

—Cretonne of the soft creamy ground, with clusters of roses, bluebells and bright-colored butterflies fluttering about, is exceedingly pretty for bureau covers; blue or black velvet sewn about the edge, and with the addition of soft lace, forms a very pretty finish.

—The bright-colored Japanese parasols partially opened and caught together with bright ribbons, are very pretty for catch-alls.

—At throughout the world during the past fifty years has been one of constant advancement, it is noticed, in the departments of both painting and sculpture. Some very important and valuable examples of renowned artists and sculptors was recently noticed at the art gallery of Miss S. J. Gibbons, No. 1160 Broadway. An original Teniers, called "Out of Door Sports," claims the age of two hundred years, and is valued at \$3,000. Two exquisite flower pictures of pansies and Lady Washington geranium are from the hands of the popular French artist, De Longpre; some exquisite pieces of statuary are by Turini—one, entitled "The First Step," is remarkable for its delicacy of treatment.

### A Better Outlook for Building.

Our reporters find an improved feeling existing amongst architects and builders since the first week in the year. The offices of the former have been characterized by dullness for several months past. New plans have been few and far between, and those who were at all occupied were engaged on work in progress, commenced during the earlier part of the past year. A large number of owners of vacant lots desire to make their land productive and thus avoid the burden of taxation which now lies so heavily upon them. Hence architects and builders report that a good deal of "talk" is under way, and in several instances building operations are promised. Property holders who for years have postponed improving their lots now speak of doing so, while many alterations and other improvements are anticipated. The workmen, who were somewhat of an obstacle to building last fall, are now less independent, and while good men ask and obtain good wages, those less competent have yielded to the inevitable, and have "come down a peg." A down-town builder, in a talk with one of our reporters, stated that the men preferred to leave the Union when they found that its rules interfered with their means of livelihood. "It was all very well sticking to the Union," they said, "but the Union did not support them and their family, and if they found that by obeying its regulations they would starve themselves, then they would have nothing to do with it and make the best terms they could with their employers." It will be recollected that THE RECORD AND GUIDE was the first to advise the workmen to adopt a conciliatory policy, as they were only frightening off capitalists from investing in building operations, and so cutting their own throats. They have now learned this from sad experience, and are in the majority of cases willing to get work wherever they can obtain it. Trades unions sometimes exercise a useful function in society, but they must be conducted with prudence and wisdom. They should act on the principle that the interests of the employers and employed are one, and that whatever hurts the one harms the other. Another factor has been the high price of building material. But, as a down-town architect told one of our reporters, if 150,000 brick are required for a building it only makes a difference of several hundred dollars on the total cost of the structure, and when this calculation was put before his client, the latter saw the absurdity of waiting for lower prices and made up his mind at once to go ahead. It is evident that the number of building operations will show an increase during the next few months, but it is too early yet to predict more than a moderately active spring. One thing is certain, however. Capitalists are beginning to learn that it is much safer and generally more profitable to invest in real estate than to put their money in stocks and bonds.

Mining stocks have had something of a boom during the past two weeks. Bodie led the advance. This mine is as singular in its formation as it has been unique in its management. Four times have veins of very rich ore been discovered on its various levels. The stock has on each discovery surged up to very high figures. It has fluctuated between twenty-five cents and fifty dollars. Its management has always been unscrupulous. As soon as a rich vein of ore was discovered an assessment was levied, and every means taken to depress the stock. Manipulation was always resorted to to boom the quotations as soon as the ore was worked out. If it is true that liars will finally find themselves in the lake of fire and brimstone, the managers of this property will not have many cold days after leaving this world. Bodie lies just south of the famous Standard mine. The latter has been a splendid and steadily paying property. It seems that the gold veins in the Standard became broken and richer on entering the Bodie. The rise in Bulwer stock was entirely unwarranted. All that Bulwer owns is a mill; the mine itself is regarded as practically worthless, though at one time it had a streak of two hundred dollar ore. The recent strikes in the Bodie district have been in the upper levels. On the whole, however, mining speculation is still under a cloud, but the rapid rise in Bodie stock shows that were there real development on the Comstock, another wild mining speculation would soon be under way.

The Real Estate Exchange is settling down to steady work. The site has been bought and paid for, a general committee on legislation has been appointed, and the standing committees are employed in organizing the various bureaus and in adopting regulations governing the Exchange. The directors have secured handsome offices in the Duncan building, which will be occupied until suitable quarters are secured in their own Exchange site. The rents of the present tenants of the buildings in Liberty street will accrue to the Exchange after the 1st of February. They will amount to more than the running expenses of the institution, and when No. 65 Liberty street is rebuilt and the auction room fairly under way the income will be sufficient to pay handsome dividends in addition to the current expenses. It is proposed to keep on record descriptive lists of property from all parts of the country. Should any of the brokers connected with the Exchange be able to find a market for this out-of-town real estate they will share commissions with the Exchange.

Mr. H. H. Cammann says he approves in the main with the views of the director of the Real Estate Exchange who was interviewed in last week's RECORD AND GUIDE. The director in question, however, understated one point. He spoke of the Exchange having only \$70,000 at the end of the year after paying for its property. He forgot that the rentals commenced on February 1, and would by the close of the year amount to a larger sum than that mentioned by the director as possible expenses. Very few of the subscribers had sold their seats, perhaps not more than thirty in all. But in every case those who purchased the certificates were first-class people, men with means and character. Since the Exchange was organized Mr. Ludlow had received letters from all parts of the country from persons who wished to buy or sell improved lands and large estates in widely separate States and Territories. It had been suggested to some of the directors that the Exchange should have



a list of reputable brokers doing business in all parts of the United States. They could send on their lists of properties for sale to be kept on record at the New York Exchange for would-be purchasers. The fees for furnishing this accommodation would of course accrue to the Exchange.

### The Mutual Life Building.

Editor RECORD AND GUIDE:

SIR—Mr. Clinton, the architect of the Mutual Life building, in the letter published in your number of January 19th inst., with reference to the criticism in the preceding number on that building, says that you neglected to consider the relation of height to diameter in the piers—the brick piers, he explains, are one and one-half diameters in height, and the granite piers seven and one-quarter; “therefore the long piers are proportionately weaker than the short piers below them, and require a proportionately stronger material to obtain the same strength, and these matters have been adjusted by calculation.”

It seems that the whole pier, brick substructure and granite superstructure together, would have to be considered, constructionally, as one member in relation to its stability. But, waiving that, the stability of a pier depends upon its resistance to a load that will crush it, or to a load that will buckle (bend) it. According to the best authorities these two forces are equal when the pier is twelve diameters high.\* When higher than twelve diameters the load which will bend it is less than the load which will crush it, and in that case a computation is necessary wherein the relation of diameter and length is a factor. But this is not the case when a pier is less than twelve diameters high. Then the sectional area of the pier and the safe load the material will carry are alone the elements to be considered.

The safe load for good brickwork is one-fifth of that which may be imposed upon cut granite. Is the area of the brick piers five times as great as that of the granite piers which they carry? Respectfully,

ENGINEER.

\* Hurst, p. 52. According to Hodgkinson, Box and others, “Formulas for Iron Columns, 12 to 15 diameters.”

### A Remarkable Forecast.

The following article, which appeared in THE RECORD AND GUIDE over three years ago, is certainly a most unusually correct prophecy of a future occurrence. In this article we foretold to a letter what has since taken place in the stocks and bonds of the Northern Pacific Road. It is so minutely accurate that it seems incredible, but we invite subscribers to look over their files and if they have not any of their own to come and see the article in THE RECORD AND GUIDE office. We believe now what we said then, that the stock of the Northern Pacific Road is worthless and the property must some time go into the hands of a receiver. The first mortgage bonds must be scaled, as the road for years to come cannot pay running expenses. But here is the article:

[FROM THE RECORD AND GUIDE Dec. 11, 1880.]

Then look at the Northern Pacific Railroad. Has it not been from the start the most doubtful of all the enterprises of the age? Granted that there are some excellent wheat lands in the Red River valley; conceding that as we near the Pacific coast there is timber and arable soil of potential value, still the fact remains there are vast uninhabitable spaces which are without minerals and useless for any productive purposes. Then even the good lands are unsettled. True, there is a show of activity in the stock; but this is due to the sales of land which must in time become exhausted, to the work of the road itself in laying tracks and the opening of some few farms. But this will not support a railroad permanently. There is nothing more certain than that the \$40,000,000 which is to be subscribed will be an almost total loss to the investors.

But, says a credulous investor, “see the respectable banking houses which are in this North Pacific syndicate. Surely they would not countenance a scheme which will eventually injure their patrons.”

The business of a banker is to buy cheap and sell dear, the same as any other merchant or broker. The immense fortunes of banking houses are built up from the profits they make in inducing investors to purchase bonds at high prices which cost them very little. The Panama Canal bubble and the Northern Pacific bubble will neither of them burst until long after the bonds are sold. The close of the year 1881 will see the bonds and shares all marketed, and then the bankers will then disavow all responsibility for the future. Jay Cooke reaped the first harvest from the crop of fools who went into the Northern Pacific at the termination of the war. The second crop of unwise investors will be exploited by the very respectable bankers who formed the syndicate to place the \$40,000,000 of new bonds. It is not improbable but there will be a third and a fourth crop to be fleeced, for it must be remembered that this has been the experience of nearly all the great transportation lines of the country. The Northwest has been reorganized three times, and yet the road ran through a much more settled country even at first than the Northern Pacific is likely to do for the next twenty years. Then look at the history of the Iron Mountain, of the Kansas Pacific, of the Fort Wayne, the Union Pacific and the Wabash, all of which were in every way more promising properties than the Northern Pacific can be for a generation. And, yet, it is easy to see that the Northern Pacific syndicate will be successful. Their inside price will probably be from 60 to 75. They will sell to the jobbers at from 90 to 95. The innocent investors will take them between that figure and par. All will go well for three or four years—the road will be completed—then will come the failure to pay interest, foreclosure proceedings, reorganization, more bonds, to be followed by another failure further along and another reorganization, the investing public the victim every time, the great contractors, manipulators and bankers reaping the rich harvest. If, in this connection, our readers would take up Poor's Manual since it was first published, and carefully follow the history of every railroad company west of the Alleghanies, they will find that we are justified in our forecasts of the future history of this road.

Of course, what we have said above will not be heeded. These bankers are powerful, and their advertisements will secure them the co-operation of the press. It is really no one's interest to protect the public, for the small bankers will aid the larger ones, expecting to get their one or two per cent. in the placing of the bonds. Those who speculate in them will expect to get out before the deluge comes.

Of course, in time even the Northern Pacific will pay, but certainly not in our generation. The country will become more and more settled, local and through traffic will increase, and then feeders will be built and connections made which will make it a profitable road, but certainly not this side of 1900.

### Realty at Albany.

[From our own Correspondent.]

ALBANY, January 24.

The bill for the revision and remodelling of the building laws for New York city has been introduced in the Senate by Senator Daly. It has the same number of sections as that presented by Mr. Browning last year, which was known as the Esterbrook bill. This has many new provisions, retaining, however, most of those in last year's bill. It appears to be more satisfactory to the Mechanics exchange, builders associations and the other organizations. It is Esterbrook's measure, with additions and enlargements. One of the important additions is the transformation of the fortieth section from increasing the power of the Bureau of Buildings in the Fire Department to its abolition and transfer to a new and separate department of the city government, to be known as the Department of Buildings, and the placing of the entire enforcement of the law in the hands of that department. It provides for the appointment of the head of this new department, who shall be known as Superintendent of Buildings, by the Mayor within twenty days after the passage of the act, to serve for three years at a salary of \$5,000. It gives him a deputy, and the necessary inspectors and clerks. The Fire Commissioners are required to turn over to the Superintendent as soon as appointed all papers, documents and books used by the Bureau for Inspection of Buildings in that department.

There are several other important changes and additions to the bill from that of last year regulating the erection of buildings, of interest not only to builders but property-holders. In the fourth section there is inserted a paragraph which provides that whenever the excavations for building or other purposes shall be carried to the depth of more than ten feet below the curb at the place where there shall be a party wall on adjoining lot standing upon or near the boundary lines of such lot, the person causing the excavations to be made, if furnished the necessary license to enter upon the adjoining land and not otherwise, shall at all times, from the commencement to, until the completion of such excavation at his own expense, preserve such walls from injury, and so support it that it shall remain as stable as before the excavations were commenced.

A new provision is inserted in the eighth section, which gives the Superintendent of Buildings power to prohibit the building upon stone or other walls in freezing weather, or until thaw, and then rebuilt if injured by the frost. It provides that in all cases of dispute between the builder and the Superintendent of Buildings as to the extent of the injury and condition of any frozen wall, the progress of which has been suspended by the Superintendent, the owner or builder may notify the architect and masons who are members of the Board of Examiners, to survey such walls; and if one of them concurs with the judgment of the Superintendent, his order shall stand confirmed, but if both non-concur the Superintendent shall revoke his order to suspend work.

There is a new provision inserted in the sixteenth section, which provides that the Superintendent of Buildings shall, by and with the approval of the Board of Examiners, make uniform regulations for the periodical inspection of passenger elevators, with a view to the safety of passengers, and shall also prescribe suitable qualifications for persons who are placed in charge of running elevators. The regulations so made shall require any repairs found necessary upon inspection to be made without delay. In case defects are found to exist which would endanger life by the continued use of such elevator, the use of such elevator shall cease upon notice from the Superintendent of Buildings, and shall not be again put in use until he furnishes a certificate that it has been put in safe order.

The provisions relative to the construction of theatres are more extensive than in last year's bill, and the requirements look more toward making them fire-proof.

There is a new provision inserted in the thirtieth section relative to drainage and plumbing of all buildings, both public and private, hereafter erected in the city, requiring the execution of the work in accordance with plans previously approved in writing, by the Board of Health. The drawings and description of the plumbing shall in each case be submitted and placed on file in the Health Department.

The Board of Examiners is enlarged under this bill by including one member of the Real Estate Owners and Builders Association, who, in conjunction with one member of the American Institute of Architects, one member of the Board of Underwriters, two members of the Mechanics and Traders Exchange, one a carpenter, the other a mason, and one member of the Society of Architectural Iron Manufacturers, are to constitute the Board of Examiners.

Most of the new provisions placed in last year's bill have been retained, in many instances enlarged upon to meet the requirements of the growth of the city, especially those in reference to flats and that class of structures.

The act to change the street opening law for the city, so as to prevent the opening of streets through the grounds around the Insane Asylum on the Bloomingdale road, has passed the Assembly, much to the disappointment of the owners of lots near the Morningside Park.

New parks appear to be the order of the day. Senator Murphy has introduced a bill for the Board of Street Openings to locate a park at Coenties slip. The bill does not determine the size or dimensions, nor say what property shall be taken.

Senator Campbell has introduced a bill for a park at Corlears Hook, the same dimension of that in the bill which he passed in the Assembly last year.

Mr. Clarke, who represents the two new wards in the city, has introduced a bill providing that all property holders who are in arrears for assessment for street openings may, if they pay the same before January 1, 1885, have the penalty reduced to six per cent. interest. He claims that there is about \$4,000,000 of these arrears.

Senator Gibbs has introduced a bill to enlarge the market grounds on the Gansevoort property.

The controversy over the question of a general street railroad bill is to



come up in a new form this year. The Railroad Commission has discovered the demand for new street railroads in the various cities of the State, and are preparing a bill to submit to the Legislature for the formation and the construction of street railroads. They are meeting with the same difficulties that the Legislature has found in its path. The existing street railroads are trying to have the commissioners frame the bill to suit their purposes and help them maintain the monopoly. Mr. Richardson, one of the owners of a street railroad in Brooklyn, has been before the commission to insist upon particular provisions, while Jacob Sharpe has had his lawyer hanging around the office of the commission for two or three days to get them to recommend provisions to suit his. It is from this source that the influence has been brought to bear that has secured the last two vetoes of the street railroad bill in the executive chamber.

The commission has two measures under consideration. One is to amend the Rapid Transit Act of 1875 by extending its provisions to horse or surface railroads, and the appointment of commissioners to locate the route and determine what streets shall be used. The other bill has the main provisions of that of last year. The Railroad Commission expects to make its report next week.

### About Architects' Estimates.

NEW YORK, January 21, 1884.

Editor of THE RECORD AND GUIDE:

DEAR SIR—Reference being made in your last number to several buildings of ours as notable examples of the great actual cost of large buildings as compared with the original estimates of architects, we deem it right to utter a few words in defense of our much maligned profession. That as a rule buildings of any kind cost far more than was generally proposed, is an undoubted fact, but that architects or builders purposely underestimate in order to induce their clients to commence building and thus secure a job, or that they know so little of their business as to be unable to give an approximately accurate estimate, would prove architects to be either knaves or fools, and we trust your knowledge of our profession has taught you that they are neither the one nor the other.

The fact of the case is, that a building, if erected strictly as designed and intended by a competent architect at the time the estimate is made, will very seldom cost more than the original estimates rendered to the owner, except in so far as the actual cost of labor or materials have changed between the time of estimating and the time of closing contracts. In our office, and in every well conducted office in this city, original estimates are made with the most conscientious care, and are based on actual sub-estimates from contractors, revised by our master of works and at least one member of our firm. It so happens, however, that the buildings actually constructed almost always differ in many essential points from that originally intended, and upon which the original estimates have been obtained. The Navarro buildings, for instance, as first projected by us, were to be comparatively plain, though thoroughly built and fire-proof structures, and could easily have been erected for the sum proposed if contracted for at once; the owners, however, as they realized the beauty of the site and the magnitude of the enterprise, thought it wise to erect the almost palatial structures now on the ground; the apartments, which were to be trimmed with pine, were finished in expensive cabinet work, and the floors made of polished hardwood, the sidewalks all around the block were excavated to form vaults and covered with granite slabs, in fact everything was done to make these buildings the most perfect, durable, convenient and elegant apartments in the world. This has been done, and though the cost is of course greater than first proposed, we unhesitatingly assert that no buildings of the same character could have been erected at the time the contracts were made (more than a year after the original estimates), at less cost with stricter economy; this needs no better proof than the fact that the four duplicate buildings now being erected, though having the advantage of being duplicated buildings, with the full experience acquired in the original structures and, though erected under the immediate superintendance of one of the most careful and experienced builders in this country, who is also a largely interested stockholder, will cost very little less than the original buildings that were built under contract. Nothing better could be done than to duplicate the original contracts. As regards the wisdom of the owner in erecting such expensive structures, we believe Mr. Navarro to be a man perfectly able to manage his own affairs; he has in our presence and that of several others expressed himself as perfectly satisfied with his investment, and the economy and care with which the work was being done, and the fact that he, when fully knowing the cost of the first four buildings, decided to duplicate his enterprise and erect four more, does not certainly look as if he thought ill of his investment.

As regards our building on Madison avenue and Thirtieth street, it was not built under contract, but erected by one of the stockholders under the percentage system. We unhesitatingly refer to the members of the Executive Committee in support of our statement that any extra cost incurred on that building was done at the request of the owners.

HUBERT, PIRSSON & CO.

REMARKS.—We were careful to explain why architects' estimates were often under the real cost. Hubert, Pirsson & Co., in the above letter, merely restate what appeared in our last week's article. We said that labor strikes, the whims of the capitalist, sometimes his desire to improve upon the original design, the increased cost of materials and the like, were among the causes which often added so largely to the cost of buildings. Mr. Navarro, it seems, is pleased with his investment. He certainly can claim the credit of bringing into existence eight magnificent structures, superior in conveniences and appointments to the palaces of kings. But our correspondents are well aware that there are some architects all of whose buildings have cost more than the estimates originally prepared by them, yet doubtless in every case a satisfactory explanation can be offered.

The General Term of the City Court of New York were divided in their opinion filed December 31st, 1883, upon a very interesting question, Judges Hawes and Hall holding in favor of the landlord, and Chief-Justice Shea in favor of the tenant, in the case of Chadwick vs. Woodward, the judges in the prevailing opinion doing us the honor to cite one of our legal reports (20 REAL ESTATE RECORD 806). Mr. Woodward leased from Mrs. Chadwick furnished premises in this city, she agreeing to put the plumbing in good order at the beginning of the lease. He moved in, did not pay his rent, and when he was sued for it, claimed damages against her for defective plumbing, and for sickness in his family caused by sewer gas. The able law firm of Foster & Thomson were counsel for the landlord, and the Court decided that Mr. Woodward having hired the premises opening into a sewer did so with the knowledge that sewer gas might

escape into them, that it does not make any difference that the landlord knew about the escape of sewer gas when she let the premises, and that her not saying anything about it was not such concealment as would break the lease, so Mr. Woodward having occupied the house for the whole three years of his lease, had to pay his three years' rent.

### Important to Judgment Creditors.

It is generally supposed and understood that when a Court appoints a receiver of property, that receiver holds the property for the benefit of all the parties interested. Very few know, however, that in the case of a foreclosure of a mortgage, a receiver appointed to collect the rents of the property is not appointed in the interest of all the parties, but that the New York Court of Appeals has decided that the moneys in such a receiver's hands belongs either to the mortgagee who had the receiver appointed, or to the owner of the property.

Generally this makes no practical difference, for the receiver is appointed on the ground that the property is not worth enough to pay the mortgage, and in fact in such cases it usually does not sell for enough to pay it, and the mortgagee is glad to get the net rents from the receiver on account of the deficiency.

But the other day, in the case of Hall vs. Keyes in the New York Superior Court, it turned out that the property sold for enough to pay the mortgage and the expenses, and that left a couple of thousand dollars in the hands of the receiver who had been collecting the rents under an order obtained by that mortgagee; and the latter decided that he did not want the trouble and expense of examining the receiver's accounts, and did not care what became of that money; as the money did not come from the sale of the property under foreclosure, it could not be taken by the referee appointed to sell, and was not, therefore, a part of the surplus moneys that should be distributed under the foreclosure decree to the subsequent lienors; this left that cash the property of the mortgagor, and if paid to him would have left his creditors out in the cold. Some have thought that in such a case some diligent judgment creditor might examine the owner in supplementary proceedings, and so get hold of those rents; and this might be a very good way. But in that case of Hall vs. Keyes the next party entitled to payment from the surplus moneys in the foreclosure was a mechanic's lienor (The J. L. Mott Iron Works), who had no judgment upon which an execution could be issued and supplementary proceedings taken, and the surplus moneys, after the mortgage was paid, would not one-fourth pay them the amount granted to them in that decree, so that any of the creditors who had judgments, no matter how far they came after The Mott Works, might have stepped in and have taken the money (unless the mortgagor himself had got it first, and possibly spent it). But the counsel for The J. L. Mott Iron Works, Mr. Geo. W. Van Sieten, relying upon the rule of equity that where a creditor has two funds to look to for payment, one of which he alone can reach, and upon the other of which other creditors have claims with him, he must first take his pay from his own separate fund as far as it goes, made a motion on the equity side of the Court for an order requiring the mortgagee in that case to take the money from the receiver, as far as it would go, and then take his balance from the proceeds of sale, thus leaving a reasonable amount to go to The Mott Works. Notwithstanding the strenuous opposition made on behalf of subsequent parties the Court granted the motion, and the money was this week paid over in accordance with that decision.

### New Publications.\*

THE LEGAL STATUS OF STOCK EXCHANGES.

This is a work which should be in the hands of every active broker on the lists of all the exchanges of the country. It gives the history and the laws which control all manner of stock exchanges. The members of the newly-organized Real Estate Exchange would do well to carefully peruse this volume. Had its contents been thoroughly understood by the organizers of the Exchange it might have escaped many mistakes, and saved both time and money. The aim of all wisely planned exchanges has been to avoid the uncertainties, expense and waste of time which seem to be inseparable from the legal machinery of every civilized nation. The law has been called, in irony, we suppose, "the perfection of human reason." If this were true, then alas for poor human nature; for reason, the most god-like faculty of man, would then appear as a veritable will-o'-the-wisp in leading men's minds from just and wise conclusions. The worthlessness of legal tribunals to settle matters of fact, insure justice, and expedite transactions between man and man, is shown by the history of litigation in modern if not in ancient times. Realizing this fact owners of personal property devised exchanges, where their interests could be transferred without resort to the law. In place of courts committees of arbitration were established, the members of the exchange binding themselves never to appeal from their decisions to any court of law, on pain of expulsion. The history of exchanges dates back to the time of the Romans, though the Stock Exchange as conducted in our day is a creation of modern times. An exchange was erected at London in 1571. The Paris Bourse dates back to February, 1304, while a document exists showing that a corporation of New York stock brokers existed in 1792. Regarding the extra legal character of these exchanges we find that "a voluntary association of persons like the New York Stock Exchange, by which each individual broker is enabled to carry on his separate business under regulations made alike for the protection of himself and his client or principal, has no technical name or place in the law." Again, "an institution like the Stock Exchange is an anomaly in the law. Without being a corporation or a partnership, it possesses some of the characteristics of both. It does not exist by virtue of a charter or legislative grant. The obligations and rights of its members are not determined by any statutory provision. Unlike an incorporated commercial joint stock company, the privilege of membership in such a voluntary association may be conferred or withheld at its pleasure, and the law cannot compel the admission of an individual into the society against its wish." These are some of the general elements which distinguish stock exchanges from corporations, incorporated joint stock associations, or partnerships, and by which their extra legal character is established. The Real Estate Exchange is organized under the Limited Liability Act passed in 1875. This law was based upon the operation of the Limited Companies' Act of Great Britain, and is intended to limit the liabilities to the face values of the stock subscribed to by the members, was enacted in a time of great business depression, and was a dead letter for years, as there were very few new enterprises started until the revival of business in 1879. It is a good law in itself, but it has the defect of all human enactments that it is not suited for every emergency likely to arise in business. It involves legal expenses which are unnecessary, and puts limitations upon the action of companies which are often onerous and wasteful. It was the intention of the originators of the Real Estate Exchange to advance the price of seats five hundred dollars after two hundred and fifty subscriptions had been secured, but this could not be done under the law, which provided that all the subscribers should come in on equal terms. This must have cost the Exchange over \$100,000, for the remaining two hundred and fifty shares

\*A Treatise on the Law of Stock Brokers and Stock Exchanges, by John R. Dos Passos, of the New York bar: Harper & Brothers, Franklin square.



could have been sold at a large advance upon the original subscription. The bill for legal expenses will always be heavy, and much of the money thus spent would have been saved, had the Real Estate Exchange been organized like the Stock, Cotton, Mining and the other great exchanges of the world. But seeking its membership from among wealthy property owners it was thought advisable to organize under a law which insured it against any demand beyond the price of its shares. With the site paid for, a surplus on hand, and a certain revenue, it may be wise for the Real Estate Exchange to get rid of its dependence upon the law and assimilate its organization and management to that of the Stock Exchange. The Produce Exchange is worked under a special charter, which was passed by the Legislature in 1862, and subsequently amended, but under the constitution, no more special charters for corporations can be legalized hereafter; they must conform to some general law. During the Tweed regime, a charter was passed, which it was intended to sell to the Stock Exchange, but although it conferred extraordinary powers, the stock brokers would have nothing to do with it, as they did not wish to place themselves under the power of the courts. This same charter was subsequently owned by the American Mining Company, but it did not save that body from bankruptcy.

### One of New York's Palaces Described.

The "St. Catherine" apartment house, on the southeast corner of Madison avenue and Fifty-third street, presented an appearance of great activity when a representative of THE REAL ESTATE RECORD AND GUIDE called there the other morning. Scores of artists, workmen and superintendents were engaged in painting, decorating, and otherwise hastening the completion of the interior. The building is eight stories and basement in height, and has a total frontage of one hundred and fifty feet, one hundred on Madison avenue and the remainder on Fifty-third street. Unlike most apartment houses of a first-class character, the "St. Catherine" has only one suite of rooms on each floor, with the exception of that on the first story, which occupies part of the basement in addition. There are seven suites in all, each intended for one family. Every suite contains twenty-one rooms, and every room can be entered from a private hall which runs through the entire floor, and which is eighty feet in length and on an average six feet in width. All the apartments above the first story are entered from both staircase and elevator. The halls are wainscoted in finely carved and highly polished oak, the ceilings being richly decorated. The upper suites are all arranged on the same plan. The principal parlor is a magnificent chamber, twenty feet long and twenty-two wide. This room contains five windows, two looking out on the avenue and three on the street, commanding a splendid view of the Central Park. The ceilings are delicately frescoed with floral decorations, four laurel wreaths, one at each corner, standing out prominently in the general design. The woodwork is of finely selected mahogany, while from the centre of the ceiling is suspended a French chandelier of silvered bronze in Louis XVI. style, two sidelights of similar design flanking the entrance to the reception room adjoining. The wall paper is of flocked pattern, with a gilt background, while the windows are partly of stained glass of rich and quiet tone, giving a subdued effect. Entering the reception room, we observe the finely decorated moresque ceiling and the parquered floors. This room is 16x18 in size. It is trimmed in quartered oak, and contains a bronzed chandelier of rare design, with sidelights to match. Four pretty circular landscapes appear in the stained glass in the window, which fronts on the avenue. Adjoining is the library and music room, 16x20, the ceiling of which is frescoed in the French Renaissance. A noticeable feature in this room is the Damascus steel chandeliers of bluish color with bronze trimmings of a copper hue. The floors in this room are also parquered, while the woodwork is of finely carved and polished mahogany. There are two stained glass windows, one containing a landscape and river view, the other representing birds, some warbling on branches and others on the wing. These three rooms are all connected with each other by massive mahogany and oak sliding doors. They command a view from one end to the other and are 58 feet in length throughout, thus giving accommodation for receptions and dancing, probably unsurpassed in any other apartment house. Beyond the library and music room, and still on the Madison avenue front, are three bedrooms, one 15x16, another somewhat similar, and a third sleeping room, 15x22, from the latter of which a full view is obtained of the Villard houses and the Fifth Avenue Cathedral. The ceiling of this room is richly decorated, while the woodwork is in quartered oak. It contains an alcove, which can be curtained off with *portieres* from the rest of the chamber, so as to make an excellent bachelor's quarters, for which it was partly intended. At the other end of the hall are servants' toilet and chambermaids' rooms, containing a chest of drawers of oak and plenty of closet room. Beyond is the kitchen, which is quite a feature in the thoughtfulness of its arrangement, the intention being to make it as comfortable as possible for the mistress of the culinary department and not subject her to the oppressive heat which all cooks have to endure. The kitchen is ingeniously divided into two compartments, one for cooking, the other for what may be termed breathing space. The former contains one of Mott's "Defiance" high closet ranges, a sink with three drain-boards, a store closet, dresser and electric bell, while the latter forms a retreat from the heat, in which the cook may do all her work. This retreat can be curtained off from the kitchen proper and it has also a small extension with a refrigerator and ice pitcher stand. The ceilings are decorated with plain striped borders of different colors, and the walls painted in light cool tints in oil. We now turned into the dining room, which is trimmed in quartered oak, and the size of which is 16x22. The ceiling is handsomely decorated in light colors, with the foreground of fruits, the cove being of a bronzed copper tint having a silky appearance. The sideboard is in richly carved oak, the doors being of beveled plate glass. A feature is the marble mantle with bric-a-brac mirror. There are also china closets, while a butler's pantry, with large and commodious cupboards all around, adjoins the room. The walls are ornamented with Lincrusta Walton of very pretty pattern. Further on is a gentleman's toilet room, with washstands containing French porcelain bowls ornamented with flowers, a bath and other conveniences. Beyond is a fourth bedroom, 12x16, the woodwork being of sycamore. We now come to the ladies' toilet room, which is in quartered oak, the ceilings being lightly

decorated with pretty designs. The washbasins are of French porcelain, and are ornamented with flowers. Entering the principal bedroom, we are at once struck with the beautifully frescoed ceiling, which contains four cupids, one in each corner, representing the four seasons, spring with its blooming flowers, summer with its ripening fruits, autumn with its withering leaves and winter skating on the clouds. There is an alcove in the room arranged for a bed, and contains electric bells and speaking tubes communicating with the kitchen and maid's apartment, rubber attachments being used so that the servants can be summoned and spoken to without the person calling them rising from the bed. The wall paper is of rare design, the ceiling having a sky-blue background, with sprigs of flowers. A ladies' dressing room is separated from this bedroom, containing closet room in abundance, and in the wall of which is a fireproof jewel safe of iron, entered through an iron door, over which comes an oak door arranged in such a manner as to preclude a knowledge of there being any valuables hid away in the recess. Emerging we find the walls and staircases richly decorated in raised work and frescoing from top to bottom. Standing at the head of the stairs a picturesque view is presented, a bright flood of light being thrown from the skylight above on the beautifully decorated dome, the rich tinted frieze and the finely carved oak wainscoting and massive balustrade and railing. The top floor contains six washing and drying rooms, there being a separate set of rooms for each family, thus obviating the inconvenience and confusion of a "community of interests" in this important department of domestic government. Each washing room has three porcelain washtubs, hot and cold water and steam jets, and a drying closet heated by steam, containing six drying horses, thus enabling clothes to be dried in the space of twenty or thirty minutes. Plenty of fresh air and closet room is supplied. A large servant's bedroom, nicely papered and carpeted, and a trunk room for each family, is added to each suite, there being also two servants' toilet rooms on this floor. The suite of rooms on the first story and basement is slightly different from the arrangement in the floors above. The decorations are equally rich. A staircase leads from the library down to the dining room, the ceiling of which is ornamented with heavy relief work, richly gilt and frescoed in the Louis XIV. Renaissance, with four beautiful female heads, surrounded by fruits, representing the different seasons. The walls also are enriched with raised fresco work and gilding and a beautiful border of grapes. Adjoining is a butler's pantry with all conveniences, behind which is the kitchen, laundry and servant's toilet. There are seven wine rooms on the basement, one for each family in the building. The billiard room on the first floor, behind the library, is in the Elizabethan style, with ceiling and woodwork to match, the large mahogany sideboard being a feature. The principal bedroom in this suite is frescoed in the Persian style, and richly trimmed in mahogany. The washstand in the side closet has direct ventilation into a light shaft, so that no sewer gas can make its way there, and the same arrangement exists throughout the building. The finest workmanship in the building appears in the vestibule and the main entrance hall. The former is approached through massive sliding doors, concealed from view in day time, the inner doors being of amaranthe, one of the richest of woods. The windows are of the most elaborate cathedral opaline-jewelled glass work. The cabinet work on the walls and ceiling is in quartered oak and the carving is exquisite. A bronze lamp of cut and beveled glass of special design suspends from the ceiling, and two highly artistic sidelights of bronze, representing beautiful female figures, appear on each side, containing peacocks with outstretched feathers. The floor is of Italian, French and Belgian marble, laid out in rich panels, with friezes and bands. This vestibule is undoubtedly the *chef d'oeuvre* of the interior. It is quite a small art exhibition in itself, the *tout ensemble* being highly effective. Two Caryatides flank the doors leading to the main entrance hall, which is richly frescoed in the Italian Renaissance. The treatment is of solid relief, with garlands of fruits. The wainscoting is in finely carved and polished oak. A splendid mantel, ten feet high and eight feet wide, with supporting columns, ornaments the hall, and reflects a chandelier of special design, which is suspended from the ceiling, having crystal pendants and rich jewels, the whole, when lit up, giving a brilliant effect. At the end of this hall is the elevator and the open staircase, which is richly carved, the wainscoting being elegantly paneled from the bottom to the top story. Among the general arrangements in the building the principal feature is the almost superfluous precautions taken for safety in case of fire. The two escapes in the rear are much superior to the majority in use. One is completely caged in from roof to basement, so that it would be impossible to fall. The other is in the shape of a turret, and is entirely inclosed, having the appearance of a circular steeple, minus the tapering spire. The design is a happy idea of the architect. The escape is of corrugated iron, and has a spiral staircase running through the inside from the top to bottom, which is entered through doors from three different rooms on each floor, and which can be ascended or descended much in the same way as the tower of Notre Dame or the spire of Trinity Church. The bottom of this fire-escape communicates directly with the open air by means of a fireproof passage-way leading to the outer area. The escapes are so constructed that should a fire break out in any one part of the building, egress would be safe and easy from the opposite part. There is in addition 120 feet of fire hose in a niche on each staircase, that is nearly 900 feet of hose in all, capable of being played on to the staircases or in any of the apartments at a moment's notice. The plumbing throughout the building is of a sanitary character and every possible precaution has been taken to prevent the possibility of sewer gas entering any of the rooms. There is no plumbing in any of the bedrooms, while the ladies' toilet rooms are separate from those of the gentlemen, which are located in a different part of the suite. The ventilation is perfect, while every room in the building is lighted direct from the street, the large frontage giving exceptional facilities for this purpose. Hardwood is used throughout, the only exception being the pine required in the drying room. The building is entirely heated by steam, while electrical apparatuses are supplied in abundance. The elevator, the interior of which is richly carved, is one of the finest specimens of artistic cabinet work. It has two compartments, one for the occupants and guests and another for the servants, the latter compartment being used for freight and having an exit or entrance from both the private hall or the staircase. On the first story there is a superbly fitted up drug store in finely carved hardwood, trimmed with frescoed ceilings and marble floors, and which is not surpassed in elegance by any in New York. Indeed the conveniences at the disposal of the occupants of this edifice are only allotted to the fortunate few. They are possible, with rare exceptions, in the apartment house alone, for much more can be achieved by a combination of persons than by a single individual. This has been the secret of the success attending the really first class apartment houses in good locations. The "St. Catherine" is to be ready for occupation on February 1. The owner, Mr. John W. Ambrose, seems to have spared neither labor nor money in his endeavor to make it as perfect as possible in all its details, while the architect, Mr. Hugo Kafka, has been highly successful in the work he has accomplished.



## Some Suggestions about the Elevated Roads

Editor RECORD AND GUIDE:

Some time ago you suggested that the elevated roads should erect elevators at various stations, especially those at a great height, and that in order to do so the companies should purchase or acquire the right in property situate opposite the stations, and place elevators in those houses communicating directly with the stations, which might be used by the occupants of the property as well as by the general public to ascend to the elevated railroad's platforms. I have not heard that the companies have so far done anything in this matter. That it would pay is beyond a doubt. There are thousands and tens of thousands of aged or infirm people who are anxious to use the "L" roads, but who are now forced to take the street cars, owing to their easier accessibility. There are large numbers of people also who are suffering from affections of the chest and heart, as well as other diseases, which practically precludes them from attempting to use the elevated roads. Then all women, sick or well, dread climbing the stairs to the stations. Here, then, is a source of revenue for the companies which, for the advantage of their exchequers and for the convenience of the public, they should not lose sight of.

And here I would make another suggestion, the importance of which will at once be seen. One of the principal officers of the Third Avenue Elevated Road states that that line during commission hours is taxed to its utmost resources, and that, should the tide of travel increase, the road will not be free from danger. Now, why not utilize the Second and Third avenues by building a single track in the centre of the present lines. This would enable express trains to run continuously, or almost so, between the City Hall to Harlem. The Second avenue central track could be used for transporting passengers up-town, and the Third avenue central track for bringing them down-town. This would solve a problem which is daily becoming more difficult. Should the Second avenue road admit of a double central track being constructed, so much the better, for it would increase the facilities. This plan would do away with the great crush after five in the evening, and early in the morning. Trains might stop at intervals of a mile or at the principal stations. Should the station stopped at be, say, Forty-second street and the next stoppage Sixty-seventh, persons living between the stations could get off at either station and take a slow train running on the present outside tracks. The only objections I know of to this plan would be, firstly, that the cars now left over-nights on the central tracks in different parts of the city would have to shift; and secondly, that in case of accidents, such as insufficiency of coal, collisions, or other unusual circumstances, there would be no shunting lines at the disposal of the road. But the first objection can be met by providing extra storage accommodations for the cars, and the second by the signal and telegraphic service on the roads. Should an accident occur, the express train next due could easily be signalled to stop and the injured cars could be shunted until an opportunity offered for their being removed. I don't propose to go into further details, but I think the suggestion worthy of some consideration by the proper parties. L. B.

## Land Transfer Reform.

The Land Transfer Reform Association, of which Dwight H. Olmstead, Esq., is president, have prepared a draft of a bill "to facilitate the transfer of land" in this city. The object of the association appears to be to remodel the law of conveyancing for the State at large; but as their scheme is very radical, it is proposed to try the experiment first upon real estate in this city, where the inconveniences which they aim to remedy are most numerous and the facilities which they propose to afford might be supposed to be most welcome. So large a scheme and one which proposes to change so radically almost the entire practice of a large part of the legal profession requires, of course, very careful deliberation, because, while the objections are obvious, the advantages cannot be expected to be so obvious. Without expressing any opinion upon the subject as yet, we here call attention only to the main features of the plan and some of the changes which it will involve.

It is proposed, if we rightly understand the bill, that after the period of two years allowed for the preparation of records, etc., no transfer of any interest in lands (wills and leases not exceeding one year to tenants in actual possession being excepted) shall take effect except by an instrument without seal (unless it be a corporate or official act) and designating the number of the ward, the block and the lot number as the same appear on land maps and indices to be meantime prepared; and that no such transfer shall take effect (except by way of equitable contract between the parties) until actual registration of the instrument. The main object of this change seems to be to enable a public record to be kept of every lot in the city, so that each owner may receive a certificate stating his title and indicating the incumbrances; and this certificate is to be made prima facie evidence of all the facts stated in it and, unless contradicted by competent evidence, conclusive. The essential contrast in method between the present system and the new is that while now titles are searched by the name of the owner, they will then be searched by map and lot number.

In order to carry this system into effect, the act proposes to prohibit any other transfers than those made pursuant to it, and declares that no property can be brought under it except upon the report in writing of a counsellor-at-law that he has carefully examined the title, made full searches and certifying the result. This requirement appears to involve examination of the title to all lands upon the island, with full searches, within the period of two years. The Register is empowered to compel not only any owner applying to have his land brought under the act, but also any person interested in any land in which any dealing is about to be transacted, to produce to him all instruments, including wills, abstracts, searches and other papers affecting the land or the title thereto, and to compel any such person to come before him and give any explanation respecting the land or the instruments affecting the title. These provisions appear calculated to bring to light—so far as the execution of such a compulsory system may be complete—all the muniments of title and all defects of title now existing. Owners whose title is perhaps equitably complete, but is subject to apparent legal defect, or whose possession or enjoyment unmolested rests upon the fact that those who have an apparent claim may be unadvised of it, will lose what protection they enjoy under the remains of the old English doctrine of title, deed and discovery.

Other provisions of the act will have the effect of bringing to light all mortgages and other such liens which are unsatisfied of record, and to cause them to be certified as encumbrances on the title. The thousands and thousands of incumbrances of this kind which have been actually satisfied and paid, but which, through ignorance or negligence, remain uncanceled of record will thus be brought to attention, and those who appear on the record to be lienors, although not so in fact, will have a

new presumption raised in their favor. Information as to titles will no longer be matter of private knowledge or private property, but the analysis of the records which will be made, and the compulsory production of private abstracts and other writings will sift and bring together all these points of controversy. Whether this is to be regarded as an advantage or disadvantage, it is evident that the introduction of such a system is a very different thing when attempted in an old and long settled community having long continued possessions, from what it would be when introduced, as was the Torrens act, in a comparatively new community with a clear field before it.

It is proposed also to confer upon the Register a power such as has never been conferred upon any Court before, nor, so far as we are aware, assumed even by the Legislature, viz., to prohibit the "dealing with any land within his county in any case in which it shall appear to him that an error has been made, by misdescription of such land or otherwise, in any certificate of title or other instrument, or for the prevention of any fraud or improper dealing." Under this provision we should be inclined to follow the example of the proverbial Pennsylvanian who is still voting for Andrew Jackson, and vote for Chancellor Kentor Chief Justice Oakley for Register. Any one making an adverse claim to land can file a caveat against its transfer. A caveat or a prohibition is to be got rid of by petition to the Supreme Court or a Justice thereof, or a caveat may be got rid of by consent of the caveator, duly acknowledged. The whole of the bill is worthy the careful attention of all who are concerned in conveyancing; for, whether it be adopted or not, it presents in a very detailed manner the possibilities of the subject.—*Daily Register*.

## Real Estate Department.

The past has been another dull week. There is, however, every indication that the spring will be a comparatively busy season. There will be plenty of property in the market, and prices will probably rule somewhat lower than last spring and fall. Real property has held its own thus far, because of the insecurity of the stocks and bonds dealt in in Wall street.

Renting for the year will soon begin. In the dry-goods district, where the renting year commences February 1st, the season may be said to be over, and the result can hardly be said to be satisfactory to the landlords. Large stores on the ground floor are not in active demand, but there are plenty of applicants for cheap upper stories and lofts. Even in these depressed times there are more people desiring to enter business than there are to leave it because of losses and failures. There is a general impression that office property down town will not be so easy of rental as in former years, but the agent of the Williamsburg Fire Insurance building, corner of Liberty street and Broadway, says that they will net, after giving themselves the accommodations they desire, a fair profit on their investment, yet the lot and building is one of the costliest pieces of office property in New York. Cyrus W. Field says that he has had an active demand for his offices in the building fronting the Battery. Half the structure was rented the very first day for high figures. It is true of office buildings as of apartment houses, that those which give the finest accommodations rent the most readily. Large firms and corporations who require whole floors get full figures, but persons who require only a room are disposed to bicker about prices. The depression of the Stock, Cotton and other Exchanges has lessened the demand for down-town offices. Still several new Exchanges have been started during the last year, some of which have not secured permanent quarters. The Real Estate Exchange, for instance, having established itself in Liberty street, corner of Liberty place, will give value to the offices in the Bryant building and to those of the Mutual Life building, as soon as the latter are ready for occupancy.

The comparison between the number of Conveyances and Mortgages during the past week and the corresponding week of last year is as follows:

	CONVEYANCES.	
	1883. Jan. 13 to 25, inclusive.	1884. Jan. 18 to 24, inclusive.
Number.....	172	213
Amount involved.....	\$2,415,596	\$2,577,877
Number nominal.....	59	66
Number of 23d and 24th Wards.....	14	41
Amount involved.....	\$40,300	\$46,216
Number nominal.....	7	10
MORTGAGES.		
Number.....	204	191
Amount involved.....	\$2,802,351	\$3,035,617
No. at 5 per cent.....	51	59
Amount involved.....	\$914,959	\$469,898
No. to Banks, Trust and Insurance Companies...	39	29
Amount involved.....	\$893,982	\$947,850

E. H. Ludlow & Co. announce a very important sale on Wednesday, February 6th, on which date they will offer the premises, No. 54 Wall street. This plot has a frontage of 50.4x117.6 on one side and 114.3 on the other, making in all some 5,700 square feet. This would be an admirable site for an office building. The sale is for a legal partition of the property and will be absolute. Investors looking up gilt-edge realty will of course attend this sale.

Next Wednesday, January 30th, Richard V. Harnett will sell, under order of executors, the building No. 177 Greenwich street. This is near the L. road station, and is very desirable investment property.

There will be other sales during February, and will probably include that of French's Hotel, on the opposite corner from the Sun building. An unfortunate family quarrel has kept this building untenanted for some time, but it will soon be utilized by being sold under a partition suit. It is said the Sun Publishing Company have had their eye upon this property for some time past. The plan was to sell the present site of the Sun to the Tribune Association, the latter corporation intending to complete the Tribune building by erecting another tall tower on the corner of Frankfort street. It is an open question, however, whether the Brooklyn Bridge trustees should not acquire all the land fronting on Chatham street, between Frankfort street and the present entrance to the bridge. In some way the space in that neighborhood must be enlarged for the vehicular and foot traffic of that region.

## Gossip of the Week.

Any one having the first five volumes of THE REAL ESTATE RECORD may hear of a customer by addressing this office, stating price.

Wm. C. Lester has sold four full lots on the northeast corner of Eighth



avenue and One Hundred and Twenty-second street, for about \$24,000, to John M. Pinkney.

Messrs. Dinkelspiel & Hyman have purchased from the Coddington estate ten lots on the southwest corner of Third avenue and Ninety-sixth street, 100 feet on the avenue and 250 on the street. The price is stated to be \$57,500.

James H. Coleman has sold to Michael P. Breslin three lots on the north side of Forty-eighth street, 175 feet east of First avenue, for \$4,250 each. Mr. Coleman sold the adjoining three lots to George G. Gregory in 1873 for \$6,500 each. Mr. Breslin is about to erect a large five-story cigar factory, covering the entire plot.

Two lots on the north side of One Hundredth street, commencing 250 feet west of Ninth avenue, have been sold to James Murtaugh for \$6,000.

Augustus Jay has sold a lot on the south side of West Third street, 50 feet west of Macdougall street, size 25x100, to Lambert Suydam.

H. Strollmeyer has purchased the four-story high stoop brown stone dwelling, No. 34 West Forty-sixth street, size 25x50x100.5, for \$35,000.

L. Froehlich has sold, for Mrs. McCusker, the three-story high stoop brown stone front house, No. 248 East Sixty-first street, to P. Sutro, for \$11,500.

Wm. Martin, it is reported, has purchased a lot, with frame cottage thereon, on the south side of Eighty-fourth street, 75 east of Lexington avenue, for \$9,000.

Three lots on the west side of Madison avenue, commencing 25 feet south of Sixty-fifth street, to which Newman Cowen and Jacob Korn took title last week, have been sold to the congregation of the Bnai Jeshurun Synagogue, for \$100,000.

L. J. Adams has sold the two three-story brick dwellings, Nos. 125 and 127 West Forty-sixth street, size 33.4x100.5.

F. S. Winston, of the Mutual Life Insurance Company, recently exchanged some valuable New Jersey property for the block bounded by Madison and Fourth avenues, Ninety-sixth and Ninety-seventh streets. In the transfer he assumed a mortgage of \$155,000. This was one of those cases where the sum paid cannot be stated, as each party to the transaction put his own price upon his property. Mr. Winston does not intend to improve this block immediately.

The purchaser of No. 14 West Thirty-ninth street, the sale of which was noted last week, was J. H. White, and the price \$34,000.

Messrs. M. B. Baer & Co. have sold, for Mrs. Ehrich, the four-story store, No. 531 Eighth avenue, size 24.8x100, for \$45,000, and, for Wm. C. Lester, the houses and lot, No. 456 Ninth avenue, for \$13,500.

The four-story and basement dwelling, No. 23 East Sixtieth street, size 21x52x73.5, has been sold by W. P. Seymour, for Messrs. Chas. Buek & Co., to Richard McNamee, for \$46,000.

Francis Crawford has sold the four-story brown stone dwelling, No. 442 West Seventy-third street, size 20x65x100, to John T. Lockman, for \$35,000, and a similar dwelling, No. 446 West Seventy-third street, size 20x65x100, for \$32,375, to E. Smith.

David De Venny has sold the three-story brown stone dwelling, No. 169 East Seventy-ninth street, size 15.6x50x102.2 (with gas fixtures), for \$14,750, to G. Vandenhove.

John Davidson has sold the four-story stone front dwelling, No. 22 East Sixty-fourth street, size 25x97x100, for \$83,000, to Wm. E. Tefft, of No. 326 Broadway. Broker, W. P. Seymour.

C. L. Mead has sold the three-story brick private dwelling, 18.9x45, on the north side of One Hundred and Twentieth street, 100 feet east of Third avenue, to W. Wallace, for \$8,750.

Patrick J. Owens has sold to J. M. Horton & Co. the lot on the north side of One Hundred and Twentieth street, 325 feet east of Third avenue, for \$4,500.

J. Romaine Brown has sold to P. Donohue four lots on the northwest corner of One Hundred and Fortieth street and Old Broadway, for \$12,000.

Morris Steinhardt has purchased the lots on the north side of Fifty-second street, 75x200.10, 300 feet west of Ninth avenue, running through to Fifty-third street; also eight lots on the northwest corner of First avenue and Sixty-fifth street, for improvement.

### Brooklyn.

John Delmar has sold the lot 20.6x92 feet on the west side of Fifth avenue, 95 feet north of President street, to Charles Tokonauer, for \$2,000.

Paul C. Grening has sold the two-story brown stone dwelling with lot, 18.9x45x100, No. 365 Quincy street, to W. H. Shipman for \$6,250, and the two-story brown stone dwelling with lot, 20x40x100, No. 510 Lexington avenue to M. Metzen, for \$4,600.

W. F. Corwith has sold for T. G. Wiswall the lot, 24x100, on the east side of Leonard street, 306 feet south of Nassau avenue, to John J. McCollough, for \$1,300.

W. Bedford & Co. have sold the lot, 25x93, with frame shop No. 94 Meeker avenue, to Thomas Hunt, for \$1,000.

The Board of Education have purchased the plot, 150x100, on the corner of Meeker avenue and Humboldt street, for \$7,500, and the plot, 87.6 on Johnson avenue x 200 feet, running through to Boerum street, between Leonard and Ewen streets, for \$17,500. School buildings will be erected thereon. The Board also report favorably on the plot on Lincoln place, 100x200 feet, running through to Sackett street, between Fifth and Sixth avenues, for which they propose not to pay more than \$20,000.

The amount, \$103,752,510, which has been added to the assessed value of the real estate of this city as fixed by the Commissioners of Taxes and Assessments, together with the assessed value of the personal estate, after deducting therefrom the sum of \$29,547,047, the assessed valuation of the personal property of such corporations, joint stock companies, or associations as are liable to taxation by the State under the provisions of chapter 861 of the laws of 1881, makes the total equalized value of the real and per-

sonal estate of this city, for the year 1883, \$1,307,681,861, which is 45.52 per centum of the aggregate equalized value of the real and personal property of all the counties of the State, as against 47.15 per centum for 1882.

### Out Among the Builders.

The Standard Oil Company have engaged Messrs. E. L. Roberts and J. M. Farnsworth as the architects for the building to be erected by them at Nos. 24 and 26 Broadway. The structure will be at least ten stories high, and will cost from \$250,000 to \$400,000. It will occupy a frontage of 60 feet and a depth of 209 feet, and will be fire-proof throughout. Elevator, steam heating and all modern accessories will be supplied. The architects have not yet completed the designs, nor have any details hitherto been decided upon.

Thom & Wilson have the plans for two five-story brick and stone double flats, 25x80 each, to be erected on the south side of Forty-first street, between Second and Third avenues, to contain three families on each floor, the first story being used as a store. The cost to the owner, Peter Albert, will be about \$40,000.

E. Frankfield intends to take down his houses on the east side of Third avenue, between Twentieth and Twenty-first streets, and to erect thereon two five-story brick and stone tenements and stores, and a five-story brick and stone provision and packing house. The cost of the three buildings will be about \$40,000, and they will be commenced in the spring. The architect will be Wm. Graul.

Geo. W. Da Cunha has the plans in hand for the completion of the two three-story and basement brown stone dwellings, 20x55 each, on the southwest corner of Madison avenue and One Hundred and Twenty-eighth street, bought under foreclosure recently by S. Lovejoy and E. G. Byrnes. The cost of completion will be about \$15,000.

Cleverdon & Putzel have the plans in hand for a chemical factory, to be erected at Staten Island, near the ferry, on the site once occupied by the Government shot tower. The first story, 35 feet in height, is already built, and an extension, 40x50 in front and 30x30 in the rear, will now be made to it by a company which is being incorporated, composed of several New York capitalists. The factory when complete will be 60x100 x40x50, in "L" shape. Forty-three tanks, two boilers and an engine will also be put in the building, the cost of the machinery being some \$20,000.

The Bnai Jeshurun Congregation intend to take down their synagogue on Thirty-fourth street, between Broadway and Seventh avenue, and rebuild it on the three lots on the west side of Madison avenue, 25.5 south of Sixty-fifth street. Mr. Newman Cowen, Vice-President of the congregation, states that it is intended to reconstruct the synagogue of the material of the demolished edifice, but with the addition of all the modern improvements. The cost will be about \$40,000 to \$50,000.

J. H. Valentine is at work on the preliminary sketches for five five-story brick tenements, 25x80 each, to be erected on the northwest corner of Broadway and One Hundred and Fortieth street, for P. Donohue, at a cost of about \$50,000. The same architect, it is understood, has the sketches for nine three-story and basement brown stone houses, with frontages varying from 15 to 20 feet each, and a uniform depth of 50 feet, to be erected on half the plot on the north side of Forty-sixth street, between Eighth and Ninth avenues, recently purchased by John Livingston. The cost will be about \$75,000.

The three-story brick private dwelling, 18.9x45, on the north side of One Hundred and Twentieth street, 100 feet east of Third avenue will, it is said, be turned into a distillery by Wm. Wallace.

The Commissioners of Charities and Corrections are about to erect a handsome new gate house for the Bellevue Hospital, foot of Twenty-sixth street, East River. It will be a two-story brick and brown stone structure, having a mansard roof with tower in the centre. It will have a fine entrance of iron in the style of the Marquand pavillion. The cost will be \$7,000. The designs are being drawn by J. M. Dunn. The same architect has the plans under way for a five-story basement and sub-cellar brick tenement, 25x48, to be erected at No. 239 Mulberry street, for Michael Gaffney, at a cost of about \$13,000.

The property owned by Selig Steinhardt, on the southwest corner of First avenue and Sixty-fifth street, 165x—x129.10x225, is to be improved by the erection of eleven five-story brick and brown stone double flats, about 27x85 each. There will be six on the avenue and five on the street, and they will cost altogether about \$150,000.

M. Eggers intends to build a three or four-story and basement brick stable, about 42x65x164, on the south side of Eighty-fourth street, between Eighth and Ninth avenues. It will contain an elevator, etc., and cost from \$12,000 to \$14,000. The architect has not yet been selected.

The Young Men's Hebrew Association, who now occupy No. 110 West Forty-second street, intend to erect a new structure further up town, on the east side.

C. Weber, the butcher, will erect a three-story brick stable on the north side of One Hundred and Twentieth street, between Second and Third avenues, having a frontage of 50 feet.

W. P. Douglas, it is said, contemplates the erection of a first-class apartment house on the south side of Fourteenth street, 275 feet west of Sixth avenue, on three lots, 74.6x99.11.

Eight five-story brown stone flats, 27x85 each, will be erected on the property owned by Morris Steinhardt on the northwest corner of First avenue and Sixty-fifth street. There will be four on the avenue, with stores on the first floor, and four on the street. The cost of the improvement will be about \$150,000.

J. M. Horton & Company, the ice cream merchants, intend to build a four-story brick stable, 25x80, on the north side of One Hundred and Twentieth street, 325 feet east of Third avenue.

The plot purchased by M. Steinhardt on the north side of Fifty-second street, 75x200.10, 300 feet west of Ninth avenue, running through to Fifty-third street, will be improved by the erection of six five-story improved tenements. There will be three brown stone fronts, 25x85 each, on the north side of Fifty-second street, and three Philadelphia brick and brown



stone on the south side of Fifty-third street, 25x80 each. The cost of the improvement will be about \$100,000.

Isidor Strauss intends to renovate and improve the old mansion on the northwest corner of the Boulevard and One Hundred and Fifth street.

**Brooklyn.**

Th. Englehardt has the designs for two three-story frame dwellings, each 25x50, to be erected on the northwest corner of Bremen and Adams streets. The corner building will be a flat, and contain a store on the ground floor, while the one adjoining will be constructed as a tenement. The cost of this improvement will be \$8,000. The same architect also has plans for a three-story frame store and tenement, 25x55, to be erected at No. 90 Graham avenue, for Joseph Keuhn, cost \$4,200.

Carl F. Eisenach has plans for extensive alterations to be made at Nos. 317 to 327 Fulton street. The buildings will be made into one, new store fronts and passenger elevator put in, and will be lighted by electricity, at a total cost of about \$20,000; owner, George B. Hurd.

Amzi Hill has completed plans for a three-story frame tenement, 25x55, to be erected on the south side of Hancock street, 275 feet west of Patchen avenue, for Michael Sullivan, at a cost of \$4,000.

Paul C. Grening will improve at once the property recently purchased by him on the corner of Lafayette avenue and Steuben street. Mr. Grening has not yet decided what kind of buildings he will erect, but it is understood that they will be four-story brick flats.

It is rumored that the property recently occupied by Manne & Bro., on the corner of Fulton and Tillery streets, has been leased by F. Loeser &

Co., the dry-goods men, who will demolish the present building and erect a three or four-story brick structure in its place.

**Important to Property Holders.**

The bill of costs and expenses incurred by the Commissioners in the matter relative to the opening of 104th street, between the Boulevard and Riverside avenue, will be presented to one of the Justices of the Supreme Court for taxation on February 1st, 1884.

The annual record of the assessed valuation of real and personal estate for the year 1884, are open for examination and correction from January 14th to May 1st next. All persons believing themselves aggrieved must make application to the Commissioners of Taxes and Assessments at the Staats Zeitung building, between 10 A. M. and 2 P. M.

**Mutual Life Insurance Company.**

The annual statement of the Mutual Life Insurance Company appears elsewhere. Its figures are eloquent as to the splendid management of this giant corporation. Its assets amount to \$101,143,248.23, and its surplus at the 4 1/2 per cent. standard aggregates \$12,000,000. The names of its directors are an assurance that its business is managed with integrity and sound judgment.

The Cincinnati Chamber of Commerce is about to purchase the property adjoining the old postoffice building in that city, having a total frontage of 33 feet and a depth of 193 feet. The price is \$175,000. The Chamber has nearly half a million dollars in its treasury and will erect a handsome structure on the site.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—There is very little information to convey on the market for Common Hards at the moment. Business, in fact, is almost entirely suspended, the small quantity of stock changing hands affording no fair indication of exact values, and, as a natural sequence, close figures cannot be given. Prices, in fact, are named mainly from those asked by holders, which, in a general way, may be placed at \$7.00 for Jerseys and \$8.00 for Long Islands, as covering the fresh receipts, though these are not plenty at the moment. A sale of Haverstraws is reported at \$8.50 from held stock, but there has been no recent receipt from any point on the river, owing to the ice blockade. All our present quotations should, under the circumstances, be accepted as nominal, and due allowance made for such influences as are likely to arise to change the character of the market. As matters stand, the limited distribution may be attributed largely to the weather, which retards both consumption and deliveries, and we hear of only two large loads discharging this week, while from yard only odd lots have gone out. There is considerable work to do in various parts of the city, but there appears to be no great or general hurry about pushing it, and in many instances there is a stock to draw upon when an opportunity offers. We notice that a few parcels are still going on board for export, mostly to South American ports. Sales are not very active, but now and then find some demand and command about former rates, according to quality. Extra have sold as high as \$4.50 per M, but the average grade does not exceed \$4, and the latter is finding the slowest sale.

**GLASS.**—Efforts to bring about a reconciliation between Western manufacturers and their workmen are still unsuccessful. The demand for American window-glass, however, is light and the position does not appear quite so firm. Imported stock is becoming more plenty, the arrivals out-balancing the demand, and with a little anxiety to realize manifested, the tone is soft with some what more liberal discounts occasionally allowed.

**LATH.**—It has simply been a nominally unchanged market. The latest cargo sale was at \$2.50 per M, previous to our last (our times were very bullish and made it \$2.50 per M.), and since that time nothing has come to hand to test the position. Receivers, however, seem to think there would be no necessity for shading the above figure, though a little doubtful about the outlet, owing to the uncertainties of delivery. The yard stock is said to be moderate.

**LIME.**—There is no wholesale market at the moment and in the absence of sales no regular market value, though the idea seems to be that only about former rates could be obtained.

**LUMBER.**—The general market, so far as it goes, is a steady one, but by no means active, and locally there is not much to interest the Trade. The fitful condition of the weather renders yard delivery a somewhat uncertain matter even when goods are waiting to go out on contract, and the general caution serves to retard new business. Most buyers are somewhat uncertain about making engagements, while sellers are considering the matter of credits, and evidently determined to steer closely. The slow distribution makes a natural reflex upon the wholesale market, and dealers are not much interested in either random or special offering. Quite a little call may be found from foreign operators, and the supply of desirable shipping grades shows the effect of the drafts made upon it, though not as yet seriously reduced. Dealers who cater to the export trade appear to have considerable faith in the prospect for both West India and South American orders at this point as well as additional business in the free on board trade at the South. The interior accounts as they come to hand endorse previous suggestions of a full log crop, and no important addition to values next season is now anticipated.

Eastern Spruce does not appear to particularly favor either buyer or seller. Considerable difference of opinion may occasionally be heard on the market, but when matters are brought right down to the basis of actual business, there is really very little variation from the former showing. When randoms are offered, if the size be in any way respectable and attractive, buyers can be found to negotiate and they do not object much to paying about old rates, but common or inferior stock has to take its chances, and, as a rule, goes low. There is about the usual number of saws running for this season of the year, and they have a fair amount of work before them but are open to engagement for additional bills. Most receivers continue to quote "about as before," or say from \$13.00@

13.50 up to \$16.00 for random, according to cut, and thence upward to \$17.00@17.50 for specials.

White Pine still sells a little slowly on home orders, buyers not having use for much at the best and taking what they require in small parcels on the hand-to-mouth order. They find an ample quantity and assortment available and selections are easily made, with holders meeting them on about a line of former cost. Exporters, in the meantime, are making some fair purchases, and, with the amounts recently secured, are opening the door for a considerable amount of stock at slightly hardening rates if anything. We quote \$18.50@22.00 for West India shipping boards; \$28@30 for South American do.; \$17@18 for box boards, and \$18.50@19.00 for extra do.

Yellow Pine does not meet with much additional attention. After a labor of many weeks negotiations on two or three large bills have been closed at prices differing but little from those current when buyers and sellers first commenced figuring, and there is still a demand for specials equal to some five or six good fair cargoes in all, but in no case has the movement of buyers proven sufficiently urgent to give agents and receivers much advantage, and the cost of supplies while steady, is certainly no greater than for some time past. Still there is a point in favor of the selling interest in the fact that at some of the most important mills, both at Atlantic and Gulf points of delivery, the accumulation of orders on the f. o. b. trade noted for quite a time past, and to which some of the local sheets have fully woken up, will keep manufacturers more closely employed and tend to reduce competition. 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 do not appear to afford much "food for thought" at the moment. Most of the stock is poor and unattractive, with only a limited call for it, but anything choice will secure attention and command a good price. We quote at wholesale rates by car-load about as follows: Walnut, \$65@110 per M; ash, \$35@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; white wood 1/2 and 3/4 inch, \$25@30 do., do., and do. inch, \$28@38; hickory, \$45@55 do.

**GENERAL LUMBER NOTES. THE WEST.**

The Northwestern Lumberman as follows:

The lumber business at large remains very quiet. It is always expected that at this season trade will be dull, but at many points it is more than dull now—it is pronounced dead. The snow in the East and the extremely cold weather, both in the East and the West, have by no means been promoters of trade. Such weather stopped building operations to a great extent, and that always means a decrease in the demand for lumber. Another reason for the present dullness of trade may be noted. Many of the retail yards throughout the country are as heavily stocked as they care to be just now. The owners of these yards bear in mind the tariff tinkering that is going on at Washington, and argue that if by any means the import duty be removed from Canadian lumber, prices might decline. We are of the opinion that if the duty were removed these gentlemen would be somewhat disappointed in the drop that prices would take; nevertheless, the idea that it would cut considerable of a figure is thoroughly rooted in their minds. Aside from this there is a feeling that the present year may not be an extraordinarily good one for business. Presidential year is considered by many as an "off" one. There is also a necessity for many of the retail yard dealers to go a little slow. Collections in some sections of the West are difficult to make, and the dealers wisely conclude that it will be better for them to carry moderate stocks than to stock heavily, and then run a chance of having a sheriff take possession of their premises.

At the yards the majority of dealers are still talking firmness of prices, and beyond question there is less disposition now to urge sales by cutting than there was last year. There are some concerns whose representatives take but little stock in the assumption that there is any more firmness than prevailed months ago. But as a general rule the opinion and purpose of all tends toward a holding of stocks until the revival of demand shall become pronounced and prices natural and healthy. There is now practically no sale for lumber sufficient to test the tone of values.

The freight war in expectancy between the Chicago, Burlington & Quincy and the Western Trunk Line Association is still acting as a hindrance to trade. No doubt many are hesitating about ordering on this account. The great houses here that are connected with chains of yards in the West are waiting for

cheaper rates. The extremely limited amount of movement noticeable is accountable from this latter cause.

Loggers everywhere are jubilant over the work they are doing. On some of the streams the roads have been improved by a few inches of snow. Extra forces, in some districts, have been put in, and the business is rushed in every direction.

The market for Hardwoods has experienced no change since our last writing, and the lack of an energetic demand leaves us in doubt as to what any coming changes may be. The requirement still shows the vacillating, uncertain character previously noted, showing that manufacturers have not yet determined upon their future course. They purchase, for the most part, as they need for immediate use, though some feel that the present is a favorable time for laying in a stock of good lumber at low figures, and from such articles come occasional good orders. Every one has an abundance of the lower grades, and sellers should still bear in mind that there is no call for poor lumber here, and that to forward consignments of such is to weaken a market already surfeited with the stuff. If it is sold it is only by offering extra inducements in the shape of low prices; and commission men, do as well as they may, have to meet such active competition that, in order to effect sales, they must often sacrifice values.

**LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.**

The dullness of dead winter has brought no unpleasant efforts to sell lumber where no lumber is needed for consumption, in the frigid Northwest. The croakers have mostly gone into winter quarters and general confidence prevails that there will be an advance in lumber prices as soon as moderate weather begins. Collections are easier than last month, and all fears of a crash seem to have vanished. Many firms report very numerous inquiries for figures and but few sales. News from the woods continues favorable. No additions are being made to the forces except a few on the Chippewa. The log crop will undoubtedly be large enough to supply all demands, but not burden the trade or result in lower prices.

**METALS.**—COPPER—Ingot has found a fair jobbing demand from regular sources, with some slight variations on cost, as buyers generally bid a fraction less than valuation. As a rule, however, holders were unwilling to give way. We quote at 14c. for the ordinary brand up to 15c. for the best Lake. Manufactured is dull and unsettled all around. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 26c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 28c. per lb.; do. do., 10 and 12 oz. per sq. foot, 30c. per lb.; do., do., lighter than 10 oz. per sq. foot, 32c. per lb.; circles less than 84 inches in diameter, 28c. per lb.; 84 inches in diameter and over, 31c. per lb.; segment and pattern sheets, 28c. per lb.; locomotive fire-box sheets, 26c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 24c. per lb., and Bolt Copper, 26c. per lb. IRON—Scotch Pig has not met with much additional demand, but an increase in the cost of ocean freight charges, almost simultaneously with fuller cost of those on primary markets, has naturally stimulated importers' views. We quote at \$—@—, according to brand, etc. American Pig has been in somewhat better demand, but not beyond regular outlets or the capacity of furnace to supply, and all calls were met. Sellers had advantage enough to harden values somewhat and the close is firm, but no tendency to buoyancy shown, as would appear by some of the cock-and-bull stories of late published. We quote \$20.00@21.50 per ton for No. 1 X foundry, \$19.00@20.00 for No. 2 X do. do., and \$17.50@19.00 for gray forge. Rails have not been much sought after, and the call of buyers was confined almost entirely to small orders. Nearly all the companies, however, have contracts on hand to keep them busy, and there is no special effort making to sell. The rates remain at \$35.00@36.00 per ton. Old Rails, Scrap, etc., find a moderate and somewhat uncertain movement, but still holders retain sufficient control of the supply to sustain a pretty steady sort of position all around. We quote at \$21.50@23.00 for tee rails, \$25.00@26.00 for double heads, \$22.50@23.50 for No. 1 wrought scrap ex ship, \$24.00@24.50 for selected do., \$18.00@19.00 for old car wheels, and \$22.00@23.00 for crop ends. Manufactured iron from store secures more or less call from regular trade sources, both local and interior, but at somewhat irregular rates, with no very great amount of strength shown. The estimates for and contracts concluded, however, on architectural designs, etc., are fair and at good full rates in pretty much all cases. We quote Common Merchant Bar, ordinary sizes, at 2.2@2.5c from store, and Refined at 2.4@4c.; wrought beams at 3.5@3.6c. Fish plates quoted at 3.0@3.1c.; track bolts and nuts, 3.4@3.6c.; railway spikes, 3@3.6c.; tank, 3@3.6c.; angle, 2.5@2.7c.; best flange, 4.4@4.6c.; and domestic sheet on the basis of 8 3/4@8 3/8c. for common Nos. 10@16. Other descrip-



tions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig at the recent recovery on price has remained quite steady, with the stock well in hand, and holders not anxious to realize. The demand, however, was not very active, and the business assumed much of a jobbing character. We quote at about 4 1/2 @ 4 3/4 c. per lb., according to brand and the size of invoice handled. The manufacturers of lead are steady and quoted: Bar, 6c.; Pipe, 6 1/2 c.; and Sheet, 7 1/2 c., less the usual discount to the trade; and Tin-lined pipe, 15c.; block tin pipe, 45c., on same terms. TIN—Pipe is really not much wanted for consumption, and with the speculative fever light the market was in rather dull condition. Prices also favored the buyer under an occasional attempt to realize and less favorable accounts from abroad but holders would not permit any serious depression. We quote at 18 1/2 @ 19 for Straits and Australian, 20 @ 20 1/4 for English, and 20 1/2 @ 20 3/4 for Banca. Tin plates have been in larger supply with some evidences of anxiety to realize among holders and cost generally reduced. This failed to inspire demand, however, and nothing was taken beyond immediate wants. We quote I. C. Charcoal, third class assortment, \$5.35 @ 5.40 for Allaway grade, and \$6.10 @ 6.20 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke, \$4.75 @ 4.80 for B. V. Grade; \$4.90 @ 5.00 for Derwent and A. B. grade; Charcoal terne, \$4.82 1/2 @ 5.15 for Allaway and Dean grades, 14x20; \$10.12 @ 10.37 1/2 for do. 20x28; Coke terne, \$4.60 @ 4.65 for Glais grade 14x20, and \$9.60 @ 9.65 for do. 20x28—all in round lots. Spelter goes out quietly but to a very fair extent, and the general tone of the market is quite healthy and uniform all around. We quote at 4 1/2 @ 5 1/4 c. for domestic and foreign, according to brand, quantity, &c. Sheet Zinc in average demand and about steady at 6 @ 7 c., according to amount handled, etc.

NAILS.—The actual distribution does not increase, and indeed there is some signs of a falling off in demand. Supplies, however, are comfortably under control, with few important additions owing to the reduced production and the market may be considered pretty firm throughout. The quotations range at \$2.60 @ 2.70 per keg for 10d to 60d, according to size of invoice.

PAINTS AND OILS.—Local demand and consumption continues moderate, but there is some little preparation for it, and demand increases on standard good. Interior accounts are also promising, and holders think well enough of their desirable stocks to strengthen on values. Linseed oil has sold well, and was firmly maintained on basis of 56 @ 58 c. for domestic, and 58 @ 60 c. for foreign. Spirits turpentine slow but about steady at the close at 3 1/2 @ 3 3/4 c., according to size of invoice.

PITCH AND TAR.—A light uncertain trade reported, but the stock in good form, and holders firm in asking full rates for it. We quote pitch \$2 2/3 @ 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.....	\$4 00 @ 4 50
Jerseys.....	6 75 @ 7 00
Long Island.....	7 75 @ 8 00
Haverstraw Bay, 2ds.....	7 75 @ 8 00
Haverstraw Bay, 1sts.....	8 25 @ 8 50
Favorite brands.....	9 00 @ 9 25
Hollow Fire Clay Brick.....	9 00 @ 9 25
FRONTS.	
Croton and Croton Points—Brown.....	\$13 00 @ 14 00
Croton " " —Dark.....	14 00 @ 15 00
Croton " " —Red.....	14 00 @ 15 00
Philadelphia, on pier.....	27 00 @
renton, do.....	37 00 @
Baltimore, do.....	37 00 @ 38 00

FIRE BRICK	
Welsh.....	30 00 @ 35 00
English.....	25 00 @ 30 00
English, choice brands.....	40 00 @ 45 00
Scotch.....	35 00 @ 40 00
N. waste.....	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.....	38 00 @ 37 50
American, No. 2.....	25 00 @ 30 00

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

DOORS, WINDOWS AND BLINDS	
10 x 6.0.....	1 1/4 in. \$1 04
10 x 6.6.....	1 1/4 " 1 38
10 x 6.8.....	1 1/4 " 1 44
10 x 6.8.....	1 1/4 " 50

DOORS, MOULDED.	
10 x 6.0.....	\$1 70
10 x 6.6.....	1 79
10 x 6.8.....	2 07
10 x 6.10.....	2 11
10 x 7.0.....	2 27
10 x 8.0.....	3 16
10 x 7.0.....	2 85
10 x 6.10.....	2 38
10 x 7.0.....	2 54

GLAZED WINDOWS.	
12 Lights.....	1 1/4 in. \$1.04
8 Lights.....	1 1/4 in. 1.10
4 Lights.....	1 1/4 in. 1.10

2 1/2 x 3.10.....	1.13	1.21	—	—	1.47	—
2 1/2 x 4.6.....	1.35	1.44	—	1.69	—	1.67
2 1/2 x 4.10.....	1.52	1.58	—	1.75	—	1.75
2 1/2 x 5.2.....	—	—	—	1.96	—	2.08
2 1/2 x 5.6.....	—	—	—	1.98	2.14	2.22
2 1/2 x 5.10.....	—	—	—	2.07	2.22	2.32
3 1/2 x 4.6.....	1.52	1.63	1.73	—	—	—
3 1/2 x 5.2.....	1.73	1.82	1.97	—	2.18	2.24
3 1/2 x 5.6.....	1.89	1.93	2.12	—	2.38	2.36
3 1/2 x 5.10.....	2.14	2.26	2.45	—	2.45	2.79

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

OUTSIDE BLINDS.	
Per lineal foot, up to 2.10 wide.....	\$ 2 @ \$ 25
Per lineal foot, up to 3.1 wide.....	— @ 27
Per lineal foot, up to 3.4 wide.....	— @ 30

INSIDE BLINDS.	
Per lineal foot, 4 folds, Pine.....	— @ 65
Per lineal foot, 4 folds, Ash or Chestnut.....	— @ 98
Per lin. ft., 4 folds, Cherry or Butternut.....	— @ 120
Per lineal foot, 4 folds, Black Walnut.....	— @ 130

FOREIGN WOODS.	
Cedar—Small.....	8 @ 9
—Medium.....	9 @ 11
—Large.....	11 1/2 @ 13 1/2
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 @ 4 1/4
Rosewood, good to fine.....	4 1/2 @ 5 1/2
Lignumvita, 8 @ 12 sizes.....	35 @ 50
Lignumvita, other sizes.....	10 @ 20
Satinwood.....	10 @ 20

GLASS.					
WINDOW GLASS, Prices Current per Box of 50 feet.					
SINGLR.					
Sizes.	1st.	2d.	3d.	4th	5th
6x8—10x15.....	\$13 50	\$11 50	\$10 75	\$10 25	\$10 25
11x14—16x24.....	14 50	13 50	12 50	11 50	11 50
18x28—20x30.....	18 50	17 00	15 50	14 00	14 00
15x36—24x30.....	20 50	18 50	16 25	—	—
20x28—24x36.....	22 00	20 00	17 50	—	—
26x36—26x44.....	24 00	23 00	18 50	—	—
26x46—30x50.....	26 00	24 00	20 50	—	—
20x52—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	—	—

DOUBLE.	
6x8—10x15.....	17 50
11x14—16x24.....	20 00
18x28—20x30.....	24 00
15x36—24x30.....	26 50
20x28—24x36.....	29 00
26x36—26x44.....	30 00
26x46—30x50.....	33 00
20x52—30x54.....	35 00
30x56—34x56.....	37 00
34x58—34x60.....	40 00
36x60—40x60.....	43 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 united inches bracket. Discount 70 and 10 @ 70 and 15 per cent. single thick and 70 @ 70 and 10 per cent. for double on French; 50 and 20 @ 60 per cent. on American.

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

HAIR—Duty free.	
Cattle.....	per bushel of 7 lb. 25 @ 30
Goat.....	35 @ 40

IRON.	
Pig, Scotch, Coltness.....	per ton \$22 50 @ 23 25
Pig, Scotch, Glengarnock.....	21 00 @ 22 00
Pig, Scotch, Eglinton.....	20 00 @ 21 00
Pig, American, No. 1.....	30 00 @ 22 00
Pig, American, No. 2.....	19 00 @ 20 25
Pig, American, Forge.....	17 50 @ 19 00

BAR IRON FROM STORE.	
Common Iron.	
3/4 to 1 in. round and square.....	per lb 2 00 @ 2 10
1 to 6 in. x 3/4 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—3/4 @ 1 1/2-16 round and square.....	2 30 @ 2 40
Bands—1 to 6x3-16 No. 12.....	2 60 @ 2 70
Norway nail rods.....	5 1/2 @ 5 1/2

LABOR.	
Ordinary, per day.....	\$2 25 @ 2 50
Masons, ".....	4 00 @
Plasterers, ".....	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.....	85 @
State, finishing.....	1 10 @
Ground.....	85 @

LATH—Cargo rate.....	
per M.....	2 50 @

LUMBER.	
Prices for yard delivery, average run of stock	
Allowance must be made on one side for special contracts, and on the other for extra selections.	
Pine, very choice and ex. dry, 8 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, 5 1/2.....	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.....	32 @ 35
Pine, tally boards, dressed, common.....	25 @ 30
Pine, strip boards, m'ch'able, dress d.....	20 @ 22
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.....	33 @ 40
Spruce plank, 1 1/4 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 15 @ 20
Hemlock joist, 2 1/4 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, cut.....	25 00 @ 30 00
Maple, good.....	45 00 @ 50 00
Chestnut.....	48 00 @ 55 00
Cypress, 1 1/4, 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 @ 28
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, 3/4 panels.....	45 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

PAINTS AND OILS.	
Chalk black.....	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 @ 85
Whiting, common.....	40 @ 43 1/2
Paris white, Eng.....	per D 1 15 @ 1 50
Lead, white, American, dry.....	5 1/2 @ 5 1/4
Lead, white, American, in oil pure.....	— @ —
Lead, English, B. B. in oil.....	9 @ 9 1/4
Lead, red, American.....	5 1/2 @ 5 3/4
Litharge.....	5 @ 5 1/2
Ochre, French, dry.....	1 1/2 @ —
Venetian red, American.....	— @ 1
Venetian red, English.....	1 1/4 @ 1 1/2
Tuscan red.....	11 @ 13
Indian red.....	4 @ 6
Vermilion, Am. Lead.....	11 1/4 @ 11 1/2
Vermilion, English.....	60 @ 65
Carmine, American, No. 40.....	3 15 @ 3 25
Orange Mineral.....	8 @ 11 1/4
Paris green.....	16 @ 18 1/2
Sienna, lump.....	3 1/2 @ 4 1/2
Sienna, powdered.....	6 @ 6 1/2
Umber, American raw & pow'd.....	1 1/4 @ 1 1/2
Umber, Turkey, lump.....	1 1/2 @ 3
Umber powder.....	3 1/4 @ 3 1/2
Drop Black, English.....	9 @ 12
Drop Black, American.....	8 @ 9
Prussian blue.....	35 @ 45
Ultramarine blue.....	15 @ 25
Chrome green.....	7 @ 13
Oxide zinc, American.....	3 1/2 @ 4 1/4
Oxide zinc, French, V M G S.....	8 1/4 @ 8 3/4
Oxide zinc, French V M R S.....	6 3/4 @ 6 5/8

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

SLATE.	
Delivered at New York	



# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

Vol. XXXIII.

NEW YORK, JANUARY 26, 1884.

No. 828

### SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending January 25:

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

R. V. HARNETT & CO.	
Greenwich st, Nos. 622-626, w s, 50 n Leroy st, 75x183.6 to Nos. 603-607 Washington st, x75 x179, one, two and three-story brick buildings. W. L. Butler, for Dr. House, of Rockland Lake.....	\$44,500
38d st, Nos. 231 and 233, n s, 240.4 w 21 av, 34.7 x98.9, four-story brick workshop. Louis Lese.....	17,700
LOUIS MESIER.	
84th st, No. 150, s s, 255.6 w 3d av, 25 6x102.2, two-story frame dwell'g with one-story extension. Gideon Fountain.....	7,600
P. F. MEYER.	
48th st, No. 143, n s, 270 w 3d av, 20x70.7x irreg x100.5, three-story brick dwell'g. John J. Briery.....	8,850
J. L. WELLS.	
134th st, No. 614, s s, 231.6 w Willis av, 75x100, two-story frame dwell'g. Frank E. Young.....	9,500
W. L. HAMERSLEY.	
Fordham or 3d av, s e s, part of lot 149 on map of the village of Morrisania, 63x90x55x100. Coslett Dickson, for M. Littman. (Amount due, abt \$8,700).....	6,350
<b>Total</b> .....	\$94,500
Corresponding week 1883.....	\$311,744

### BROOKLYN, N. Y.

In the City of Brooklyn Messrs. T. A. Kerrigan, Cole & Murphy and J. C. Eadie have made the following sales for the week ending January 25:

Hewes st, No. 125, n s, 200 e Bedford av, 21.6x 90, three-story stone front dwell'g. John Raber.....	\$8,900
Hewes st, No. 127, n s, adj, 21.6x90, three-story stone front dwell'g. John J. Murray.....	6,600
Hewes st, No. 129, n s, adj, 21.6x90, three-story stone front dwell'g. James Hamer.....	6,775
*Macon st, s s, 95 e Sumner av, 20x100. Chas. H. Russell, receiver.....	5,400
Walworth st, e s, 103 n De Kalb av, 20x100. S. A. Armfield.....	3,025
2d pl, No. 123, s s, 241.2 e Court st, 16.11x133.5, four-story stone front dwell'g. John Calver.....	4,790
Atlantic av, n s, 125 e 3d av, 25x80, three-story brick dwell'g. Walter Bell.....	3,950
<b>Total</b> .....	\$37,440

### 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

### NEW YORK CITY.

JANUARY 18, 19, 21, 22, 23, 24.

Allen st, No. 161, w s, 179.2 n Rivington st, 20.10x88.4, two-story brick dwell'g. Laura V. Rhineland to Charles E. Rhineland. C. a. G. Jan. 16.....	\$9,000
Same property, building only. Bill of sale. Charles E. Rhineland to Anton and Katarina Schneider. See Allen st, Leasehold. Jan. 21.....	2,300
Barrow st, No. 4, n s, 75.4 w 4th st, runs north 22.7 x west 4 x north 22.7 x west 18 x south 45.2 to Barrow st, x east 22, three-story brick dwell'g. James Hayes to William Barclay. Jan. 22.....	nom
Same property. Annie E. wife of Wm. Barclay and Elizabeth C. C. Barclay to James Hayes. Jan. 22.....	nom
Bleeker st, No. 144, s s, 25 w South 5th av, 25x 125, three-story brick store and tenem't. Ernestine Schroder, daughter of Ernestine and John Schroder, to Ernestine Schroder. Mort. \$12,000. Jan. 23.....	nom
Same property. Ernestine Schroder to Ernestine Schroder, her daughter. Jan. 23.....	nom
Broadway, No. 685, w s, 25 n Amity st or 3d st, 25x95, three-story brick store. Henry B. Livingston to Maturin Livingston, Staatsburgh, Dutchess Co. 1/4 part. Jan. 21.....	11,000
Broadway, No. 189, w s, 20.7 s Dey st, 25.6x98.8 x25.10x99.6, five-story brick building. Henry and Peter M. Suydam, exrs. J. Suydam, to William Remsen. Jan. 21.....	154,000
Beaver st, No. 25, n s, 106.10 e New st, runs north 104.2 x east 2.2 x north 1.3 x east 19.9 x south 104.1 to Beaver st, x west 23.6, four-story brick build'g. John L. Cadwalader to Robert Sturgis. C. a. G. Mort. \$25,000. Jan. 16.....	56,500
Same property. Robert Sturgis to John L.	

Cadwalader, New York, and Richard M. Cadwalader, Philadelphia, individ., and as trustees Emily C. Rawle, Mary C. Mitchell and Maria C. Hone. 1-5 to each. Mort. \$25,000. Jan. 16.....	56,500
Broome st, No. 228, n w cor Essex st, 21.6x88.6 x21.6x—, three-story frame (brick front) store on Broome st; No. 73 1/2 Essex st, three-story brick store and dwell'g; No. 75 Essex st, two-story brick store and dwell'g. Nicholas H. Stevens, exr. N. H. Stevens, to John and Henry Stemme. Jan. 19.....	16,775
Crosby st, No. 53, 25x99, two-story frame (brick front) store and dwell'g. Contract. Luigi Carella to David Moss and Morris Goldstein. Jan. 18.....	13,750
Cherry st, 16.8x100, excepting portion on rear taken for Chambers st opening, 16.8 wide and 20 on one side and 40 on the other. William Swanton, Brooklyn, to Ann Finn, Brooklyn. C. a. G. Jan. 30, 1883.....	nom
Same property. Ann Finn to Ann Swanton. C. a. G. Feb. 4, 1883.....	nom
Canal st, No. 47. Release mort. Moses De Wolf to Bernard Galewski. Jan. 18.....	nom
Columbia st, No. 75 1/2, w s, 60 n Rivington st, 20x49.8, five-story brick store and tenem't. Felix Hilbert to Jacob Schweitzerhoff. Jan. 22.....	nom
Same property. Jacob Schweitzerhoff to Elizabeth Hilbert. Jan. 23.....	nom
Dover st, No. 2, w s, 94 s Pearl st, 19.11x53x 19.5x53, three-story brick tenem't. Elizabeth F. wife of and Edward Dodd, Brooklyn, to Rose Smith. Jan. 19.....	7,000
Same property. Rose Smith to Richard K. Fox. Jan. 19.....	8,000
Doyer st, No. 16, e s, four-story brick store and tenem't. William F. Bridge, trustee L. K. Bridge, to Conrad Bilz. C. a. G. All liens. Jan. 21.....	3,000
Elizabeth st, No. 92, e s, 105 s Grand st, 25x100, two-story brick dwell'g and two-story frame dwell'g on rear. Christian Grotrian to Daniel D. Brinkerhoff, Theodore C. Pohle and Thos. S. Ollive. Jan. 24.....	16,500
Grand st, Nos. 402 1/2, 404, 404 1/2 and 406, and Nos. 159, 161 and 163 Clinton st, begins Grand st, n w cor Clinton st, 50x83.6, frame and brick stores and dwell'gs. Edwin M. Fox to John L. Cadwalader. Q. C. Jan. 17.....	nom
Howard st, No. 18, n s, 60 w Elm st, 20x65, three-story brick store and dwell'g, with all title in 8 foot alley. Charles W. Sloane, ref., to Ann E. Smith. Jan. 11.....	10,600
Jumel Terrace, w s, 50 n 16 1/2 th st, 25x94x25.5x 89.4. Charles Van Cott, Jr., to Adam Abel. Mort. \$540. Jan. 15.....	1,000
King st, No. 132 and 134, s s, 80 w Washington st, 46.6x100.....	
King st, No. 136, s s, 126.6 w Washington st, 23.3x100, eight-story brick sugar refinery on Nos. 132, 134 and 136.....	
Washington st, Nos. 536, 538 and 540, w s, 50 n Charlton st, runs north 70 x west 80 x south 20 x west 59 x south 100 to Charlton st, x east 19 x north 50 x east 120 to beginning, three-story brick sugar refinery.....	
West st, s e cor King st, runs south 30 x east 69.10 x south 73.5 x east 14.4 x south 96.10 to Charlton st, x east 19.8 x north 100.9 x west abt 19 x north 100 to King st, x west 93.7, eight-story brick sugar refinery.....	
William A. and William T. Booth, New York, and James H. Peters, Englewood, N. J., to George S. Coe et al., trustees. Oct. 31, 1878.....	nom
Madison st, No. 359, n s, 263.7 e Scammel st, 23.9x96, five-story brick store and tenem't. Robert Moser to Richard M. Johnson, Brooklyn. Mort. \$8,000. Jan. 19.....	14,500
Madison st, No. 289, n s, 16.6x55.2. George S. Gray, et al., exrs. Jane E. Gray, to John M. Shedd. Jan. 22.....	3,500
Same property. John M. Shedd to Georgina L. G. wife of William T. Shedd. Jan. 23.....	nom
Market st, No. 4, e s, 40.7 s Division st, 27x 18.11, portion of three-story brick store and tenem't. Charles A. Schnell, Brooklyn, to Louisa Schnell. Q. C. Jan. 24.....	nom
Monroe st, No. 315, n s, 62.6 w Corlears st, 20.10x80.6, four-story brick dwell'g.....	
Monroe st, Nos. 311 and 313, n s, 83.4 w Corlears st, 41.8x85.9, two four-story brick stores and tenem'ts.....	
Eliza Dean, widow, to the Dry Dock, East Broadway & Battery Railroad Co. C. a. G. Jan. 18.....	18,150
Monroe st, n w cor Corlears st, 62.6x59.6, frame stable and shop. John Katt to The Dry Dock, East Broadway & Battery Railroad, Jan. 21.....	21,000
Maiden lane, No. 96, s w s, 22.3x86.2x21.5x 82.10, four-story brick store. William C. Wallace, Milburn, N. J., to Emma C. Jourgensen, Brooklyn. Jan. 19.....	nom
New Bowery, No. 17, southerly cor Roosevelt st, runs south along Roosevelt st 24.5 x west 28.8 to New Bowery x northeast along New Bowery 36.4 x southeast 3.2 to beginning,	

five-story brick store and tenem't. Julia Kelly to Elizabeth A. Kelly. Mort. \$1,000. Oct. 25, 1882.....	4,500
Stone st, n s, 22.3x83.3 to South William st, x 19.9x83.11. Samuel P. Kellogg, Amelia N. K. wife of James MacMaster, and Charles B. Kellogg, heirs E. R. Kellogg, to Mary E. K. Putnam. C. a. G. 3-80 part. Subject to mort. to secure annuity of \$1,050. Dec. 18, 564	
Suffolk st, No. 12, e s, 75 n Hester st, 25x50, two-story frame (brick front) dwell'g. Julius Israel to Moses Finkelstone. 1/2 part. Subject to mort. \$3,500 and mort. \$240 and int. from March, 1883. May 1, 1883.....	2,800
Washington st, No. 215, e s, 52.8 s Barclay st, 26.9x80x27.5x80.8, three-story brick store and dwell'g. Release of dower. Clara G. Clark, widow, to Thomas L. Clark, Jr., Brooklyn. January 16.....	2,000
Washington st, No. 609, e s, 18.9x63.6x18.9x53, three-story brick dwell'g. Mary Baldwin, Palatka, Fla., to William Hogencamp. December 27.....	nom
Same property. Jane Stagg, Chicago, Ill., to same. Dec. 27.....	nom
Same property. John Hogencamp, of Maywood, N. J., to same. Dec. 27.....	nom
Same property. William Hogencamp to Evert Bergen, Brooklyn. Jan. 16.....	nom
6th st, No. 734, s s, 268 w Av D, runs west 25 x south 119 x east 50 x north 49 x west 25 x north 70 to beginning, five-story brick factory and two-story brick stable on rear of No. 738. Peter Schaeffer to Anna G. E. Lerch. Nov. 27.....	30,000
7th st, No. 77, n s, 150 w 1st av, 25x90.8, being 6.10 shorter in depth than represented on map, four-story brick tenem't. Elizabeth Fischer, widow, Darmstadt, Germany, to August C. Hassey. Mort. \$8,000. Jan. 2.....	16,000
Same property. August C. Hassey to Herman Cohen. Mort. \$8,000. Jan. 19.....	18,500
10th st, No. 410, s s, 173 e Av C, 20x92.3, four-story brick store and tenem't. Hannah wife of and Marx Taylor to Flora Levy, widow. 1/2 part. Feb. 17, 1883.....	3,350
11th st, No. 630, s s, 283 w Av C, 26.2x94.9, three-story brick store and dwell'g and one-story frame shop on rear. Hinrich Holthusen to George W. Cooper. Mort. \$4,000. Jan. 1.....	8,500
13th st, n s, 375 w 5th av, 50x103.3; No. 25, three-story brick building; No. 27, four-story brick building, and four-story brick building in rear of both. Catharine E. wife of Hector Sinclair to Laura F. wife of George A. Hearn, Jr. Mort. \$17,000. Jan. 22.....	39,000
Same property. Contract. Catharine E. Sinclair to John C. Tucker. Dec. 18.....	39,000
Same property. Arnold A. Ingraham to Catharine E. and Hector Sinclair. Release contract. Nov. 23.....	val. consid
16th st, No. 427, n s, 325 w 9th av, 25x92, five-story brick store and tenem't. Edward Rowe, trustee of and Susan Allen and Thomas Brown, to Thomas S. Hammond. Dec. 29, 1550	
16th st, No. 123, n s, 300 w 6th av, 25x92, three-story brick dwell'g and three-story brick dwell'g on rear. Archibald C. Samuel H. and Margaret M. Longstreet, New York, and Mrs. Lydia M. Markham, Brooklyn, to Samuel Longstreet. Jan. 17.....	nom
18th st, No. 421, n s, 315 w Av A, 25x92, five-story brick store and tenem't. R. M. Berrian to James T. Shipman, Farmingdale, L. I. Mort. \$9,000. Jan. 19.....	16,000
18th st, No. 348, s s, 225 e 9th av, 25x92, five-story brick tenem't. William C. Ackermann and Emily his wife to Aaron J. Mixsell, Rye, N. Y. Jan. 22.....	nom
Same property. Aaron J. Mixsell, Rye, N. Y., to Emily wife of William C. Ackermann. Jan. 22.....	nom
20th st, No. 218, s s, abt 520 e 8th av, 25x85.3x 25x85.11, three-story brick dwell'g and three-story brick workshop on rear. John E. Caffry, Westfield, N. J., to Philip Schmidt and Maria his wife, tenants in common. January 12.....	12,000
22d st, No. 451 W. Agreement by which Frank W. Van Ness engages to take title to above premises and hold same in trust for Corilla C. C. Thomson, at her expense. March 2, 1881.....	nom
24th st, No. 228, s s, 219.7 w 2d av, 24.5x98.9, two-story frame stable. Sarah wife of and Robert Carty to Hyman and Henry Sonn. May 28, 1883.....	7,500
27th st, No. 453, n s, 175 e 10th av, 25x98.9, three-story brick dwell'g. Charles W. Hewison to George Hewison. Jan. 18.....	3,500
29th st, No. 540, s s, 225 e 11th av, runs south 98.9 x east 25 x north 38.9 x west 0.6 x north 60 to 29th st, x west 24.6, five-story brick store and tenem't. James J. Dunne to William Bishop and Henry H. Bowman. Mort. \$12,000. Dec. 11.....	17,000
35th st, No. 318, n s, 150 w 8th av, 25x98.9, four-story brick dwell'g. John B. Radley, Columbia Co., to Ignatius Radley, Margalena Ganter, Catharine Schaffer, Peter and Joseph	



Radley and Mary Herold. C. a. G. All title. 2,000  
 January 17.  
 38th st, No. 221, n s, 267.8 e 3d av, 22.7x98.9, two-story brick tenem't and four-story brick house on rear. Edward Freystadt to Eleanor wife of Jacob Freystadt. Mort. \$8,000. January 14. 12,000  
 38th st, No. 333, n s, 175 w 1st av, 25x98.9, five-story brick tenem't. Max S. Korn to Adolph Pohl. Mort. \$11,000. Jan. 21. 18,500  
 39th st, s s, 225 e 2d av, 100x98.9; Nos. 318 and 320, six-story brick factory; Nos 322 and 324, two five-story brick stores and tenem'ts. All title in above and also all other property, real and personal, of which George Jardine died seized. George E. Hogg, Brooklyn, to Joseph P., Edward G. and Sarah E. Jardine, in following proportions, 1/3 to Joseph P. and 1/3 each to Edward G. and Sarah E. Q. C. Jan. 19. nom  
 39th st, No. 319, n s, 275 w 8th av, 25x98.9, four-story brick store and tenem't and three-story frame dwell'g on rear. Elizabeth G. wife of and William R. Farmer, Brooklyn, Margaret A. Gledhill, widow, Matamoros, Pa., William H. Stoddart, Bushkill, Pa., Mary wife of William Johnson, Pamrapo, N. J., Agnes J. wife of and William Patchell, John A. and Adam G. Stoddart, Jessie wife of and Robert J. Campbell, and Isabel wife of and John G. McCowan, to Isaac Mannheimer. Jan. 3. 13,000  
 39th st, No. 441, n s, 250 e 10th av, 25x98.9, five-story brick store and tenem't. Timothy Donovan to William Carroll. C. a. G. January 17. 14,500  
 41st st, No. 236, s s, 420 w 7th av, 20x98.9, three-story brick store and dwell'g and three-story frame dwell'g on rear. William C. Lester to Morris Littman and Arthur A. Anderson. Mort. \$6,000. Jan. 17. 9,750  
 41st st, No. 455, s s, 116.8 e 10th av, 16.8x98.9, four-story brick store and tenem't. John Rourke to John Morgan. Jan. 19. 7,000  
 43d st, n s, 171.1 w 2d av, 83.1x100.5, shanties. Patrick J. Russell to Andrew Geoghegan. Jan. 16. nom  
 46th st, No. 13, n s, 207.2 w 5th av, 21.5x100.5, four-story brick (stone front) dwell'g. Thomas H. Walter to John P. Morris. C. a. G. Mort. \$35,000. Jan. 21. nom  
 Same property. John P. Morris to Clara L. Walter. C. a. G. Mort. \$35,000. Jan. 21. nom  
 46th st, No. 219, n s, 360 w 2d av, 15x100.5, five-story brick tenem't. Daniel D. Westervelt, Metuchen, N. J., to George Clark, exr. and trustee Eliza M. Westervelt. Jan. 19. nom  
 49th st, No. 253, n s, 59.6 w 2d av, 20.6x50. Charles Roth to Susan Duggan. Q. C. and release legacy. Jan. 22. 3,000  
 49th st, No. 548, s s, 235 e 11th av, 25x100.4, four-story frame tenem't. Julia Kelly to Elizabeth A. Kelly. M. \$2,000. Oct. 25. 7,500  
 51st st, No. 444, s s, 281.3 e 10th av, 18.9x100.5, three-story brick (stone front) dwell'g. John Whalen to John Clark. Foreclos. Jan. 19. 10,400  
 53d st, s s, 175 w 1st av, 100x100.5; Nos. 336-340, three five-story stone front tenem'ts. No. 334, five-story stone front store and tenem't. David W. Eppstein to Solomon Bacharach. Contract. Jan. 23. 78,000  
 58th st, n s, 105 e 7th av, 101x100.5. James Clyne, Brooklyn, to The Barcelona Apartment Association. Mort. \$200,000. Jan. 14. nom  
 58th st, n s, 206 e 7th av, 102x100.5, with right of way through strip across rear premises and to 58th and 59th sts. James Clyne to The Salamanca Apartment Assoc. Mort. \$200,000. Jan. 14. nom  
 58th st, n s, 308 e 7th av, 108.6x100.5, with right of way through strip across rear of premises and to 58th and 59th sts. James Clyne to The Tolosa Apartment Assoc. Mort. \$260,000. Jan. 14. nom  
 58th st, n s, 416.6 e 7th av, runs east 16.10 x north 100.5 x west 9.6 x north 85.5 x west 0.4 x north 15 to 59th st, x west 7 x south 200.10. James Clyne to The Central Park Building Co. Subject to mort. \$12,000 upon that part of the premises south of centre line of block. Jan. 14. consid omitted  
 59th st, s s, 105 e 7th av, 101x100.5. James Clyne to The Cordova Apartment Assoc. Mort. \$240,000. Jan. 14. nom  
 59th st, s s, 206 e 7th av, 102x100.5, with right of way over strips leading from rear of premises to 58th and 59th sts. James Clyne to The Granada Apartment Assoc. Mort. \$240,000. Jan. 14. nom  
 59th st, s s, 308 e 7th av, 108.6x100.5, with right of way leading from rear of premises to 58th and 59th sts. James Clyne to The Valencia Apartment Assoc. Mort. \$360,060. Jan. 14. nom  
 61st st, No. 247, n s, 121.4 w 2d av, 16.10x100.5, three-story brick (stone front) dwell'g. George P. Titus and ano., exrs. J. H. Titus, to Sarah E. Sackett, Rye, N. Y. January 18. 14,000  
 61st st, No. 136, s s, 40 w Lexington av. 20x80, four-story stone front dwell'g. Virginia Molini, individ. and extrx. of Anna Molini, and Raffaele A. and Horatio G. Molini to Joseph H. Mahan. Jan. 16. nom  
 Same property. Joseph H. Mahan to Virginia, Raffaele A. and Horatio G. Molini. January 17. nom  
 62d st, No. 171, n s, 100 w 3d av, 24.6x101x24.6 x102.6, four-story brick tenem't. Henry Grossmayer to John Vesey. Jan. 21. 15,000  
 Same property. Agreement cancelling contract. Hery Grossmayer with Robert and Ogdin Goelet. Jan. 17. nom  
 62d st, No. 285, n s, 371.8 e 3d av, 16.8x100.5,

three-story brick (stone front) dwell'g. John A. Muth to Esther wife of Morris R. De Leeuw. Mort. \$9,100. Jan. 23. 12,000  
 65th st, s s, 300 e 11th av, 25x100.5, two-story frame dwell'g and one-story frame stable. Horace E. Fox to Ann E. Peter, widow, Elizabeth P. wife of William Thumm, Christopher and Cornelia Y. Peter, heirs David Peter. 2.5 parts. C. a. G. Jan. 19. nom  
 Same property. Ann E. Peter, widow, Elizabeth P. wife of and William Thumm, Christopher and Cornelia Y. Peter and Christ. Morganweck, heirs D. Peter, to Kate E. Metzger. Jan. 23. 8,400  
 Same property. John and Frederick Peter, infants, by Chas. A. Clark, guard., to Horace E. Fox. All title. Sub. to life estate Ann E. Peter. Taxes, &c. Jan. 18. 662  
 66th st, Nos. 326 and 330 E., two two-story brick dwell'gs. Christian Gies to John Gies. 1/2 part. Jan. 17. nom  
 67th st, No. 62, s w cor 4th av, 20x80, four-story brick (stone front) dwell'g. William R. Martin to Felix Rourke. Mort. \$25,000. January 21. 50,000  
 69th st, No. 73, n s, 241.10 w 9th av, 16.4 x100.5, three-story stone front dwell'g. Thomas Hunt to Margaret A. wife of Michael Brennan. Mort. \$6,000. Jan. 3. 20,000  
 73d st, No. 315, n s, 250 e 2d av, 25x102.2, five-story brick tenem't. Ann wife of and John Malholland to George W. Soren. Morts. \$13,500. Jan. 17. 22,500  
 73d st, No. 206, s s, 135 e 3d av, 25x102.2, four-story brick (stone front) tenem't. Kieran Egan, Brooklyn, to Joseph L. Geretey. Mort. \$11,000. Dec. 29. 17,000  
 75th st, ss, 187.5 e 2d av, 12.7x— to boundary bet Louvie farm and Riker and Lawrence tract, x 12.9x—, vacant. Stevenson Towle et al., exrs. J. Towle, to Frederick S. Myers. Taxes and assessm'ts. July 7, 1881. 50  
 76th st, s s, 80 w Lexington av. 75x102.2, new dwell'gs projected. James L. Montgomery to John J. Macdonald. Morts. \$21,000. Dec. 31. 30,000  
 76th st, s s, 155 w Lexington av, 150x102.2, new dwell'gs projected, vacant. James L. Montgomery to John J. Macdonald. Mort. \$42,000. Dec. 31. 63,000  
 78th st, No. 430, ss, 277.4 w Av A, 16.8x102.2, three-story brick dwell'g. Ann st, No. 37, n s, abt 25.6 e Nassau st, runs east 16.9 x north 8.9 x east 1.11 x north 29.5 x west 14.2 x south 39.1, five-story brick factory. Ralph T. Wood to Benjamin Sire. Jan. 15. nom  
 81st st, n s, 175 w 8th av, 25x200 to 82d st. Release mort. The Equitable Life Assur. Soc. U. S., to Ellen A. Dykers de Navarre. November 30. nom  
 91st st, s s, 219 e 1st av, 100x100.8, vacant. Frederick W. Renwick to John J. Schilling. Jan. 8. 13,060  
 93d st, No. 163, n s, 342 w 3d av, 14x61, three-story brick dwell'g. Charles R. Bissell to Emily J. Baker. M. \$4,500. Jan. 18. 7,000  
 93d st, No. 161, n s, 356 w 3d av, 14x61, three-story brick dwell'g. Charles R. Bissell to Clara Baker. Mort. \$4,500. Jan. 18. 7,000  
 97th st, n s, 350 w 8th av, 50x100.3, vacant. Edwin D. Morgan et al., exrs. E. D. Morgan, to Henry P. O'Farrell. Dec. 10. 8,000  
 108th st, n s, 17 w 4th av, 17x80.10, four-story stone front tenem't. Release mort. John H. Deane to Elizabeth Meehen. Jan. 21. nom  
 109th st, No. 339, n s, 175 w 1st av, runs north 12.6 x northwest 36.10 to point 40 n 109th st and 200 w 1st av, x south 40 to 109th st, x east 25, two-story brick store and dwell'g. Caroline S. wife of Louis J. Gertenbach, Elizabeth F. wife of John Landsiedel and Henry F. Velje, heirs F. Velje, to Christian Velje. Q. C. Mort. \$1,800. Jan. 7. 2,250  
 111th st, No. 78, s s, 163.4 w 4th av, 17.2x100.11, three-story stone front dwell'g. George Owen to Hellmuth Kranich. Mort. \$5,500. Jan. 21. 11,250  
 114th st, No. 338, s s, 250 w 1st av, 16.8x100.10, two-story frame dwell'g. Hugh Bonner to Benjamin Waldron. Jan. 21. 3,750  
 117th st, No. 169, n s, 244.6 w 3d av, 19.2x 100.11, four-story brick tenem't. John S. Keteltas, Richmond, N. Y., to Leon A. Nones. Jan. 21. 8,800  
 118th st, No. 137, n w cor Lexington av, 15x 90.11, one-story brick store. Charles H. and Louis K. Teller, Brooklyn, to Mary E. Steele, widow, and Eliza J. wife of Richard W. Roberts. Q. C. Jan. 19. 550  
 118th st, n s, 125 w 6th av, 200x100.11, vacant. John H. Sherwood to William H. Lee. C. a. G. 1/4 part. Dec. 13. 8,475  
 118th st, n s, 125 w 6th av, 200x100.11.  
 120th st, n s, 225 w 7th av, 50x100.11, vacant. Philip Van Valkenburgh and Alida Van Valkenburgh, widow, to William H. Lee. All title. C. a. G. Dec. 13. 10,447  
 Same property. 1/4 part. James T. Leavitt and ano., exrs. Daniel E. Van Valkenburgh, to same. Dec. 13. 10,446  
 119th st, No. 536, s s, 390.10 e Pleasant av, 17.10 x100.11, three-story brick (stone front) dwell'g. The Bowery National Bank to George Owen. Mort. \$3,000. Jan. 23. 5,300  
 119th st, s s, 125 w 6th av, 200x100.11, vacant. John H. Sherwood and William H. Lee to Alida Van Valkenburgh, widow. C. a. G. 1/2 part. Dec. 13. 15,187  
 Same property. James T. Leavitt and ano., exrs. D. E. Van Valkenburgh, to same. 1/4 part. Dec. 13. 7,593  
 Same property. Philip Van Valkenburgh to same. C. a. G. All title. Dec. 13. 7,594

119th st, s s, 250 e 7th av, 30x100.11, vacant. Simon Sterne to Robert C. Hine. Mort. \$6,000. Jan. 19. nom  
 Same property. Robert C. Hine to Mathilde S. wife of Simon Sterne. Mort. \$6,000. Jan. 19. nom  
 120th st, n s, 225 w 7th av, 50x100.11, vacant. John H. Sherwood to William H. Lee. C. a. G. Dec. 13. 7,885  
 122d st, s s, 175 w 7th av, 25x100.11, vacant. }  
 121st st, n s, 175 w 7th av, 25x100.11, vacant. }  
 Philip Van Valkenburgh to Alida Van Valkenburgh. C. a. G. All title. Dec. 13. 2,156  
 Same property. John H. Sherwood and William H. Lee to Alida Van Valkenburgh, widow. C. a. G. 1/2 part. Dec. 13. 4,312  
 Same property. James T. Leavitt and ano., exrs. D. E. Van Valkenburgh, to Alida Van Valkenburgh. 1/4 part. Dec. 13. 2,157  
 122d st, s s, 200 w 7th av, 25x100.11, vacant. }  
 121st st, n s, 200 w 7th av, 25x100.11, vacant. }  
 James T. Leavitt and ano., exrs. D. E. Van Valkenburgh to Philip Van Valkenburgh. 1/4 part. Dec. 13. 2,114  
 Same property. John H. Sherwood and William H. Lee to same. C. a. G. 1/2 part. Dec. 13. 4,225  
 Same property. Alida Van Valkenburgh, widow, to same. C. a. G. All title. Dec. 13. nom  
 122d st, s s, 225 w 7th av, runs west 23 to S. A. Bensons line, x southwest to east side of a gore, x south to 121st st, x east 25 x north 201.10, vacant. William H. Lee to John H. Sherwood. C. a. G. 1/4 part. Dec. 13. 2,112  
 123d st, No. 101, n e cor 4th av, 35x100.11, five-story brick flat. George W. Rogers to Ursilla wife of Thomas Mackellar. Mort. \$37,500. Jan. 18. 70,000  
 123d st, No. 103, n s, 35 e 4th av, 35x100.11, five-story brick flat. George W. Rogers to Henrietta A. Edwards, Castleton, S. I. Morts. \$37,500. Jan. 18. 65,000  
 123d st, No. 229, n s, 283.4 e 3d av, 21.8x100.11, two-story brick dwell'g. Helen Muller to Helen S. Folsom. April 11, 1879. nom  
 129th st, No. 235, n s, 406.3 e 8th av, 18.9x99.11, three-story stone front dwell'g. Charlotte Jenkins, New Rochelle, to Morean M. Meyers. Jan. 2. nom  
 130th st, n s, 225 w 11th av Boulevard, 50x99.11, two four-story brick tenem'ts. John G. Heintze to James Rogers. Morts. \$18,750. Jan. 10. 24,000  
 131st st, s s, 250 e 8th av, 17.6x99.11, three-story stone front dwell'g. Robert Lindsey to Helene A. Von Keller. Mort. \$8,250. Jan. 18. 15,000  
 133d st, s s, 200 e 8th av, 75x99.11, vacant. George H. Scott to William J. Dee, Chicago, Ill. Mort. \$9,500. Jan. 18. 18,000  
 Av A, n e cor 80th st, 51.2x98, one-story frame store. Frederick R. Jones to Francis J. Schnugg. Jan. 16. 10,000  
 Av A, n e cor 80th st, 51.2x98. Francis J. Schnugg to Mathias H. Schneider. Morts. \$8,500. Jan. 23. 15,000  
 Av A, n w cor 119th st, 20.11x75, No. 363 Pleasant av, five-story brick (stone front) store and dwell'g. }  
 119th st, n s, 75 w Av A, 38x100.11, five-story brick flat. }  
 Edward V. Loew to John Dawson and William Archer. Q. C. Jan. 22. nom  
 Av B, No. 208, w s, 75.5 s 13th st, runs west 95 x north 5.4 x west 35.3 x south 19.8 x east 130.3 to Av B, x north 14.4, five-story brick store and tenem't. Aaron Ettinger to Max Wertheimer and Therese his wife. January 19. 10,750  
 Madison av, No. 656, w s, 67 s 61st st, runs south 24.5 x west 95 x north 18 x east 61 x north 6.5 x east 34, four-story brick dwell'g. Charles Buek to Emeline F. C. wife of Wilson Peterson. Jan. 23. 52,500  
 Madison av, No. 1889, e s, 60.11 n 122d st, 20x 100, three-story stone front dwell'g. Spencer A. Fanning to John H. Deane. Mort. \$16,000. Sept. 1. 23,000  
 Same property. John H. Deane to Abraham Levy. Mort. \$16,000. Jan. 23. 23,000  
 Madison av, No. 2101, s e cor 128th st, 20x85, three-story stone front dwell'g. Henry De Forest Weekes to Stephen Lovejoy. January 19. 17,000  
 Madison av, No. 2099, e s, 20 s 128th st, 20x85, three-story stone front dwell'g. Same to Edward G. Byrnes. Jan. 19. 13,000  
 1st av, s w cor, 21 st, 50x100, No. 29 1st av, two-story brick store and dwell'g; No. 31, three-story brick store and dwell'g; No. 87 2d st, three-story brick store and dwell'g; No. 89, two-story brick stable. Elizabeth Fischer, widow, Darmstadt, Germany, to Robert W. Tailer. Mort. \$11,000. 36,000  
 1st av, e s, 50.5 n 62d st, 50x81, two five-story brick stores and tenem'ts. Julia Renoud to Arnold Lemoine. Morts. \$27,900. January 17. 37,000  
 1st av, Nos. 1455 and 1457, s w cor 76th st, 129.4 x100, two two story frame dwell'gs and two-story frame stable. Marcus Fleischhauer to Eva wife of George Muller. Mort. \$11,000. January 15. 35,000  
 1st av, No. 1623, w s, 76 n 84th st, 25.8x77.10, four-story brick (stone front) store and tenem't. David, Herman and Hugo Frohmann to Joseph Kleinschnittger. Mort. \$8,500. Jan. 17. 13,400  
 1st av, e s, 50.11 s 110th st, 25x95, vacant. Deed on execution. Peter Bowe, late Sheriff, to Johanna Bernhard. Jan. 19. 2,000  
 1st av, n e cor 121st st, 191.10 to point 10 south of 122d st, x southeast 146.6 x south 83 to



121st st, x west 100, vacant. Ernest F. Bo Janus to Myles McKeon. Morts. \$21,000. Jan. 22. other consid. and 24,000  
 2d av, No. 1049, w s, 40 n 55th st, 20x66, four-story stone front store and tenem't. Aaron Goldstein to Harriott G. Adams, New Orleans. Jan. 24. 14,500  
 2d av, No. 1488, e s, 85.2 n 77th st, 21x75, four-story brick store and tenem't. Adolph Finkenbergl to Philip Koeber. Morts. \$6,000. Jan. 21. 13,500  
 2d av, s w cor 99th st, 98x100. Release mort. Newman Cowen to Alphonso Beaudet and Joseph Blumenthal. Jan. 18. 6,000  
 Same property. Release mort. Same to same. Jan. 18. 13,750  
 3d av, w s, 50.5 n 107th st, 76.5x100. Release mort. Elias G. Brown to Catharine Fretzsch. Jan. 22. nom  
 5th av, No. 70, s w cor 13th st, 26x115, five story brick dwell'g and two-story brick stable on rear.  
 13th st, s s, 115 w 5th av, 10x77.7, alley, and subject to use as such. Benjamin Richards, Jr., Staten Island, to John B. Miller. Mort. \$50,000. Jan. 21. 75,000  
 Same property. John B. Miller to Henrietta L. wife of William S. Warner. Mort. \$50,000. Jan. 21. 75,000  
 6th av, n w cor 118th st, 100.11x100, vacant. 118th st, n s, 100 w 6th av, 25x100.11. William H. Lee to John H. Sherwood. C. a. G. 1/4 part. Dec. 13. 8,987  
 Same property as last, and also 122d st, s s, 225 w 7th av, 23 x southwest — to a gore x south to 121st st, x east 25 x north 201.10, vacant. James T. Leavitt and ano., exrs. D. E. Van Valkenburgh to John H. Sherwood. 1/4 part. Dec. 13. 11,100  
 Same property as last above. Philip Van Valkenburgh and Alida Van Valkenburgh, widow, to same. C. a. G. All title. Dec. 13. 11,100  
 6th av, e s, 100.11 n 122d st, 10.1x100, vacant. Joseph Thompson to John H. Sherwood. C. a. G. Jan. 24. 3,450  
 6th av, s w cor 119th st, 100.11x100, vacant. 119th st, s s, 100 w 6th av, 25x100.11, vacant. John H. Sherwood and William H. Lee, to Philip Van Valkenburgh. C. a. G. 1/2 part. Dec. 13. 19,225  
 Same property. James T. Leavitt and ano., exrs. D. E. Van Valkenburgh to same. 1/4 part. Dec. 13. 9,237  
 Same property. Alida Van Valkenburgh, widow, to same. C. a. G. All title. Dec. 13. nom  
 7th av, n e cor 58th st, 100.5x105, brick and stone front apartment house. James Clyne, Brooklyn, to The Lisbon Apartment Association. Mort. \$300,000. Jan. 14. nom  
 7th av, s e cor 59th st, 100.5x105, brick and stone front apartment house. James Clyne to The Madrid Apartment Association. Mort. \$300,000. Jan. 14. nom  
 8th av, e s, extending from 135th to 136th st, 199.10x100, vacant.  
 135th st, n s, 100 e 8th av, 550x99.11, vacant. 136th st, s s, 10 e 8th av, 575x99.11.  
 7th av, s w cor 136th st, 99.11x100, vacant in one plot.  
 7th to 8th av, 136th to 137th st—the block. 199.10 on avenues x 775 on streets, vacant. Mary G. Pinkney, Harlem, to Richard Arnold. Jan. 19. 400,000  
 8th av, s e cor 143d st, 49.11x100, two story frame store and dwell'g. Foreclos. Henry A. Gumblerton to Ephraim De Witt. Jan. 23. 25,000  
 10th av, No. 320, e s, 74.1 n 28th st, 24.8x100, three-story brick store and tenem't. Abraham Levy to August Baumgarten, Brooklyn. Mort. \$6,000. Jan. 22. 12,000  
 10th av, n e cor 67th st, 25.5x40, vacant. Henry H. Cook to Maggie C. Smith. December 12. 3,750  
 11th av, w s, at centre line 184th st, runs west along centre line 637 x e s Kingsbridge road as widened, x south 131.2 to point 99.11 s 184th st, x east 619.6 to w s 11th av, x north 129.11, with all title in road and av.  
 11th av, e s, at centre line 184th st, runs south 129.11 x east 100 x north 129.11 to said centre line 184th st, x west 100, with all title in av.  
 Harriet wife of John Travers, Baltimore, to Harriet E. wife of Aaron Ogden. Morts., &c. Feb. 1, 1876. 40,525

MISCELLANEOUS.

All real and personal property of grantor now held in severalty or as tenant in common or hereafter acquired. Beverly B. Tilden to Edward P. Kennard in trust for grantor and his heirs. Jan 18, in duplicate. nom  
 All property inherited by grantor from Jason Rogers. Thomas Rogers to William Cauldwell, in trust for benefit of the wife and children of said J. Rogers. Jan. 23. nom  
 All title in estate, real and personal, of which Henry F. Durant died seized, including lands in New York, Massachusetts, &c. William F. Smith, Wellesley, Mass., to John H. Cheever. Nov. 10. 200  
 All title of party of second part in land whereof her grandfather was seized in fee or as lessee, and which was heretofore conveyed by her to party first part. Elizabeth Pinkerton, widow, Brooklyn, to Jennie M. Shaw. Reconveyance. Dec. 31. nom

23d and 24th WARDS.

Rockfield st, n s, 850 e Marion av, 25x100. Geo. F. and Henry B. Opdyke, Plainfield, N. J.,

to Nora Murphy. Taxes, assessments, &c. Jan. 19. 350  
 George st, s s, bet Boston and Concord avs, lot No. 16 Eltona map. The Mayor, &c., New York, to Mary Monroe. Tax lease, 1,000 years. 99  
 Rae st, s s, 142.3 e Morrisania Branch Railroad, 50x150.11x50x150. Bernard Reilly to Hugh Reilly. Q. C. Nov. 27, 1883. nom  
 Rae st, s s, 142.3 e Morrisania Branch Railroad, av and 102.3 e Balcom av, 50x150. Hugh Reilly to Joseph Dixon. Jan. 22. 1,600  
 143d st, n s, 491.10 e Willis av, 153.11 to Mill Brook, x101x139.9x100. Charles Van Riper to Newbury D. Lawton, New Rochelle. 1/4 part. 1/2 of morts., &c. Dec. 31. nom  
 149th st, n s, 200 e Courtland av, 50x100. Mary Wall, Concord, N. H., to John Tierney. Jan. 11. 2,000  
 149th st, n s, 225 e Courtland av, 25x100. John Tierney to Mary Kelly. Jan. 11. 1,000  
 167th st, n s, 100 w Union av, 160x125x100x120. Deed on execution. Peter Bowe, late Sheriff, to Josephine Carpenter, widow. Oct. 8, 1883. 5  
 Same property. Josephine Carpenter, widow, to John A. Knox. C. a. G. Jan. 5. 400  
 Brook av, w s, 50 n 144th st, 50x90. James Bailey, Utica, N. Y., to James McDermott. Dec. 19. 2,200  
 College av, s e cor 143d st, 25x100. Christoph Penschuck to John A. Fahrer. Mort. \$1,200. Jan. 21. 3,275  
 Same property. John A. Fahrer to Maria K. wife of Christoph Penschuck. Mort. \$1,200. Jan. 21. 3,275  
 Courtland av, e s, 75 s 150th st, 25x100. Rebecca Jackson to Ann Jackson. Nov. 15, 1,300  
 Decatur av, n w s, 51 s w Suburban st, 79x110. The Twenty-fourth Ward Real Estate Assoc., N. Y., to Robert M. Clarke. Mort. \$2,200. Jan. 10. 4,350  
 Fordham av, n w s, 150 n e Taylor st, 50x120. James Williams to Charles Jones. Q. C. Sept. 12, 1883. nom  
 Same property. Charles Jones to Mary J. wife Charles Jones. Q. C. Jan. 23. nom  
 Same property. Error in this. Bridget Dooley, admx. and trustee James Dooley, to same. July 19. 3,225  
 Jackson av, e s, lot 91 map of Belmont village, 100x100. Ellen wife of Andrew Donohoe to Mary E. wife of William Douglas. Jan. 19. 2,500  
 Jackson av, w s, northerly 1/2 lot 77 map of Belmont village, 50x100. Ellen wife of Andrew Donohoe to John D. McMasters. January 19. 600  
 Mosholu av, e s, at n s of S. D. Babcock's lands, 24th Ward, 58.9x250.1x58.9x251.6. Thomas E., William F., William E. and John H. Thorn to Georgianna Thorn. C. a. G. Dec. 31. 800  
 Mosholu av, e s, 58.9 n of land of S. D. Babcock, 66.4x250x66.4x250.1. Thomas E., William F., William E. and John H. Thorn to Edwin T. Thorn. C. a. G. Dec. 31. 1,000  
 Madison av, s e s, 271 s w Kingsbridge road, 50x120. John F. Wallace and Bridget M. Dooley as admx. and trustee of James Dooley, dec'd to Mary J. wife Charles Jones. Aug. 27, 1883. 800  
 Railroad av, e s, abt 200 s Fletcher st, 50x150. Release mort. Rebecca Cromwell and J. Valentine, admrs. R. W. Hyatt, to Jane Duffy. Jan. 19. 1,000  
 Same property. Jane wife of Philip Duffy to Peter Handibode. Dec. 22. 750  
 Railroad av, e s, 250 s Fletcher st, 25x150. Franklin P. Duffy to Peter Handibode. Dec. 22. 375  
 Retreat av, s e s, 290 n e Westchester av, 25x100, h & l. Pauline wife of Moses Geismann to Charles Reim and Fredericka his wife. Jan. 19. 1,800  
 Retreat av, s e s, 314.9 n e Westchester av, 25x100, h & l. Charles Reim and Fredericka his wife to Pauline wife of Moses Geismann. Jan. 19. 1,800  
 Robbins av, e s, 140 n Division av, 20x100. John G. Heintze to Marie Klebisch. Jan. 17. nom  
 Robbins av, s e s, 100 s w Uncas st, 50x105. Jane Holman, widow, Brooklyn, to Carrie Dunsmore. Jan. 12. 800  
 Robbins av, s e s, 100 s w Uncas st, 25x105. Carrie Dunsmore to Clemens Stelbuszeski, Hudson Co., N. J. Jan. 21. 450  
 Robbins av, s e s, 125 s w Uncas st, 25x105. Carrie Dunsmore to John and Anna Stelbuszeski. Jan. 21. 450  
 Sheridan av, w s, 200 n of centre line 153d st, if extended, 25x90x25x89. George B. Pelham and Eliza his wife and John J. Bowes, as assignees of said George B. and Eliza Pelham, Gustav Weis, all liens. Aug. 1. nom  
 Warren av, s w s, about 25 e Spuyten Duyvil parkway, —x129.8x263.2x174.6x56.10x183.6. Isaac G. Johnson, individ. and as trustee for Elias H. Johnson and Laura A. Clark, to Gilbert H. Johnson. Dec. 10. nom  
 Same property, excepting that fifth course is 56.6. Elias H. Johnson, Uplands, Del. Co., Pa., and Laura A., wife Charles G. Clark, Troy, N. Y., to same. Q. C. Dec. 10. nom  
 3d av, s e s, 152 n e Highbridge st, 75x100. Emma wife of and John H. Devoe to Charles Kaeppl. Oct. 1. 1,200  
 3d av, s e s, north 1/4 of lot 24 map Claremont, adjoins property in above conveyance, 25x100. Mary E. Aitchison, Sing Sing, to Charles Kaeppl. Sept. 29, 1883. 1,200  
 9th av, all that part of av laying south of Walnut st, 50x425, 24th Ward. John A. Woolf

to Thomas O. Woolf. 1/2 part. Aug. 27, 1883. nom  
 Lots 730 and 731, section 16 Woodlawn Cemetery, contains 576 square feet. The Woodlawn Cemetery to Mary Ryer, widow, Mary E. Hanlon, Hannah E. Archer and Anelia A. Ryer, children of Edward B. Ryer. Jan. 16, 1876. 1,008  
 Lots 1, 2, 3, 4, 15, 16, 17, 22, 99, 108, 109 and 110, map of the Metropolitan Real Estate Association, Fordham Ridge, opposite Jerome Park, 24th Ward, with houses, barns, &c. The Metropolitan Real Estate Association to William Simon. Jan. 23. 4,250  
 Plot at Spuyten Duyvil, 24th Ward, begins at boundary between W. Sergeant and Isaac G. Johnson and at point about 183.6 from Warren av, runs north west 56.10 to J. C. Sidney's land, x west 174.6 x southeast 47.1 x northeast 172.6 to beginning. Gilbert H. Johnson to Isaac G. Johnson. Dec. 11. nom  
 Parcel 111 on Commissioners map to acquire lands for reservoir purposes, &c. George F. and Henry B. Opdyke to The Mayor, &c., New York. Release. Jan. 17. 3,412

LEASEHOLD CONVEYANCES.

Allen st, No. 161, Surrender of lease. Nancy E. M. Rhineland to Charles E. Rhineland. nom  
 Allen st, w s, 179.2 n Rivington st, 20.10x88.4. Charles E. Rhineland to Anton and Katarina Schneider. See Allen st, Conveyances. 20 years, 10 months and 9 days from Jan. 21, 1884, per year. 500  
 Bowling Green, State st, Bridge st and Whitehall st; public roadway lying within block. Alfred and George G., Jr., De Witt, exrs. Janet De Witt, to William I. Paulding and Mary G. his wife, Cold Spring, N. Y. Release from tax lease, &c. 97  
 Bridge st, n s, bet Whitehall st and State st, being an alley same as above. The Mayor, &c., to John Townshend. Tax lease, 1,000 years, 1867. 151  
 Columbia st, w s, 150 s Houston st, 25x100. Assign. lease. Louis Praeger to Simon Lesser. All title. 3,423  
 Walker st, No. 78, store. John Power to Patrick Brennan. Assign. lease. nom  
 14th st, n s, 191.10 w University pl, 25x103.3. Assign. lease. William A. Booth to George S. Coe, et al., trustees. Dec. 6, 1878. nom  
 Same property. Assign. lease. George S. Coe, et al., trustees, to William A. Booth, exrs. J. A. Edgar. nom  
 24th st, s s, 300 e 9th av, 21x55. Maria T. B. Moore, Newport, R. I., to Jane E. Maunder, et al., exrs. of Peter Maunder. 21 years from Feb. 1, 1884, per year. 150  
 123d st, No. 442 E. Assign. lease. Susan Bland to Patrick Carroll. 50  
 1st av, s w cor 6th st, 24.3x100. Phillips Phoenix and ano., trustees Caroline W. Crane, to John G. Steiner and Catherine his wife. 21 years, from July 1, 1884, per year. 975  
 1st av, e s, 50.5 n 62d st, 50x81. Henry J. Burchell to Julia Renoud and Sarah E. Hinman. Surrender of lease. nom  
 2d av, No. 1898. Apollonia Niederstein with Henry Elias, agreement as to payment for extension on leasehold premises, and as to supply of beer, &c. nom  
 2d av, w s, 65.11 n 121st st. Surrender lease. Philip Dolan to Abian S. Beekman. Jan. 19. nom  
 3d av, e s, 20 s 16th st, 54x60. 16th st, s s, 60 e 3d av, 40x91x40x92. Assign. leases. Robert L. S. Hall to Clara W. Hall. nom  
 11th av, s e cor 22d st, 98.8x100. Assign. lease. Joseph B. Wray, exr. J. H. Bussell, to George F. Norton and Charles A. Christman, with consent Benj. Moore, committee, &c. nom

KINGS COUNTY.

JANUARY 18, 19, 21, 22, 23, 24.

Amity st, s s, 200 w Court st, 25x100. Trustees, &c., Brooklyn Benevolent Society to George N. Toerge. 21 years, from February 1, 1873, per year. \$187  
 Bogert st, n w cor Varet st, 50.8x101.11x50.8x100.1. Release mort. Bushwick Savings Bank to William Hellman. 4,200  
 Same property. William Hellman to Herman B. Scharmann. 11,250  
 Broadway, easterly cor Vanderveer st, 50x101.8x50x101.3. John C. Schenck to Mary A. Savage, Queens Co. 1,800  
 Broadway, northerly cor Vigelius st, 100x100. John Morgan to Allen Gray. 5,050  
 Broadway late South 6th, st n s, 46.8 w 8th st, 23.4x100.  
 South 9th st, n s, 203.2 e 7th st, which point is also 162.9 w 8th st, runs west 22.11 x north 81.8 x east 23 x south 78.6.  
 Clendenen Graydon, New York, to J. Lawrence McKeever. C. a. G. nom  
 Barbey st, e s, 128.1 n Atlantic av, 50x95, New Lots. Isaac C. Schenck to Jenetta Yaeger. 600  
 Barbey st, s s, 203.1 n Atlantic av, 25x95, New Lots. Isaac C. Schenck to C. Augusta Reeve. 300  
 Bayard st, s s, 321.5 w Humboldt st late Smith st, 20.7x100, h & l. Elizabeth Lauer, Brooklyn, Anna Muller, Elizabethport, N. J., and Bertha and Minnie Kepler to Juliana W. Strohsahl. 1,800  
 Same property. Hiram Jelliff, New York, John H. Barnes, New Haven, Conn., to same. Q. C. nom  
 Bleecker st, n w s, 288.2 n e Myrtle av, 20x100. Lizzie S. wife of and Henry W. Rozell to Augusta wife of John B. Smith. 325



Bartlett st, n s, 100 w Throop av, 25x100.  
 Alois Barth to Ulrich Barth. Mort. \$500. 900  
 Berkeley pl, n s, 150 w 8th av, 50x100. John  
 H. Doherty to William R. Doherty. 1/2  
 part. nom  
 Berkeley pl, n s, 100 w 8th av, 50x100. John  
 Doherty to John H. and William R.  
 Doherty. nom  
 Clinton st, s w cor Degraw st, 50x90.  
 Degraw st, s s, 90 w Clinton st, 25x100.  
 Charles H. Russell, receiver Knickerbocker  
 Life Ins. Co., to John R. Hegeman. 18,600  
 Clinton st, w s, 174.6 n Pierrepont st, 23.6x100,  
 h & l. Henry H. Adams, as treasurer of Kings  
 Co., to Henry C. Murphy, Jr. 14,000  
 Same property. Henry C. Murphy, Jr., to  
 Patrick F. Healy. 14,000  
 Cooper st or av, westerly cor Central av, 125x  
 100. Adam and Barbara Krebs to Margaret  
 Albrecht. exch  
 Courtland st, w s, at n e angle of H. F.  
 Warnke's land, Coney Island. 1/2 acre.  
 William Baker to William H. Baker. Mort.  
 \$400. 1,500  
 Same property. William H. Baker to Julia A.  
 wife of William Baker. Mort. \$4,000. 1,300  
 Court st, n e cor Livingston st, 36x28.8x35.8x  
 29.5. Partition. Freling H. Smith to Henry  
 A. Mott, New York. 12,250  
 Douglass st, n e s, 123.2 s e Court st, 22x100, h  
 & l. Foreclos. Lewis R. Stegman to Cath-  
 arine C. Culp, New York. 4,700  
 Douglass st, n s, 107.2 e Washington av, 25x131.  
 Ann E., Stephen, Jaques S. and Richard Wil-  
 liamson and Susan Battersby, being the wid-  
 ow and heirs N. S. Williamson, dec'd, to  
 Mary E. wife of Levi Fowler. Taxes, &c. 500  
 Decatur st, n s, 110 e Tompkins av, runs north  
 92.2 to centre Brooklyn and Jamaica Pike  
 now closed, x west about 19.10 to point 90.2  
 from Tompkins av, x south 90.4 to Decatur st,  
 x east 19.9, h & l. John D. Sullivan to Cor-  
 delia E. wife of Henry L. Betts. See Tomp-  
 kins av. 6,525  
 Delmonico pl, e s, 151.9 s Hopkins st, 25x71.9x  
 29x86.7, h & l. Henry Loeffler to Ludwig  
 Albert. exch and 2,900  
 Degraw st, s s, 100 w Smith st, 125x100. Eliz-  
 abeth B. wife of Joel W. Stearns, John E.,  
 Frederick A. and John Beale to The Board  
 of Education of the City of Brooklyn. 12,000  
 Floyd st, s s, 421 w Tompkins av, runs west 29  
 x south 2 to centre of Reids or Lotts road, x  
 southeast along said centre line to point  
 102.6 south of Floyd st, x northerly 37 to east  
 side Reids road, x northwest to beginning.  
 Also Reids or Lotts road or lane, centre line,  
 at point 200 e Tompkins av, runs northerly  
 to easterly side Reids road, x northwest to  
 point 100 north Vernon av, x west to centre  
 Reids road, x southeast to beginning.  
 Myrtle av, s s, 25 e Tompkins av, runs south  
 9 to centre Reids road, x northwest 13 to  
 south side Myrtle av, x east 9.  
 Thomas J. Atkins to Agnes D. wife of  
 Walter S. Davies. Q. C. nom  
 Franklin st, e s, 50 n 1st st, now India st, 25x  
 95. Joseph Du Bois, of Harrington, N. J.,  
 to Ephraim Du Bois, South Waverly, N. J.,  
 and John J. Du Bois, White Haven, Pa.  
 1878. 100  
 Fulton st, s w cor Ralph av, 25x100.  
 Herkimer st, n w cor Ralph av, 25x100.  
 Partition. Donald F. Ayres to Adolphe A.  
 Kloster. 1,800  
 Grove st, s e s, 192.2 n e Broadway, 18x83.11.  
 Robert Stewart, Baltimore, Md., to James  
 R. Dawson. 3,200  
 Grand st, n e cor Catharine st, runs north 83.9  
 x northeast 13.6 x southeast 21.7 x south 88.9  
 to Grand st, x west 25. Charles H. Kalb-  
 fleisch et al., axrs. and trustees Martin Kalb-  
 fleisch, to Joseph Follmer. Mort. \$1,500. 2,000  
 Halsey st, n s, 208.4 w Stuyvesant av, 16.8x  
 100. William J. Osborne to Frank S. Scrim-  
 geour. Decd of correction. Q. C. nom  
 Harman st, n w s, 240 n e Evergreen av, 60x  
 100. William H. Scott, New York, to Ed-  
 ward H. Stickland. Release mort. 1,228  
 Harman st, n w s, 230 n e Evergreen av, 50x  
 100, h & l. Edward H. Stickland to Wm.  
 P. Leggatt. 6,300  
 Same property. William P. Leggatt to Ed-  
 ward H. Stickland. Mort. \$3,600. Dated  
 Jan. 19, 1884. 6,300  
 Hart st, s s, 140 e Sumner av, runs south 100 x  
 east 10 x south 100 to Pulaski st, x east 300  
 x north 100 x west 200 x north 100 to Hart  
 st x west 110. Thomas J. Moore to John G.  
 Price. 1/2 part. Sub. to all lien. nom  
 Hicks st, w s, 23 n Union st, 22x100. Elizabeth  
 A. wife of James Sweeney to George Under-  
 hill. nom  
 High st, n s, 90 e Jay st, 25x100.  
 High st, n s, 138 e Jay st, 20x100.  
 Lydia C. wife of John Libbey, formerly wid-  
 ow of L. C. Heath, to Emma J. Mason, New  
 York. Release dower. nom  
 High st, n s, 90 e Jay st, 25x100.  
 High st, n s, 138 e Jay st, 20x100.  
 William and James Dunning, legatees Julia E.  
 Scott, to Emma J. Mason. Q. C. nom  
 Himrod st, n w s, 40 s w Central av, —x85.6x  
 150x86, two lots with buildings, deed omits  
 street front. Mary Edwards to Fanny A.  
 Williams, Philadelphia, Pa. 2,000  
 Hopkins st, n s, 125 w Throop av, 25x100, h &  
 l. Margaret wife of Louis Albrecht to Adam  
 Krebs. exch  
 Hopkins st, s s, 375 w Throop av, 25x58 x south-  
 east to point 375 w Throop av, x north 72.3.  
 Ludwig Albert to Henry Loeffler. exch and 3,000  
 Humboldt st, n w cor Debevoise st, 25x100, h

& l. Katharina wife of and Georg Prostler,  
 formerly Katharina Bucher, to John Haas  
 and Maria his wife, joint tenants. 8,000  
 Ivy st, n w s, 300 n e Bushwick av, 25x100.  
 Lewis W. Hyde to John A. Hopper, Pater-  
 son, N. J. 500  
 Java st, n s, 145 w Franklin st, 25x100. James  
 Purcell to Randolph W. Townsend. Q. C.  
 1876. 100  
 Jay st, e s, 25 n Water st, 25x90. Foreclos.  
 Burdett Stryker, late Sheriff, to Hugh Mc-  
 Laughlin. 1858. 645  
 Jefferson st, n s, 211.8 e Tompkins av, 16.8x100.  
 Daniel T. Macfarlan to John R. Brown.  
 Mort. \$6,400. 8,000  
 Jefferson st, n s, 311.8 e Tompkins av, 16.8x100.  
 Same to same. Mort. \$6,400. 8,000  
 Jefferson st, s s, 245 e Bremen st, 25x100, h &  
 l. Charles Bethon to George Giehl. 4,800  
 Jefferson st, n s, 143 e Ormond pl, 21x100, h &  
 l. Thirza Wortley to Walter F. Angell,  
 Providence, R. I. 150  
 Lawton st, s e s, 175 n e Broadway late Divi-  
 sion av, 25x90. George A. Howard, Hoboken,  
 N. J., to Theodore Speth. 375  
 Locust st, w s, 342 s Brooklyn and Jamaica  
 plank road, 50x150, New Lots. George  
 Beach to Eliza C. Wardell. 2,200  
 Luquer st, n s, 170.10 w Court st, 20x100, h & l.  
 Edward Keogh, Jr., to Johann G. Hof-  
 mann. 5,000  
 Luquer st, s w s, 90 n w Clinton st, starting  
 from inner line of court yard, 38x100, h & l.  
 Huntington st, n s, 220 e Court st, 20x100.  
 Clarissa L. Crane, widow, and Benjamin F.  
 and Albert Crane to Evert Bergen. nom  
 Monroe st, s e cor Nostrand av, 20x80, h & l.  
 George W. Brown to Edward J. Barber.  
 Mort. \$9,000. 5,000  
 Same property. Edward J. Barber to M. Louise  
 wife of George W. Brown. Mort. \$9,000. 5,000  
 Monroe st, s s, 20 e Nostrand av, 20x80, h & l.  
 George W. Brown to William W. Pendleton,  
 New York. Mort. \$7,500. 15,000  
 Monroe st, s s, 40 e Nostrand av, 20x80, h & l.  
 George W. Brown to Pauline L. Dodge, Sing  
 Sing, N. Y. Mort. \$7,500. 15,000  
 Monroe st, n s, 325 e Throop av, 25x100. Dun-  
 can A. McTavish, as trustee of Susan Fisher,  
 to Hildreth Graham. 3,500  
 Same property. John P. Kingsford to same.  
 Q. C. nom  
 Same property. Hildreth Graham to Mary A.  
 Dickinson. 4,500  
 Middleton st, n s, 151.3 e Harrison av, 23.9x100.  
 Jacob Bossert to Christian Hoffmann and  
 Margerita his wife. 6,200  
 Madison st, n e cor Nostrand av, 20x80.  
 Release mort. Sophie G. Parker to Thomas  
 Ellson. 500  
 Same property. Thomas Ellson to John  
 Damon. 17,000  
 Marion st, s s, 81.3 e Patchen av, 18.9x100.  
 William Radde to Anthony Rempe. 1,000  
 Same property. Anthony Rempe to Frank  
 Rempe. nom  
 Nassau st, n e cor Adams st, runs east 25 x  
 north 64 x west 15 x north 12 x west to Adams  
 st, x south 76. Owen McGreevy to James  
 Murdoch. Mort. \$5,000. 8,000  
 North Henry st, e s, 100 n Richardson st, 25x  
 100. Franz Litter, exr. M. Litter, to Maria  
 Litter. nom  
 Nelson st, n e s, 110 n w Clinton st, 19x100,  
 h & l.  
 Nelson st, n e s, 148 n w Clinton st, runs north-  
 east 100 x northwest 36 x southwest 4.7 x  
 again southwest 95.11 to Nelson st, x south-  
 east 88, h & l.  
 Clarissa L. Crane, widow, and Benjamin F.  
 and Albert Crane to Evert Bergen. nom  
 Oakland st, s e cor Eagle st, 25x72, h & l. Pat-  
 rick Hoare to Thomas Flood. Mort.  
 \$1,500. 3,000  
 Park pl, s s, 203.10 e 5th av, 20x100. James W.  
 Hay to Jane H. Phillips, N. Y. Mort.  
 \$4,000. 6,000  
 Same property. Jane H. Phillips to Johanna  
 Ewest. Mort. \$4,000. 6,000  
 Park pl or st, w s, 151.6 s Beaver st, 20x100.  
 Sophia wife of George Loffler to Adam and  
 Charles Foss. 4,100  
 Park pl or st, n w s, 171.6 s w Beaver st, 20x100,  
 h & l. Sophia wife of and George Loffler to  
 John Young. 4,100  
 Park pl, s s, 55.10 e 6th av, 18.9x100, h & l.  
 Mary A. T. wife of Charles W. Lord and  
 Elizabeth B. Estes to George M. Van Devent-  
 er. Mort. \$5,000. 10,000  
 Partition st, n e s, 188 n w Richards st, 20x  
 100, h & l. Regina Ehrlich, individ., and  
 as extr. Wm. A. Ehrlich, to Andrew Cald-  
 well and Mary his wife. Mort \$500. 1,500  
 President st, s s, 450 e 8th av, runs south 36.9 x  
 northeast 37.7 to President st, x west 7.10,  
 gore; also Carroll st, n s, 450.8 east 8th av,  
 runs north 11.6 x southeast 55.2 to Carroll, x  
 west 54.2, gore. Orson D. Munn to Eliza-  
 beth C. H. Clark, widow, and Lawrence W.,  
 Elizabeth, Mary S. and Chas A. Clark. exch  
 Pulaski st, s s, 100 w Marcy av, 25x100, h & l.  
 Margaret O. F. Bronson wife of Willett,  
 to Helena M. wife of William F. Edmundstone.  
 Q. C. nom  
 Quincy st, n s, 175 w Throop av, 37.6x100. }  
 Quincy st, n s, 231.3 w Throop av, 18.9x100. }  
 William J. Sayres to James W. Stewart.  
 Release mort. 2,500  
 Quincy st, n s, 200 w Tompkins av. 18.9x100,  
 brown stone dwellg. Paul C. Grening to  
 Uzal D. Campbell. Mort. \$3,500. 6,500  
 Quincy st, s s, 225 e Sumner av, 5x100. Mari-  
 etta Crowell to John W. Harmon. C. a. G. 439  
 Quincy st, n s, 261.3 w Bedford av, 18.9x100.

Francis L. Donaldson, heir L. H. Donaldson,  
 to Phebe E. Donaldson, widow. All title. nom  
 Quincy st, n s, 195.1 e Tompkins av, 4.10x100.  
 Release mort. Thomas Stevenson to Wm. J.  
 Sayres. 300  
 Same property. Marie wife of Asa W. Ten-  
 ney to same. 300  
 Rapelye st, w s, 1,075 n 4th st, 50x150, New  
 Lots. Frederick Cobb to Catharine R. Ar-  
 nold. 450  
 Rapelye st, e s, 750 n 4th st, 50x150, New  
 Lots. Eliza C. wife of Charles J. Wardell,  
 to George Beach. 400  
 Ryerson st, No. 114, w s, 264 n Myrtle av, 20x  
 100. William H. Brokaw, exr. H. C. Hud-  
 son, to Joseph H. Colyer. 3,250  
 Sandford st, w s, 201 s Willoughby av, 50x100.  
 Foreclos. Edward F. Davenport to Abra-  
 ham Lott. 1,200  
 Sandford st, w s, 200 s Willoughby av, 50x100.  
 Abraham Lott to John F. Stratton. 2,000  
 South Oxford st, w s, 255 n Lafayette av, 22x  
 100, h & l. Sarah E. wife of and Leonard R.  
 Welles to Samuel A. Wood. 19,000  
 Stockholm st, n w s, 175 n e Evergreen av, 150x  
 100. Harriet E. wife of and Isaac Cole to  
 Johanna Dieckmann. 3,900  
 Stockholm st, n w s, 175 s w Johnson av,  
 25x100, h & l. Robert E. Magill to Ellen  
 Joyce. 1,200  
 Union pl, s s, 94.9 w Locust st, 250x183.6x250x  
 183.8, Flatbush. James F. Pierce to Miles F.  
 Powers. Q. C. nom  
 Same property. Miles F. Powers to Anna M.  
 Pierce. Q. C. nom  
 Union st, n s, 377 e 6th av, 80x90, hs & ls.  
 George W. Brown to Edward J. Barber.  
 Correction deed with declaration attached  
 stating that 7th av written in previous deed  
 should have been 6th av. 80,000  
 Verona pl, s w cor Macon st, 20.6x85.9x20x90.3,  
 h & l. Charles N. Peed to Almira L. Church.  
 7,125  
 Van Brunt st, w s, 75 n Sackett st, 80.8x100.  
 George M. Bartholomeu, as trustee of Ches-  
 ter Adams, dec'd, to Thomas L. Blackwell,  
 Jr., New York. 3,500  
 Warren st, n s, 126.6 e Bond st, 86x100, h & l.  
 Clarissa L. Crane, widow, and Benjamin F.  
 Crane, to Evert Bergen. nom  
 Willow st, s s, 175 w Railroad av, 25x100, New  
 Lots. Mira H. Crook, widow, to Henry  
 Hagedorn. Taxes, &c. 100  
 Woodbine st, s e s, 200 s w Central av, 25x100.  
 Elizabeth L. wife of George F. Booth to  
 Sarah C. Beardley. 600  
 Wallabout st, n s, 100 w Throop av, 25x100.  
 Anton Schnetzer to Holm E. Kutschbach. nom  
 Same property. Holm E. Kutschbach to Elisa-  
 betha Schnetzer. nom  
 Withers st, s s, 150 e Leonard st, 25x100.  
 Oakley Frost to John Stahl. Mort. \$2,500.  
 exch and 400  
 Withers st, n s, 225 w Lorimer st, 25x100.  
 Terence Hughes to Herman Rhein. 700  
 Withers st, s s, 80 e Humboldt st, 20x50, h & l.  
 Lawrence Hoare to Thomas Flood. 1,200  
 1st st, n s, 330 e 6th av, 20x100. Mary J. wife  
 of Frederick A. Schroder to Margaret Wood-  
 ward. Mort. \$3,500. 6,100  
 Sou h 2d st, n s, 99.10 e 7th st, 16.8x100. Jo-  
 seph A. Burr, Jr., to Charles Furness. Mort.  
 \$2,500. 4,500  
 Same property. Charles Furness to Gerd Gra-  
 bau and Louisa his wife, as joint tenants.  
 Mort. \$2,500. 5,450  
 South 2d st, n s, 133.2 e 7th st, 16.8x100. Joseph  
 A. Burr, Jr., to Lottie P. Billingham. Mort.  
 \$2,500. nom  
 North 4th st, westerly cor 6th st, 125x—, in two  
 courses to North 2d st, x 125 to 6th st, x—  
 to beginning. Arthur Lennon to Michael Solan.  
 Mort. \$9,500. nom  
 East 5th st, e s, 496.6 n Greenwood av, 50x100,  
 Flatbush. John D. Green to William J.  
 Hudson. 1,000  
 Same property. William J. Hudson to Caro-  
 line A. wife of John D. Green. 1,000  
 South 6th st, n w cor 2d st, 18x55x12.8x55.3.  
 Henry W. Lemkau to William F. Rugen.  
 Mort. \$7,000. 8,750  
 8th st, s w s, 185 n w 5th av, 20x75. Foreclos.  
 Lewis R. Stegman to Ira A. Kimball. 1,710  
 14th st, s s, 88 w 2d av, 154 x south 79 x south-  
 east 68.7 x east 88 x north 100.  
 15th st, n s, 100 w 2d av, 32x100. Foreclos. }  
 Francis T. Magill to Manhattan College of  
 New York. consid. omitted  
 Bay 16th st, w s, 200 s 86th st, 100x96.8, New  
 Utrecht. Archibald Young, New Utrecht,  
 to Tom A. Ritson. 1,160  
 16th st, s w s, 162.10 s e 11th av, 20x100. Wil-  
 liam F. Redmond to Catharine Hyland.  
 C. a. G. 400  
 16th st, s w s, 182.10 s e 11th av, 20x100. Wil-  
 liam F. Redmond to Bridget Farrell. C.  
 a. G. 400  
 17th st, n e s, 302.6 n w 5th av, 22x100.2, h & l.  
 Partition. Joseph W. Carroll to Martin Will.  
 Mort. \$1,700. 3,600  
 17th st, s w s, 325 s e 3d av, 50x—. Partition.  
 J. W. Carroll to Martin Will. Mort. \$3,000.  
 3,750  
 26th st, s s, 200 e 3d av, 20x101.2. James A.  
 Roosevelt, trustee for Marcia O. Roosevelt,  
 now wife of Edward B. Scovel, to Thomas E.  
 Curtis. Subject to encroachments. 500  
 39th st, s s, 200 e 4th av, 25x100.2. }  
 39th st, s s, 325 e 8th av, 25x100.2. }  
 William O'Carroll to Laura S. Morris  
 Mort. \$475. 14  
 39th st, n s, 225 e 5th av, 50x73.10x51.1x60.1.  
 William Fox to Laura S. Morris. nom  
 43d st, n s, exfdg from 5th av to 6th av



100.2. Foreclos. Lewis R. Stegman to John L. Brewster, Plainfield, N. J. 1,775  
 Atlantic av, n s, 47 w Van Sinderen av, 46x 98.7, New Lots. Mary A. Miller to Catharine Amend. 2,100  
 Atlantic av, n w cor Madison st, 60.10x100x60x 90, New Lots. Emma A. Keinoth, formerly Emma A. Burrill, widow and devisee J. H. Burrill, to William J. Driver. 400  
 Baltic av, n s, 25 e Miller av, 25x100, East New York. Theodore Kiendl to John Sakker. 450  
 Bedford av, e s, 249 n De Kalb av, 22x100. }  
 Spencer st, w s, 24 n De Kalb av, 17x100. }  
 Spencer st, w s, 274 n De Kalb av, 17x100. }  
 George W. Bastedo, admr. N. Bastedo, to Henry B. Henson. All liens. 1,600  
 Cypress av, e s, 50 s Ivy st, 25x100, New Lots. Esther Tuttle, widow, Orient, L. I., to Marcus B. Brown. 100  
 Clason av, w s, 40 s Lexington av, 20x100. Francis L. Donaldson, heir L. H. Donaldson, to Phebe E. Donaldson, widow. All title. nom  
 Evergreen av, s s, 50 w Ralph st, 25x100. Adam Frey to Patrick J. Menahan. 475  
 Evergreen av, s s, 25 w Ralph st, 25x100. Margaretha wife of and Frederick Holder to Patrick J. Menahan. 550  
 Evergreen av, s s, 25 w Ralph st, 50x100. Assignment of bid. Herman L. Guck to Anton Ibert. nom  
 Eldert av, e s, 165 s Liberty av. 25x100, New Lots. Charles Harrison, Newark N. J., to Charles Nelson and Leopoldine Klueber. 300  
 Graf av, s s, 105.5 w Hinsman st, runs south 147.3 to Coney Island Creek, x west 37.7 x northwest still along creek 29 x north 133 to Graf av, x east 58.2. }  
 Graf av, n s, 105.5 w Hinsman st, 58.2x132.8x 57.6x135.2, Gravesend. }  
 Frederick Graf to Ferdinand Sulzberger. Deed given as collateral security for the payment in 1 year of 1,250  
 Hamilton av, e s, 126.9 s President st, 20x60x 21.7x51.10, h & l. Aaron Peck, Jr., to Mary J. Peck, Elizabeth, N. J. 7,200  
 Johnson av, w s, 40 n Palmetto st, 74x82.6 x53.4x80. Meyer Rosenberg to Joseph Volkammer and Robert Weiskittel. 3,700  
 Liberty av, s w cor Washington st, 25x100, New Lots. Ferdinand Gundermann to Conrad Hartfelder and Barbara his wife. 1,300  
 Lafayette av, s s, 140 e Clason av, 20x76.6x20x 77, h & l. Mary F. wife of and Daniel J. McCann to Florence L. wife of Frederick S. Cortis. Mort. \$2,500. 6,500  
 Lexington av, n s, 86 e Patchen av, 40x100. Angeline A. Murray and ano., exrs. R. M. Demill, to Alice B. Cox. 1,200  
 Same property. Angeline Demill to same. nom  
 Putnam av, n e cor Tompkins av, 295x100. Emma J. Woolley to Joseph C. Hoagland. Morts. \$7,408. 19,500  
 Pennsylvania av, w s, 300 n North Carolina av, runs west 50 x north to s Atlantic av, x east 50.3 to Pennsylvania av, x south 109.8, East New York. John W. Pitkin to Michael J. Gibbons, New York. 4,500  
 Reid av, s w cor Monroe st, 100x76. John S. Mason and others to The Janes Methodist Episcopal Church, Brooklyn. Deed of confirmation. nom  
 Same property. Henry Battermann to same. Deed of confirmation. nom  
 St. Marks av, s s, 147.6 w Vanderbilt av, 17.6x 131, h & l. The Germania Life Ins. Co., to Frank P. Share. 3,750  
 St. Marks av, s s, 182.6 w Vanderbilt av, 17.6x 131, h & l. Same to William W. Share. 3,750  
 St. Mark's av, n s, 20 e Carlton av, 20x90. John Monas to Mary S. wife of Cornelius Blakeslee. Mort. \$6,000. 12,000  
 St. Mark's av, n s, 40 e Carlton av, 20x90. John Monas to Hannah M. wife of Edward G. Williams. Mort. \$6,000. 12,000  
 St. Mark's av, s s, 285.1 e 5th av, 18.9x81.1, h & l. John S. Brooks to Ella M. Coots. Mort. \$4,500. 6,000  
 St. Marks av late Wyckoff st, n s, 175 w Vanderbilt av, 25x131. Joseph Hackett to John J. Rhatigan. nom  
 Same property. John J. Rhatigan to Catharine Hackett. nom  
 Snediker av, e s, 150 s Baltic av, 50x100, New Lots. Thomas Donaldson to Agnes S. Donaldson. 2,000  
 Throop av, s w cor Monroe st, 100x475. John M. Bruce to John F. Ryan. 28,800  
 Throop av, e s, 25 n Wallabout st late River st, 25x68.8x26.9x59.2, h & l. Cyrille Carreau to Emile Loch. Mort. \$500. 3,500  
 Tompkins av, s e cor McDonough st, 118.5 to centre Brooklyn and Jamaica Pike, x northeast along centre line to point 82.6 e Tompkins av, x north to McDonough st, x west 82.6. Cordelia E. wife of and Henry L. Betts to John D. Sullivan. See Decatur st. 9,650  
 Tompkins av, e s, 80 n Stockton st, 24.10x100, h & l. John Jung to George F. and Frida Heyde. 7,800  
 Willoughby av, n s, 116.8 e Lewis av, 16.8x100. S. Adelaide wife of Daniel Martin to Gilbert Wood. Mort. \$3,750. 5,000  
 Willoughby av, n s, 85 e Throop av, 40x100. Augustus Comstock to Emma J. Allen. Q. C. nom  
 5th av, easterly cor 50th st, 50.2x100. }  
 50th st, n e s, 100 s e 5th av, 100x100.2. }  
 Edward T. Hunt et al., exrs. and trustees of Thomas Hunt, to John H. Becker. 2,150  
 7th av, w s, 89.6 s Carroll st, 25x—. Margaret Kemp, New Orleans, La., to William E. Scovil. 3,500  
 7th av, w s, 114.6 s Carroll st, 25x—. Caroline

L. wife of William I. Pattison to William E. Scovil. 3,500  
 9th av, westerly cor President st, runs north-west 225 x southwest 200 to Carroll st, x southeast 244 to 9th av, x northeast 200.3. }  
 Pierrepoint st, s s, 150 e Henry st, 25x100. }  
 Lawrence W. Clark to Elizabeth C. H. Clark. All title. Subject to dower int. of Eliz. C. H. Clark. nom  
 10th av, n w s, 25 n e 16th st, 25x97.10. Archibald A. Johnston to Harrison Abbott. nom  
 Same property. Harrison Abbott to Arabella A. Johnston. nom  
 Interior lot, 90 e Tompkins av and 95 s Floyd st, runs south 5 x east 10 x north 5 x west 10. George Weidner to John Jung. 80  
 Interior plot, 450.8 e 8th av and 36.9 s President st, runs south 151.9 x northwest 31.4 x northeast 148.5, gore. Elizabeth C. H. Clark, widow, and Lawrence W., Elizabeth, Mary S. and Charles A. Clark, heirs T. Clark, to Orson D. Munn. nom  
 Lot at Canarsie, on n w s of the road and adj. A. Rice's, 40x125. Jonathan Van Houten, Canarsie, to Edward Keteltas. 100  
 Old public road, Sheephead Bay, w s, 90.7 n Graf av, 56.8x156.1 to Hinsman st, x53.3x 156.11. }  
 Graf av, n w cor Hinsman st, 59.8x137.2x59.1 x139.9. }  
 Graf av, s w cor Hinsman st, 59.8x166.4 to Coney Island Creek, x 70.8x190.3, Gravesend. }  
 Frederick Graf to Ferdinand Sulzberger. Deed given as collateral security for the payment in 1 year of 1,250  
 Interior lot, 75 n e Livingston st and 25 s e Nevins st, runs southeast 16.8 x northeast 5 x16.8x5. John L. O'Sullivan to Ellen Nolen, widow. Q. C. nom  
 Plot 225 n Grand st and 250 e Scott av, runs east 368 to bulkhead line Newtown Creek, x north 133.11 x west 349 x south 130, with building, machinery, &c., reserving right of way across wharf. Foreclos. Gerard M. Stevens to Charles A. Rapallo. 5,000  
 Sheephead Bay road, adj. E. A. Mason, 10x 145x117x25x75x160, Gravesend. Elizabeth Clute to Edward A. Mason. 350  
 Exemplified copy of the last will and testament of Josefa Blanco y Vilela de Rodriguez. Release of all real estate of which Henry McCann died seized from lien of legacy of \$1,000 by Bernard McCann, the same having been paid.

WESTCHESTER COUNTY, N. Y.

DECEMBER 28TH TO JANUARY 24TH—INCLUSIVE.

MAMARONECK.

Flint, Edward E.—Owen McSweeney, lot on n s Grove av, adj lot of Patrick Shine. 600  
 Kelemen, Jane E., and Townsend Wandell—Henry M. Flagler, land on w s highway leading from Mamaroneck to Harrison, adj. lands of Lyman Fiske. 3,600  
 Mutual Life Ins. Co. of New York—Isaac Rodman, 33 rods on Westchester turnpike road, adj. lands of Giles Seaman. 1,200  
 Flint, Frederick W.—Edward Lamson, 2 lots on w s Oak Bluff av, 145 s Helena av. 1  
 Lamson, Edward—Jessie L. Flint, same property. 1

NEW ROCHELLE.

Lorenzen, Frederick—Michael Sweeney, lot No. 11 on n w s Centre st. 196  
 Lorenzen, Frederick—Thomas White, lot on e s Locust av, 82.10 from Elm st. 265

PELHAM.

Hutton, Aramuta C., and Elizabeth Hutchings—Grace M. Delcambre, s s 3d st at Pelhamville, 100x200. 4,500  
 Scofield, Frances—Angeline A. Fordham, lot on w s City Island on Eastchester Bay and adj lands of T. J. Jennings. 1,000  
 Simons, Leland—Elizabeth Ohle, 1/2 int. in lot on w s highway, adj. land of grantor. 1  
 Same—same, 1/2 int. in lot on w s new street, adj. lands of grantor. 1  
 Fitzpatrick, James—James D. Fitzpatrick, lots Nos. 278 to 284, both inclusive, on w s Oak av, 655 ft. from s s 3d st. 100  
 Fitzpatrick, James D.—Ramon Alvarez, same property. 450

MORTGAGES.

NEW YORK CITY.

JANUARY 18, 19, 21, 22, 23, 24.  
 Bardes, Anna, widow, to Conrad Latus, exr. L. Bardes. 2d av, No. 833, w s, 74.2 s 45th st, 24.5x100 Jan. 22, 1878, 3 years, 7%. \$3,000  
 Barrett, John J., mortgagor, with Mary A. Burnett. Agreement reducing interest on a 6% mort. to 5% from its inception. Jan. 15, in consid. of 210  
 Beaudet, Alphonso, and Joseph Blumenthal to Eveline G. Marshall et al., trustees J. R. Marshall, dec'd. 2d av, s w cor 99th st, 98x 100. Jan. 18. 3 years, with privilege to party second part to demand \$5,000 in 1 yr. 45,000  
 Same to Newman Cowen. Same property. Jan. 18, 2 months. 2,508  
 Berry, Bridget, Fordham, to Marie B. Boss, Tremont. Tiebout av, n e cor Clark st, 75x 85.2x76x72.4. Jan. 14, 5 years. 800  
 Bradley, Edwin A., and George C. Currier with John B. Smith, all mortgagors. Agreement giving priority to mortgage from Schmitt to Smith. See Schmitt. Jan. 18. nom  
 Brague, Stephen B., to Lucy Thorn. 44th st, n s, 100 w 6th av, 25x100.5. April 30, due May 1, 1887 5,000

Brothers, Charles, to THE BOWERY SAVINGS BANK. Eldridge st, No. 125, w s, 100 n Delancey st, 25x100. Jan. 19, 1 year, 5%. 5,500  
 Bliss, Charles H., to William H. Jackson. Broadway, s w cor 57th st, runs west 150.11 x south 100.5 x east 100 x north 50 x east 71 to Broadway, x north 54.3. Jan. 22, 2 mos. 14,073  
 Browning, William H., to THE NEW YORK LIFE INS. CO. 63d st, n s, 75 w 4th av, 17x 100.5. Jan. 10, due Sept. 15, 1884. 27,200  
 Same to same. 63d st, n s, 92 w 4th av, 16x 100.5. Jan. 10, due Sept. 15, 1884. 25,600  
 Same to same. 63d st, n s, 108 w 4th av, 16x 100.5. Jan. 10, due Sept. 15, 1884. 25,600  
 Same to same. 63d st, n s, 124 w 4th av, 17x 100.5. Jan. 10, due Sept. 15, 1884. 27,200  
 Same to same. 63d st, n s, 141 w 4th av, 18x 100.5. Jan. 10, due Sept. 15, 1884. 28,800  
 Same to same. 63d st, n s, 159 w 4th av, 20x 100.5. Jan. 10, due Sept. 15, 1884. 32,000  
 Same to same. 63d st, n s, 179 w 4th av, 21x 100.5. Jan. 10, due Sept. 15, 1884. 33,600  
 Same to Charles T. Barney. 63d st, n s, 75 w 4th or Park av, 125x100.5. Jan. 19, due April 1, 1884. 13,039  
 Same to James Fay. Same property. Jan. 19, due Jan. 22, 1885, installs. 11,400  
 Bull, Charlotte, wife of and William, to Alexander S. Webb et al., trustees of Cath. S. Coles. 3d av, e s, 62.9 n 102d st, 18x105. Jan. 22, 5 years, 5%. 6,000  
 Baker, George A., to Henry R. Mount. Ludlow st, w s, 87.6 s Delancey st, 25x87.6. All title. Jan. 10. secures indebtedness  
 Clarke, Robert M., to The 24th Ward Real Estate Assoc., New York. Decatur av. P. M. Jan. 10, due Jan. 24, 1887, or installs. 2,200  
 Cohen, Harris and Abraham, mortgagors, with Conrad Weber. Agreement to extend mortgages and reduce int. to 5 1/2%. Jan. 18.  
 Cheeseman, John L., to THE DRY DOCK SAVINGS INST. 53d st, n s, 303 w 2d av, 22x100.4. Jan. 10, 1 year, 5%. 6,000  
 Clark, Alice, widow, to Alexander Brown, Philadelphia. East Broadway, n e cor Montgomery st, 27x104 to Division st, x 27 to Montgomery st, x 104.9. Jan. 23, due May 1, 1889, 5%. 22,000  
 Colman or Coleman, Patrick, Riverdale, N. Y., to John H. Thorn. Old Albany Post road, n w cor Mosholu av, 128x135x100.6x 119.2. Jan. 12, 1 year. 500  
 Carroll, William, to THE SAG HARBOR SAVINGS BANK, L. I. 39th st, n s, 250 e 10th av, 25x98.9. Jan. 18, 1 year, 5 1/2%. 5,000  
 Clark, John, to Henry Wood, exr. Charles Wood. 51st st. P. M. Jan. 19, 5 yrs., 5%. 5,000  
 Cornell, Mary, widow, to John J. Clancy. 53d st, No. 264, s s, 100 e 8th av, 18.9x100.5. Jan. 18, 5 years, 5%. 4,000  
 Donvan, Silas J. and James V., to THE GERMAN SAVINGS BANK, in the City of New York. 4th st, n s, 150 w 8th av, 50x100.5. Jan. 19, 1 year. 38,000  
 Douglas, Mary E., wife of William, to Ellen Donohoe. Jackson av, e s, 100x100, 24th Ward. P. M. Jan. 19, 5 years, 5%. 1,300  
 Drake, Elias G., to Emile Dardy. Broadway, e s, 77 s 38th st, 25.10x96x24.8x104.2. Jan. 19, 1 year, 5%. 4,000  
 Dawson, John, and William Archer to THE UNION DIME SAVINGS INST. City New York. Av A, n w cor 119th st, 20.11x75. Jan. 22, due May 1, 1887, 5%. 14,500  
 Same to same. 119th st, n s, 75 w Av A, 38x 100.11. Jan. 22, due May 1, 1887, 5%. 26,500  
 De Witt, Ephraim, to Oscar C. Ferris et al., trustees for Blanche A. Ferris. 8th av, s e cor 143d st. P. M. Jan. 23, 3 yrs, 5%. 8,000  
 Same to same. 143d st, s s, 75 e 8th av. P. M. Jan. 23, 3 years, 5%. 4,000  
 Same to same. 8th av, e s, 24.11 s 143d st. P. M. Jan. 23, 3 years, 5%. 8,000  
 Dixon, Joseph, to Hugh Reilly. Rae st. P. M. Jan. 22, due Nov. 30, 1885. 500  
 Duffy, Mary, wife of Michael, to Thomas J. Crombie. 93d st, n s, 375 e 3d av, 25x100.8; 93d st, n s, 425 e 3d av, 50x100.8. Subject to mort. on each lot of \$11,500. Jan. 22, 1 yr. 4,000  
 Same to same. 94th st, s s, 375 e 3d av, 100x 100.8. Subject to mort. on lot of \$11,500. Jan. 22, 1 year. 4,000  
 Dawson, John, and William Archer to THE MANUFACTURERS' AND BUILDERS' FIRE INS. CO., City New York. Pleasant av or Av A, n w cor 119th st, 20.10x75; 119th st, n s, 75 w Av A, 38x100.10. Jan. 23, 6 months. 6,000  
 Engelhard, Charles, to THE HARLEM SAVINGS BANK, City New York. 129th st, No. 151, n s, 150 e 7th av, 25x99.11. Jan. 23, 1 yr, 5%. 6,000  
 Fay, Michael, to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. 2d av, n w cor 124th st, 100.11x108.6. Subject to mort. \$30,000. Party of second part to have the right to add to this mort. any sums they may advance as interest on other mort. or for principal. Dec. 17, 1883, due June 1, 1884. 10,200  
 Fettretch, Catharine, wife of John, to The General Synod of the Reformed Church in America. 3d av, w s, 50.5 n 107th st, 26x100. Oct. 20, 3 years, or sooner. 18,500  
 Same to same. 3d av, w s, 76.5 n 107th st, 25x 100. Oct. 20, 3 years, or sooner. 18,500  
 Same to same. 3d av, w s, 101.5 n 107th st, 25.5x100. Oct. 20, 3 years, or sooner. 18,500  
 Same to Elias G. Brown. 3d av, w s, 50.5 n 107th st, 26x100. Jan. 1, 1 year, installs. 7,000  
 Same to same. 3d av, w s, 76.5 n 107th st, 25x 100. Jan. 1, 1 year, installs. 7,000  
 Same to same. 3d av, w s, 101.5 n 107th st, 25.5 x100. Jan. 1, 1 year, installs. 7,000  
 Finkenberg, Adolph, mortgagor, with Sarah A. Shaw. Agreement extdg mortgage. June 6, 1883.



Galewski, Bernard, to Moses De Wolf. Canal st. P. M. Oct. 20, 5 years, or sooner, 5%. 7,000  
 Same to same. Canal st. P. M. Oct. 20, 5 years, 5%. 4,500  
 Gottlieb, Joseph, to George St. Amant, Paris, France. 10th av, e s, 75.5 s 58th st, 25x100. Jan. 21, due Jan. 1, 1889, 5%. 10,000  
 Goldberg, Moses, mortgagor, with Sarah A. Shaw. Agreement extd mortgage. June 6, 1883.  
 Gandy, Elizabeth H., wife of and Sheppard, to James A. Roosevelt, as trustee of Marcia R. Scovel. 19th st, No. 46, s s, 285 e 6th av, 29x92. Jan. 19, 2 years, 5%. 20,000  
 Griswold, Harriet E., wife of William N., to James Roosevelt and ano., exrs. Isaac Roosevelt. 45th st, n s, 125 w 8th av, 18.9x100.5. Leasehold. Jan. 19, due Feb. 1, 1889. 4,500  
 Handbode, Peter, to Samuel M. Purdy. Franklin av, e s, part lot 80 map Morrisania, 100x189x126x140, h & l. Jan. 21, 1 year. 800  
 Hanson, John D., to Frederick H. Ernst. Rustic av, s e s, lots 69 and 70 map East Tremont, 175x150.5x158x150. Jan. 22, 1 year. 2,000  
 Hearn, Laura F., wife of and George A., Jr., to Catharine E. wife of Hector Sinclair. 13th st, Nos. 25 and 27 W. See Conveys. Jan. 22. 11,000  
 Hewison, George, to Charles W. Hewison. 27th st. P. M. Jan. 18, 3 months, 5%. 3,200  
 Hitchcock, Harvey N., to THE WESTCHESTER FIRE INS. CO. 163d st, n e s, southwest 1/2 of lot 7 map Morrisania, 75x217.9. Jan. 21, due in Jan., 1880. 1,000  
 Haensch, Emil, to Lewis C. Tufts. 109th st, n s, 225 e 2d av, 25x100.10. Nov. 13, 5 months. 800  
 Hammond, Thomas S., to Susan Allen, Brooklyn. 16th st, n s, 325 w 9th av, 25x92. P. M. Dec. 29, due Jan. 2, 1885. 10,000  
 Same to Thomas Brown. Same property. P. M. Dec. 29, due Jan. 2, 1885. 2,000  
 Hank, Valentin, to Adolph Hankh. 9th av, w s, 24.8 n 34th st, 24.9x100. Jan. 19, 1 year, 5%. 2,000  
 Hassey, August C., to Rose Frank. 50th st, n s, 45 w 1st av, runs north 67 x west 0.6 x north 7.11 x west 5.6 x north 5.1 x west 14 x south 80 to 50th st, x east 20. Jan. 19, due Jan. 1, 1887, 5%. 9,000  
 Henry, Matthew C., to Margaret A. Francis. 82d st, s s, 154.3 e Av A, 18.9x102.2. Jan. 19, 3 years, 5%. 3,000  
 Hulle, Anna R., and ano., exrs. J. L. Hulle, to The Greenwood Cemetery. 9th av, n w cor 49th st, 39.4x80.6. Jan. 7, due Jan. 1, 1891, 5%. 10,000  
 Jarvis, Judson, to Gustave Harlem. Forsyth st, w s, 74.9 n Bayard st, 25x100. Jan. 12, 1 year. 3,000  
 Jourgensen, Emma C., wife of and Christian, Brooklyn, to William C. Wallace, Milburn, N. J. Maiden lane, No. 96, s w s, 22.3x82.10 x21.5x86.2. See Conveys. Jan. 19, 1 year, or sooner. 18,000  
 Jefferson, John J., to James Livingston. Orchard st, n e s, 200 s e Madison av, 100x125. Jan. 19, 2 years. 2,500  
 Jerring, Elizabeth M., wife of and John H., to Maria Dill. 105th st, n s, 380 e 2d av, 30x100.11. Jan. 1, 5 years, 5%. 2,500  
 Same to Lambert Suydam. 105th st, No. 337 E., n s, 410 e 2d av, 15x100.11. Jan. 1, 5 years, 5%. 1,500  
 Jones, Mary J., wife of and Charles, to Albert J. Milbank. Fordham av. P. M. Jan. 23, 3 years. 3,000  
 Just, Edward H. M., to THE MUTUAL LIFE INS. CO., New York. 6th av, s w cor 122d st, 100.11x100. Already mortgaged to party second part. Jan. 24, due March 1, 1885. 30,000  
 Kilpatrick, Edward, to Edward Oppenheimer and Isaac Metzger. 80th st, n s, 80 w 4th av, 200x102.2. Jan. 23, due April 1, 1884. 10,000  
 Kompenhans, Charles A., otherwise Oels, Hoboken, N. J., to Charles Kompenhans. Columbia st, e s, 21.3 s Houston st, 17.9x50. Jan. 23, 2 years, 4%. 700  
 Kelly, William H., to Julius Goodby. Broadway Boulevard, n w cor 75th st, 133.6x131.9x129.4 to 75th st, x164.10. Jan. 17, 1 year. 2,500  
 Knight, Columbus, Baltimore, Md., to Sarah A. Knight, Batimore, Md. 2d av, s w cor 77th st, 100x100. Jan. 23, 3 years. 9,000  
 Same to same. Grand st, s w cor Essex st, 22.9 x50. Jan. 23, 3 years. 6,000  
 Koeber, Philipp, to Peter Doelger. 2d av. P. M. Jan. 21, installs, 5%. 6,000  
 Kessler, Jane, widow, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City of New York. 116th st, n s, 94 w Av A, 50x100.10. Jan. 19, 1 year. 4,000  
 Kilpatrick, Edward, and Julia A. S. his wife, to Albert J. Milbank. 78th st, n s, 100 w 1st av, runs north 64.1 x southeast 7 x north 38.2 to centre line block, x west 82 x south 24.7 x southeast to point 125 w 1st av, x south 68.7 to 78th st, x east 25. Jan. 15, 3 years, 5%. 10,000  
 Lahey, Salvatore J., to Sophia U. wife of Henry P. Willets, North Hempstead, L. I. 1st av, No. 504, e s, 49.5 n 29th st, 24.8x75. Jan. 21, 5 years, 5%. 4,000  
 Lawrence, Sarah W., wife of John S., Garden City, L. I., to Charles W. Lawrence. 19th st, No. 34, s s, 435 e 6th av, 25x92. 1/4 part. Jan. 18, 1 year, 5%. 2,000  
 Lerch, Anna G. E., to THE GERMAN SAVINGS BANK in the City of New York. 6th st. P. M. Jan. 16, 1 year. 15,000  
 Lynch, John, to George Heyman, Henry Herrmann, John Clafin and Elias S. Higgins. 126th st, n s, 225 e 8th av, 75x90.11; 125th st, n s, 100 w 9th av, 82x178x158.2.

Secures notes as follows: to George Heyman, \$3,353; to Henry Herrmann, \$3,221; to H. B. Clafin & Co., by John Clafin, \$4,511; and E. S. Higgins & Co., by E. S. Higgins, \$6,039. Jan. 21.  
 Langenbahn, Julius, to David Hirsch. 8th st, n s, 162.6 e 1st av, 37.6x110. Jan. 22, 5 years, 5%. 10,000  
 Leserman, Philip, Adelaide wife of Julius Prager and Rosalie wife of Lewis Leserman, devisees Julia Leserman, to Arthur L. Levy. 38th st, n s, 428.4 e 8th av, 20.7x98.9. Jan. 19, due Feb. 1, 1886. 3,000  
 Loonie, Dennis, to Eliza Weiner, trustee H. Weiner. 90th st, s s, 81 w Lexington av, 27.7x100.8. Jan. 23, 3 years, 5%. 12,000  
 Macdonald, John J., to Garret L. Schuyler. 76th st, s s, 253 e 4th av, 18x102.2. Secures building materials. Jan. 21, due August 1, 1884. 7,000  
 McCarter, Sarah E., wife of James, to Susan M. C. Livingston. 47th st, s s, 118.9 e 7th av, 18.9x100.4. Jan. 22, due Jan. 1, 1887. 16,000  
 Meehen, Elizabeth, wife of Hugh, to Samuel S. Constant. 108th st, n s, 165.9 e Lexington av, three lots, each 16.9x100.11. Mort. on each \$7,000. June 15, 4 months. 21,000  
 Same to same. 108th st, n s, 216 e Lexington av, 16.9x100.11. Sept. 26, 4 months. 6,000  
 Same to Abraham Steers. Lexington av, n e cor 108th st, 17.7x65. Jan. 15, demand. 3,249  
 Mina, Pietro, to James R. Lott, Brooklyn. Fairmount av, n cor Prospect st, 200x200. Dec. 18, 3 years. 6,000  
 McCoy, Rachel E., wife of Andrew, to Mary A. Patterson, formerly Mary A. Gassin, New Brunswick, N. J. Grand st, n s, 54 e Sullivan st, runs east 16 x north 60 to alley, x west 12.3 along alley x south 24.6 along another alley x west 3.9 x south 35.6. Jan. 18, due Aug. 15, 1884. 500  
 McLean, John D., to Mary Canis. 22d st, s s, 325 e 9th av, 25x98.9. Jan. 19, 6 mos. 1,000  
 Macdonald, John J., to James L. Montgomery. 76th st. P. M. Dec. 31, due April 1, 1884. 8,500  
 Mahon, Bridget, widow, to Augustus Cruikshank, trustee of the estate Benjamin Lord, dec'd. 51st st, n s, 204.6 e Lexington av, 20.6x100.5; 39th st, n s, 90 w 3d av, 23 x94.11x23.3x91.8. January 19, demand, 5% gold 3,200  
 Meagher, Patrick, to Bridget Quigley, Dobbs Ferry, N. Y. 151st st, n s, 100 e Courtland av, 25x115.8. P. M. July 21, 1883. 1,200  
 Meehen, Elizabeth, wife of Hugh, to The New York State Colonization Soc. 108th st, n s, 17 w 4th av, 17x80.11. Jan. 18, due in Jan. 1885. 8,000  
 Same to John H. Deane. 107th st, n s, 184 e Lexington av, 17x100.11. Jan. 17, demand. 2,189  
 Same to Samuel S. Constant. 108th st, n s, 65 e Lexington av, 33.9x100.11. January 14, 4 months. 6,000  
 Meehen, Elizabeth, wife of and Hugh, to same. 108th st, n s, 149 e Lexington av, 16.9x100.11. June 5, 1883, 4 months. 7,000  
 Same to same. 108th st, n s, 98.9 e Lexington av, 3 lots each 16.9x100.11. 3 mortg., each \$6,000. May 9, 1883, 4 months. 18,000  
 Molini, Virginia, Raffaele A. and Horatio G., to Joseph H. Mahan, exr. Ellen McGovern. 61st st, s s, 40 w Lexington av, 20x80. Jan. 17, demand. 1,000  
 Mulholland, Ann, wife of and John, to THE GERMAN SAVINGS BANK, City New York. 73d st, n s, 250 e 2d av, 3 lots, each 35x102.2. 3 mortg., each \$13,500. Jan. 17, 1 year. 40,500  
 Same to Herman E. Wagner, Brooklyn. 73d st, n s, 275 e 2d av, 25x102.2. January 17, 1 year. 2,000  
 Same to same. 73d st, n s, 300 e 2d av, 25x102.2. Jan. 17, 1 year. 2,000  
 Muller, Eva, wife of and George, to Marcus Fleischhauer. 1st av, 76th st. P. M. Jan. 15, 8 months, 5%. 23,000  
 Murphy, John, and Delia his wife, to Mary E. Purdy, New Rochelle, N. Y. 145th st, n s, 400 e Willis av, 25x100. Jan. 17, 3 years. 2,300  
 May, Leopold, to Leopold Gusthal and ano., exrs. E. Ridley and trustees Carrie Ridley. Ludlow st, No. 28, e s, 50 s Hester st, 25x87.6. Jan. 24, 5 years, 5%. 14,000  
 Meehen, Elizabeth, wife of Hugh, to Samuel S. Constant. 108th st, n s, 232.9 e Lexington av, 16.9x100.11. Oct. 11, 4 months. 6,000  
 Same to same. 108th st, n s, 249.6 e Lexington av, 16.9x100.11. Oct. 4, 4 months. 7,000  
 Same to Samuel S. Constant and ano., trustees for Eliz. A. Chapin. 108th st, n s, 266.3 e Lexington av, 16.9x100.11. Nov. 30, 1 yr. 9,000  
 Same to same. 108th st, n s, 283 e Lexington av, 17x100.11. Nov. 30, 1 year. 9,000  
 Nones, Leon A., to John S. Keteltas, Richmond, N. Y. 117th st. P. M. Jan. 21, 3 years, 5%. 5,000  
 O'Farrell, Henry P., to Edwin D. Morgan et al., exrs. E. D. Morgan. 97th st, n s, 350 w 8th av, 50x100.3. Jan. 10, due Dec. 15, 1884, 5%. 4,000  
 Ohmeis, Peter M. and Henry H., to THE GERMAN SAVINGS BANK, in the City of New York. Greenwich st, No. 538, w s, 21.4x154 to Washington st, x21.3x155; Greenwich st, No. 540, and No. 421 Washington st, begins Greenwich st, w s, 21.4x154 to Washington st, x21.3x154.6. Jan. 19, 1 year. 15,000  
 O'Sullivan, John and Jeremiah, to Oxley, Giddings & Enos. 112th st, s s, 78.9 w 4th av, 26.3x100.11. Jan. 23, 6 months, note. 550  
 Pena, Antonio D., mortgagor, with Louisa Dean. Agreement extending mort. at reduced interest. April 27, 1883. nom

Price, Arthur, Woodside, L. I., to Julius Bunzl. 55th st, No. 331, n s, 286.4 w 1st av, —x100.5x19.1x100.5. Jan. 23, 5 years, 5%. 5,000  
 Puncet, Luis, to Ernest Millet and ano., exrs. H. Leger. 146th st, s s, 125 e Public Drive, abt 75x99.11; Public Drive, e s, 24.11 s 146th st, runs east 100 x south 99.11 x west to Public Drive, x north to beginning. Dec. 26, 3 years. 6,000  
 Reim, Charles, and Fredericka his wife, to Pauline wife of Moses Geissmann. Retreat av. P. M. Jan. 19, 1 year. 1,400  
 Rhinelander, Charles E., to William C. Renwick et al., exrs. W. R. Renwick. 89th st. P. M. Jan. 23, 1 year, 5%. 4,500  
 Roberson, Rebecca A., to Abraham Vanderbeck. Greenwich st, No. 785, 22x58x—x57.6. Jan. 22, demand. 2,000  
 Rensen, William, to Henry and Peter M. Suydam, exrs. J. Suydam. Broadway, No. 189. P. M. Jan. 21, 5 years, 5%. 63,500  
 Sackett, Sarah E., widow, Rye, N. Y., to Sarah E. Sackett, extr. of Adam T. Sackett. 61st st, n s, 121.4 w 2d av, 16.10x100.5. Jan. 18, due Jan. 1, 1886, 5%. 9,000  
 Sandford, Charles, and Charles, Jr., Plainfield, N. J., to THE EXCELSIOR SAVINGS BANK, City New York. Suffolk st, e s, 100 n Grand st, 25x100. Jan. 18, due April 1, '85, 5%. 5,000  
 Scannell, Daniel E., to James J. McComb, Yonkers. 8th av, s w cor 82d st, 102.2x129.7 x— to 82d st, x 140.3; 8th av, n w cor 81st st, 102.2x100; 81st st, n s, 175 w 8th av, 25 x102.2; 82d st, s s, 175 w 8th av, 25x102.2; 58th st, n s, 125 w 6th av, 75x100.5; 59th st, s s, 125 w 6th av, 75x100.5; 59th st, s s, 200 w 6th av, 25x100.5; 58th st, n s, 200 w 6th av, 25x100.5; 58th st, s s, 175 w 8th av, 25x100.5; 86th st, n s, 87.9 w Madison av, 25.7 x102; 87th st, s s, 87.9 w Madison av, 25.7x102; Madison av, n w cor 86th st, 100.8x87.9. December 29, due May 1, 1886, additional security. 300,000  
 Schand or Schaud, August, to Louisa A. Campbell, widow. Water st, No. 276, n s, 27.9 w Dover st, and mort. says being same distance from n w cor of same streets, runs west 25 x north 24.6 x east 0.4 x north 24 x east 24.2 x south 71.5. Jan. 19, due in January, 1889. gold, 6,500  
 Same to James Campbell, trustee for Louisa A. Campbell. Same property. Jan. 19, due in Jan., 1889. gold, 2,000  
 Schillinger, John J., to Frederick W. Renwick. 91st st, s s, 219 e 1st av. P. M. Jan. 17, 2 years, 5%. 12,000  
 Schmidt, Elisabetha, widow, and Henry Schmidt to John Kopp. 3d st, No. 83, n s, 175 w 1st av, 25x96.2. Jan. 1, due July 1, 1886, 5%. 1,500  
 Schmidt, Philip, to John E. Caffrey, Westfield, N. J. 20th st. See Conveys. Jan. 15, 2 years, 5%. 4,000  
 Schmitt, Margaret, wife of Frank, to John B. Smith. 115th st, n s, 150 w 1st av, 100x100.10. Building lvan. Jan. 18, demand. 4,000  
 Schneider, Anton and Katarina, to Charles E. Rhinelander. Allen st, w s, 179.2 n Rivington st, 20.10x88.4. Lease. Jan. 21, 5 years, 1,100  
 Seaman, Henry, to Charles Dorn and Jacob Schnitzer. 87th st, s s, 329.9 e Av A, 18.3x62.6x18.3x62.8. Jan. 17, 5 years, 5%. 6,250  
 Shipman, James T., Farmingdale, N. Y., to R. M. Berrian. 18th st. P. M. Jan. 19, 1 yr. 840  
 Simon, Scholastika, to Friedrich E. Grauwiler. 61st st, s s, 300 w 10th av, 50x100.5. Jan. 2, 5 years, 4%. 1,000  
 Slattery, Patrick H., to William A. Darling, President, &c. 142d st, n s, 200 e Willis av, 50x100. Nov. 7, 1883. 6,000  
 Smith, Ann E., widow, to John T. Cornell, exr. and trustee G. B. Smith, dec'd. Howard st, No. 18, n s, 60 w Elm st, 20x65 to alley, with all title in alley. Jan. 1, 6 months, 5%. 4,448  
 Stuyvesant, Rutherford, to THE GREENWICH SAVINGS BANK. 3d av, Nos. 198 and 200, w s, 23.1 s 18th st, 45.11x100. Jan. 18, due Feb. 1, 1886, 4 1/2%. 30,000  
 Schnugg, Francis J., to Frederick R. Jones. Av A. P. M. Jan. 16, due Jan. 12, 1885, 5%. 3,750  
 Same to same. Av A, n e cor 80th st. P. M. Jan. 16, due Jan. 12, 1885, 5%. 4,750  
 Schroder, Ernestine, daughter of J. Schroder, to Paul J. Gleises. Bleecker st, No. 144, s s, 25 w 5th av, 25x125. Jan. 23, 5 yrs, 5%. 12,000  
 Simons, Samuel, to William Meissel. 125th st, n w 2d av, 18x74.10. Dec. 4, 6 months, 3,000  
 Smith, John W., to Horace W. Fuller. 51st st, n s, 200 w 1st av, 25x100. Sub. to mortg. \$8,000. Jan. 22, due Feb. 1, 1884. 6,000  
 Same to same. 51st st, n s, 175 w 1st av. Sub. to mort. \$6,000. Jan. 22, due February 1, 1884. 6,000  
 Stelbuszeski, John, and Anna his wife, to Samuel M. Purdy. Robbins av, s e s, 125 s w Uncas st, 25x105. Error. Jan. 22, 3 mos. 100  
 Striker, Elsworth L., to James W. Smith, exr. W. C. Haggerty. 10th av, w s, 25.5 s 53d st, 25x100; 53d st, s s, 100 w 10th av, 75x100.5. Jan. 21, due Jan. 23, 1887. 12,000  
 Same to James W. Smith et al., trustees for Anna K. Shaw. 10th av, s w cor 53d st, 25.5x100. Jan. 21, due Jan. 23, 1887. 6,000  
 Same to James W. Smith, exr. J. A. Haggerty, dec'd. 10th av, w s, 50.5 s 53d st, 50x100; 52d st, n s, 100 w 10th av, 50x100.5. Jan. 21, due Jan. 23, 1887. 12,000  
 Schneider, Mathias H., to Francis J. Schnugg. Av A, n e cor 80th st. P. M. Jan. 23, due Jan. 1, 1885. 5,500  
 Same to same. Same property. Building loan. Jan. 23, due Aug. 1, 1884, or sooner. 18,000



Saarbach, Julius, to The Mount Sinai Hospital, City New York. 116th st, n s, 180 e 2d av, 20.6x100.11. Jan. 24, 5 years, 5%. 8,000

Sonn, Hyman and Henry, to THE IRVING SAVINGS INST. 24th st, s s, 219.7 w 2d av, 24.5x98.9. P. M. May 23, 1 year, 5%. 3,750

Stortz, Helena, wife of Landelin, to August Freutel. Washington av, n e cor 169th st, 26x80. Jan. 3, due Jan. 1, 1887. 2,500

Taylor, B. Annie, Brooklyn, to Ida A. W. Siney, admrx. W. R. Siney. 75th st, Nos. 232 and 234, s s, 199.2 w 2d av, 40x102.2. Jan. 15, 1 year. 2,000

The Methodist Episcopal Church in Yorkville, City New York, to John T. Young, trustee for holders of notes. Park av North, s e cor 86th st, 102.2x107.9. Jan. 24, notes. 15,000

Titus, Kate H., Bellport, L. I., to Joseph H. Titus, guard. W. H. Titus. Greenwich st, w s, 114.4 s Perry st, 22x76x23.4x84.9. Jan. 2, 1 year, 5%. 2,500

Tierney, John, to Mary Wall, Concord, N. H. 149th st. P. M. Jan. 10, 5 years. 500

The Barcelona Apartment Association to James J. McComb, Yonkers. 58th st, n s, 105 e 7th av, 101x100.5. Sub. to mort. \$200,000. Jan. 14, due May 1, 1886. 100,000

The Cordova Apartment Association to same. 59th st, s s, 105 e 7th av, 101x100.5. Sub. to mort. \$240,000. January 14, due May 1, 1886. 100,000

The Granada Apartment Association to same. 59th st, s s, 206 e 7th av, 102x100.5, with rights of way, &c. Sub. to mort. \$240,000. Jan. 14, due May 1, 1886. 100,000

The Lisbon Apartment Association to same. 7th av, n e cor 58th st, 100.5x105. Sub. to mort. \$300,000. Jan. 14, due May 1, '86. 100,000

The Madrid Apartment Association to same. 7th av, s e cor 59th st, 100.5x105. Sub. to mort. \$300,000. Jan. 14, due May 1, '86. 100,000

The Salamanca Apartment Association to same. 58th st, n s, 206 e 7th av, 102x100.5, with rights of way, &c. Sub. to mort. \$200,000. Jan. 14, due May 1, 1886. 100,000

The Tolosa Apartment Association to same. 58th st, n s, 308 e 7th av, 108.6x100.5, with rights of way, &c. Sub. to mort. \$260,000. Jan. 14, due May 1, 1886. 100,000

The Valencia Apartment Association to same. 59th st, s s, 308 e 7th av, 108.6x100.5, with rights of way, &c. Sub. to mort. \$260,000. Jan. 14, due May 1, 1886. 100,000

The Hawthorne Apartment Association to Alexander Hamilton et al., trustees LIVERPOOL & LONDON & GLOBE INS. Co. 59th st, s s, 300 w 6th av, runs west 76.6 x south 15 x east 0.4 x south 85.5 x east 76.2 x north 100.5. Jan. 18, due July 15, 1885, 4 1/2%. 150,000

The New York Cotton Exchange to THE BOWERY SAVINGS BANK. Hanover sq, n e cor William st, runs east 89.2 x north 79 x west 24.6 x north 37.5 to Beaver st, x west 87.5 to William st, x south 115.10. Jan. 18, 5 years, 4 1/2%. 350,000

THE REAL ESTATE TRUST Co. to Willis S. Paine, Superintendent Banking Department State New York. Central Park av, s e cor McLean av, plot of 5 357-1,000 acres; Central Park av, e s, plot adj above on south, 5 314-1,000 acres, said plots being partly in Yonkers and partly in New York. Dec. 1, 1883, due Dec. 3, 1883. 8,000

The Congregation Kehillath Jeshurun, City New York, to Louise P. wife of Frank P. Norton. 82d st, n s, 325 e 4th av, 25x102.2. Jan. 18, 3 years. 12,000

Torrey, Elizabeth C., wife of and William A. Montclair, N. J., to Catharine M. wife of Samuel W. Torrey, Englewood, N. J. 18th st, s s, 395 w 8th av, 60x92. Dec. 14, due Dec. 15, 1884. 15,000

Trapp, Daniel J., White Plains, to Asa W. Young, Sr., New Castle, N. Y. 120th st, n e cor Lexington av, 33.9x100.11. Jan. 15, due Jan. 1, 1887, 5%. 4,500

Vesey, John, to THE DRY DOCK SAVINGS INST. 62d st, n s, 100 w 3d av, 24.6x101.3 x east to point 100 w 3d av, x102.6. Jan. 21, 1 year, 5%. 5,000

Waldron, Benjamin, to Hugh Bonner. 114th st. P. M. Jan. 21, 3 years, 5%. 2,000

Wertheimer, Max, and Theresa his wife, to Aaron Ettlinger. Av B. P. M. Jan. 19, due Feb. 1, 1887, 5%. 5,000

Wallach, Karl M., to Alexander Hamilton et al., trustees. 79th st, No. 240, s s, 155 w 2d av, 25x102.2. Jan. 2, 5 year, 5%. 10,000

Wenke, Caroline, wife of Henry, mortgagor, with Eveline G. Marshall. Agreement to extend mortgage. Jan. 4.

Winter, Diedrich H., and Johanna his wife, to Philippina wife of John J. Schilling. 87th st, s s, 348 e Av A, 18.3x62.5x18.3x62.6. Sub. to mort. \$5,000. Jan. 16, due May 1, 1884. 1,750

Wood James H., with Matthew Farris, both mortgagors. Agreement as to priority of mortgages made by John W. Smith. nom

Warneke, John, to Jacob Ruppert. 78th st, s s, 94 w Av A, 25x102.2. Jan. 15, demand, 5%. 1,750

KINGS COUNTY.

JANUARY 18, 19, 21, 22, 23, 24.

Algie, William H., New York, to Daniel Doody. Union st, n s, 160 e Smith st, 42x90. Sub. to mort. \$5,000. Jan. 16, 4 months \$550

Adams, Henry H., to William Adams, Sackman st, n w cor Herkimer st, runs north 100 x west 50 x north 100 to Fulton st, x west 200 x south 100 x east 200 x south 100 to Herkimer st, x east 50. Jan. 8, 1 year. 2,500

Albert, Ludwig, to M. Seraphine Staimer. Delmonico pl, e s, 151.9 s Hopkins st, runs east 86.7 x south 29 x west 71.9 x north 25. Dec. 1, 3 years, 5%. 2,400

Albrecht, Margaretha, wife of Louis, to Moses Solinger. Cooper st. P. M. Jan. 21, due Jan. 20, 1886. 2,000

Beach, George, to Dorothea Osswald. Locust st, w s, 975 n 2d st, 50x150. Jan. 19, 1 yr. 1,400

Bergen, Evert, to John R. Conner et al., exrs. G. Ricard. Warren st, 5 lots. P. M. 5 morts., each \$1,800. Jan. 21, 3 years. 9,000

Same to Cornelius S. Williamson. Luquer st. P. M. Jan. 21, due Jan. 1, 1885. 1,800

Same to William Williamson. Luquer st. P. M. Jan. 21, due Jan. 1, 1885. 1,800

Same to Charles F. A. Hinrichs, Jr., and ano., exrs. A. T. Hinrichs. Nelson st. P. M. Jan. 21, due Jan. 1, 1885. 1,800

Same to Louis Hinrichs. Nelson st. P. M. Jan. 21, due Jan. 1, 1885. 1,800

Same to Hannah E. Titus, Glen Cove. Huntington st. P. M. Jan. 21, due Feb. 1, 1887. 1,700

Same to same. Nelson st. P. M. Jan. 21, due Feb. 1, 1887. 1,800

Barber, Edward J., to Henry A. Bostwick, guard. Charles B. and William A. Bostwick, infants. Union st, n s, 377 e 6th av, 20x90. Jan. 18, 3 years. 9,000

Berri, Sarah E., widow, to Abbie S. Bartlett. Bedford av, n w cor Butler st, runs west 172 x north 100 x west 20 x south 100 to Butler st, x west 18 x north 199 x east 86 x south to point 80 n Butler st, x east 100 to Bedford av, x south 80. Jan. 19, 3 years. 15,000

Bishop, George H., Boston, Mass., to Christopher B. Keogh, of New York. Rockaway av, e s, 96 s Herkimer st, 16x97.6. Jan. 1, 3 years. 1,600

Same to Robert R. Hamilton, New York. Atlantic av, n s, 80 w Pleasant pl, 17x98.7. Jan. 1, 3 years. 225

Same to same. Pleasant pl, n w cor Atlantic av, 16.11x89. Jan. 1, 3 years. 250

Same to same. Pleasant pl, w s, 16.11 n Atlantic av, 5 lots, each 16.4x80. 5 morts., each \$225. Jan. 1, 3 years. 1,125

Same to same. Pleasant pl, w s, 96 s Herkimer st, 16x97.6. Sept. 15, due Nov. 1, 1886. 300

Same to same. Rockaway av, e s, 144 s Herkimer st, 16x97.6. Jan. 1, 3 years. 300

Same to same. Rockaway av, e s, 128 s Herkimer st, 16x97.6. Jan. 1, 3 years. 300

Same to same. Rockaway av, e s, 96 s Herkimer st, 16x97.6. Jan. 1, 3 years. 300

Blakeslee, Mary S., wife of and Cornelius, to John Monas. St. Mark's av. P. M. Jan. 19, 2 years, 5%. 2,000

Burtis, Henry B., to Mary C. Van Brunt. Raymond st, No. 176, w s, 25x100. January 15, 3 years. 2,000

Baker, David, to The American Missionary Association. Greene av, n s, 45 e Carlton av, 21.6x89. Jan. 21, due Dec. 1, 1886, 5%. 2,500

Blackwell, Thomas L., Jr., to George M. Bartholomeu, as trustee Chester Adams, dec'd. Van Brunt st, w s, 100 n Sackett st, 25x100. Jan. 12, 5 years, 5%. 350

Same to same. Van Brunt st, w s, 75 n Sackett st, 25x100. Jan. 12, 5 years, 5%. 350

Same to same. Van Brunt st, w s, 125 n Sackett st, 30.8x100. Jan. 12, 5 years, 5%. 450

Same to Ludovic Bennet, guard. Van Brunt st, w s, 75 n Sackett st, 25x100. Jan. 12, 5 years, 5%. 350

Same to same. Van Brunt st, w s, 100 n Sackett st, 25x100. Jan. 12, 5 years, 5%. 350

Same to same. Van Brunt st, w s, 125 n Sackett st, 30.8x100. Jan. 12, 5 years, 5%. 450

Cowan, Josephine, wife of John F. to John F. Cowan and ano., exrs. Mary A. Cowan. Hancock st, s s, 200 e Reid av, 25x100. Jan. 1, 1 year, 5%. 600

Currier, Elizabeth, to William R. Webster and ano., exrs. and trustees Hosea Webster. Gates av, s e cor Tompkins av, runs east 40 x south 80 x east 60 x south 20 x west 100 to Tompkins av, x north 100. Jan. 22, 5 years, 5%. 9,000

Campbell, Uzal D., to Paul C. Grening. Quincy st. P. M. Jan. 15, due Jan. 1, 1886. 1,350

Carter, Margaret A., to The Long Island Ins. Co. Flatbush av, w s, 58.2 s Franklin av, 58.2 x192.6x55x210.9. Jan. 7, 1 year. 4,500

Carter, Uzziab, with The Long Island Ins. Co., both mortgagors. Agreement as to priority of morts.

Chisholm, James W., to Amasa W. Saltus. Pacific st, s s, 300 e Franklin av, 100x220 to Dean st. Dec. 8, due Jan. 1, 1888. 5,000

Church, Almira L., to Charles N. Peed. Verona pl, Mason st. P. M. Jan. 19, 3 years. 5,000

Connor, Mary, wife of and John, to William B. Smith. Webster st, s s, 445.4 e Canarsie av, 20x100. Jan. 18, 3 years. 200

Cooke, William G., to Alfred E. Mudge. 66th st, w s, 100 n 5th av, runs west 200.4 to 67th st, x north 75 x east 100.2 x south 50 x east 100.2 to 66th st, x south 25. Jan. 23, due Jan. 1, 1885. 300

Dieckmann, Johanna, to Harriet E. wife of Isaac Cole. Stockholm st. P. M. Jan. 16, 3 years. 2,900

Dudley, Lelia F., wife of and Henry M., to Christopher H. Garden and ano., trustees. Marcy av, w s, 45 n Greene av, 20x100. Jan. 4, due Nov. 1, 1888, 5 per cent. 4,500

Duyckinck, Richard B., to Peter C. Cornell. Clark st, s s, 150 e Hicks st, 25x150. Jan. 23, due Jan. 1, 1885, 5%. 7,500

Dickinson, Mary A., wife of and John C., to Rosa R. Sniffen. Monroe st. P. M. Jan. 19, due Jan. 1, 1887, 5%. 3,000

Drake, John J., to Reuhamay Proctor, guard. Lewis Du Bois. Atlantic av, s s, 106.7 e Franklin av, runs southwest 62 x southeast 43.10 x east 9.11 x northeast 91.4 to Atlantic av, x northwest 42.5. Jan. 18, due March 1, 1884. 1,000

Driscoll, Catharine, wife of Daniel, to Nina and Louise P. Jordan. 30th st, n e s, 85 n w 4th av, 25x100.2. Jan. 18, 5 years. 600

Dunlap, Lizzie C., to John Stothard. Stanhope st. P. M. Jan. 17, 3 years. 650

Edmundstone, Helena M., wife of and William F., to Robert E. Topping. Pulaski st, s s, 100 w Marcy av, 25x100. Jan. 12, 1 year. 600

Eich, Henry, to The Williamsburg Savings Bank. Park av, n s, 350 w Tompkins av, 25x100. Jan. 23, 1 year, 5%. 2,500

Foos, Adam and Charles, to Matthew C. Chambers. Park pl or st. P. M. Jan. 22, due Jan. 1, 1889, 5%. 3,600

Fowler, Mary E., wife of and Levi, to Sarah A. M. Kent. Douglass st, n s, 107.2 e Washington av, 25x131. Jan. 19, due July 1, 1885. 500

Fowler, Annie Y., wife of and David H., to Henry L. Coe. Lafayette av, n e cor Ryerson st, 50x99.6. Jan. 18, 1 year. 10,000

Giehl, George, to William C. Gluck. Jefferson st. P. M. Jan. 21, 5 years. 4,000

Greenland, Thomas E., to F. Rapolje Boerum. Pulaski st, n s, 100 e Nostrand av, 13x100. Jan. 21, 3 years. 2,000

Gunderson, Ommund and Johanna, to Ole Gunderson, Jersey City. 15th st, s w s, 225.10 n w 3d av, 34x100. Jan. 21, 3 years, or sooner. 300

Gillespie, Earl A., to Leirnis L. Gillespie. Herkimer st, n s, 375 w Van Sinderen av, 50x100. Dec. 1, 3 years. 4,000

Haas, John, to Katharina wife of Georg Prostler. Humboldt st, Debevoise st. P. M. Jan. 21, due Jan. 1, 1889, 5%. 5,000

Hartfelder, Conrad, to Kunigunde Buhn. Liberty av, s w cor Washington st, 25x100. Jan. 18, due Jan. 1, 1887. 800

Healy, Patrick F., to Amelia G. Murphy, as admrx. Henry C. Murphy. Clinton st. P. M. Jan. 21, due June 1, 1886, 5%. 5,000

Heissenbittel, John F., to John G. L. Boettcher. Furman st, n e cor Atlantic av, runs north 75 x east 69 x north 13 x east 10 x south 19 x west 14.6 x southwest 20.7 x south 55 to Atlantic av, x west 60. July 7, 1879, due Dec. 31, 1879, 7%. 8,000

Hicks, Thomas, to Gilbert Hicks. Beach road, n s, adj. land of the Protestant Reformed Dutch Church, and bounded west by land Thomas Hickey and north by land M. Schoonmaker, Gravesend. Jan. 17, 1 yr. 845

Hall, Mary E., wife of and Charles G., to Mary Lippmann. Reid av, s e cor Halsey st, 24.6x70. Jan. 15, 6 months. 500

Hegeman, John R., to The Metropolitan Life Ins. Co. New York. Clinton st, Degraw st. P. M. Dec. 31, due Jan. 1, 1885. 12,000

Hughes, Mary A., wife of and John A., to Leonor T. Tura. Pacific st, s s, 195 w Bond st, 20x100. Jan. 18, 3 years. 4,500

Horrigan, James, to George Malcom. Spencer st, w s, 207 n Myrtle av, 25x100. Jan. 23, installs. 800

Hoyt, Augustus, Danbury, Conn., to Charles F. L. Meissner, admr., &c. Susan M. Hoff. Ellery st, s s, 125 e Tompkins av, runs east 25.3 x south 100 x west 3.4 x north 28.5 x north abt 80.1. Sept. 29, due Oct. 24, '86. 3,500

Joyce, Ellen, widow, to Robert C. Magill. Stockholm st. P. M. Jan. 22, 2 years. 400

Johnson, Charles B., to Paul C. Grening. Madison st, s s, 300 w Nostrand av, 20x100. Jan. 7, due Jan. 1, 1887, 5%. 3,000

Kreuzburg, Katharina, to Catharine Molloy. Shepard av, w s, 175 s Broadway, 25x100. P. M. April 1, 1882, due Jan. 1, 1887. 100

Kuhn, Frank, to Thomas Warner. Elizabeth st, n e cor Dwight st, 25x100. Leasehold. Jan. 1, 1 year. 1,400

Kunzweiler, Peter, to Caroline Broistedt. Boerum st, s s, 224.9 e Bushwick av, 25x87.6. Jan. 17, 3 years, 5%. 3,000

Lansdell, Henry, to Jacob M. Newman. St. John's pl, s w s, 100 n 8th av, 131.8x100. Sub. to mort. \$70,000. Jan. 16, 1 year. 10,000

Leggatt, William P., to Margaret F. Edwards. Harman st, n w s, 213 n Evergreen av, 50x100. Jan. 19, due Jan. 30, 1887. 3,600

Lousinger, Regina, wife of and John A., to Conrad Wassermann. Boerum st, e s, 80 n Dean st, 20x75. Jan. 21, due Jan. 1, 1888. 2,000

Lynch, Mary E., to Jaques Cortelyou, East Fishkill, N. Y. Carroll st, s s, 243.8 w 5th av, 20x72.9x20x73.8. Jan. 12, 3 years. 2,500

Litter, Maria, to Franz Litter. North Henry st, e s, 100 n Richardson st, 25x100. Jan. 21, due Jan. 2, 1889, 5%. 2,000

Loch, Emile, to Cyrille Carreau. Throop av. P. M. Jan. 23, 1 year. 500

Martens, Sophia, wife of Henry F., to Henrietta Cooper. Conover st, s e s, 40 n e Van Dyke st, 20x80. Jan. 1, 5 years. 700

McGee, Francis, to Ann Shea. Georgia av, w s, 175 s Virginia av, 50x100. Jan. 18, 5 years, 5%. 600

McNealis, or Nealis, Margaret, wife of and John, to Henry Rippel. Douglass st, s s, 80 e Hoyt st, 20x100. Jan. 17, due July 17, '84. 300

Martin, Samuel S., to The Williamsburg Savings Bank. South 4th st, s s, 146.6 e 5th st, 21x100. Jan. 19, 1 year, 5%. 1,500

Mason, Emma J., to Sarah A. M. Kent. High



st, n s, 138 e Jay st, 20x100. Jan. 17, 3 years. 1,200  
 McMahon, Thomas, to Ellen L. Congdon. Clay st, n s, 175 e Union av, 25x100. Jan. 7, 5 years. 3,000  
 Menahan, Patrick J., to David E. Meeker. Evergreen av, s w s, 25 n w Ralph st, 50x75; Ralph st, n w s, abt 75 s w Evergreen av, 25x75. Jan. 19, 1 year. 800  
 Muspratt, Catherine, widow, to Jennie E. Foote. Fort Hill pl, s w cor proposed av to the Bay, runs northwest 230 x southwest 138 x southeast abt 65 x southwest 824 x northeast abt 955; Warren st, n w s, 100 n e Fort Hill pl, 100x123.6. Jan. 17, due Jan. 1, 1885. 260  
 Meigh, Frederick and George, and Teresa wife of William H. Cross, heirs Geo. Meigh, to Ann Meigh, widow. Manhattan av, w s, 50 n Eagle st, 25x100. ¼ part. Jan. 23, 2 yrs. 3,300  
 Phillips, James, to Jeannette More, as guard. Harley More. South 4th st, n s, 21.6 e 2d st, 20.6x65.7. Jan. 19, due Jan. 1, 1889. 2,500  
 Same to Jeannette More. Same property. Jan. 19, due Jan. 1, 1889. 2,000  
 Ryder, Mary A., wife of and Henry V. P., to Philip Leonhardt. Plot at Bay Ridge on north boundary land Wm. H. Waring at point 200 e 2d av, 25x114.5. Jan. 1, 5 yrs. 1,500  
 Ritson, Tom A., to Archibald Young. Bay 16th st, w s, 200 s 86th st, 100x96.8. Jan. 18, 5 years. 3,000  
 Rudloff, Henry, to Michael E. Finnigan. Adams st, s s, 426.1 w Coney Island plank road, 50x101.1x50x101.8. Jan. 10, due Jan. 1, 1889. 600  
 Rugen, William F., to Henry W. Lemkau. South 6th st, n w cor 2d st. P. M. Jan. 12, 5 years, 5%. 7,700  
 Ryan, John F., to John M. Bruce. Throop av, Monroe st. P. M. Jan. 21, 1 year, 5%. 27,300  
 Ryder, Harriet A., wife of and Gerard W., to Stephen N. Stillwell. Gravesend av, n w cor 1st pl, 58.6x135x—x116. December 31, 5 years. 300  
 Sakker, John, to Linda S. Roberts. Baltic av. P. M. Jan. 18, 5 years. 800  
 Scannell, Daniel E., New York, to James J. McComb, Yonkers, N. Y. 4th av, n w cor Union st, runs north 190 to Sackett st, x west 100 x south 183 to a ditch, x southeast to Union st, x east to beginning; 4th av, e s, extdg from Sackett st to Union st, 190x391.10; Sackett st, n s, 366.10 e 4th av, 100x100. Dec. 28, due May 1, 1886. 3,000  
 Seberry, Robert S., to The Williamsburg Savings Bank. Central av, n e s, 25 n w Himrod st, 25x100. Jan. 19, 1 year. 1,000  
 Sloan, Margaret, and John Rutledge to John C. Smith and ano., exrs. and trustees Conklin Brush. Hudson av, No. 132, w s, abt 93 n Prospect st, 18x100. Jan. 18, due Jan. 15, 1887. 500  
 Stapleton, Thomas, to Sigmund Schneitacher. Waverly av, n s, 858.2 w main road, 100x116.11x114x123.2. January 19, 3 years. 1,300  
 Sauer, Mary, to Nicholas Bart. Evergreen av, s w s, 26.8 s e Troutman st, 25.2x109.4x23x90.1. Jan. 22, 3 years. 450  
 Savage, Mary A., wife of James, to John C. Schenck. Broadway, Vanderveer st. P. M. Jan. 21, 5 years. 1,300  
 Share, Frank P., to The Germania Life Ins. Co., New York. St. Mark's av. P. M. Jan. 21, due Nov. 30, 1885, 5%. 2,500  
 Share, William W., to The Germania Life Ins. Co., New York. St. Mark's av. P. M. Jan. 21, due Nov. 30, 1885, 5%. 2,500  
 Sheehy, John, to The Long Island Ins. Co. Columbia st, w s, 112.6 n Atlantic av, 23.6x75. Jan. 22, 1 year. 2,300  
 Smith, Augusta, wife of John B., to Lizzie S. wife of Henry W. Rozell. Bleecker st. P. M. Jan. 19, 1 year. 1,025  
 Smith, Margaret A., to Alexander C. Milne. Tompkins av, e s, 25 n Pulaski st, 25x100. Jan. 23, 1 year. 200  
 Sullivan, John D., to Cordelia E. wife of Henry L. Betts. Tompkins av, McDonough st. P. M. Jan. 15, 3 years, 5%. 3,000  
 Scovil, William E., to Margaret Kemp, New Orleans, La. 7th av. P. M. Dec. 19, due Feb. 1, 1887. 2,250  
 Same to Caroline L. wife of William I. Pattison. 7th av. P. M. Dec. 19, due Feb. 1, 1887. 2,250  
 Stratton, John F., to Anna M. Wyckoff. Sandford st. P. M. Jan. 19, 2 years. 1,500  
 The West Shore & Ontario Terminal Co. to The Central Trust Co., New York, trustees. All property in New York and New Jersey, with rights and franchises. July 13, issues bonds. 12,000,000  
 Taylor, Richard, to The Kings County Savings Inst. Kent av, s w s, 100 s e Taylor st, runs southwest 100 x northwest 10 x southwest 149 to channel, x southeast along channel to centre line Wilson st, x northeast 205.3 to Kent av, x northwest 125.3. Jan. 23, 1 year, 5%. 23,000  
 Thatford, Gilbert S., to James Thomson, as trustee of Drucilla W. Van Gieson. Union av, n s, 50 e Ocean av, 100x100. Jan. 19, due Feb. 1, 1887. 1,000  
 Williams, Hannah M., wife of Edward G., to John Monas. St. Marks av. P. M. Jan. 19, 1 year, 5%. 1,000  
 Wardell, Eliza C., wife of Charles J., to George Beach. Locust st. P. M. Dec. 8, 5 years. 1,200  
 Worth, Elizabeth, to Frederick Bessler. McKibben st, s s, 125 w Morrell st, 25x100. Dec. 26, 5 years. 1,000  
 Yates, Robert, to Josiah Valentine. High st,

No. 72, s s, 53.11 w Pearl st, 24.8x90.10x24.6x91. Jan. 22, 3 years, 5%. 3,000  
 Same to Lavinia Chappell. High st, No. 74, s s, 25 w Pearl st, 28.11x75.1x28.8x75.1. Jan. 22, 5 years, 5%. 5,000

**MORTGAGES --- ASSIGNMENTS**

**NEW YORK CITY.**

JANUARY 18 TO 24—INCLUSIVE.

Anderson, James, to Samuel Cooper, Brooklyn. \$10,000  
 Barlow, Samuel L. M., exr. John F. A. Sanford, to Mary H. Robinson, New Brighton, N. Y. 8,152  
 Burling, John T. and George G. T., exrs. J. Burling, to Charlotte A. Swords. 4,511  
 Brunner, Philip, to Marcus Kohner. nom  
 Collins, John J., Orangetown, N. Y., to William H. Slocum. 3,000  
 Danziger, Max, to Harris Rosenthal. 5,000  
 Feix, Peter, admr. Eliz. Feix, to Magdalena Gottfried. nom  
 Foster, Frederic de P., trustee for Margt. Ten E. Smith, to Mahlon Sands et al., exrs. A. B. Sands. 8,010  
 Gunning, Luceve, Norwalk, Conn., to Phoebe Smith et al., exrs. Isaac H. Smith. 5,000  
 Halstead, Aletta, Mamaroneck, to Frederic de P. Foster, trustee for Margaret Ten E. Smith, &c. 6,646  
 Happel, Adam, to Frederick A. Schroeder and Isidor M. Bon. 3,000  
 Hepworth, George H., to Wilson M. Powell. 31,500  
 Hogenkamp, William, exr. W. S. Hogenkamp, to Julia N. French. 4,600  
 Jacob, Henry, to Louise Schmidt. 8,445  
 Kent, Louisa, North Tarrytown, N. Y., to John Borkel. nom  
 Kilpatrick, Samuel, to Richard Kelly. nom  
 Kohner, Marcus, to Randolph W. Townsend. 1,000  
 Loder, Noah, and ano., exrs. Alexander Rickard, to Noah Loder and ano. as trustees of William Rickard. 9,225  
 McCue, Magdalen, to Joseph O. Brown and ano., exrs. George Chesterman. 2,000  
 Merritt, William J., to Frederic de P. Foster. 8,950  
 Morgan, Edwin D., et al., exrs. E. D. Morgan, to Robert and Jane Stewart. 6,000  
 Peshine, Hannah S., Rye, N. Y., to Emma P. Delaney. 2,000  
 Powell, Wilson M., to Adaline A. Hepworth. 31,500  
 Quinn, Thomas, Brooklyn, to John Dimon, Hammondsport, N. Y. 2,012  
 Robinson, Mary H., New Brighton, N. Y., to The New York Life Ins. & Trust Co. consid omitted  
 Russell, William F., recr. Sixpenny Savings Bank, to John W. Searing. 10,000  
 Searing, John W., Sangerties, N. Y., to William F. Russell. 10,000  
 Smith, W. Stebbins, to Gedney and M. Hart, exrs. Phebe A. Hart. 800  
 Stratton, Adelia, Plainfield, N. J., to Fanny C. White. 5,000  
 Suydam, Henry and Peter M., exrs. J. Suydam, to Henry Suydam. 49,863  
 Suydam, Henry and Peter M., exrs. J. Suydam, to Peter M. Suydam. 35,472  
 Same to William Remsen, Jr., and Henry Remsen, substituted trustees for Jane Remsen. 63,500  
 Tilden, Annette E., to Louisa Kent, Tarrytown. Assignment of mort. held as collateral. nom  
 Van Beuren, David, guard. of Mary F. Brush, to said Mary F. Brush. Error. nom  
 Wall, Mary, Concord, N. H., to Margaret Murphy. 500  
 Weeks, Frances H., to James Roosevelt, Hyde Park. May 1, 1882. 50,000  
 Whitson, Amelia T., Flushing, L. I., to Nathalie E. Baylis, extr. and trustee E. L. Baylis. 2,500  
 Winslow, Edward, East Orange, N. J., to Charles Lanier, and Edward Winslow, exrs. J. Winslow. Dec., 1882. nom  
 Same to same. Dec., 1882. nom

**KINGS COUNTY.**

JANUARY 4 TO 17—IN PART.

Mills, Ellen L., extr. E. S. Mills, dec'd, to Solomon A. Woods, Boston, Mass. nom  
 O'Connor, Michael, to Thomas S. Curley. \$2,390  
 Oldaker, Alfred E., to Abraham Underhill. 1,200  
 Pearson, Margaret, to Mary A. H. Welsh. 1,100  
 Powell, Sarah H., to Samuel T. Valentine, exr. M. T. Kirk. 1,800  
 Same to same. 1,800  
 Plant, Simon, to Bushwick Savings Bank. 3,000  
 Rhodes, Ida J., to Peter L. Rhodes. 735  
 Rhodes, Margaret M. and Ida J., to Peter L. Rhodes. 2,500  
 Riggs, Marcus C., to Lewis E. Riggs. 100  
 Sayres, William J., to George Nostrand. 3,800  
 Smith, Jane T., to Josephine Cropsey, extr. Horace Board. 3,000  
 Sommer, Claus, to Claus Heinbockel. 500  
 Schuler, Anton and Susanna, to Anna M. Eisele. 3,037  
 Sidell, Julius W., to Ferdinand Cook. 250  
 Smith, John M., Port Washington, N. Y., to Martha E. Smith, same place. 1,000  
 Stanley, Henry D., and ano., exrs. A. W. Warner, to Edward R. Kellogg. nom

Seabury, Alice E., to James W. Voorhies. 1,500  
 Same to Charles J. Patterson. 1,000  
 Stearns, John M., to Sarah Valentine. 1,400  
 The Brooklyn Nursery to Julius Davenport, extr., &c., Wm. Mackie. 5,000  
 The Union Mission Chapel Assoc. to Wm. Journeay. 1,400  
 The Williamsburg Savings Bank to Geo. Luttringshausen. 5,000  
 Taintor, Isabella C., guardian, to John Mense. 2,000  
 Taylor, Elizabeth H., to Adelaide E. Payne. 875  
 Same to same. 600  
 Same to same. 700  
 Teberich, Isaac, admr. Leah Teberich, to Frederick W. Haacke. 3,000  
 Tappen, George C., to Emma R. Tappen. 2,500  
 The East Brooklyn Savings Bank to Joseph H. Scanlan. 1,500  
 Underhill, Abraham, to Jesse H. Griffen. 1,500  
 Underhill, Abraham, to Crowell Hadden and ano., trustees Wm. H. Brown. 800  
 West, Benjamin W., to Samuel B. Miller. 2,000  
 Woodruff, Albert, to Louis J. Simonin. 2,000  
 Ziegler, William, et al., exrs. John H. Seal, to William Ziegler. 800  
 Same to Annie F. Seal. 44,500

JANUARY 18 TO 24—INCLUSIVE.

Adams, Henry H., County Treasurer of Kings Co., to Annie M. and Martha Fitzsimons. nom  
 Ames, Charles W., to James E. Stryker. \$3,300  
 Austin, Sherlock, et al., exrs. Charles Wilson, dec'd, to Charles W. Ames. nom  
 Bronson, Frederic, admr. Mary Bronson, to Frederic Bronson. 7,483  
 Same to same. 7,519  
 Bessler, Frederick, to Margaretha Pitz. 1,000  
 Browning, William W., as trustee for Sarah Browning, to Benjamin Collins, trustee. 2,750  
 Crane, Jonathan H., guard. M. Walsh, to Covrea M. Walsh. nom  
 Same to same. nom  
 Cushman, Frederick A., exr. E. B. Sommers, to The United States Trust Co. consid omitted  
 Degener, Henry, to Frederick Staudinger. 3,000  
 Dettmar, John F., to Richard Dudgeon. 6,000  
 Dewey, Lewis H., to William Conselyea. 500  
 Dodge, Melissa P., to Isaac W. Parmenter, Summit, N. J. 3,000  
 Grening, Paul C., to Robert M. F. Luyster, Long Island City. 3,000  
 Hepworth, George H., to Wilson M. Powell. 3,700  
 Hagner, Henry, and John C. Smith to Calvin Burr. 850  
 Same to same. 850  
 Jenkins, John G., to Theodore F. Jackson. 300  
 Jewett, Edward M., Boston, Mass., to John W. Stout, Jr., and ano., exrs. R. Stout. 2,015  
 Same to same. 3,526  
 Same to same. 3,067  
 Same to same. 3,080  
 Larkin, Bernard, to William Williamson. 200  
 Maujer, Thomas J., et al., exrs. D. Maujer, to Thomas J. Maujer, trustee. 3,000  
 Maujer, Thomas, to Thomas J. Maujer, trustee. 6,000  
 McCann, Edward H. and Daniel J., to Bernard McCann. 600  
 Poillon, Richard and James O., to Freeman Clarkson. nom  
 Powell, Wilson M., to Adaline A. Hepworth. 3,700  
 Rankin, James D., to Isabelle L. Brown. 1,000  
 Sayres William J., to Joseph C. Hoagland. 3,800  
 Taylor, Richard, to The Williamsburg Savings Bank. 2,500  
 Thatford, Gilbert S., to James Thomson, as trustee Drucilla W. Van Gieson. 500  
 The Mutual Life Ins. Co., New York, to Bawo & Dotter. 6,000  
 Tousey, John E., to Sinclair Tousey. 4,000  
 Webb, Julia J., to Mary F. and Lani L. Dietz, exrs., &c., Charles H. Dietz. 3,000  
 Wells, William H., to Isabelle L. Brown. 1,000  
 Williamson, John S., to William E. Williamson. 500

**CHATELS.**

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

**NEW YORK CITY.**

JANUARY 18TH TO 24TH—INCLUSIVE.

**SALOON FIXTURES.**  
 Anderson, G. 835 8th av. J. & M. Haffen. \$300  
 Button, Sarah A. 259 3d av. J. Haffen. 600  
 Beyer, Elizabeth. 348 3d av. G. Ehret. 400  
 Brunemann, F. 98½ Essex. F. & H. Federke. Pool Table. 75  
 Buck, J. B. 2243 3d av. J. McDougall. 2,500  
 Butkowski, J. 199 Hester. Ochs & Lehnert. 140  
 Christoffer, H. F. 938 8th av. Bernheimer & Schmid (R). 400  
 David, Mathild. 36 Broadway. Josephine A. Lavine. Restaurant. 200  
 Debus, J. 612 8th av. G. Ehret. 1,200  
 Egber'son, A. 70 Beaver. M. Fernandez. 2,100  
 Euler, J. 28 6th av. G. Ehret. 200  
 Fischer, J. 246 1st av. J. H. Berenter. Pool Table. 160  
 Fuchs, S. 194 Rivington. J. M. Brunswick & Balke Co. Pool Table. 195  
 Farrenkopf, J. 284 E. 10th. Catharina Reif. 300  
 Fitz Gibbon, W. 147 1st av. J. W. Morrison. 450  
 Farrell, J. H. 635 Hudson. P. McQuade. 613  
 Gross, C. L. 38 Sheriff. J. Eichler. 386  
 Gries, G. 2188 2d av. D. Mayer. 100



Gerken, H. 7 Jackson...H. Elias. 300  
 Gutz, J. 27 Av A...C. Hansler. Restaurant 125  
 Fixtures. 400  
 Grampp, E. M. 628 E. 11th...H. Elias. (R) 400  
 Hedtler, W. H. 529 9th av...J. M. Brunswick & 99  
 Bakke Co. Pool and Billiard Tables.  
 Hellstrom, E. H. 306 E. 39th...T. C. Lyman & 400  
 Co.  
 Hirsch, M. 69 Suffolk...M. Garcewich. 250  
 Hellstrom, E. 130 W. 18th...T. C. Lyman & Co. 400  
 Keuling, H. 75 2d av...A. G. Hupfel. 390  
 Kneeshaw, J. H. 248 Av A...Julia B. Adams. 300  
 Restaurant Fixtures.  
 Linke, G. City...Dole & Merrill. Weiss Bier 255  
 Brewery, Bar Fixtures, &c. (R)  
 Lee, W. 41 Fulton and 269 Pearl...F. Kel- 4,550  
 linger. 137  
 Miller, P. 323 Front...M. Seitz. 100  
 Mueller, L. 506 E. 5th...Schmitt & Schwonen- 300  
 fluegel. 500  
 Martin, H. I. 73 Division...C. Stein. 100  
 Mooney, T. 442 Washington...P. Logan, 300  
 Meyer, S. 111 Attorney...Oppermann & Muller 500  
 (R)  
 Nehrbas, J. 736 8th av...G. Ehret. (R) 350  
 Pietschman, J. 176 7th av...P. Doelger. (R) 500  
 Roberts, T. 11 West...W. Albinson. (R) 200  
 Saur, S. 451 W. 46th...W. Katzenberger. 550  
 Schmidt, Eliza. 1607 1st av...Bernheimer & 500  
 Schmid.  
 Schneider, Pauline. 1785 3d av...G. Ehret. 250  
 (R)  
 Schwarz, W. 144 Ludlow...Elizabetha Melt- 500  
 zer. 150  
 Southern, C. 68 Catherine...J. Eichler. (R) 600  
 Tiller, A. 182 Chrystie...A. Remppeyer. 20  
 Toner & McIver. 930 8th av...M. Kavanagh. 3,600  
 Uhden, F. 345 E. 121st...J. H. Zimmerman. 100  
 Voepe, V. 55 Mulberry...Burr, Son & Co. 250  
 Wielandt, A. 117 E. 3d...M. Seitz. 250  
 Winkler, M. and H. Edel. 80 Nassau...H. Zelt- 800  
 ner.

HOUSEHOLD FURNITURE.

Ambler, J. G., Jr. 69 W. 45th...Frances I. Tay- 325  
 lor.  
 Apple, Sarah. 117 Columbia...Delehanty & 118  
 McGrorty. (Jan. 20, 1883.)  
 Artega, Serapio. 49 7th av...Wichmann 300  
 Bros.  
 Bancker, Maria A. 129 E. 62d...Lela V. Palmer. 800  
 Bates, Mary F. 12 E. 22d...G. E. Kernochan. 100  
 Bement, F. G. 1832 Lexington av...J. Behrens. 163  
 Birdsall, Margaret L. 188 W. 10th...J. F. Man- 107  
 ges.  
 Black, Thillie. 2008 9th av...B. M. Cowperthwait 125  
 & Co.  
 Boyd, Rosalind. 44 Charlton...W. H. Smith. 80  
 Bearsto, Ida. 102 Charlton...H. Ratkowski. 162  
 Berger, J. 232 E. 75th...Schulz & B. 322  
 Brown, J. 38 Washington...Alexander Bros. 122  
 Barry, Mrs. P. 175th st...Coogan Bros 174  
 Bush, S. P. 286 10th av...B. P. Bush. 100  
 Cryan, J. W. 373 3d av...W. H. Smith. 100  
 Carroll, Mary and F. J. 21 Bleeker...J. F. 431  
 Manges. (R)  
 Collins, Birdie. 875 2d av...Schulz & B. 111  
 Connors, Mary. 339 E. 123d...E. E. Kelly. 40  
 Crocker, Susan E. 149 E. 27th...Einstein & K. 413  
 De Lavaletti, A. M. 607 5th av...S. Knapp. (R) 1,800  
 Doctor, I. 73 Essex...Jordan & M. 522  
 Durant, Helen. 232 W. 47th...A. B. Mott. 500  
 Edie, Eliza. 245 E. 106th...Simpson & Co. 275  
 Piano. (Jan. 17, 1883.)  
 Fox, C. 511 2d av...Schulz & B. 153  
 Foley, J. F. 192 1st av...Jordan & M. 206  
 Harmon, J. 155 6th av...Coogan Bros. 100  
 Hamilton, Florence J. 13 W. 125th...A. Van 1,200  
 Beuren.  
 Hausrath, F. 166th st...Krakauer Bros. (R) 88  
 Piano.  
 Hanft, G. Orangetown, N. Y...Eleanor Rich- (R) 500  
 ter.  
 Humphreys, Caroline W. 317 W. 22d...J. T. 1,530  
 Webber. 700  
 Jantzer, J. 320 2d av...H. Mueller. (R) 700  
 Janvier, Mary E. 482 Lexington av...J. N. 900  
 McIntyre.  
 Josten, M. 31 Rivington...Catharine J. Fisher. (R) 300  
 Keating, F. T. 142 E. 119th...J. O. Bache. 50  
 Piano. 122  
 Kelly, Helen. 429 W. 19th...D. O'Farrell.  
 Lansing, Malvind. 19 E. 124th...Frances I. 150  
 Taylor.  
 Levien, J. J. 121 E. 106...H. Spies. 103  
 MacDonald, E. A. 144 E. 17th...J. B. Wheeler. 500  
 Mayo, Germaine. 3 E. 14th...A. Gordon, exr (R) 1,000  
 McConnell, Mary E. 155 W. 12th...Mary Glover. 500  
 Michelbacher, J. J. and Mamie. 1638 Lexington 375  
 av...L. Bauer. (R)  
 Miller, H. D. 157 W. 128th...Krakauer Bros. 250  
 Piano. 210  
 Murphy, Lizzie T. 426 E. 9th...T. Stacom.  
 Manchester, Mary A. 212 W. 14th...M. Water- (R) 1,850  
 house (F. Lowe, Jr, by assign)  
 Many, Mary H. 249 W. 42d...Anna Sackett. 315  
 Palmer, B. W. 126 W. 11th...J. W. Crossley.  
 Carpet. 30  
 Plympton, C. R. and Emma C. 30 Irving pl... 1,607  
 Sarah B. Broughton.  
 Reynolds, L. C. Mrs. 1539 3d av...Jordan & 500  
 M. (June 26, 1883.)  
 Robinson, Mary. 15 Chrystie...J. F. Manges. 101  
 Robison, Mary. 15 Chrystie...J. F. Manges. 126  
 Sleight, Maria. 319 W. 48th...H. Ratkowski. 177  
 Carpet.  
 Smith, Frances. 36 E. 23th...B. M. Cowper- 918  
 thwait & Co.  
 Schilling, J. 212 E. 106th...E. D. Farrell. (R) 104  
 Scrymser, W. L. 134 W. 15th...Coogan Bros 172  
 Seeley, Jennie. 20 E. 7 d...J. F. Manges. (R) 233  
 Sickert, M. 165 Av A...Coogan Bros. 131  
 Tanco, Josi. City...J. Early. 223  
 Van Rans, C. W. 412 E. 57th...W. H. Smith. 75  
 White, H. H. 132 8th av...Margaret Yates. 95  
 Wallot, Laura. 44 E. 20th...Johanna Simrock. 2,275  
 Watt, J. M. 165 E. 53d...C. L. Montague. 100  
 Wilson, J. P. and Elizabeth M. 16 University 80  
 pl...R. A. Greacen.  
 Wolf, M. 161 E. 75th...E. Wolf. 688  
 Wolford, A. and Julia. 260 W. 11th...G. E. 100  
 Kernochan.  
 Williams, Lottie. 124 Prince...J. F. Manges. (R) 187

MISCELLANEOUS.

Albert, G. 783 9th av...L. Heilbrun. Engine, 3,000  
 Boiler, Sausage Factory, &c.  
 Baker, J. F. 263 Washington...J. P. Roe. 225  
 Printing Fixtures.  
 Bowers, W. H. H. Mills' Building...Griffith & 600  
 Wedge. Office Fixtures, Library, &c.

Briggs L. 36 Broadway...J. H. Lavine. Ci- 50  
 gar Fixtures.  
 Bamberger, Lena. 10 Essex...Lena Todenberg. 100  
 Cigar Fixtures.  
 Baumann, J. 413 8th av...M. Schlichter. Con- 350  
 fectionery Fixtures.  
 Bremer, M., and E. Stern, Jr. 1331 1st av...E. 200  
 Stern, Sr. Grocery.  
 Bullwinkel, C. R. 665 10th av...C. H. Brunie. 504  
 Horses, Wagons, Milk Fixtures, &c.  
 Butler, H. V., Jr., & Co. 32 Reade...H. Young. secures rent  
 Furniture, Safe, &c.  
 Button & Healey. City...C. Haller. Machinery 1,000  
 for Boring Artesian Wells.  
 Bellinger, M. R. 120 W. 56th...S. G. Courtney. 350  
 Horse, Coach, &c. 1/2 part.  
 Cohn, H. Glen Cove, L. I...H. Colell. Cigar 257  
 Fixtures.  
 Corcoran, J. J. City...Kaufmann Bros. Horse, 90  
 Truck, &c.  
 Caldwell, R. D. 133 Christopher and 739 Green- 224  
 wich...Sarah E. Allison. Horse, Milk Wag-  
 on, &c.  
 Clouser & Co. 44 Pearl...F. A. Fogg. Shaft, 2,000  
 Lullies, Belting, &c. (Dec. 14 1883.)  
 Columbia Veterinary College and School of Com-  
 parative Medicine. City...Sarah M. Mit-  
 chell. Veterinary Fixtures, &c.  
 Crow, P. 353 W. 35th...J. Cunningham, Son & 1,072  
 Co. Carriages.  
 David, L. 233 9th st...H. B. Rich. Horse, 400  
 Wagon, &c.  
 Demarest, E. B. 451 W. 53d...Phebe E. Cam- 1,610  
 bell and ano., admsrs. Hod Elevators, Hor-  
 ses, Wagons, Engine, &c.  
 Donnelly, M. City...W. Flannery. Scow. 650  
 Dunlap, A. P. 3 Union sq...J. M. Conner. (R) 417  
 Type, &c.  
 Daniels, W. 626 Washington...J. N. William- 350  
 son. Engine, Boiler, &c.  
 Diehm, C. F...J. W. Pitney. Phaeton and 112  
 Sleigh.  
 Ferber, A. H. 117 Clinton...G. Dempwolff. 55  
 Button Hole Machine.  
 Fournier, Howison & Dubois. 145 Mulberry... 1,200  
 E. R. Sheridan. Engine, Lathe, &c.  
 Franze, W. A. 218 Fulton...M. Frohwein. 600  
 Drug Store.  
 Gross, C. L. 140 Attorney...J. Eichler. Lathes, 294  
 &c.  
 Gaul, H. 55 E. Houston...J. Hogan. Eutcher 225  
 Fixtures.  
 Gunsberg, M. C. 15 State...Sutro & Newmark. 427  
 Tools Presses, Moulds, &c.  
 Gampert, J. 146th st, near 4th av...Sophia 900  
 Gampert. Mineral Water Factory. 1/2 part. (R)  
 Gantillon, Jennie. 619 and 621 Broadway... 200  
 Maria Moss. Machines.  
 Hein, J. 256 Broome...C. Meyer. Bakery. 1,500  
 Hein, J. 256 Broome...C. Meyer. Bakery. 1,000  
 Hoffmeister, J. 26 Cherry...H. Hughes. 200  
 Horse, Milk Wagon, &c.  
 Hackey, C. 709 10th av...G. W. Archer & Co. 70  
 Barber Fixtures.  
 Hall, T. R. 304 E. 22d...R. C. and J. M. Spring- 53  
 er. Knitting Machine.  
 Jacobi, T. West 64th st...F. Bechlein. Black- 2,000  
 smith Shop.  
 Janacek, —. 423 E. 8th...C. B. Cottrell & Co. 400  
 Press. (R)  
 Jacobs & Steinberg. 43 Canal...Hall's Safe & 70  
 Lock Co. Safe.  
 Johnson & Gittings. 27 Beekman...Anna O. 20,000  
 Gittings. Publications, Plates, &c. (R)  
 Kelly, Clara A. 157 E. 57th...G. W. Hartt. 500  
 Horses, Carriages, Tools, &c.  
 Kniepiert, C. 350 E. 58th...C. Wilkens. Bar- 300  
 ber Fixtures.  
 Laing, T. J. and J. Hannah. 196 W. Houston... 1,400  
 Elizabeth J. Rigby. Machinery, Lathes,  
 Tools, &c. (R)  
 Langenbahn, T. City...J. Langenbahn. 1,100  
 Horses, Trucks, &c.  
 Leonhauer, J. C. 194 Greenwich...A. Schwaab. 165  
 Barber Fixtures. (R)  
 McGill, E. 9 Chambers...G. W. Gibbons. Of- 750  
 fice Furniture, Printing Fixtures, &c.  
 Muller, H. 198 7th...H. Riehm. Confec- 50  
 tionery Fixtures.  
 Macgowan, A. 557 Cherry...J. Reid. Horses, 2,300  
 Trucks, &c.  
 Markowitz, S. 92 Attorney...G. Dempwolff. 200  
 Button Hole Machine.  
 McIntosh, R. A. 182 Lewis...Mary Buchner. 1,000  
 Engine Lathes, &c. (R)  
 Messinger, J. 207 E. 27th...F. Hagan. Machin- 450  
 ery, Tools, &c.  
 Meuthen, W. A. 41 Eldridge...Wilhelmine 600  
 Bartels. Work Benches, Tools, &c.  
 Mullen, J. M. 113 Nassau...C. B. Cottrell & Co 217  
 Press. (R)  
 Marsh, C. D. 194 Broadway...B. A. Vail. Jew- 7,000  
 elry Fixtures.  
 McNeil, W. 215 Mulberry...W. McNeil, Jr. 250  
 Horse, Wagon, &c.  
 Nelson & Reed. 239 Broadway...Coogan Bros. 237  
 Ice Boxes, Furniture, &c.  
 Overing & Haslings. 142 W. 39th...D. B. Dun- 200  
 ham. Village Carts. (R)  
 Rosentohl, M. 4 Forsyth...Rachel Rosentohl. 250  
 Sewing Machine.  
 Rosseau & Co., J. P. 1021 6th av...L. F. Du- 359  
 parquet & Huot. Ice Cream Fixtures, &c.  
 Schwarz, Jennie. 1321 3d av...Adler & Bauer. 400  
 Bakery. (R)  
 Silliman & Nicholas. Mount Vernon...G. E. 4,500  
 Tilje & Co. Machinery, Presses, &c.  
 Salle, A. 37 Oliver...G. W. Archer & Co. Bar- 90  
 ber Fixtures.  
 Schwarze, P. W. 237 W. 10th...A. Koenig and 262  
 C. Schuster. Grocery.  
 Sessions, P. Williamsbridge...Briggs & Mc- 1,235  
 Turck. Horses, Derricks, Engines, Wagons,  
 &c.  
 Sharpe, Mary F. 937 Broadway, N. Y., and 249 500  
 Fulton st, Brooklyn...P. Wieler. Pleating  
 Machines, &c.  
 Sleight, Maria and Jacob T. 319 W. 48th and 1,414  
 Campbell House, Coney Island M. Mo-  
 loughney, Jr. Furniture.  
 Sleight, C. H. Coney Island...M. Moloughney, 750  
 Jr. Horses, Wagons, &c.  
 Smith, R. 139 East 23d...J. Cunningham, Son 644  
 & Co. Horse.  
 Schulz, J., and S. J. Sprauer. 85 Crosby... 500  
 Walther & Co. Paper Box Factory.  
 Templer, H., Jr. 549 9th av...Sarah Granger. 318  
 Chandeliers, Lathes, &c. (R)  
 The Congregation Kehillath Jeshurun, City of 12,000  
 New York. 129 E. 82d...Louise P. Norton.  
 Benches, Carpets, &c.

Untied, H. W. 75th st...M. Brown. Wagon. 38  
 Vreeland, C. M. Jersey City...G. Hasselbrock. 1,200  
 Horses, Trucks, &c. (March 10, 1883.)  
 Voigt, G. 117 Eldridge...A. Wissmann. Bar- 50  
 ber Fixtures.  
 Wilde, A. L. 110th st, near East River...C. F. 65  
 Senk. Horse.  
 Walmsley, E. Erie and 5th st, Jersey City... 700  
 M. Hoagland. Horses, Milk Wagons, &c. (R)  
 Wild, W. 89 Fulton...Hellen L. Wild. Cabinet 250  
 Makers' Tools, &c. (R)  
 Williams, E. 196 Broadway...J. H. Chase. 650  
 Presses, Lathes, &c.  
 Willis, H. 4 E. 39th...D. B. Dunham. Coach. 250  
 (R)  
 Wilson, J. 236 Washington Market...D. H. 300  
 Bourne. Stand Fixtures, &c.  
 Ward, Ann J. 909 6th av...J. A. Thomas. 1,000  
 Plumbing Shop.

BILLS OF SALE.

Boniface, E. L. 903 3d av...Matilda M. Lloyd. 700  
 Fish and Oyster Business.  
 Brakmann, A. 75 6th av...W. C. Schmidt. 3,500  
 Stock, Fixtures, &c.  
 Crimi, F. 377 Broome...P. Crimi. Maccaroni 1,200  
 Store.  
 Crimi, P. 377 Broome...Mary Crimi. Maccar- 1,200  
 onni Store.  
 Dobbelaar, M. J. 811 8th av...E. Williams. 2,000  
 Jewelry Store.  
 Endres, A. 1627 2d av...G. Ringler. Bar. 1,200  
 Gildersleeve, J. F. Brooklyn...J. Meikle. 250  
 Office Fixtures, Horses, Trucks, &c.  
 Kavanagh, M. 930 8th av...Toner & McIver. 3,000  
 Bar.  
 Lorey, J. A. 421 E. 14th...M. Gottlieb & Son. 150  
 Bakery.  
 Maxwell, J. 366 10th av...S. McKinley. Bar. 500  
 1/2 part.  
 Pratt, A. S. 1042 2d av...W. L. Pratt. Bar. 1,000  
 Rauch, Lena. 175 Allen...C. Martin. Furni- 125  
 ture.  
 Richter, Mary. 701st...J. Blumer. Grocery. 116  
 Rosenberger, J. 281 W. 12th...J. Rosenberger. 500  
 Bakery.  
 Stuckey, N. H. R. J. Wright. Horse, Wagon, 185  
 &c.  
 Thomas, J. A. 909 6th av...Ann J. Ward. 1,000  
 Plumbing Shop.  
 Ward, R. W. 837 6th av...J. A. Thomas. 1,000  
 Plumbing Shop.  
 Williams, E. 811 8th av...L. Dobbelaar. Jew- 2,000  
 elry Store.

N. Y. ASSIGNMENTS CHATTEL MORTGAGES.

Beck, G. E., to W. L. Meerbott. (H. L. Spicer, 400  
 Oct. 20, 1883.)  
 Harrington, T., to T. O'Connor. (T. O'Halloran, 1  
 April 2, 1883.)  
 Hasselbrock, G., to M. Wooley & Co. (C. Vrie- 300  
 land, 2 mortgs., March 1, 1883.)  
 Jaretzki, I., to L. Cohen. (Mortgage given by 200  
 Lindsay & Flammar, Nov., 1883.)  
 Kroeger, H., to C. Stein. (H. C. Freese, Jan. 15, 300  
 1884.)  
 Luther, A. H., to G. R. Budlong. (Adelaide F. 1  
 Adams, Nov. 1, 1881.)  
 McIntyre, J. N., to Margaret Wichelhaus. (Mary 775  
 E. Jauvier, Jan. 12, 1884.)  
 Stein, C., to Oppermann & Muller. (G. Fuchs, 400  
 Dec. 7, 1881.)  
 Thoesen & Uhl, to G. A. Lambrecht. (T. Wol- 22  
 ters, Oct. 1, 1883.)  
 Thoesen & Uhl, to G. A. Lambrecht. (Annie 17  
 Wolters, Oct. 6, 1883.)  
 Woodhull, A. H., to W. Dunn. (H. E. Wells, 1  
 Aug 15, 1883.)

KINGS COUNTY.

SALOON FIXTURES.

Conen, S. 12 Elizabeth pl...Williamsburg 3260  
 Brewing Co. (R)  
 Hussner, M. 736 3d av...R. Ripple. 250  
 Hanrahan, P. W. Cor 40th st and 3d av...M. 85  
 E. Kennedy. Pool Table.  
 Jones, Geo. B. 591 Fulton st...H. Piefer. 500  
 Kapmeyer, Chas. 221 Atlantic av...D. Weir- 650  
 rich.  
 Krause, J. 52 Court st...Budweiser Brewing 2,800  
 Co.  
 Lins, A. 146 Broadway...Ochs & Lehnert. 70  
 Lonsinger, J. A. 9 Bergen st...Budweiser 300  
 Brewing Co.  
 McNally, F. 671 Henry st...O'Reilly, Skelly & 800  
 Fogarty.  
 Nordon, J. E. 101 Smith st...Bernheimer & 300  
 Schmid. (R)  
 Schmutz, A. 12 Hoyt st...Geo. Ehret. (R) 600  
 Smith, I. 312 Johnson av...Ochs & Lehnert. 100  
 Wischhusen, D. 149 Front st...Budweiser 200  
 Brewing Co.

HOUSEHOLD FURNITURE.

Bard, C. 168 Livingston st...F. G. Smith, Pi- 154  
 ano.  
 Becker, John. 136 York st...Anderson & Co. 210  
 Piano.  
 Beckwith, A. 401 State st...Anderson & Co. 125  
 Piano.  
 Clift, J. W. 61 10th st...Anderson & Co. Piano. 325  
 Cahn, Minnie. 186 Bushwick av...F. G. Smith. 270  
 Piano.  
 Campbell, J. 61 Flatbush av...J. E. Croft. 700  
 Crummey, Cath. 162 High st...W. S. Crook. 250  
 Heinrichs, C. E. L., Sr. Pacific st...F. E. Ev- 350  
 vans.  
 Henderson, C. 959 Putnam av...F. G. Smith. 200  
 Piano.  
 Holmes, Mary. 129 Vanderbilt av...F. G. 150  
 Smith. Piano.  
 Kennedy, C. W. 255 and 257 Manhattan av...A. 100  
 M. Anderson. Piano, Organ, &c.  
 Levy, J. 877 Pacific st...A. H. Nash. 100  
 Laidler, Mrs. S. G. 166 Nostrand av...Anders- (R) 215  
 son & Co. Piano.  
 Lundbeck, C. 163 Hoyt st...P. Duff. (R) 335  
 Omiston, A. 477 Hudson av...F. G. Smith. 105  
 Piano.  
 Ryder, Mary E. 146 Concord st...F. G. Smith. 220  
 Piano.  
 Rogers, Cath. 104 Summit st...J. McIntire. 350  
 Shine, Mrs. John W. 382 3d st...Epstein & Kan- 255  
 trowitz.  
 Young, H. 163 Monroe st...C. E. Tomson. 188

MISCELLANEOUS.

Adams, J. 118 Carlton av...G. C. Sexton. Gro- 50  
 cery Store.  
 Briggs, L. 36 Broadway...J. H. Lavine. 50  
 Cigar Stand.



Table of judgments for New York City, listing names, addresses, and amounts. Includes entries for Connelly, W., Carpenter, O. C., Conley, James, Dalton, J., Festner, B., Gallagher, P., Green, Charles M., Johnson & Gittens, Kauffeld, H., Kipp, L., Koepke, George F., Jr., Kreuscher, Philip, Jr., Lennon, A., Lyman, M., McCone, P. J., McGuire, B. D., Morford, W. T., Ollif, J. H., Perry, Geo. W., Retzer, S. M., Rogers, C. H., Rogan, J., Triest, R., Willets, S. P., and Wilton, Anna B.

BILLS OF SALE.

Table of bills of sale, listing names, addresses, and amounts. Includes entries for Baker, William, Bonner, Catherine J., Brauenlich, William, Campbell, John, and Croft, William.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments for New York City, listing names, addresses, and amounts. Includes entries for Alresch, Charles, Adams, Frank H., Adams, Frank P., Anson, Edward, Averill, Horatio J., Asch, Louis, Averell, Horatio F., Acker, Frank, Amschel, John J., Armstrong, Frederick W., Adamson, Edward, Bronson, Willett, Biegen, Peter M., Bronson, Willett, Barker, James, Bussell, Francis F., Bronson, Willett, Buckley, John, Butler, Albert H., Billups, Jacob P., Burgess, Alexander, Blackman, Monroe E., Benson, Abraham, Burton, Henry, Baldwin, Eleanor, Browne, Henry W., Borck, Helene, Bussell, Edward, and Boynton, George A.

Table of judgments for New York City, listing names, addresses, and amounts. Includes entries for Bronner, Benjamin, Buckley, John, Barry, Mary, Bronson, Willett, Bininger, William B., Banigan, Joseph, Baermann, Abram, Baer, Sarah, Blinn, Erastus H., Brigham, George W., Barrows, Eugene G., Boynton, C. W., Boynton, E. M., Blatchford, James W., Becker, Magdalena, Cassin, James, Carpenter, Charles W., Caldwell, Louis H., Cromwell, George, Cumming, Charles, Carrick, Abraham H., Cornell, John B., Campbell, Donald, Jr., Curtis, Louis, Cooper, James M., Croft, William F., Chase, Azro, Doying, Ira E., De Laney, James E., Duan, Moses, Demarest, James B., Dippel, Christian, Dunning, Edwin J., Dobson, Alfred J., Drake, Henry, Daniels, Granville W., Des Marets, Ernest A., Durant, William L., Emrick, Andrew J., Edgell, John, Ellis, Henry, Elias, Jacob, Erben, Charles, Fera, Henry, Fox, David, Fox, Rose, Fersenheim, Henry, Flewelling, Charles, Graf, Leopold, Gilhooly, Maria B., Gernsheimer Leopold, Grote, Fanny, Goldstein, Abraham B., Goldstein, Hermann, Godfrey, Wilson, Gilbert, George, Guion, Louis, Gilbough, J. W., Grueneau, William S., Guerinstein, Henrietta, Goeller, George C., Goldbeck, Alfred C., Goss, Max, Gillies, Wright, and Gillies, James W.

Table of judgments for New York City, listing names, addresses, and amounts. Includes entries for the same—Dannat & Pell, Gould, John D., Glaskin, Edwin E., Greer, F. Henry, Gillies, Wright, Ginsberg, Bernard, Gillies, James W., Geoghegan, Andrew, Hayder, Henry H., Hoffstadt, Adolph, Hoffstadt, Oscar, Hayes, Robert H., Hale, Colwell D., Howe, Charles M., Heinrich, Elise, Harris, Herman, Hartley, Edward F., Hanks, Edwin P., Henry, Aaron, Hammant, J., Heywood, Benjamin, Hellman, Robert, Heilmann, David, Horan, John, Hart, Herman, Hennessey, Elizabeth, Heim, Morris, Hirshfield, Henry, Hargous, Peter A., Hague, Thomas O., Halbert, Delancey M., Halbert, Edwin G., Halbert, Louis I., Joseph, Lazarus, Jones, Charles, Jasmgy, Joseph O., Jones, Robert B., Johnson, Darius H., Jenkins, William, Jenkins, Theodore, Kent, Margaret J., Korfman, John, Keanneally, John J., Kidder, William F., Kasschau, Juergen, Kasschau, Jacob, Kahn, Jacob, Kenny, Thomas J., Keller, Joseph, Koster, John H., Kellam, Julius W., Koesting, Fred, Kingsland, Ambrose C., Kelsey, James McC., Kelly, Stephen, Loewy, Sigmund, Langer, Ernst, Leland, Charles E., Lewis, Samuel L., Lee, John R., La Farge, John, Loew, William L., Lovejoy, John F., Lynch, Thomas, Lynch, John J., Levys, Henry, Lappin, Charles, Lewis, William F., Morris, Emanuel, Jr., Miller, Louis, Macfarlan, Daniel T., Martin, Enos T., Molz, Henry, Metz, John, Metz, George, Miller, Charles J., Muller, John, Montgomery, Frank L., Mackaye, Steele J., Mollenor, William L., Muir, William, Mersereau, William B., Mersereau, Laurence, Murphy, John, Mandelbaum, Fredrika, Mayer, Morris H., May, Julius A., and May, Edward.



Table listing names and amounts for various individuals and companies, including entries for Maduro, McGinn, McCrorcken, McMahon, Nash, Nichols, O'Grady, Orcutt, Oliver, Petite, Parsons, Pemberton, Petite, Parsons, Perry, Petrie, Platt, Ryan, Royce, Royston, Robinson, Ryan, Ringer, Rinehart, Ramacciotti, Rockfellow, Ross, Richter, Richard, Royston, Riker, Sloat, Shirley, Steitz, Schmidt, Scheng, Smith, Topham, Thompson, Trujillo, Tuchel, Thomas, The Standard Gas Light Co., The Dry Goods Bulletin and Publishing Co., The Dixon Oil and Guano Co., and The Williamsburg City Fire Ins. Co.

Table listing names and amounts for various individuals and companies, including entries for The Dittmar Powder Mfg. Co., The Mayor, Aldermen, &c., of N. Y., Napoleon Gold & Silver Mining Co., The Manhattan Railway Co., The New York, West Shore & Buffalo Railway Co., The Rand Directory Co. of N. Y., The American Metal Decorating Co., The North State Mining Co., The Yellowstone National Park Improvement Co., The Morgan Sugar Skimmer Co., Parson Steam Specialty Co., The United States Ice and Refrigerating Co., Imperial Skirt Mfg. Co., The Mayor, Aldermen, &c., of N. Y., The Peubla Telegraph and Telephone Co., The Gastronomer Publishing Co., The E. M. Boynton Saw and File Co., Unger, John, Voss, Joseph H., Van Vechten, Sarah E., Vanderveer, Theodore, Van Orden, Edward, Vanvever, Theodore, Williams, H. F., Wiberley, Thomas D., Warner, Abraham B., Wade, William, Weeks, Horace H., White, William H., Witte, Louis J., Winters, John, Watson, John W., Wellington, Samuel B., Wertheimer, Moses, Wilson, Richard T., Webb, Arthur P., Youngs, Edgar G., Zeiler, Emile, Kings County, Jan., Adams, James, Allen, Wentworth, Aldrich, William H., Adams, Mary, Adams, Frank P., Atkins, D. F., Bassett, George W., Beach, Emma P., Brodigan, James, Bochot, Charles S., Baur, Ernest, Blackman, Monroe E., Barry, Mary, Collins, Lewis, Cameron Donald and Donald S., Cornell, William W., Colyer, Clarence F., Condict, Silas, Callahan, James, Camp, William H., Crawford, James R., Diedericks, Aline, Donaldson, Thomas, De Hart, George E., Deutschberger, Friederick, Evans, Mary, Everding, Henry, Emrick, Andrew J., Erben, Charles, Evans, Belinda H., Floyd, Jones Robert, Frey, Philipp, Glusing, John, Gonzalez, John, Griffith, William P., Goff, Cleveland W., Gates, Theodore B., Goldmark, Leo, Hill, Flora, Louise, Zelia and Virginia, Holmes, William K., Holden, Hendrick S., Halbert, Delancey M., Hayes, Robert H., Harris, Jacob A., Hull, Cornelia E., Harrington, John R., Haff, Wilmet C., Ihne, Frederick, Jones, Seaman, Jasmagy, Joseph O., Jones, Robert B., Korfman, John, Kroder, Henry, Kellam, Julius W., Le Count, Mary H., McGill, Peter, Miller, Robert, Miller, Philip, McNally, Francis, Mersereau, William B., Martin, Thaddeus K., Nelson, Zachariah O., Phillips, George W., Pape, Gevert, Parsons, Michael, Per y, Townsend, Redmond, Reiss, Edward C., Rattray, James, Redfield Henry J., Ringer, Isaac, Rensch, Casper, Richter, Moritz, Runyon, David, Springer, Anna M., Squires, Alfre C., Suffern, George H., Sullivan, Algernon S., of Ellen Smith, also known as Ellen Redmond, Steele, John, Schink, Wilhelmina, Slight, Alphonso W., Stephens, Charles S., Traum, Samuel, Taylor, Alfred G., The admr., &c., of Ellen Smith, known also as Ellen Redmond, Titus, Robert P., The Long Island Railroad Co., the same, The Van Brunt Street & Erie Basin Railroad Co., Tunis, Georgie, The admrx. of Martin Evans, Van Orden, Edward, Whitehouse, Mary G., Wilson, Charles, White, Catherine, Weber, Albert.

Table listing names and amounts for various individuals and companies, including entries for Holmes, William K., Holden, Hendrick S., Halbert, Delancey M., Hayes, Robert H., Harris, Jacob A., Hull, Cornelia E., Harrington, John R., Haff, Wilmet C., Ihne, Frederick, Jones, Seaman, Jasmagy, Joseph O., Jones, Robert B., Korfman, John, Kroder, Henry, Kellam, Julius W., Le Count, Mary H., McGill, Peter, Miller, Robert, Miller, Philip, McNally, Francis, Mersereau, William B., Martin, Thaddeus K., Nelson, Zachariah O., Phillips, George W., Pape, Gevert, Parsons, Michael, Per y, Townsend, Redmond, Reiss, Edward C., Rattray, James, Redfield Henry J., Ringer, Isaac, Rensch, Casper, Richter, Moritz, Runyon, David, Springer, Anna M., Squires, Alfre C., Suffern, George H., Sullivan, Algernon S., of Ellen Smith, also known as Ellen Redmond, Steele, John, Schink, Wilhelmina, Slight, Alphonso W., Stephens, Charles S., Traum, Samuel, Taylor, Alfred G., The admr., &c., of Ellen Smith, known also as Ellen Redmond, Titus, Robert P., The Long Island Railroad Co., the same, The Van Brunt Street & Erie Basin Railroad Co., Tunis, Georgie, The admrx. of Martin Evans, Van Orden, Edward, Whitehouse, Mary G., Wilson, Charles, White, Catherine, Weber, Albert.

KINGS COUNTY.

Table listing names and amounts for various individuals and companies, including entries for Adams, James, Allen, Wentworth, Aldrich, William H., Adams, Mary, Adams, Frank P., Atkins, D. F., Bassett, George W., Beach, Emma P., Brodigan, James, Bochot, Charles S., Baur, Ernest, Blackman, Monroe E., Barry, Mary, Collins, Lewis, Cameron Donald and Donald S., Cornell, William W., Colyer, Clarence F., Condict, Silas, Callahan, James, Camp, William H., Crawford, James R., Diedericks, Aline, Donaldson, Thomas, De Hart, George E., Deutschberger, Friederick, Evans, Mary, Everding, Henry, Emrick, Andrew J., Erben, Charles, Evans, Belinda H., Floyd, Jones Robert, Frey, Philipp, Glusing, John, Gonzalez, John, Griffith, William P., Goff, Cleveland W., Gates, Theodore B., Goldmark, Leo, Hill, Flora, Louise, Zelia and Virginia, Holmes, William K., Holden, Hendrick S., Halbert, Delancey M., Hayes, Robert H., Harris, Jacob A., Hull, Cornelia E., Harrington, John R., Haff, Wilmet C., Ihne, Frederick, Jones, Seaman, Jasmagy, Joseph O., Jones, Robert B., Korfman, John, Kroder, Henry, Kellam, Julius W., Le Count, Mary H., McGill, Peter, Miller, Robert, Miller, Philip, McNally, Francis, Mersereau, William B., Martin, Thaddeus K., Nelson, Zachariah O., Phillips, George W., Pape, Gevert, Parsons, Michael, Per y, Townsend, Redmond, Reiss, Edward C., Rattray, James, Redfield Henry J., Ringer, Isaac, Rensch, Casper, Richter, Moritz, Runyon, David, Springer, Anna M., Squires, Alfre C., Suffern, George H., Sullivan, Algernon S., of Ellen Smith, also known as Ellen Redmond, Steele, John, Schink, Wilhelmina, Slight, Alphonso W., Stephens, Charles S., Traum, Samuel, Taylor, Alfred G., The admr., &c., of Ellen Smith, known also as Ellen Redmond, Titus, Robert P., The Long Island Railroad Co., the same, The Van Brunt Street & Erie Basin Railroad Co., Tunis, Georgie, The admrx. of Martin Evans, Van Orden, Edward, Whitehouse, Mary G., Wilson, Charles, White, Catherine, Weber, Albert.

SATISFIED JUDGMENTS.

NEW YORK

January 19 to 25—inclusive.

Table listing names and amounts for various individuals and companies, including entries for Atwood, Thomas S., Beck, Anton T., Birdsall, Wallace P., Booth, Benjamin O., Brown, George, Bryan, John A., Chapman, Henry J., Cox, James F., Carty, Sarah, Clark, Alice, Cohen, Alfred N., De Witt, Ephraim, De Vivo, Annie E., Fleming, Thomas, Francis, Mary, Floyd, Edward E., Fleischhauer, Marcus, Farley, Cornelius, Griswold, Wm. N., Galeswski, Bernard, Glover, Annie W., Grimmelmann, Richard, Howell, Caleb T., Henlein, Moses, Hall, Isaac, Kenny, Arthur, Krumweide, Henry W., Keenan, John.



Table listing mechanics' liens with names, addresses, and amounts. Includes entries for Levy, Abraham, Lang, Robert M., Murtha, John, etc.

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

KINGS COUNTY.

January 19 to 25—inclusive.

Table listing mechanics' liens for Kings County from January 19 to 25, 1884. Includes names like Arvine, Freeling, Beam, Charles B., etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens for New York City. Includes entries for 19 Forty second st, West, foot of, Ferry House and Iron Tower, etc.

Table listing mechanics' liens for Kings County. Includes entries for 21 Same property, J. H. Moran agt Amanda wife of and Wm. H. Guion, owners, etc.

KINGS COUNTY.

Table listing mechanics' liens for Kings County. Includes entries for 21 Shaffer st, e s, 200 n Bushwick av, 50x100, Geo. W. Evans agt Joseph Hopkins, owner, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens for New York City. Includes entries for 19 One Hundred and Seventeenth st, n s, 100 w 1st av, 100x100, Wm. J. Murtaugh agt Christian Johnson, etc.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Table listing buildings projected in New York City south of 14th st. Includes entries for Macdougall st, No. 52, one five-story brick tenement, etc.

BETWEEN 14TH AND 59TH STS.

47th st, Nos. 321 and 323 E., one five-story brick storage, 50x100, gravel roof; building will only be built two stories high at the present time at a cost of \$20,000; owner, Henry Clausen, 47th st, bet 1st and 2d avs; architect, Adam Weber. Plan 40.

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

Table listing buildings projected between 59th and 125th streets, east of 5th avenue. Includes entries for 107th st, n s, 70 w 2d av, two five-story Croton brick stores and tenements, etc.

23D AND 24TH WARDS.

Courtland av, e s, 25 s 158th st, one three-story frame tenement, 25x52, tin roof; cost, \$4,400; owner and architect, G. H. Kornemann, 710 Courtland av; builders, John Diehl and Fred. Schwab. Plan 41. Forest av, e s, 118 s Denman pl, six three-story frame dwellings, 16.8x25, tin roof; also Tinton av, w s, 118 s Denman pl, six three-story frame dwellings, 16.8x25, tin roof; cost, each, \$1,800; owner and builder, John W. Decker, 841 Forest av; architect, W. W. Gardiner. Plan 34. Willis av, w s, 50 n 140th st, one four-story brick store and tenement, 35x45.5, tin roof; cost, \$9,000; owner, Carl Sotscheck, 311 Willis av; architect, Adolph Pfeiffer; builder, not selected. Plan 36. 141st st, Nos. 1171, 1173 and 1175 E., one two-story frame stable, 75x28, gravel roof; owner, Charlotte Paulus; builder, Alois Kuch. Plan 35. Prospect av, e s, 75 s 174th st, one one-and-a-half-story frame workshop, 22x35, shingle roof; cost, \$800; owner, Conrad Walter, Worth av, bet 173d and 174th sts; architect, Theo. E. Thomson. Plan 45.

KINGS COUNTY.

Plan 26—Manhattan av, No. 209, w s, 225 s Meserole av, one three-story frame store and tenement, 25x52, gravel roof; cost, \$4,850; owner, Wm. H. Graham, 211 Manhattan av; architect, Fr. Weber; builders, J. Cashman and J. Fallon. 27—Diamond st, w s, 300 s Nassau av, two three-story frame tenements, 16x50, gravel roofs; cost, each, \$3,500; owners, I. I. Stanton, 79 Calyer st, and Thos. Repple, 18 Oakland st; architect and carpenter, Thos. Repple; mason, I. J. Van Ripper. 28—Louis pl, e s, 96 s Herkimer st, five two-story and basement dwellings, 18.4x40, gravel roofs; cost, each, \$3,200; owner, Karl Peter, 438 East 81st st, New York; architect, Jno. Schillinger; builders, Jos. Peter and Chas. Lohrentz. 29—Fayette st, s s, 80 e Broadway, one one-story frame shop, 20x25, gravel roof; cost, \$100; owner, architect and mason, Wm. Andrews, Broadway; carpenter, H. Stocks. 30—Greene av, n s, 280 w Knickerbocker av, one one-story frame dwelling, 20x40, tin roof; cost, abt \$800; owner and mason, Patrick Nealon, Stuyvesant av; carpenter, Chas. A. Rogers. 31—North 2d st, s s, 20 w Lorimer st, being 100 feet back from North 2d st, one two-story frame stable, 25x42, tin roof; cost, \$1,000; owner, J. H. Albohn, North 2d st, near Union av; builders, Geo. Lehrian & Son and Jas. Frisse. 32—27th st, n s, 220 w 4th av, one three-story brick tenement, 20x45, gravel roof, wooden cornice; cost, \$3,500; owner, Michael Kenney, 202 21st st; builder, Charl's Long. 33—Quincy st, s s, 125 e Sumner av, six two-story basement and attic brick dwellings, 17.6 x45, tin roofs, wood and tin cornices; cost, \$5,000; owners, architects and builders, Duryea & Losee, Fulton st, near Verona pl. 34—15th st, s s, 297.10 e 2d av, one two-story frame dwelling, 20x35, tin roof; cost, \$600; owner and builder, William Thompson, 532 West 50th st, New York. 35—Woodbine st, s s, 175 w Central av, one two-story frame dwelling, 22x30, tin roof; cost, \$2,000; owner, Sarah C. Bearisley, Brooklyn; architect, J. S. Sagar; builder, M. Sagar. 36—Bedford av, e s, 72 n Fulton st, one three-story brick store and dwelling, 20x40, tin roof, wooden cornice; cost, \$5,000; owner, Philip D. Mason, Fort Greene pl; architect, Amzi Hill; builders, P. Sullivan and D. H. Fowler. 37—15th st, s s, 325 w 3d av, one two-story frame dwelling, 11x40, tin roof; cost, \$700; owner, C. Gunderson, 56 15th st; builder, Jos. Pfirrmann. 38—Chauncey st, s s, 275 e Patchen av, one three-story frame tenement, 25x55, gravel roof; cost, \$4,000; owner and builder, Michael Sullivan, 482 Hancock st; architect, Amzi Hill. 39—Withers st, No. 116, e s, 175 e Leonard st, one one-story frame dwelling, 12.6x20, tin roof; cost, \$150; owner, Mrs. Mary E. Frost, on premises. 40—Stockholm st, n s, 175 e Evergreen av, three two-story frame dwellings, 16.8x40, tin roof; cost, \$2,000 each; owner, &c., Andrew Schmitt, 238 Lynch st. 41—15th st, s s, 150 e 2d av, one two-story frame dwelling, 22x37, tin roof; cost, \$100; owner, Stafford A. Wheeler estate; builders, James Smith and Michael Hefferman. 42—16th st, n s, 222 e 10th av, one two-story frame store and dwelling, 17x25, gravel roof; cost, \$700; owner, John Sullivan, 65 15th st; builder, E. J. Gildersleeve.

ALTERATIONS NEW YORK CITY.

Plan 55—Fulton st, No. 114, trap-door over stair, well-hole on fourth floor, and connect fourth and fifth floors with No. 116 Fulton st by openings in brick wall; cost, \$—; tenant, C. H. Jones, on premises; builder, David Hepburn. 56—Fulton st, No. 151, lower back section of floor, general repairs; cost, \$300; lessee, John Brosnan, on premises; architect, Jos. Esterbrook, Jr. 57—Greenwich st, No. 333, remove rear wall of extension and build a baker's oven and chimney-stack; cost, \$1,200; owner, Helen M. Dennison, 184 Greenwich st; builders, Alex. Crumie and W. E. Richards. 58—Broadway, s e cor Exchange pl, repair damage by fire; cost, abt \$5,000; owner, John J. Astor, 21 West 26th st; builder, John Downey



59-144th st, n s, 375 e Willis av, interior alterations; cost, \$200; owner and architect, Jennie Davis, 278 North 3d av; builder, Fred. Robinson.

60-Washington st, No. 89, running through to 84 Greenwich st, one-story brick extension, 14x34, also one story of rear wall rebuilt; cost, \$3,000; owner, John Woods, 10 Greenwich st; architect, Charles Reed; builders, P. Cusack and Joyce & Creagh.

61-121st st, No. 356 E., take off peak and make a flat roof and internal alterations; cost, \$2,000; owner, Harris Cassel, 232 East Broadway; architect, Richard Berger; builders, John Fish and H. D. Powers.

62-Bayard st, No. 47, repair damage by fire; cost, \$700; owner, Eliza Parret, 54 West 31st st; builder, R. L. Warke.

63-North 3d av, No. 508, bet 147th and 148th sts, one-story frame extension, 14x16, tin roof; cost, \$—; owner, Anna M. Anderson, on premises; architect and builder, Ed. Stichter.

64-Lawrence st, No. 98, put in a tier of beams, making four stories instead of three and reset partitions, front and rear basement walls taken out and rebuilt; cost, \$3,000; owner, John Ingebrandt, Manhattan st and 10th av; builder, Chas. A. Cowen.

65-Mulberry st, Nos. 163 and 165, one-story brick extension, 25x25, tin roof; cost, \$900; lessees, The John J. Cooke Co, 40 West 46th st; architect, Albert Raveke; builders, Gustave Staiger and Albert Raveke.

66-92d st, n s, 100 e 2d av, building to be removed 75 feet further east and used as a blacksmith shop; owner, Edward Roberts, n w cor Av A and 85th st.

67-3d av, No. 30, n w cor 9th st, one-story brick extension, 10x10, tin roof; cost, \$350; lessee, Daniel Buckley, on premises; builders, McCarthy & White.

68-3d av, No. 208, alter basement for business purposes; cost, \$400; owner, Mrs. R. Sussman, on premises; builders, Peter Tostevin's Sons and Hamilton & Henry.

69-Grand st, Nos. 109, 111 and 113, place two diagonal struts or braces from fourth to fifth story to give additional strength to girder; cost, \$—; owner, William Astor, 23 West 26th st; architect, Thomas Stent; builder, John Downey.

70-Willis av, w s, 50 n 140th st, one-story frame extension, 22x7, portion of foundation rebuilt; cost, \$200; owner, Carl Sotscheck, 311 Willis av; architect, Adolph Pfeiffer; builder, not selected.

71-125th st, No. 258 W., three-story brick extension, 22x20, tin roof; cost, \$3,000; owner, Mary E. Erving, 258 West 125th st; architect, George Codling.

72-29th st, Nos. 202 and 204 E., raised one story; cost, \$10,000; owner, D. M. Koehler, 120 East 27th st; architect, Hugo Kafka & Co.; builder, not selected.

73-East Broadway, No. 177, three-and-basement-story brick extension, 26x40.6, remove rear walls of main building in first and second stories and put in iron girder, &c.; cost, \$—; owner, Mina Harris, on premises; architect, John B. Franklin.

74-Walker st, No. 119, place wire sign on roof; cost, \$—; owner, Chas. E. Hartshorn, 433 6th st, South Brooklyn.

75-55th st, No. 21 W., put in elevator from basement to first story; cost, \$—; owner, John D. Rockefeller, Buckingham Hotel; builder, John Banta.

76-South 5th av, No. 128, repair damage by fire; cost, \$540; owner, Daniel M. Edgar, by H. H. Cammann, agt., 4 Pine st; builder, John C. Klett.

77-5th av, No. 148, front altered for business purposes and internal alterations; cost, \$2,600; lessees, N. E. Mead & Son, 234 4th av; architects, Berger & Baylies.

78-69th st, No. 415 E., repairs to front of building; cost, \$50; owner, Patrick F. Ormund, on premises.

79-51st st, No. 405 E., alterations to store front; cost, \$600; owner, Jacob Lahm, 859 3d av; builders, Peter Hughes & Son.

80-St. Mark's pl, No. 71, internal alterations for flats; cost, \$3,000; owner, Geo. C. Stiebeling, 45 St. Mark's pl; architect, J. Kastner.

81-3d av, No. 920, one story and basement brick extension, 26x32, tin roof, and new store front, &c.; cost, \$3,500; owner, Henry N. Markert, 191 Waverly pl; architect, Wm. Graul.

82-Washington pl, Nos. 4 and 6, new flooring in first story and repairs; cost, \$—; owner, J. A. Robinson, on premises; builders, W. C. Hanna and Wm. Hughes.

83-Washington st, No. 402, build elevator on rear, 8.6x8.6, four stories; cost, \$—; owner, estate of Paul Spafford; architect, John C. Howard; builders, James Williams and Geo. Hughes.

KINGS COUNTY.

Plan 18-Broadway, No. 608, front altered and slight interior alteration; cost, \$400; owner, M. Dellert, Central av, cor Cooper av; architect and builder, Th. Engelhardt.

19-Fulton st, n e cor Tillary st, repair cellar foundation; cost, \$75; owner, B. Burns, on premises; builder, J. Hagerty.

20-18th st, No. 328, three-story frame extension, 8x12, tin roof; cost, \$225; owner, Carl Meffarby, No. 328 18th st; builders, Thompson & Shults and A. Nostrom.

21-Lafayette av, No. 635, n s, three-story brick extension 20x10, tin roof altered to flats; cost, \$1,000; owner, Patrick Curley, Gates av; architect, M. Walsh; builders, J. C. Leahey and J. J. Brennan.

22-Hudson av, n e cor Prospect st, show window in gable wall, iron work; cost, \$200; owner, J. Costello, on premises; builders, J. Reppingale and W. Davids.

23-Grand st, No. 50, two-story brick extension, 20x13, tin roof; cost, \$500; owner and architect, John Ruge, on premises; builder, not selected.

24-De Kalb av, No. 463, rear, raise building two feet; cost, \$100; owner, Charles Messerle, on premises; builders, not selected.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 25:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes Bronson, Willett, Bendix & Friedberg, Baum Bros, etc.

N. Y. ASSIGNMENTS-BENEFIT CREDITORS.

- Jan. 25 Bryans, James H., to Wm. Neely. 19 Bermingham, Edward J. (publisher, 28 Union sq), to Frederick A. Lyon; preferences, \$18,322. 22 Bley, Jacob H., to Marcus Stern; preferences, \$1,070. 24 Blumenfeld, Abraham (caps, 486 Broome st), to David Singer. 24 Christie, Walter, to Wm. V. Christie. 19 Guion, William H. (shipping merchant), to Avery T. Brown. 23 Miller, Ferdinand R. (stone, 276 Av A), to James J. Sweeney; preferences, \$2,230. 24 Noble, Wilson (caterer), to Siegfried H. May; preferences, \$672. 19 Schafarman, Louis (hats, 699 Broadway), to Wm. F. Kalisker; preferences, \$600. 21 Sturke, George H. (flour, 112 Warren st), to Henry Aplington; preferences, \$7,000.

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GENERAL ASSIGNMENTS.

- Jan. 25 Kearney, Michael J., to James Campbell. 21 Prange, Christian L. W., to Thomas F. Magner.

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, NEW YORK, JANUARY 19, 1883.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from January 19, 1884:

REGULATING, GRADING, ETC.

No. 3-136th st, from 6th to 7th av.

PAVING.

- No. 1-Lexington av, from 74th to 79th st. No. 2-107th st, from 1st to 3d av. [The limits embraced by such assessment includes all the houses and lots of ground and vacant lots situated as follows:] No. 1-Lexington av, both sides, from 74th to 79th st, and to the extent of half the block at intersecting streets. No. 2-107th st, both sides, from 1st to 3d av, and to the extent of half the block at intersecting av's. No. 3-136th st, both sides, from 6th to 7th av. The above described lists will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation, on February 23d, ensuing.

ADVERTISED LEGAL SALES.

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

- Jan. 4th av, n w cor 103d st, 50.5x80, vacant, by E. H. Ludlow & Co. (Amount due, abt \$6,500). 28 Pleasant av, No. 440, s e cor 123 1/2 st, 19.11x74, four-story brick store and dwell'g, by L. Mesier. (1st mort., amount due, abt \$7,200). 28 Pleasant av, No. 407, w s, 84.2 s 122d st, 16.8x100, three-story brick (stone front) dwell'g. Pleasant av, No. 411, w s, 67.6 s 122d st, 16.8x100, three-story brick (stone front) dwell'g. by J. M. Pinkney, mortgagee, at City Hall. (Mort. on each, abt \$1,045). 29 133d st, No. 111, n s, 133.4 w 6th av, 16.8x99.11, three-story brick (stone front) dwell'g. 133d st, No. 107, n s, 100 w 6th av, 16.8x99.11, three story brick (stone front) dwell'g. 133d st, No. 109, n s, 116.8 w 6th av, 16.8x99.11, three-story brick (stone front) dwell'g. by E. H. Ludlow & Co. (Three 1st mort., amount due on each, abt \$8,250). 29 105th st, Nos. 101-111, n e cor 4th av, 100x100 11, six three-story stone front dwell'gs, by R. V. Harnett. (Amount due, abt \$6,250, prior mort. of \$7,000 on each house). 30 Riverside av, n e cor land of New York & Harlem Railroad Co., runs north 720 to Van Stoll st, x east 330 to Macomb av, x southeast 175 x irreg to land said railroad company, x west 350 to beginning, by J. L. Wells. (Receiver's sale). 30 Cliff st, No. 25, w s, 87.2 s Fulton st, 25.3x73x25.3 x70. Ryders alley, e s, 105.6 s Fulton st, 24.4x83.2x25.6 } x irreg, four-story brick store. 31 by L. Mesier. (Partition sale). Water st, No. 349, s s, 122.8 w James st, 17x75.1x 16.4x75.2, vacant, by L. Mesier. (Amount due, abt \$5,450). 31 205th st, centre line, 180 w centre line Ridge av, contains 20 and 6,821-10,000 acres, 24th Ward, by R. V. Harnett & Co. (1st mort., amount due, abt \$39,650). 31

- Feb. 136th st, n s, 525 w 6th av, 50x88.1x63.3x107, vacant, by L. J. & I. Phillips. (Amount due, abt \$3,000; prior mort. \$3,000). 1 96th st, s s, 100 e 7d av, 108.6x100.8. 3d av, e s, 25.2 s 96th st, 50.4x100. } by R. V. Harnett & Co. (Assignee's sale). 1 57th st, s s, 250 w 8th av, 25x100.5, vacant, by R. V. Harnett. (Amount due, abt \$30,000). 2

KINGS COUNTY

- Jan. Lewis av, e s, 60 n Monroe st, 20x100, by W. G. Rooney, referee, at Court House. 26 17th st, s s, 80 w 4th av, 20x100, by T. A. Kerrigan, at 35 Willoughby st. 28 Pacific st, s s, 185 e 4th av, 25x100, by J. Cole, at 389 Fulton st. 28 Danforth av, cor Cypress av, 350x206, New Lots, by referee, at Court House. 29 Oakland st, w s, 50 s Greene st, 25x100. 3d av, n w s, runs west along south side of said premises abt 230 to high water mark, x — to centre Gowanus Bay, x east 260 x — to high water mark, x south abt 270 to 3d av, x north-west abt 80, with land under water. 30 Huntington st, s s, 358.4 w Court st, 16.8x100. by T. A. Kerrigan, at 35 Willoughby st. 30 Bainbridge st, s s, 575 w Ralph av, 20x112.2 to Brooklyn and Jamaica plank road, by T. A. Kerrigan, at 35 Willoughby st. 31 Feb. Oak st, n s, 395 e Franklin st, 25x100, by T. A. Kerrigan, at 35 Willoughby st. 1 Ocean av, e s, 438.1 s Voorhies av, runs south 407.6 to Sheepshead Bay Shore road, x east along said road 85 to land of Henry Osborn, x north along land 415.11 x west 92.8, contains 837-1,000 acres, Gravesend, by T. A. Kerrigan, at 35 Willoughby st. 2 9th st, n s, 40 w 2d av, 100x100, by J. Cole, at 389 Fulton st. (T. L. Strong et al., trustees, agt G. M. Stevens). 5 Carroll st Nos. 269 and 271, n s, 371.8 w Hoyt st, 40x97.10, two three-story stone front dwell'gs. Carroll st, No. 300, s s, 19.8 w Hoyt st, 19.1x96.6, to o-story stone front dwell'g. Carroll st, s w cor Hoyt st, 19.8x96.6x28.9x96.10, two-story stone front dwell'g and two-story brick stable. With all title in court yards, &c. by Cole & Murphy, at 379 Fulton st. (Partition sale). 7 Monroe st, n s, 300 e Reid av, 75x100, by T. A. Kerrigan, at 35 Willoughby st. (Wm. C. Herrick agt Nat. F. Griffith). 7 Clason av, w s, 275 n of unnamed st, 25x221, by T. A. Kerrigan, at 35 Willoughby st. (Wm. T. Patterson, extr., agt Begley et al.). 8 Bainbridge st, n s, 320 w Patchen av, 20x100, by T. A. Kerrigan, at 35 Willoughby st. (W. Kenyon agt Elvena S. Pomeroy, individ. and as extr.). 9

LIT PENDENS, KINGS COUNTY.

- Jan. Adams st, e s, 100 n Tillary st, 25x102.9. Adams st, w s, 76.6 n Concord st, 20x85. Fulton st, n e s, 50 n Irving pl, runs northeast 74.1 x east 15.6 to Irving pl at point 88 n Fulton st, x north 3.9 x west 32.1 x southwest 70.9 to Fulton st, x southeast 16.8. Fulton st, n e s, 83.4 n Irving pl, 16.8x76.5. Commercial Bank agt John and Mary Jacobson and Thomas J. Northall; action to set aside conveyances; att'y, D. Barnett. 19 Middagh st, n s, 168.9 e Hicks st, 19.8x100.8. Middagh st, s s, 114 w Henry st, 25x100.9. George Q. Laidlaw agt Samuel C. Dunn and W. H. Laidlaw et al.; partition; att'y, T. D. Dimon. 19 Bergen st, n s, 150 w Hoyt st, 100x100. Thomas L. Seymour agt Thomas F. Miller et al.; action on note; att'y's, Remington & Vernam. 19 Union st, n cor Van Brunt st, 396x100. Ferry pl, s s, 38 e Hamilton av, 21x69.2x4.2x37.9 x40. Sackett st, s cor Ferry pl, 123x80x52.4x—x12.3x 23.2x13.3x9.9x6x34x4 to Ferry pl, x 30. Union st, n s, 153 w Columbia st, 23x100. Interior lot, 75 n e Atlantic st and 120 w Columbia st, runs northeast 21 x southeast 5 x northeast 15 x southeast 40 x southwest 19 x northwest 25 x southwest 25 x northwest 20, all of these, also 15-40 part of triangular water plot between Chelsea st, West st and Ferris st, &c. Anson B. Jackson agt Elizabeth W. Blake et al.; partition; complaint amended; att'y's, Miller & Fincke, Utica, N. Y. 19 Clinton st, n w s, 60 n e Luquer st, 20x70. Thomas Willett agt Maria M. Livingston et al.; att'y, G. W. Van Nest. 21 Flatbush to Flatlands road, s e s, adj A. Hubbard, 2 70 100 acres, Flatlands. George A. Scott to Sarah A. B. Wilson; att'y, J. W. Weed. 21 Jefferson st, s s, 360 w Nostrand av, 20x100. M. Louise Brown agt John B. Spencer et al.; att'y, W. W. Butcher. 21 Walton st, n s, 125 w Harrison av, 25x100. Sarah W. Stoothoff agt Patrick Monahan; att'y's, A. & J. Z. Lott. 22 Wall st, s e s, 244 n e Broadway, —x93.8x18.9x6.6. John Mitchell agt Oscar H. Doolittle; att'y, E. W. Ivins. 22 Graham st, n s, lot 4 J. Johnson's map, 29.7x75; also New York property, partition. Philip Kelland agt James C. Noble; att'y, W. J. Sayres. 22 Dean st, s s, 75 w Nevins st, 16.8x100. Rose Howe agt William F. Berry et al.; action to procure re-possession of property, &c.; att'y, F. Cobb. 23 Lexington av, s w cor Nostrand av, 1.0x10.0. Albert Willets et al., exrs. S. Willets, agt Franklin B. Purdy et al.; att'y, W. M. Powell. 23 Pacific st, n s, 198 e Hicks st, 22x90. H. & C. Huss agt Ellen S. Sanborn and H. A. Robinson; att'y, W. H. Duryea. 23 Vanderbilt av, w s, 120 s St. Marks av, 20x95. John Adamson agt John F. Coffin et al.; att'y's, N. & M. Niles. 23 22d st, n s, 100 w 6th av, 25x100. Henry P. Hall agt John Conner et al.; att'y, C. J. Lowrey. 23 East New York av, n w s, 71.10 s w Van Sinderen av, 50x87.8x52.3x72.5. Frank Baldwin agt Joseph H. Colver; att'y, W. Sullivan. 23 St. James pl, e s, 320 n Gates av, 20x100. Hannah K. Van Vranken agt William H. Rushmore et al.; att'y's, R. & G. Ingraham. 23 Wyckoff st, No. 275 1/2, n s, 238 w 3d av, 20x100. Benjamin A. Willets agt James B. Pendleton et al.; att'y, J. M. Rider. 24 Carlton av, w s, 250.11 n Willoughby av, 25x100. Thos. H. and Cornelia Read, exrs. W. Read, agt Mary C. wife of Abram B. Lane et al.; att'y, D. W. Northup. 24



Quincy st, n s, 177 e Bedford av, 48x100. Jacob M. Brown agt Benjamin F. Rhodes and ano; action to foreclose mechanic's lien; att'y, G. V. Brower. 24  
 St. Marks av, s e cor Buffalo av, 14 and 1,750-2,500 lots  
 St. Marks av, n s, 175 w Ralph av, runs west 575 to Buffalo av, x north 127 9x575x127.9  
 Buffalo av, s e cor Prospect pl, 50x100  
 Prospect pl, s s, 100 e Buffalo av, runs south 255.7 to Park pl, late Baltic st, x east 125, x north 127.9, x west 25 x north 127.9 to Prospect pl, x west 100, also two interior gores on centre line bet Prospect pl and Park pl, at point 233.3 e Buffalo av, runs west 23.3 x  
 Pacific st, s e cor Howard av, runs east 150 x south 100 x east 50 x south 6.11 x southwest 205.6 to Howard av, x north 145.6  
 Lots 387, 388, 389 and 390 map Bellplaine, East New York  
 Mary Gartelman agt Caroline Cooper et al.; partition; att'y, W. F. Wyckoff. 24  
 Quincy st, n s, 177 e Bedford av, 48x100. Jacob M. Brown agt Benjamin F. Rhodes and Winfield S. Ray; action to foreclose lien; att'y, Geo. V. Brower. 24  
 Franklin av, lots 27 and 33 map 28 Building Sections at Bath, L. I. Jane Sheehan agt Ellen M. Swayne et al.; att'ys, De Groot, Rawson & Stafford. 24

RECORDED LEASES.

**NEW YORK.** Per year  
 Bleecker st, No. 51. Henry Long to Louis Voelker; 3 years, from May 1, 1883. \$1,000  
 Canal st, No. 348, store and basement. John Clark to Charles N. Martin; 2 years, 4 months and 13 days, from Sept. 17, 1883. 2,000  
 Clinton pl, No. 10, store. W. N. Griswold to Eickhoff & Ohlhauer; 1 year, from May 1, 1884. 1,320  
 Eldridge st, No. 216. Julia A. Chase to J. B. Hoyt & Co; 10 years, from May 1, 1879, all taxes, &c., and. 325  
 Eldridge st, No. 216. Agreement as to underground passage across rear of leased premises. Julia A. Chase with J. B. Hoyt & Co.; contains an assignment of same to Daniel B. Fayerweather and Harvey S. Ladew. nom  
 Greene st, No. 197. Joseph H. Bears, Brooklyn, exr. A. M. Fisher, to Henry Hagen; 5 years, from May 1, 1883. 780 and 840  
 Hester st, Nos. 77 and 79, and No. 42 Orchard st, the latter being a stable. Mary B. Gugel to Bernard Isaacs; 5 years, from May 1, 1884. 2,000  
 Ludlow st, No. 73. Anna E. Conrad et al., exrs. J. Conrad, to Frederick Runk; 10 years, from May 1, 1885. 1,500  
 Montgomery st, n w cor Monroe st, 2 lots. Philips Phoenix and ano., trustees for Caroline W. Crane, to Frederick Wilms; 5 years, from May 1, 1884. 700  
 Montgomery st, w s, 3d lot n Monroe st. Philips Phoenix and ano., trustees Stephen Whitney, dec'd, to Frederick Wilms; 5 years, from May 1, 1884. 300  
 Stanton st, No. 218, store. Margaret Frohwein, extrx. T. Frohwein, to Woldemar A. Franze; 5 years, from May 1, 1884. 780 and 900  
 Av A, No. 1, store. Christopher Bendinger to Salomon Rosenthal; 3 1/4 years, from Feb. 1, 1884. 720  
 Madison av, No. 67. George B. Butler to The New York Yacht Club; 5 years, from May 1, 1884. 3,200  
 10th st, No. 241 E. John W. Hamersley to Eliza Campbell; 3 years, from May 1, 1883. 540  
 40th st, No. 414 W, store. William Leitmann to Peter Gehm; 1 year and 6 months, from Nov. 1, 1883. 300  
 1st av, No. 13, store and basement. Lazarus Minzesheimer to Carl Semmele; 2 years, from May 1, 1884. 1,500  
 2d av, No. 638, store and basement. John, Bernard and Ellen Reilly and Ann Fitzsimmons, heirs H. Reilly, to Bernard Fitzsimmons; 3 1/4 years, from Feb. 1. 1,200  
 2d av, No. 1038, first story and basement. Martin Freeman to John Callaghan and Samuel L. Malcolm, of Callaghan & Malcolm; 3 years, from May 1, 1884. 780  
 6th av, No. 153. Matthias Sperling to Louis Reicher; 6 years, from Feb. 1, 1884. 1,600  
 7th av, No. 169, entire premises, also cellar of No. 164 W. 20th st. J. H. and W. Peacock, exrs. J. Peacock, dec'd, to Henry Pestel; 5 years, from May 1, 1884. 1,796  
 9th av, No. 783. Doretha Lang to George Albert; 5 years 3 months and 11 days, from Jan. 19, 1884. 1,500

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.

Alling, W R—Fairmont Cemetery Assoc, 11th av. \$14,000  
 Same et al—same, 11th av. 1  
 Atwater, Sam'l, trustee—S Buchanan, 8th av. 500  
 Brown, James—P H Cannon, Norfolk st. 3,850  
 Briantnall, J H H, et al—M S Douglas, Nelson pl. 1,100  
 Same—W J Douglas, Nelson pl. 1,200  
 Same—T Mahaffy, Nelson pl. 1,200  
 Brown, G W—E J Barber, Washington av, Belleville. 8,000  
 Brookman, H D—N Gas Light Co, Congress st. 3,500  
 Crump, Sam'l—A F Ratean, Friendship pl, Montclair. 425  
 Carson, H A—P B Carson, Ward st, Orange. 1  
 Carson, P B—H A Carson, Ward st, Orange. 1  
 Crane, Z S—W and J Vernam, Grove st, Montclair. 4,000  
 Crane, O B, by heirs—C P Oliver, Littleton av. 2,200  
 Drastal, Frank—C Schuhman, Jacob st. 100  
 Gillin, James—T W Lord, S 19th st. 1  
 Glliam, Wm—D T Hauxhurst, Clinton st, E Orange. 1,600  
 Grant, Gabriel—Fairmont Cemetery Assoc, 11th av. 10,500

Holwell, W F—E S Hand, Milburn. 1  
 Jackson, J C—M Suter, Ferry st. 650  
 Jordan, Joseph—J Scott, Nichols st. 5,000  
 Kare, J H—Fairmont Cemetery Assoc, 11th av. 3,500  
 Keruaghan, M E—J Van Name, Kossuth st. 1,275  
 Kacher, Jacob—F and J Kacher, Bridge st. 8,000  
 Kacher, Fred'k and John—Jacob Kacher, Parker st. 1,700  
 Lang, F—E Taylor, Main st, E Orange. 1  
 Lyon, F L—J B Dennis, Taylor st. 5,500  
 Mackin, Francis—J Van Name, Thomas st. 3,500  
 Morrissey, Thomas—J C Brown, Prospect av, W Orange. 1,800  
 Pope, E C—F Fulcher, Camden st. 1,650  
 Pierson, P S—Fairmont Cemetery Assoc, 11th av. 3,500  
 Raab, Augusta—F W Rabe, W Orange. 350  
 Rechmer, Mary—I Schaeffer, Prince st. 2,500  
 Randolph, G W F—G Spottiswoode, 13th av, S Orange. 1  
 Richters, J F—M Moorhouse, Park st, Montclair. 300  
 Schaan, Nicolaus—J D Reglin, Belmont av. 1,000  
 Searing, E E—J J Searing, Sherman av. 400  
 Sendarling, M L—Fairmont Cemetery Assoc, 11th av. 3,500  
 Seymes, M B—J Hummel, Liberty st. 4,000  
 Seus, John—M Seus, Prince st. 1,400  
 Turner, J R—A T Holwill, Milburn. 1  
 Taylor, N B—F Lang, Main st, E Orange. 1  
 Tilford, J B—W H Tilford, Amherst st, E Orange. 1  
 Tilford, W H—F J Tilford, Amherst st, E Orange. 1  
 Thornton, M A—S H Osborn, Mt Prospect av. 1,400  
 Same—J R Osborn, Mt Prospect av. 2,100  
 Vail, Wallace—G Spottiswoode, W Orange. 1  
 Van Duyn, J H V—S D Van Duyn, Caldwell. 500  
 Wakeman, J P—P M Young, Bloomfield av. 2,500  
 Warren, H C, et al—E C Torrey, Caldwell. 1,500  
 Westcott, R F—The E B of A Charities, Essex st, Orange. 1  
 Wegle, John, et al, exrs—J Stahl, Green st. 12,000  
 Whitehead, I P—G W Brown, Washington av, Belleville. 1  
 Wiesel, Edward—L & T Boedsch, Hayes st. 1,562

MORTGAGES.

Ashworth, George—Newark B and L Assoc, S 7th st. 1,000  
 Ball, S E—S Crowther, Taylor st. 2,500  
 Ball, S E—J P Lockwood et al, Taylor st. 400  
 Barber, E J—G W Brown, Washington av, Belleville. 4,000  
 Berninger, Oswald—German Savings Bank, Howard st. 1,000  
 Becker, Frederick—H Congar, Verona av. 650  
 Bennetto, J T—B C Dutcher, N 6th st. 2,000  
 Campbell, W G—W Campbell, 1st av. 1,000  
 Cross, Frank—T H Bedell, Parker st. 800  
 Dean, C G—E L Joy, Walnut st. 3,200  
 Dennis, C A—M B L I Co, Taylor st. 3,500  
 Gist, R F—Orange Savings Bank, Thomas st, Orange. 2,500  
 Gordon, E A—W H Campbell, Riverside av. 3,000  
 Griffith, M L—S S Doughty, McWhorter st. 500  
 Hancox, J W—E T Van Velsor, Belleville. 8,000  
 Hummel, John—M B Seymes, Liberty st. 2,500  
 Kent, C B—S A Vanness, Caldwell. 650  
 Kingsley, G P—M Gormley, N Park st, E Orange. 1,500  
 Kremetz, George—The P F H Soc, Mulberry st. 5,000  
 Lang, Francis—A Dodd et al, Main st, E Orange. 4,000  
 Madison, Edward—American Ins Co, Grove st, Montclair. 1,400  
 Morgan, C D—E M Howard, Caldwell. 7,000  
 Norman, J P—L E Fischer, 8th av. 1,400  
 Same—W H Trippe, 8th av. 1,400  
 Osborn, J K—G M Spencer, Mt Prospect av. 1,000  
 Osman, John—E G Faintante, Cutler st. 800  
 Papper, Moses—S Papper, Newark. 2,500  
 Ratean, A F—S Crump, Friendship pl, Montclair. 415  
 Richmond, A A—J B Law, Howard st, E Orange. 1,500  
 Riker, R W—J W Potter, Cross st, Montclair. 1,000  
 Ruettinger, Chas—E B & L Assoc, Holland st. 1,800  
 Schmidt, Adam—S H Green, Ferry st. 3,000  
 Schaeffer, Isaac—M Rechner, Prince st. 500  
 Stahl, Julius—Howard Savings Inst, Green st. 6,000  
 Taylor, N H—A Coe, Ogden st. 1,400  
 Van Winkle, M P—Prudental Ins Co, Clinton av. 13,000  
 Wakeman, J P—P W Freeman, Bloomfield av. 1,000  
 Young, P M—J W Booth, Bloomfield av. 2,500

CHATTEL MORTGAGES.

Bermell, H R, 113 N J R R av—T H Brown et al, machinery. 1,080  
 Colliss, A B, 183 Bank st—S Clover, furniture. 500  
 Dunn, Dennis, 663 Market st—C Feigenspan, saloon. 200  
 Faley, Patrick, Norfolk st—C Foley, horse, wagon, &c. 110  
 Same—O Foley, horse, wagon, &c. 250  
 Same—James Foley, horse, wagon, &c. 450  
 Halsey, W H, 122 Stone st—C A McCa l, furniture. 97  
 Henry, John, et al, 251 Bank st—G Vandewerken, groceries, &c. 600  
 Same—E V Wass, groceries, &c. 200  
 Jenny, Casper, 170 Ogden st—P Ballantine & Sons, saloon. 180  
 Martin, J V, 71 Lawrence st—A C Shreve, furniture. 100  
 Ogden, I G, 3 Vrooms alley—C W Clayton, horses and wagons. 410  
 Paxton, J A, 94 Bank st—W F Decker, furniture. 30  
 Parratt, Henry, 265 Market st—P Hauck, saloon. 200  
 Sherriff, Charles, 177 E Kinney st—J Myre, machinery. 515  
 Sutphen, A J, Montclair—J D Mackridge, wagons. 175  
 Weingarth, Chas, et al, 61 James st—P Hauck, saloon fixtures. 300

JUDGMENTS.

Burnett, W P—S J Jerry et al. 139  
 Bartlett, C B—E F Bartlett. 1,249  
 Thalheimer, Albert, and J W Hayes—C Cooper et al. 576

HUDSON COUNTY.

CONVEYANCES.

Blumenthal, David—Mary Kahl, North Bergen. \$325  
 Bock, Leonard—C Fabeck, Guttenberg. 36  
 Brush, Sarah—J B Williams, North Bergen. 312  
 Budenbender, William—F Golsong, Union. 75  
 Clark, Samuel—T C Brown, Bayonne. 500  
 Clement, C H, S C, Jane and W A—C Miller. 775  
 Clerd, Mary—J Toussaint, J City. nom  
 Comits, E J and William, adms of Reuben Comins, and Jonathan Cottle—Almena M Culver. nom  
 Cooper, M W—Mary Butler, J City. 184  
 Culver, Almena M—A Stohr, trustee, J City. 2,000  
 Culver, J P—J W Culver, trustee, J City. nom  
 Culver, J W—The Jersey City Land and Basin Company, J City. 2,000

Culver, J W—Theresa N Culver, J City. nom  
 Daley, Patrick—L R McCulloch, Hoboken. nom  
 Darcy, Maurice, by exrs—C Moller, Hoboken. 4,500  
 Dates, Matilda W—Letya A Post, Bayonne. 500  
 Edison, T A—The Edison Lamp Co, Harrison. nom  
 Everitt, J R—J R Everitt, Jr, J City. 5,300  
 Fecthemoller, John, et al, by sheriff—J W Haaren, J City. 200  
 Fracie, J N—Mary A Hyland, J City. 1,407  
 Fuller, Emily M and Emily, exrs J C Fuller—N H Jenny, Kearney. 2,550  
 Gardner, John—J S Mabon, North Bergen. nom  
 Goodspeed, W B—Fanny E Oberlander, J City. 5,500  
 Gregory, D H—G W Morrow, J City. 2,000  
 Kerin, D I—A Kerin, J City. 5,000  
 Kerrigan, Julia A, by J A Kerrigan, exr, by sheriff—The Mutual Life Insurance Co, West Hoboken. 2,500  
 Keyser, Isiah—P Sheehan, Guttenberg. 16  
 Lyons, Timothy, by sheriff—M Lyons, North Bergen. 1,000  
 Mabon, J S—Susan Gardner, North Bergen. nom  
 McCulloch, L R—Ellen Daly, Hoboken. nom  
 McLaughlin, Patrick—Ann Sullivan, Harrison. 1,375  
 Menges, Anna, Bertha Richter, and Mary T. Bockelman, heirs of Arthur Spielman, dec'd—C B Brush, Union. 100  
 Meyer, C T—Martha A Sargent, J City. nom  
 Onderdonk, I Susan, et al, by sheriff—F L Clark. 2,000  
 Parker, A S—G Striker, Kearney. 5,000  
 Rademann, Peter—J F Cordes, J City. 3,550  
 Rahe, J H—Anna Rahe, Hoboken. 10,000  
 Rahe, C H—J H Rahe, Hoboken. 10,000  
 Randall, R G—J B Williams, North Bergen. 31,250  
 Rigney, Alfred—Margaret Fitzpatrick, Hoboken. 1,900  
 Rutan, Jane—H Williams, Kearney. 300  
 Smith, Hannah—Ann C Hagg, Kearney. 2,000  
 Spielmann, Arthur, by exrs—C B Brush, Union. 500  
 Spielmann, Charles and Henry—C B Brush, Union. 100  
 Topf, Michael—W Peter, Weehawken. 1,000  
 The East Newark Land Co—W Tuers, Harrison. 1,000  
 Thevenet, Charles, admr of—J Toussaint, J City. 8,000  
 Whelan, J A—Catharine Whelan, J City. 12,500  
 Wolf, Peter—C Fabeck, Guttenberg. 571

MORTGAGES.

Archibald, J C—J Flemming, 3 years. 200  
 Braay, Bernard—The Hudson County Nat Bank, 3 years. 1,600  
 Calaghan, J F—The People's Building and Loan Association of Harrison, Harrison, installs. 700  
 Coe, Thomas—The American Insurance Company, Harrison, 1 year. 1,600  
 Cogan, J J—T J Daly, Bayonne, 2 years. 1,300  
 Cordes, J F—P Rademann, 3 years. 1,450  
 Creighton, John—J H Worden, Harrison, 3 yrs. 1,200  
 Same—same, Harrison, 3 years. 1,200  
 Same—same, Harrison, 3 years. 2,400  
 Crosstrenx, Ch rles—Rosamond Dalton, Hoboken, 3 months. 65  
 Cullen, Edward—A A Lutkins, 3 years. 1,800  
 Engelbrecht, Katharina—G Von Drehle, North Bergen, 5 years. 500  
 Fitzpatrick, Margaret and Michael—A Rigne, Hoboken, 5 years. 1,000  
 Foster, Ann and Joseph—The People's Building and Loan Association of Harrison, Harrison, installs. 900  
 Hyland, Mary A and Patrick—J N Fiacre, 3 yrs. 1,228  
 Jenny, N H—G J Sloat, Kearney, installs. 1,650  
 Krollmann, Andrew—Extr C Livingston, Hoboken, 5 years. 5,000  
 Landruie, Mary E—Exr John Rudderow, 1 yr. 600  
 Morrow, G W—E Mandeville, 1 year. 2,000  
 Newmann, Fritz—G W May, 1 year. 400  
 Oberhauser, Frederick—The Greenville Building and Loan Association, 10 years. 1,360  
 Ogilvie, D P—W H Parmley, 1 year. 500  
 Riley, B J—The People's Building and Loan Association of Harrison, Harrison, installs. 600  
 Scales, Sophia—Ella H Dallett, 3 years. 3,000  
 Same—Michael Dallett, 3 years. 1,500  
 Schmidt, Adam—L Immew, Hoboken, 5 years. 9,000  
 Stohr, Adam—Almena M Culver, 3 years. 1,000  
 Strenkert, Joseph—G Och, 4 years. 2,200  
 The Hudson County Land Improvement Co—The Hudson County National Bank, 1 year. 1,400  
 Tichenor, B W—Eliza Van Solinger, Harrison, 1 year. 5,250  
 Traphagen, W C—C J Cronan, 2 years. 3,000  
 Tuers, Margaret A—Emma L Davis, Kearney, 1 year. 1,200  
 Weibald, J W—D Mahlenbrock, demand. 400  
 White, John—W Weigand, West Hoboken, 4 yrs. 1,500  
 William, Heinrich, and Frederick Schulz—Extr C Livingston, Hoboken, 5 years. 12,000  
 Woods, John—The Bergen Building & Loan Assoc, installs. 1,200

CHATTEL MORTGAGES.

Burke, James—J Matthews, one set soda water machinery. 250  
 Buzard, A E—A Weber, Weber piano. 313  
 Crampton, Eliza, Hoboken—Hoos & Schulz, furniture. 265  
 Gehring, L C—D Gallagher, horses and trucks. 300  
 Grob, J C—C Wedemeyer, bakery fixtures, horse and wagon. 60  
 Joergens, Theodore—Firm of Rohe & Bro, butcher shop, horse, wagon, &c. 300  
 Joyce, Mary—J Mullins & Co, furniture. 178  
 Law, Henry and Edward—B Keller, grocery. 2,200  
 Murphy, John, Bayonne—Hoos & Schulz, furniture. 181  
 Pearson, John—J May, canal boat H G Cheever Ratti, Joseph, West Hoboken—C Chaffanjon, silk factory machinery. 4,000  
 Schneider, Max, Hoboken—H Elias, saloon. 125  
 Schmidt, Jacob, Hoboken—Nuffer & Lippe, 4 landau coaches. 2,040  
 Snyder, C J—H Gaede, furniture. 50  
 Taylor, N D—T Bulpen, saloon. 100  
 The New York, West Shore & Buffalo Railway Co—Haskell, Barker & Co, 1,000 box cars at \$494 each. 494,000  
 Wackerer, Rosa, and John Bachmann, West Hoboken—F C Haus'n. 45  
 Williams, Adrianna and Martha—W C Brown, furniture. 131  
 Williams, Martha and Adrianna—S G Allison, furniture. 410

BILLS OF SALE.

Campbell, J H—Maria L Campbell, grocery. nom  
 Flannery, J D—J Herbert Polts, furniture. nom  
 Polts, J H—Catharine Flannery, furniture. nom

JUDGMENTS.

Abernethy, Maxwell—H H Abernethy, Sr. 838  
 Barr, Mary and James—Margaret McMahon. 250  
 Chichester, Lewis—H F Elss. 83  
 Donnelly, J D—J Brock. 829



O'Reilly, Daniel, by admr—Mary A Kiernan..... 650  
 Spreine, Sophie—H L Timken..... 945  
 The Passaic Zinc Works—J White..... 1,810  
 Vatsky, Henry—J E Taylor..... 25

**MECHANICS' LIENS.**

Hankins, H H—Dennis Buck, Hoboken..... 55  
 Russell, William—J Cutley..... 396  
 The New York, Ontario & Western Railroad Co  
 —Home Bros, New Durham..... 9,940  
 Same—Home Bros, Weehawken..... 1,081

**PASSAIC COUNTY.**

**MORTGAGES.**

Beatty, Margaret—Union Mut B & L Assoc, Man-  
 chester Tp..... \$330  
 Carroll, James—J A Terhune, Ramapo av..... 500  
 Dumlevey, William—M C Dater, Barclay st..... 100  
 De Mott, G V—J Stp, Acquackanonk Tp..... 8,000  
 Elliott, Ephraim—Union Mut B & L Assoc,  
 Essex st..... 900  
 Geisler, Christian—Peter Wilde, Oak st..... 125  
 Hartley, John—J Sandford, North 3d st..... 1,000  
 Hyde, J A—Union Mut B & L Assoc, Union av..... 2,200  
 Ivanhoe M'fg Co—S W Parker, Maple st..... 18,000  
 Struck, Jacob—C A Hunt, North 3d st..... 168  
 Tilt, W H—Union Mut B & L Assoc, Godwin st..... 3,000  
 Van Blarcom, C H—W H Hayes, Main and Mar-  
 ket sts..... 2,000  
 Vand-rbock, John, et al—M Van Dam, Jeffer-  
 son st..... 1,000

**CHATEL MORTGAGES.**

Brown, Raphael, Passaic—C Schwarzschild,  
 furniture..... 300  
 Crowell, J E, Passaic—T Chittenden, furniture..... 1,250  
 Lee, Bridget, Paterson—S E McLean, furniture..... 50  
 Pfund, Klement, Paterson—J Walder, saloon..... 150  
 Van Houten & Berry, Paterson—H Romaine,  
 horses, &c..... 100

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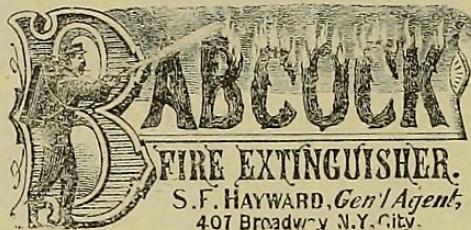
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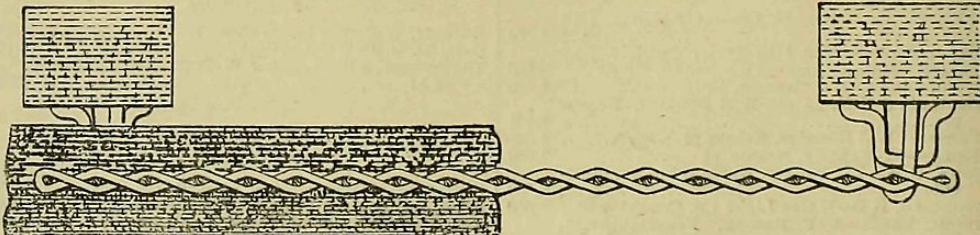
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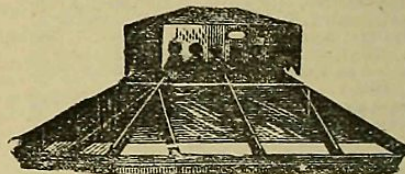
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