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A bill has been introduced into the Legislature which deserves the careful study of New York real estate owners. Its aim is to restrict the erection of very high buildings on narrow streets. Clearly some such law should be passed, and at once. There should be some relation between the width of the streets and the height of the houses. No owner of property has a moral, and should not have a legal, right to erect a structure which deprives neighboring property of light and air. By all means let a wise enactment of this kind be put upon the statute books.

The Suburban Rapid Transit Company really seems to be at work. In addition to building a bridge over Harlem River at Second avenue, it has taken title to four lots on One Hundred and Thirty-seventh and One Hundred and Thirty-eighth streets and Willis avenue, presumably for a depot. As a director of that company explained to a representative of this paper, whenever the elevated road litigation was ended that then the work in the annexed district would be commenced and vigorously pressed. The price of Manhattan would seem to show that some insiders believe the trouble between the Metropolitan and the Manhattan companies is nearly at an end. Should this comprehensive system of local steam roads be undertaken simultaneously with the creation of the parks in the annexed district we may expect to see a lively real estate movement on the other side of the Harlem River.

The Land Transfer Reform Association has forwarded a petition to Albany, authorizing the Governor to appoint five lawyers as commissioners "to prepare and report to the Legislature a bill to facilitate and lessen the expense of transfers in lands and real property in this State." The same association has prepared two bills respecting this matter, which it probably hopes the commissioners will adopt. It is to be hoped these commissioners will be appointed, but this matter will never be pressed in a proper manner until the real estate interest is thoroughly organized in its favor. The nucleus of such an organization would naturally be the new Real Estate Exchange. It will never be a marked success as a business enterprise until conveyances of real property can be made as promptly and cheaply as is personal property. The present wasteful and cumbersome system has, however, many vested interests in its favor, and the reform will not be effected without a stubborn fight.

The bill which passed the State Senate prohibiting the opening of streets through the Bloomingdale Lunatic Asylum grounds, between One Hundred and Fourteenth street and One Hundred and Twentieth street, should be promptly vetoed by Governor Cleveland if it gets through the Legislature. It is unjust to property holders west of Morningside Park to permanently put a stop to improvements which are needful to the settlement of the neighborhood. If the asylum cannot afford to pay the necessary assessments for street openings, why not sell the very valuable ground they own and replace the lots by acres? If they wish to make a public park, with pathways across, then let the city pay for the improvements, but if New York is to grow it will not do to prohibit street improvements which are needed. By the way, the grounds of the Lunatic Asylum would form a magnificent site for a great Episcopal cathedral, one worthy of that rich, numerous and powerful denomination. A cathedral erected at this point would not only overlook a magnificent stretch of country, but would be literally "a church set upon a hill." It would command views of Morningside and Central Parks, of Long Island Sound, the two rivers, and the valley of the Harlem. The Trinity Church corporation should look into this matter.

From the evidence given before the Board of Health at the hearing of the Drain Pipe Manufacturers last Tuesday, it came to light that the present system of iron drains, adopted and sanctioned by that department, are not only defective but a source of danger to

the public health. Mr. Powers, the Superintendent of Drains of the Brooklyn Board of Health, stated that he would not have iron drains in his own house, a remark which, coming from one of the most experienced plumbers in the State, ought to impress upon the New York Board the necessity of obtaining more light on this subject before insisting upon the continuance of the present regulations in regard to drainage. If there was anything which must have shook the faith of the Board in the iron drains now in use it was the frank statement of the Brooklyn superintendent. The president himself seemed a little surprised that the evidence was so strong in condemnation of the present system, to judge from the manner in which he questioned that gentleman. It is not our object to speak favorably of either the vitrified pipe or iron system of drainage, but one thing is clear, that the latter has not established the position held for it by the rules of the New York Board of Health. It would be well for the latter to confer with the Brooklyn department, so that full light shall be shed upon a question so important to the health of our citizens, and they will be wanting in their duty to the public should they show any apathy in this matter. Besides, if it be true that vitrified pipes can be introduced with safety, there is no reason why the Health Department should place its ban upon an industry which gives employment to thousands of people.

Some time since a count was made of the number of vehicles which passed up and down Broadway in twenty-four hours and it was found to average more than seventy-five hundred *per diem*, and the number is steadily increasing. The section between the Astor House and Maiden lane is literally impassable during prolonged periods, when the crowd of vehicles is greatest. Wise municipal and police arrangements would mitigate this engorged condition of lower Broadway, but these are lacking. Great trucks carrying stones, huge pipes, lumber and safes are restricted in London and other capitals to certain hours of the day when travel is infrequent. There is no such legislation in New York, where it is most needed. Then in certain streets in London where the crowd is greatest carts are permitted to go in only one direction. For instance, Murray and Warren streets, under London rule, would see all the horses proceeding in one direction—down the one street and up the other. This would be a great relief. Then omnibusses should be excluded from lower Broadway. The present condition of our streets is intolerable. Broadway must have a sub-street, or a comprehensive system of a cable road must be put into operation which will carry freight as well as passengers. A well built elevated road on our river front, with tracks for freight cars, would do much to remove carts, drays and express wagons from the principal streets of the city.

New Work in Wall Street.

Owners of land in the neighborhood of the Stock Exchange do not seem to be much affected by the threats of indignant brokers to ruin them by removing the Exchange to the City Hall Park, or even, as some wild spirits will have it, to Union square. A new eight-story building is nearing completion next door to the Exchange. Around the corner in Wall street, between Nassau and William, is a big and very costly edifice, running through to Pine, and large enough to accommodate, or as they will have it, to incommode, a large number of brokers, and, if need be, a colony of lawyers, in addition to the two banks for the use of which it has, we believe, been primarily built.

Architecturally this building consists of two fronts, each about 70 feet in width, that on Pine street of red brick and gray granite, very plainly treated, that on Wall of granite of different tints, much of it polished, and with an unusual amount of rich carving. The fronts are similar in general disposition, being divided by pilasters and entablatures vertically into three stages and laterally into a wide central bay and a narrow bay on each side. The Wall street front has seven stories under the main cornice, and a parapet story now building above that line.

The Pine street front does not call for much remark. It looks like what it is—the back of a building. The basement is of granite; the entrance, a large round arch, with voussours alternately rough and smooth continued into the courses of the wall. The square openings are divided by a peculiar mullion, which is a most confusing and objectionable feature. It is not a mullion nor a pier, nor yet a corbel, but combines all three, protruding from bottom to top like a corbel, though without any sort of reason, and having a moulded capital like a pier, and performing in an awkward way the function of a mullion. The pilasters which mark the two stories next above the basement have moulded capitals in granite, and the pilasters above them carved capitals in the same material. The color is unfortunate, the granite making the brick look very raw and the brick making the granite look very white. Bluestone would have been far better for appearance. In design the merit of this front is the clearness of the division into parts which are not disproportionate to each other; its defect, the excessive scale of all

the detail and the strain after novelty in some of it. Upon the whole this front is a disagreeable object, owing most of its disagreeableness to its glaring color.

The Wall street front has the same general motive, carried out in conspicuous disregard of expense. The main doorway, which we may presume to be a peculiarly striking and ostentatious feature, is as yet hidden behind its hoardings. All that is visible of the basement is in polished granite, the polish, by darkening the material, giving an emphasis to the structural features. Unfortunately, above the basement the granite is polished only in those parts which are subordinate, and a mere filling of tracery between the important constructional members, horizontal and vertical, which are much lighter in color. The result is a sense of incongruity and confusion. Above the basement are two-story pilasters forming the next division. The place of the capitals on the outer piers is taken on the intermediate piers by large stones with heavily carved medallions, and between these in the central division is an oddly arranged mezzanine floor lighted from square-headed openings divided by the dropsical mullions already noted, which are here executed in polished granite, and are of much absurdity. A strong entablature completes this division of the building. The next is composed of the three stories, the pilasters all running through and crowned with carved capitals. The mullions are polished granite pilasters with moulded caps and bases, except in the uppermost story, where the bulging mullion reappears. A parapet story above the cornice is now building. As before, the clearness of the division is the main merit of the design. It was a mistake, however, to crown the lower piers with capitals, thus setting one big pilaster on top of the other. If these lower piers had been simply masses of wall the uppermost would have gained much in effect and the general effect of the front would have gained more. The free use of polished granite is the main peculiarity of the design, and is highly unsuitable to the outside of a commercial building. It would have been more effective here if it had been consistently employed to accent the parts of constructional importance, instead of being used at random so that strong parts and weak parts are emphasized indiscriminately. The detail is knowingly enough designed, but is excessive in scale and thus becomes coarse in effect. We do not know who the architect is but we should conjecture that he was the author of Mr. Sloane's warehouse in upper Broadway, from the use of polished granite in the two buildings, and with more confidence that he was the author of the granite house in Fifth avenue, opposite the park, from the corbel-pilasters which appear in that edifice, and which no architect would be led by anything but misguided paternal fondness to reproduce. The present edifice is more aggressive than either of the others, and recalls the remark of Dryden about Elkunah Settle that "his style is rough-hewn and boisterous."

A much modester work is the brick office building, fifty feet wide and eight stories high, next the Stock Exchange in Broad street. It has a brown stone basement of three low arches between which the piers project as buttresses, and being produced upward in brick work, divide the front into three bays. The buttresses continue through three stories, where segmental arches are turned between them, and the openings fill the bays thus formed. Above are three more stories under the cornice with coupled openings, slightly varied in treatment and aligned over those below, with three dormers, the central one the largest, above the cornice. There is nothing swaggering about the front, which has an unpretentiousness quite refreshing after the Mills building, just opposite, or the front we have just been considering. The basement is very good in itself, but is inadequate as a base to an eight-story building. The chief fault of the design, however, is the cutting the front in two in the middle by the arches over the fourth story, and the abrupt change of motive at that point. If the brown stone basement had been continued through another story, and four stories had been included under the arches, instead of three, with a more enriched story under the cornice, the building would have had a beginning, a middle and an end in proportion to each other, whereas now it has an inadequate beginning and two middles of nearly equal size and value. The detail throughout is quiet, scholarly and respectable.

Mr. James McHenry wants the American railway companies to adopt the English system of handing over all the profits to the stockholders and issuing new obligations for extensions and betterments of the road. Doubtless it would be wise to adopt some such system so far as our trunk lines are concerned. But the United States is not England and Scotland. The latter is a densely-settled country, with its railway system practically complete. The former is thinly settled, and its roads are built generally, not for the benefit of shareholders but to develop and populate new districts. Wealthy men, towns and counties subscribe for stocks and bonds to get a road, without expecting a profit. Sometimes these roads pay a return for the investment, but they generally go through bankruptcy and have to be reorganized. This will doubtless be the fate of the Northern Pacific, the Denver & Rio Grande, the Texas

Pacific and all the newly-built roads in thinly-settled countries. Mr. McHenry also claimed that there was such a thing as "ghost trains," that is, freight and passengers carried which did not appear in the books of the company, but the returns for which were pocketed by the directors and managers of the road. Of course the leading railway people were indignant at this grave accusation, and they asserted that a wholesale fraud of this kind would not be possible. There is a way, however, by which the railroad managers exploit their several roads and for which they should be called to account. They are the owners of parlor-car stocks, of fast freight lines, of stock-yards and other properties essential to a railroad, which organizations are parasitic, reaping profits which properly belong to the stockholders of the several companies. That is one of the secrets of the enormous wealth of the leading railway men of the country.

Three Per Cent. Rentals.

Prof. Felix Adler must be credited with good intentions in wishing to reduce rents for the very poor to three per cent. upon the capital invested.

To question a philanthropic object is always an ungracious task, for, after all, the heart prompts to actions which the head cannot always approve. Suppose a million of dollars were raised to build improved tenement houses which would be rented for a smaller sum than the less desirable apartments furnished by the ordinary capitalist. Is it not obvious that the final effect would be the withdrawal of capital from a non-productive field and its employment in enterprises that would yield a better return? The Adler tenement houses would come into direct competition with the owners of other tenement property. These last would become impoverished, or rather they would be forced to reduce their rents to a lower figure than those of the improved model houses. A certain class of landlords would thus be deprived of means, and other would-be landlords discouraged from building homes for the poor. This would result in a few years in limiting the number of tenement houses and making the remaining accommodations scarcer and dearer than ever.

All plans looking to helping the poor have this grave defect—that they injure the self-respect of the latter, for they no longer rely upon themselves. It is clearly the duty of the State or community to see that every one of its members is decently housed, and that the surroundings to all habitations should be wholesome. That is a matter of general regulation and should apply to all citizens, for the millionaire may have his house so built as to be unwholesome, and all centres of contagion should be suppressed, whether on Fifth avenue or at the Five Points. But no class should be picked out for special help. What the community should try and guarantee to every able-bodied man and woman is a good day's work at remunerative wages. When this is done the question of rentals will take care of itself. Then if we educate the so-called lower classes, not only in the "three R's," but in technical schools and inculcate besides a sense of decency and cleanliness, there will be no need of special provision by rich people to build model lodging houses which interfere with the legitimate profits of invested capital.

Herbert Spencer has pointed out in more than one of his works, that any interference with the ordinary operations of trade, even with the best of motives, generally ends disastrously. It is the business of shrewd capitalists to cater to the actual wants and necessities of all classes of the community. Make it an object for them to supply homes for the poor and they will accomplish their work in a far more practical way than can philanthropic capitalists who are willing to make a present of half their just profits to tenants. The problem to be solved is not unnaturally cheap rentals for a few of the poor, but how so to increase the wage fund that every workingman can make a decent living for himself and family.

The manufacturers of insurance maps have, in the transaction of their business, made a discovery which will disquiet some real estate owners. It seems that the maps of our city surveyors are often inaccurate. Blocks which should measure 800 feet are sometimes less or more than that amount, and literally thousands of houses overlap the lots actually owned by the persons who take title. A leading Pine street broker is authority for the statement that there is one block on New York island every house of which occupies a portion of a neighboring lot. The political engineers and draughtsmen who have from time to time been employed by our city departments have been careless in their measurements, and many an innocent holder of real estate is unaware of the fact that his house occupies ground of right belonging to his neighbor. There ought to be some provision by law to set this matter right; that is, where it can be shown that the city maps have been followed claims for damage should not be allowed for innocent trespass on the part of an owner or builder.

Over the Ticker.

THE bull movement rather petered out last week, but the bovines say they are only resting to get up wind for a renewed upward surge of prices.

THEN the bears are not very lively, and fear to put out lines of shorts. Hence their support is not to be looked for when the time comes to cover.

THERE are, however, powerful influences at work favoring higher prices, and a determined effort will be made to advance the market upon many important specialties.

A DEAL in Pacific Mail is on the cards, also on all the Vanderbilts, on Manhattan and the Grangers.

THE advance in Lackawanna was due to the arrangements just made to charter vessels on Lake Erie to convey coal to the cities on the lake region, and supply the West with that fuel. This will add largely to the overtaxed tonnage of the road.

YES; it looks as if gold will begin to leave our shores early this spring. This, with the contraction of the bank currency, will make money as tight further along as it is now easy. A famine is apt to follow a feast.

THE bulls would do well to make hay while the sun shines, for should money be in demand by April the bears will be encouraged to sell the market again.

SO all the pool troubles are settled. The railroad managers have agreed to make all they can out of the little business now offering.

Our Prophetic Department.

INQUIRER—Suppose, Sir Oracle, that we have a conversation on desultory topics. Do you still regard the business outlook as hopeful?

SIR ORACLE—Some weeks ago, you remember, I thought the time had come for a change for the better, and I, moreover, said that the first indications would be the stock and iron market. Well, the flurry in stocks has come and prices have advanced along the whole line, and now comes the welcome news that Thomas, who has led all the great reductions in iron and steel, has advanced his prices 50c. a ton for pig iron. Then the tone and feeling in the dry-goods market is much better than it has been. I am beginning to look for quite a fair business this spring.

INQUIRER—But our agricultural products are not going forward to Europe. Exchange is very near the gold-exporting point, and manufacturers everywhere are either reducing wages or shortening time. Surely these are not the conditions which lead to an improved state of business.

SIR O.—Oh! I do not look for any "boom," or even a very profitable trade, but simply for an improvement upon the depression which has prevailed for over a year. It may take some little time before the better feeling in the stock market shows itself in the general trade of the country. Notwithstanding the falling off in the eastward shipments of wheat and corn, you will notice that, contrary to expectation, the business of the Northwest and St. Paul roads is larger this year than last. A fact not to be lost sight of, is that the farmers have sold their wheat, that the stocks at the grain elevators and the large visible supply is in the hands of the speculators. What is called the in-bound business on the railways is flourishing, because the farmers are buying. There are an immense number of new settlers in the Northwest, whose household wants can only be supplied from the East. Hence, the improved receipts of all the Western roads. I look for a further advance in the stock market, with a serious break further on.

INQUIRER—What effect will Congressional action have on trade? What do you think of the Morrison bill?

SIR O.—The new tariff reform bill is a sensible and judicious measure, but I doubt if it will pass. With some symptoms of improving trade business men would complain of any tariff tinkering. They only look to the immediate future, and dread even the wisest changes which may reduce the price of articles they have already on hand. The present tariff came into existence last March, and neither party will risk the experiment of making changes, in view of the presidential election next fall.

INQUIRER—Who are the most likely candidates for the Republican nomination for the presidency?

SIR O.—Chester A. Arthur, of New York, or Robert Lincoln, of Illinois, with the chances in favor of the former.

INQUIRER—I can understand the force of Arthur's position, but why Lincoln?

SIR O.—Because he is the son of his father and has wit enough to keep his mouth shut. All our favorite presidential candidates have been reticent men. Your brilliant, demonstrative persons are distrusted by the American people when presented to them as a possible chief magistrate. Draw up a list of all who aspired to the presidency and compare it to those who secured that coveted honor, and you will find that the able and brilliant men will be in the former list, and the safe and secretive ones in the latter.

INQUIRER—Who will be the Democratic candidate?

SIR O.—I give that conundrum up. But he will be a Western man, a lawyer and a revenue reformer. Either Carlisle or Morrison would make good candidates.

INQUIRER—What are the chances for city reform at Albany?

SIR O.—Very poor. Roosevelt's amendments will pass the Assembly only to be beaten in the Senate, which is under the control of the Republican

and Tammany machines. The Mayor of New York, with real authority and responsibility, would interfere with the patronage of all the wire-pullers of the several factions. There will be no charter reform that will amount to anything this year.

INQUIRER—I see the wheat market has had something of a "bulge" within the past week; was it justified by any new development in the breadstuff market?

SIR O.—The rise of pork from \$11 to \$17 per barrel would naturally enhance the value of all other food, but it seems to me that the times are not propitious for a decided advance in grain. The visible supply is very much larger than it was this time last year both in Europe and America. The consumption is not any greater in Europe, because of the impoverishment during the past year of the working people. Then the rain in California insures a large wheat crop there. The winter wheat east of the Rocky Mountains promises well, and our grain year is drawing to a close with large stocks on hand. There may be a blight of wheat in May or June, but it seems to me that before the former month there will not be much chance for speculation on the bull side.

INQUIRER—Why should not cotton be somewhat higher? A well-known operator says the requirements will be 6,100,000 bales for the commercial world, while, judging by the receipts, the supply will not be more than 5,800,000. Stocks in the United States are 210,000 bales less than in 1883, when the crop was 5,500,000, and the price in August was 13 cents.

SIR O.—The world is poorer than it was in 1883; the consumption less, and the stock of cotton goods on hand very much greater. I am not a bull in any of these products, the values of which are being squeezed out by the pressure of the gold unit of value. Bad news in June or July may put up August cotton, but the consumptive demand will, I judge, be less this year than last.

The Real Estate Exchange.

The following facts about the Real Estate Exchange may prove interesting:

1st. Title has been taken to the property on Liberty street, corner of Liberty place. Rentals commenced on February 1st, and the present return is about \$27,000 per annum after paying taxes. This will continue while the alterations are being made, after which it is estimated that the rentals will bring in between \$33,000 and \$35,000 per annum. But, of course, this does not include the returns expected from the auction room, which ought to increase the revenue from the whole site some \$8,000 additional, as well as give the Exchange rooms for its executive offices.

2d. The standing committees are all at work. The one on the Exchange and Auction Room is organizing the Information Bureau. A plan has been adopted for keeping an accurate record of all sales of real estate running back for many years. Maps will be provided, showing the condition of all city improvements already made or in contemplation by the city authorities. Everything about real estate in this city will in time be found on the maps and in the books kept by the Exchange. The maps of the Health Department will also be utilized, showing the sanitary condition of every district in New York. Property holders, who are now so often unexpectedly assessed, will hereafter, by keeping *en rapport* with the Exchange, be kept informed, and so save interest on delinquent assessments.

3d. A General Committee on Legislation, composed of leading subscribers to the Exchange, has been appointed. This body will be composed mainly of real estate owners. The names will not be announced until the committee is organized. It is expected that this committee will keep informed of what takes place at Albany and the City Hall, so as to guard the interests of city taxpayers. It will also be expected to do what it can to effect a reform in the laws relating to the transfers of real estate, so as to get rid of the long delay and the wholly unnecessary expense in the purchase and sale of real property.

4th. An architect has been appointed to effect the necessary alterations in the Marquand building, so as to furnish an auction room much superior to the one in the Trinity building. It will be a room over thirty feet in height and will be well lighted on three sides. Work will be commenced on May 1st, when the building No. 65 Liberty street will be torn down to give an entrance to the auction room, and to make the front conform to the rest of the Marquand building.

From the above it will be foreseen that matters are progressing as well as can be expected at the newly organized Exchange. On the recent call for 40 per cent. of the stock there are very few defaults, there have probably been some fifty transfers of stock, but in every case wealthier and more influential purchasers have taken the place of the original subscribers.

Certain persons, representing wealthy bankers, are negotiating for the purchase of the vacant ground on lower Broadway, opposite Bowling Green and adjoining the Field building. It is rumored that this site may be chosen for the Stock Exchange. Many members of this institution say the accommodations of the present Exchange are insufficient, and that it is impossible to purchase adjoining property at any reasonable figure. Then it is further claimed that the office rents in the neighborhood of the present Exchange are altogether too high. Lower Broadway is plentifully supplied with first-class office accommodations, and there are many buildings which could be further utilized to provide accommodations for brokers. The plot adjoining the Field building has a front of 160 feet, and runs back on one side 200 feet to Greenwich street, but the average depth is fully 180 feet. This would afford ground enough to make an imposing structure, which the present Stock Exchange certainly is not. Architecturally the Broad street building is not worthy the great organization which occupies it. The real estate brokers, in casting about for a site of their proposed Exchange, at one time seriously contemplated purchasing half the vacant ground adjoining the Field building, but the judgment of the majority of the committee was against erecting a building at so great a distance from the present real estate centre. There are several other institutions which will require large

buildings in time. The Mining and Petroleum Exchanges are now to be consolidated, when they will have over two thousand members. They have a fund of nearly \$300,000 already and could easily raise a million, hence they will be tempted to erect a building within a short time, as their present quarters are entirely inadequate.

Home Decorative Notes.

—It is exceedingly gratifying to note on the part of the American people that everything of an artistic nature that contains merit need not necessarily be imported, and that we have learned that articles of equal beauty and the same artistic value may be made in our own country, if native talent was aided more by our wealthy citizens, the encouragement thus received would go a long way towards assisting those who are striving to build up a reputation among us.

—Hammock pillow covers of pongee are very effective when powdered with sprays of cyclamen or thistles.

—A delicate panel for a thermometer is made of gray satin, with a cluster of trailing arbutus painted or embroidered in one corner; for a creamy back-ground dark purple and yellow pansies are very effective, fasten on the thermometer with very narrow satin ribbon.

—A very effective and simple covering for a sofa pillow is of canary-colored Surah silk; at each of the four corners are sewn tiny, flat black velvet buttons; only a small square of the silk should remain in the centre of the cushion.

—The antique craze still rages, and each one aspires to be a possessor of some one choice piece of ancient furniture; many quaint pieces of solid mahogany, including tables claw-footed sofas upholstered in tapestry, and chairs of the Colonial period, which are quite suggestive of comfort, are offered by Sanderson & Co. of 930 Broadway.

—Very pretty cane and umbrella cases are made of leather, and painted with pond lilies, fleur de lis and graceful grasses.

—Small pine cones are quite effective for decorating the round white straw work baskets.

—A very effective change is made in the wild rose design if some two or three of the roses are represented with the petals nearly blown off the stem, showing the calyx and stamens in fine relief with only two or three petals attached, while all the others are scattered on the ground of the fabric as if blown away by the wind.

—A pretty light hanging for a fancy table is made of fine ecru linen thread, crocheted in some fancy pattern, run satin ribbon through the spaces and finish the edge with a heavy tied silk fringe.

—A very showy design for chair cushions of olive-green felt is a bunch of yellow lilies, outlined with filling silk, and a spider's web wrought of fine gold cord.

—The Queen Anne darned work is very effective and so quick of execution that it still continues in high favor. For this style of embroidery the very fine French crewels or etching silk may be used. A charming chair back is a square of peacock blue or crushed strawberry pongee, with the pear design, with the fruit and leaves in darned stitch and outlined with a contrasting shade. Most exquisite and varied styles of this work may be found.

—At the rooms of J. B. Shepherd, 927 Broadway, there is no lack of hand-wrought decorative subjects, embroidered fabrics of every variety, plush table and piano covers of rare and elegant designs, toilet sets, of which the most delicate textiles are chosen, in which are included the India silks and pine-apple cloth; most exquisite and original designs for carriage robes were also noticed.

—An exceedingly pretty piece of embroidery for a sofa pillow is made by taking strips of blue satin and embroidering them with pink moss rose, buds and the maiden-hair fern, alternate with these strips, plush or velvet bands of a contrasting color.

—Handsome cushions of plush add to the beauty and comfort of the antique Boston rockers now so much in vogue, if fastened on by means of bright ribbons, the effect is enhanced materially.

—For either gas or kerosene the glaring white shade is much relieved by fancy shades, a novel and quite inexpensive one can be made of black lace with gold dots, finish with a full frill of lace, and fasten about the edge of the shade with a bow of gold and bright ribbon combined.

—Looking-glass forms a happy medium for hand painting, frames for photographs are made of it, and an extremely graceful and favorite design is the Michelmas daisy, the purple and whitewood violets are also extremely delicate, many very beautiful specimens of this style of work was recently noticed at the Woman's Exchange, No. 4 East Twentieth street.

—Glycerine may be found serviceable for removing coffee and other spots from white or bright colored materials.

—Fashion now decrees that the scarf of velvet or plush should fall from the centre of the table.

—A panel for a calendar is covered with lavender satin and painted with a bunch of lilacs, at the left corner, running diagonally, are traced the following words: "Come what may, time and the hour runs through the roughest day."

—The bent wood furniture is growing rapidly in favor, it is very light, indestructible and capable of being worked up in many graceful designs; numerous and varied styles of this furniture may be found at 814 Broadway.

—For portfolio card and letter cases, the pressed leather with colored fruits and flowers and applied silver ornaments is much used.

—The gracefully-shaped vases, urns and plaques of Benares ware, with quaint India carving, are much admired for cabinet pieces.

The Harlem River Improvement.

It is not to be presumed that anything more serious than delay can result from an appeal in the litigated cases affecting the projected Harlem River improvements, on which a decision was recently rendered by Judge Lawrence. It is not a supposable case that there are any peculiar rights attaching to riparian ownership along that river which can prevent the ordinary operations of the laws of eminent domain, and though legal gentlemen, intent on the pursuit of fees, may be willing to maintain a case as long as it can be made productive, it is hardly likely that in such a cause they ever dream of victory. The Harlem River will be improved as fast as the legal formulas can be settled and appropriations for the work secured, and we are at liberty to forecast the effect on the commercial movements of the port.

Had the obstructions been removed from Hell Gate, and the Harlem River converted into a ship channel twenty-five years ago, the results by this time would have been very great. A supplementary port would have sprung into existence, and the East River might now have presented a solid line of dock improvements all the way from the Battery to the mouth of the Bronx River, always supposing that, in the possession of the right of eminent domain, the city of New York is not predestined to strangle its own commerce. But now these improvements will come at a rather belated era. They will be undertaken in the face of a strong movement in the other direction, a movement, too, encouraged by every physical advantage. The best accommodations for commerce to be found in the port of New York are beginning to be seen south of Governor's Island; and as every advance in that direction is at once an advance nearer to the sea, and nearer to several of the great lines of transportation that serve the commerce of the port, it is evident that any movement northward will be made in the face of strong and effective rivalry. To what extent this rivalry will affect the future of property valuations is a question of much interest to investors.

It is believed by many that a large proportion of the European shipping will eventually pass through Long Island Sound. It is possible that a few ships trading to Europe may be diverted to that route, but that any large number will leave the old beaten track is not considered probable by those who have most carefully observed the present tendency. First, the difference of a few hours in the length of a trip between New York and Liverpool, or any other European port, is regarded as a matter of no consequence. We have strong sympathy and admiration for these ocean racers that make fast records, but in selecting one of two routes for a seven or eight days' voyage we would hardly stop to inquire whether we could reach our destination at ten o'clock in the morning or five o'clock in the afternoon. Second, it is not thought by any means certain that a route through the Sound could be made the quickest route. Over a distance of about thirty miles eastward from the mouth of the Harlem River the channel, considering the amount of traffic which it already bears, is narrow, tortuous, and so subject to fogs as to be frequently dangerous. On this portion of the route there would certainly be no opportunity for an ocean racer to show his paces; and even the widest part of the channel, covered with sailing craft, is not wide enough for a race course. It is believed to be very doubtful indeed, taking one trip with another, if the Sound route could be most quickly made; and when we consider the chances for collisions, and the occasional destruction of a ship, events which, it must be remembered, too frequently happen even in mid-ocean, and with alarming frequency in the broad English channel, the prospects for the selection of the interior route past Montauk Point are not considered flattering. A third reason that renders the choice of a route through the Sound improbable is more strictly commercial. While sharing equally, but without any point of superiority over other portions of the harbor, the ability to reach the traffic of the Erie Canal, the neighborhood of the Harlem River remains in every other respect the most inaccessible section of our vast water front system. Only one of the great trunk line railroads, the New York Central road, approaches this water way, and though the construction of the projected bridge across the Hudson River above the Highlands, at Cornwall, may open a way for the trains of the West Shore and Erie roads, it is not quite certain that the managers of those roads will ever think it worth while to build the sixty and more miles of additional and vastly expensive track that would be necessary to reach New York. In its commercial isolation, therefore, with only a glimmer of possible benefits to result from a future extension of these two roads, the neighborhood of the Harlem River must contend against sections of the harbor easily accessible from all points and already pretty well equipped with terminal machinery. It is not from the north, east, and west alone that commerce seeks the port of New York, it comes up from the South by railway and the coastwise trade, soon, probably, to be vastly increased by the completion of the Panama Canal and the extension of our commerce with South America, must always seek an entrance through the Narrows. This will prove a powerful factor in maintaining the southward tendency of harbor improvements, and, looking into the future, it is easier to conceive of a day when the steamers trading to Europe will find their accommodations in the Lower Bay, on the south shore of Staten Island and the west shore of Long Island, than in the vicinity of the Harlem River. A line drawn directly east from the Great Kills, on Staten Island, passes several miles out to sea to the southward of Coney Island, and offers a sufficiently direct route to Europe.

Nevertheless, the improvement of the Harlem River cannot fail of producing very happy results on the future development of New York. It may not send the Produce, Cotton, and Stock Exchanges to Fordham, as some of our more enthusiastic paragraphists seem ready to suggest, but it will utilize a large section of territory which has too long been permitted to run to waste. For all manufacturing work that needs ready facilities in the handling of goods and material, it will offer unsurpassed advantages, and it is a possibility on account of these improvements that the industrial interests of the city may one day be concentrated mainly in the upper wards. It is easy, indeed, to foresee a development of enterprise in the neighborhood of the Harlem River which will lead to a large increase of population, and extend the boundaries of the city still many miles to the northward of the present lines.

It will be interesting to watch the events of the next few years and to

see the effects of the rivalry between the two extremities of our harbor. A new factor promises to enter into the contest from the direction of New Jersey. Senator McPherson is said to be about to make a modest request for a Congressional appropriation of \$7,000,000 for the improvement of the navigable waters of his State, and as the Federal Government has never done much for New Jersey the Senator is entitled to something. The projected work, it is to be presumed, is an extension of the improvements begun under the charge of General Newton several years ago at the head of Staten Island Sound, opposite Elizabeth, extending thence southward to Perth Amboy and the Lower B. y. This section is the hope of our sister State, and the water at present is in many places too shoal for the service of a first-class commerce. Another answer to the Harlem River gun comes, as usual, from South Brooklyn. At the mouth of Gowanus Bay, on the southern side, opposite the Erie Basin, preparations are being made, it is said, to construct still another improvement covering a large space, thus narrowing to a still shorter line the gap that separates our enterprising rival from Bay Ridge.

Realty at Albany.

[From our own Correspondent.]

ALBANY, February 7.

A little progress has been made this week in connection with bills affecting realty and public interests in New York city. The Roosevelt bill, placing the sole responsibility of appointment of heads of departments in the Mayor, by abolishing the requirement that these appointments shall be submitted to the Board of Aldermen for confirmation, has been advanced to third reading in the Assembly, and will pass that body. There is doubt about the Senate. The bill as passed does not apply to the present Mayor, but to his successor to be elected next fall.

Senator Gibbs, the only Republican in the Senate from New York, introduced a series of bills to-day providing a radical change in heads of departments. There are five of these measures. They provide for the election, at the general election next fall, of a Comptroller, Corporation Counsel, Commissioner of Public Works, and Commissioner of Parks, each for the term of three years, to take office in January next. It abolishes the Board of Park Commissioners and confers the duties on the one commissioner so elected. It terminates the term of the present Comptroller with this year. He also has another bill to elect on a ticket at large a President of the Board of Aldermen, who is charged with all the duties of the president of that board, as the presiding officer, member of Board of Apportionment and other duties, and is also a Lieutenant-Mayor, succeeding him the same as a Vice-President does a President of the United States. The bill relative to the Corporation Counsel wipes out the Attorney for Collection of Arrears of Personal Taxes and also the Corporation Attorney, who attends to collection of fines for violation of corporation ordinances, requiring the force in the Corporation Counsel's office to perform those duties. Mr. Gibbs hardly expects to pass all of these five bills, but will specially press three—the election of the Comptroller, the Corporation Counsel, and a President of the Board of Aldermen.

Assemblyman Lewis, of New York, presented a bill to-day requiring the searches which are now made by the Loan Commissioners in the examination of titles of real estate in the city of New York, to be made by the Register without extra cost. The Loan Commissioners loan money belonging to the United States Deposit Fund on bond and mortgage. These are recorded in the Register's office. There appears to be no reasonable excuse for the requirement or expense of a separate search to be made by the Loan Commissioners when there is a record of the mortgages in the Register's office. The bill will make the position of Loan Commissioner less lucrative and take away his perquisites or fee on each piece of real estate transferred, but it reduces the cost of examining titles and transactions in real estate. It is therefore of benefit to property holders and dealers in realty.

Engineer John Lockwood on Tuesday night appeared before the Assembly Committee on the bill amending the Ramapo Water Act, so as to enable him to carry out his plans for the introduction of salt water for the extinguishment of fires. He had drawings of his plans to exhibit to the committee, which appeared to meet with their favor, but the bill was laid over until next week to obtain the views of the city officials.

Mr. Howe, of New York, has introduced a bill to restrict the height of flats erected in New York. It provides that the height of all dwelling houses and of all houses used and intended to be used for more than one family, hereafter to be erected in New York city, shall be regulated in proportion to the width of the street or avenue upon which they front. The height, measured from the side wall line and taken in all cases through the centre of the facade, including cornices, attics and mansard, shall not exceed 75 feet upon all streets not over 60 feet wide, and 80 feet high in streets and avenues over 60 feet wide. That is a person who buys a lot on a 70-foot street can build and claim to own five feet nearer the sky than a person who buys on a 60-foot street.

The Senate has passed the bill for laying out a park at Coenties slip. It authorizes the Board of Street Openings to locate and lay out a public park of such dimensions as they may determine on land in the First Ward, known as Coenties slip. When said Board shall have determined the location and dimensions of the park, they shall prepare and file maps in the office of the Register of Deeds, in the Department of Public Works and Department of Parks, and on filing the same the land included in the boundaries shall become a public park. The Department of Parks is charged with the duty of the regulation and management of the said park.

The bill to prevent the construction of a railroad on, over or tunneling under Washington square has passed the Senate and now goes to the Governor.

The act prohibiting the opening of streets through the grounds of the Bloomingdale Asylum has also passed the Senate. It was amended so as to confine the prohibition to streets from One Hundred and Fourteenth to One Hundred and Twentieth.

The act changing the name of Stuyvesant square to Cooper Park has also passed the Senate.

The Senate Committee on Cities has fixed next Tuesday afternoon as the time to hear what the advocates and opponents of the proposed changes of the building laws of New York, embraced in the bill presented by Senator Daly, have to say on the subject. All builders who are interested are expected to make their objections known then, if they have any.

The same committee will on Thursday next hear arguments for and against the bill to lay out the parks in the Twenty-third and Twenty-

fourth Wards, as recommended by the Commission to Locate Parks in its recent report.

The bill which passed the Assembly two weeks ago, to set apart Pier 21 and the bulkhead between that and Pier 20 on the East River, for vessels engaged in the tropical fruit trade, has been reported adversely and killed in the Senate.

Three or four years ago there was an act passed creating a commission to review the assessments for street and Boulevard improvements on up-town property, and to adjust those assessments. Two members of that commission, Edward Cooper and George H. Andrews, have resigned during the past year. Senator Gibbs has introduced a bill amending the act by naming Thomas E. Smith and Joseph Garry in the place of the two who have resigned. No other change is made.

The commissioners recently appointed under the Rapid Transit act of 1875, by the Mayor, at the request of the National Cable Company, which has control of the Hallidie Cable motive power patents used in Chicago and San Francisco for propelling street cars, are desirous of having additional time in which to decide upon what streets in New York to recommend the application of that cable system as the motive power. The law of 1875 only gives the commissioners appointed under it ninety days to lay out routes and report. Those connected with the Cable Company have sent a bill here amending that act so as to give the commissioners six months. The bill has been up twice in the Senate and meets with the united opposition of all the Senators from New York city. It has been advanced to third reading, but beyond that its advocates have not been able to push it. The same measure was before the Assembly to-day, when a strong opposition was also developed; it was finally laid one side. The existing street railroads, the present elevated and the incorporated underground companies appear to be afraid that the commissioners will interfere with them in some way, and all of these interests combined have helped to stir up this opposition. The time in which the commission has to act under the law as it now stands being about up, so much time having been occupied in its visit to Chicago, the commission has accepted and reported two routes up town for the application of the cable system, one on One Hundred and Fifty fifth street, extending from the Hudson River Railroad to Eighth avenue, and one on the Kingsbridge road, between One Hundred and Sixty-second street and Spuyten Duyvil. It is probable that other routes will be decided upon before their time expires, even though routes are selected which they will not use. The opposition to their bill extending the time does not enable them to perfect their plans as to routes for applying the cable power, and it is probable that another commission may be appointed in the near future to lay down additional routes.

The bill to make the improvement on Fourth avenue in front of the Seventh Regiment Armory, asked for by that regiment, makes slow progress. The improvement would close the opening over the railroad tracks, and extend one block the distance in which there is no opening to let out the foul air in the tunnel; that particular opening is the first one in the deep cut, there being no other for several blocks north. Railroad authorities state that the closing of that opening will greatly add to the discomfort of people riding on the cars through the Fourth avenue tunnel in the summer. There being so many trains passing there the inconvenience and effect of the close air on passengers will be too great to run the risk merely to furnish a place for the officers of the Seventh Regiment to mount their horses four or five times each year, without being disturbed by the trains below them. The residents of Yonkers and the Twenty-third and Twenty-fourth wards, especially those of the latter, who patronize the trains in the side cuts of the tunnel, object to closing that air hole. The bill has been reported, but the opposition from causes enumerated are so great that it makes no headway.

Mr. Oliver has introduced a bill appropriating \$1,000 for improvement of the park at Five Points, known as Paradise Park, to be used in setting out trees, furnishing benches and removal of railing.

The Health Department and Vitrified Drains.

The Board of Health on Tuesday last heard an application of the Vitrified Drain Pipe Manufacturers to amend the rules of the Board so as to enable vitrified drains to be laid in buildings throughout the city. Among those present or represented were Messrs. Stewart & Co., G. W. Rader & Co., John Cooper, Henry Bieg, the Salamander Works, Otis & Gorsline, of Rochester, and Messrs. M. D. Valentine & Bros., Charles Annis & Sons and C. W. Boynton, of Woodbridge, N. Y., the latter represented by Geo. T. Walker, attorney, Mr. J. J. Powers, Superintendent of Drains of the Brooklyn Board of Health, and the latter's counsel, Mr. Geo. F. Elliott, attended on behalf of the Health Board in the sister city, and Dr. Kramer, representing the Sanitary Health Society. The drain pipe manufacturers were introduced by Mr. Walker, who was followed by Mr. J. M. Heatherton, editor of the *Plumbers' Trade Journal*, who argued in favor of the vitrified pipe, stating that if the Board of Health enforced certain conditions and made a thorough inspection, vitrified pipes would be preferable to the iron pipes now used. At the request of the president, Mr. Powers gave the results of a test made by the Brooklyn Board of Health between the vitrified and iron pipes, from which it appeared, after a severe test, that out of eight joints in a vitrified pipe only one showed a leakage, whereas there was a leakage in every joint of the iron drain. Mr. Powers, whose wide knowledge and experience in plumbing has constituted him an authority on this matter throughout the State, was closely questioned by the president and several gentlemen present, when it was elicited that the present system of iron drains was not by any means satisfactory, and that there was scarcely a single block in New York where they would not be found defective, to the great danger of the health of the people. Mr. Powers was pointedly asked, "Would you use iron pipes in your own house?" and he replied, "I would not." Dr. Kramer criticised Mr. Heatherton, and urged upon the Board to seriously consider the matter before coming to any decision. He represented the same interest as the Board—the people, and he was anxious that the best system of drainage should exist, no matter what that might be. Mr. Stewart said that should the Board consider it necessary for the drain pipe makers to manufacture their material thicker and perfect, they were willing to comply with any rules laid down by the Board and subject their material to the most vigorous inspection before approval.

The principal point under the consideration of the Board was whether Portland cement formed a perfect joint in the case of vitrified pipes. The manufacturers strenuously assert that it does, and they are willing to submit to any test which the Board will make to prove the correctness of their statement. They say that iron rusts and corrodes and that it cannot be made of uniform thickness, objections which cannot be raised against the vitrified pipe. They state that the life of an iron pipe, so far as its safety from the escape of sewer gas is concerned, is but four to ten years, whereas the vitrified pipe, properly jointed

with the best Portland cement, would last practically for a thousand years. The president, after hearing the evidence, stated that the matter had once before been considered by the Board, which had come to the conclusion to adopt the present system. The Board would now reconsider the matter and make its decision known shortly. Doctors Johnson and Smith were specially appointed to report on the matter. Mr. Powers stated that he had been requested by the Brooklyn Board of Health to endeavor to obtain conjoint action with the New York Health Department. The former intended to carry out their experiments to their full extent and thought that the two bodies should conduct their tests together, so as to enable them to come to a satisfactory conclusion on a matter of such vital importance to the public health.

Concerning Men and Things.

* * *

Monsieur Capel gained his reputation by his personal magnetism and hearty, genial manners in the drawing room. He is not, however, an orator of either the first or second order. True, he speaks heartily and fluently, and his logic is unimpeachable, but he is neither witty nor pathetic, fanciful nor imaginative; in short he cannot compare with Father Burke, who was a really eloquent divine. Monsieur Capel's ability as a speaker was fairly tested in the Nineteenth Century Club, where he had an audience composed of the very *creme de la creme* of New York fashionable society. He was given an hour to defend his faith and a half an hour at the close to answer his critics. These were the Rev. Mr. Pullman, a Universalist clergyman, Rabbi Gottlieb, of the Jewish faith, and T. B. Wakeman, on behalf of the Positivists or Agnostics. These three were allowed twenty minutes each. The Rabbi rather bore off the honors of the evening, but the other gentlemen were almost equally felicitous in expounding their views. The Monsiegnor, however, got the best of it in the newspapers, as he had wisely prepared a synopsis of his report, which was used by the lazy and inefficient city editors of the daily press, who rarely can see anything important outside of a police court. The debate was extremely interesting and would have been eagerly read if given in full. Yet only three papers noticed it at all.

* * *

"I never," said a well-known architect, "enter an elevator at the top of a building without fear and trembling, for I know that, in all probability, at the bottom of the shaft there is a steam boiler, an Irishman and a bottle of whiskey." It is now proposed to apply electricity to the running of elevators, which would dispense with the boiler and the bottle of whiskey, but might involve an Irishman. Elevators have become so great a necessity in all large cities that it is desirable that some means should be found to render them as nearly safe as anything human can be. In this case the machinery for creating the electricity can be located in a building that will furnish power for the whole block.

* * *

A valuable source of art inspiration was suggested by Mr. B. Braman the retiring President of the New York Microscopical Society, in his address at the sixth annual reception of the latter, on Friday evening week. He said that your microscopist is the practical seeker after the true, the beautiful, the good; that conscience is the human microscope, to apply to the *strice* and *papillæ* of human action and feeling; that among feelings sympathy is universal, and but seldom is there to be found so little of it in an individual as to make him an object for microscopical investigation. And he continued that artists should use the microscope in study so as to draw and paint the better from knowing more intimately nature's methods of coloring and shading, as the sculptor understands anatomy; and that many novel designs are placed by the microscope at the command of the artist, especially when the particular members and features of objects are studied; thus the pattern of the wall paper of my lady's bower should be fashioned after the wing of a butterfly; that of the dining-room after the heart of an oyster (which Mr. F. W. Devoe exhibited actually showing its pulsations), or the transparent web of a frog's foot, with the blood corpuscles in motion clearly indicating the network of arteries and veins (put before our eyes by Mr. J. L. Wall); the library should be decorated with a micro-photograph of the Lord's Prayer, such as shown by W. C. Hubbard, Esq., with its 268 letters occupying a space of one one-hundredth of an inch square; the sick-room should have on its wall paper enlarged copies of the beautiful wheel-shaped crystals of the kinate of quirria, to reconcile the patient with his medicine; while the bedroom should have insect scales, arranged in the form of a vase of flowers (by Mr. G. S. Woolman), or an enlarged bill of a mosquito. We will not dilate further on this opening for the artistic fancy, but look for additional suggestions from Mr. C. Van Brunt, the incoming President, who showed an excellent specimen of the *Tingis hyalina*, with its leaf-like thorax and wing-covers, and which might look well ornamenting a nursery.

The Cable Roads.

The Rapid Transit Commissioners have decided to recommend not only longitudinal but transverse cable roads which, taken together, will form a complete system of intermural travel. The system they recommend was substantially the same as was outlined editorially in THE RECORD AND GUIDE three weeks ago. One elevated road is to be constructed on the Hudson River front with a branch in Tenth avenue, and such other connections as will make all the west side and the northern portion of the island available for city travel. The transverse roads recommended are as follows:

Across town through Liberty street and Maiden lane, and back by way of Maiden lane and Corlandt street.

Across town through Chambers street, New Chambers street and James slip, and back through New Chambers and Duane streets, with a branch up Madison street from New Chambers to Grand street and to the East River.

Across town through Watts street to Sullivan street, through private

property to the intersection of Thompson and Broome streets, through Broome street to Mangin, to Broome slip and to the East River.

Across town through Barrow, West Fourth and East Fourth streets.

Across town through West Fourteenth street to Eighth avenue, to Greenwich avenue, to West Thirteenth street, to East Thirteenth street, to Second avenue, to St. George's place, to First avenue, to East Thirteenth street, and to the East River.

Across town through Twenty-second street.

Across town through Thirty-fourth street.

Across town through Forty-second street, with a branch through First avenue to Thirty-fourth street and to the East River.

Of course there will be powerful influences to oppose the adoption of this very complete system. The company may ask too many privileges, but they are sure to be opposed by the existing horse-car interests which so far have managed to secure the influence of the daily press on their side. Every general railway law authorizing the construction of horse-car lines has been denounced as a job, but the growth of the city will force the adoption of some such system as that proposed by the Rapid Transit Commission.

Agents on Spring Rents Uptown.

J. G. & S. D. Folsom & Co. think that rents will be about the same this spring as they were last year. There would probably not be any advance in house property down town. Rents would hold their own. Business property on the line of Broadway did not rent as well in some instances as in 1883. They could rent tenements and private houses down town easily, as they were very scarce in desirable locations. They did not think that the business of the past year would justify any advance in the rent of stores, excepting in a few instances.

W. H. Roome's Son thinks rents will be about the same as last year, except on long leases expiring May 1st next, on which there would of course be an advance proportionate to the increased rentable value of the property since the commencement of the lease.

In the office of J. Romaine Brown there had been a good deal of enquiry during the past week or two. Flats up to fifty dollars per month would rent easily, though above that figure they would not rent so readily. There would be no difficulty about renting private houses on the west side up to Fifty-ninth street, as they were in good demand. They did not think rents would be either higher or lower this year. They would simply hold their own. There would be a fractional increase in business property in some instances, though on the whole they would be about the same as last year. Store property in the dry-goods district did not rent so well this year. Lofts were lower, and one case was mentioned where there was a reduction of about 7 per cent.

Leonard J. Carpenter finds no difficulty in renting house property in his neighborhood. People were looking for private houses more than formerly. Rents would hold their own from Forty-second street downwards, though no advance might be expected to take place except in rare instances. Business property on lower Broadway had not done so well this year, though in many cases rents were renewed at old figures.

S. F. Jayne & Co. think that on the whole rents will be pretty much the same this year as they were last. Old leases which expire May 1, next, will be higher, but those dating only a year or two back will not be higher, or at all events they will be much higher. Stores on the west side avenues will be fractionally higher in some instances, though not sufficient to make the advance felt by the tenants. This was a presidential year, and quite apart from the general aspect of business, it was usually the experience that presidential elections were not favorable to an advance in rents. Next year, should business improve, a rise in values as well as in rents might reasonably be looked for.

Real estate agents in Harlem say very confidently that there will be no advance in rents in Harlem this spring. Flat and tenement house building had been quite overdone, and there were a large number untenanted. There would probably be a reduction here and there in that kind of property. Private dwellings will, no doubt, hold their own, and, in case of old expiring leases, show an advance. There was a better demand for three-story and basement houses. Dwellings all the way from \$750 to \$1,000 a year, and flats and tenements from \$12 to \$25, or thereabouts, would hold their own. There were more small private houses required in Harlem, and for the present less flats. Agents on the east and west side, above Forty-second street, and in all parts of the city also express the opinion that rents will not be advanced this year.

The Buckling of Piers.

To the Editor of THE RECORD AND GUIDE:

In answer to the note of "Civil Engineer," printed in your issue of February 2, it is sufficient to point out that the relation between the buckling strain and the crushing strain in a pier is a constant relation, and is not affected by the material, mode of construction or absolute strength of the pier.

ENGINEER.

George H. Scott, Secretary of the Real Estate Exchange, wishes it to be known that the Board of Directors have not extended the time for the payment of the 40 per cent., and neither do they intend to do so, as only 30 out of 500 subscribers are delinquent and these are persons who evidently have forgotten to attend to the matter. Any of these, by applying at the office of the Board, can have the amount they had subscribed returned, as there are numerous applications for shares at par.

Where land is placed in the hands of a broker for sale the owner has himself a right to find a purchaser and sell the land without paying a commission, according to the opinion of the Supreme Court of Indiana, in the case of Stuart et al. vs. Murray, decided on the 9th instant. The Court said that the reservation of such right by express agreement is not necessary; that it exists in the absence of an express agreement on the part of the owner that the broker alone shall have the right to sell the land.

Why More than One Broker?

Editor RECORD AND GUIDE:

For many years I have felt that in selling real estate, as well as anything else which can be done by one for another in a representative capacity, as an agent or attorney, there should be a special employment for such duties as may be required to negotiate a sale.

In no other business transaction does a man go round the list of business men in the same line and ask them all to try to do a certain thing for him, and, as it now seems to be in real estate, the one who does it first to be paid. For it is not uncommon to find that the same piece of property has been given to a very large number of agents, all of whom try to make a sale, which, in my judgment, does the real estate no particular good, nor is it pleasant or elevating for the broker.

Now it seems to me that it would be possible to give the property for sale the same chance to be presented to applicants and yet have only one broker employed to sell it, and he may make such arrangements with other brokers for their assistance as he may see fit.

I would like to have the question agitated, so as to have the views of experienced brokers, as well as owners, on the subject, will you, therefore, present the question to your readers and invite their views thereupon?

CYRILLE CARREAU.

REMARKS.—The confusion which prevails at present in the employment of brokers will be done away with as soon as the Real Estate Exchange is in working order. One of the objects of the Exchange is to correct the evils complained of by our correspondent.—Editor RECORD AND GUIDE.

Real Estate Department.

The official record of transfers for January are unexpectedly favorable as compared with the corresponding month last year. There is an increase in the number of Conveyances, while the consideration is \$3,000,000 more than last year. Of course the annexed district shows a much better business, the Mortgages also are less than last year, and here is the table:

CONVEYANCES.			
	1883.	1884.	
	Jan.	Jan.	
Number.....	921	941	
Amount.....	\$11,875,766	\$14,362,722	
Number nominal.....	236	148	
Number 23d and 24th Wards.....	85	126	
Amount.....	\$147,895	\$354,811	
Number nominal.....	23	24	
MORTGAGES.			
Number.....	904	896	
Amount involved.....	\$11,031,156	\$9,700,463	
Number 5 per cent.....	332	333	
Amount involved.....	\$3,985,745	\$3,403,204	
Number to B., T. and Ins. Cos.....	147	151	
Amount involved.....	\$4,997,182	\$2,751,100	

The official list of Conveyances this week compare very favorably with the corresponding week of last year. Nearly five million and a half was invested, against less than three million last year. Then the Mortgage indebtedness is much less this year. The business in the annexed district is growing rapidly. Here is the table:

CONVEYANCES.			
	1883.	1884.	
	Feb. 2 to 8,	Feb. 1 to 7,	
	inclusive.	inclusive.	
Number.....	201	247	
Amount involved.....	\$2,982,591	\$5,388,690	
Number nominal.....	52	60	
Number of 23d and 24th Wards.....	27	33	
Amount involved.....	\$81,749	\$216,967	
Number nominal.....	13	10	
MORTGAGES.			
Number.....	183	197	
Amount involved.....	\$3,009,413	\$2,226,662	
No. at 5 per cent.....	71	66	
Amount involved.....	\$1,633,592	\$835,359	
No. to Banks, Trust and Insurance Companies.....	33	35	
Amount involved.....	\$1,314,500	\$537,500	

At the Exchange Salesroom during the week the attendance has been good, particularly on Thursday, the offering consisting entirely of improved property, which commanded fair prices. On Tuesday the five-story marble front office building, No. 33 Nassau street, which rents for \$15,200, was offered by order of the executors of the Stuart estate and sold for \$165,000 to Robert Stuart, a party in interest. On Wednesday the four-story brick office buildings, Nos. 54 Wall street, together having a frontage of fifty feet and four inches, were sold by court orders in partition. In order to ascertain whether the property would bring more if divided into two parcels than it would if sold in one, the easterly half was first offered and then the westerly half, with the understanding that the property would afterwards be offered as an entirety, and then the sale was to be decided by giving the property to the highest bidder, providing that the amount of such bid was larger than had been bid previously for both halves. The east half was knocked down for \$100,000, and the west half for \$110,000, to G. P. Wetmore. Then both parcels were put up together and finally knocked down and sold for \$355,000 to E. Ellery Anderson and James A. Scrymser. The sale was confirmed, as the sum was \$145,000 in excess of the prices bid for the parcels separately.

There is a decided improvement in the feeling of the real estate market. The transactions are more numerous, and there is no doubt but what the better influences that are at work in Wall street have had their effect upon real property. Mr. George H. Scott, the secretary of the Real Estate Exchange, is very confident of a good market this spring. Improvements are under way on the west side which will greatly help property in that quarter. Up-town apartment houses, he thinks, injure the price of land in their neighborhood. He thinks the law should interfere to prevent property holders from taking away the air and light from their neighbors by erecting unnecessarily tall buildings.

It is a noticeable fact that there are fewer foreclosure sales, as a comparison will show that there are not half so many as there were this time last year. The few forced sales of this kind are generally of unfinished

houses erected by speculative builders. Another healthful sign is the small number of foreclosure suits compared with previous seasons. It appears that there is so much money lying idle that embarrassed property holders find little difficulty in getting means to meet their pressing engagements, and they thus avoid forcing the market with their holdings under legal pressure. The majority of recent sales were under partition suits to settle estates. Private offerings of property have been very few indeed; however the number of these are increasing, as will be seen by our advertising columns.

Among the notable sales last week was the building No. 54 Wall street. The front of the lot is 50.4, with an average depth of about 116 feet. It brought \$355,000, or about \$57.56 per square foot. The other notable sale was No. 33 Nassau street, between Cedar and Liberty, also occupied by a five-story marble building which rents for \$15,200 per annum. The lot is 31.5 front x 97.9 x irreg. x 59.5. The price it brought was \$165,000, or about \$54 per square foot. The Real Estate Exchange purchase in Liberty street cost about \$54 per square foot. The following gives a comparison of recent sales which will interest holders of down-town property:

Location.	Date sold.	Purchaser.	No. of sq. feet.	Cost.	Price per sq. foot.
S. w. cor. Wall and Bro'd sts.....	April, 1882....	M. Wilkes.....	508	\$168,000	\$330.70
No. 7 Wall st., s w cor Wall and New sts.	May 1, 1882...	W. W. Smith.....	1,525	240,000	157.37
N e cor Liberty and Broadway.....	May 31, 18 2..	W'msb'g Fire In. Co.	3,070	356,000	115.96
No. 12 Wall st.....	Nov. 1, 1883..	T. H. Delano.....	2,695	300,000	111.31
Nos. 8 and 10 Wall st	Jan. 22, 1881..	J. J. Astor.....	5,709	500,000	87.58
S e cor Cedar and Nassau sts.....	July 31, 1883.	Ger. Life Ins. Co....	5,494	467,000	84.18
No. 19 Nassau st.....	May 10, 1882..	Julia F. Ludlow....	2,050	170,000	82.92
No. 11 Broad st.....	March 11, 1881	D. O. Mills.....	2,486	200,000	80.44
Nos. 17 and 19 Broad st, and 55 Exch. pl.	April 27, 1881	D. O. Mills.....	8,655	637,500	73.65
Nos. 35 Wall and 13 and 15 Broad sts..	May 2, 1882..	D. O. Mills.....	8,622	625,000	72.49
No. 54 Wall st.....	Feb. 6, 1884..	J. A. Scrymser.....	6,166	355,000	57.56
No. 33 Nassau st.....	Feb. 5, 1884..	R. Stuart.....	3,055	165,000	54.00
No. 9 Pine st.....	March 17, 1881	J. J. Astor.....	1,752	100,000	57.07
Nos. 59 to 65 Liberty st.....	Feb. 1, 1884..	Real Estate Exch..	7,933	421,000	52.71
S e cor Broadway and Exchange pl..	Jan., 1883....	J. J. Astor.....	19,115	1,000,000	52.31

The outlook for west side property, between Riverside and Central Parks, above Seventy-second street, is better than ever before. There are many desirable plots offered at reasonable prices, but none better located than the one on the northwest corner of the Grand Boulevard and Seventy-fifth street, offered for sale by Mr. W. H. Kelly, whose advertisement appears in this paper. This plot is upon the only block of the Grand Boulevard commanding an unobstructed view from Fifty-ninth to One Hundred and Fifth street. All the assessments, except one for paving Seventy-fifth street, are levied. The rent from the house and stable is \$2,000 per year, more than double the amount of the taxes, and makes the place self-supporting. The increase in the value of the property will furnish the investor a very large profit upon the original cost.

Richard V. Harnett will sell at auction, on Tuesday, February 12th, the five-story basement and sub-cellar marble front building, No. 64 Reade street. The sale is by order of the Trinity Church corporation of Utica, and the property is particularly valuable for store purposes, being about 200 feet west of Broadway and in the centre of the business district. On the 12th inst. the same auctioneer will sell, peremptorily, the five-story double tenement and stores, No. 123 Essex street, corner of Rivington street.

E. H. Ludlow & Co. will sell, under order in partition, a number of desirable dwellings on the west side, including No. 145 West and Nos. 114 and 116 West Fortieth streets, all well-built four-story brick houses; No. 427 West Thirty-seventh street, a three-story and basement brick building, with frame building on rear, and No. 569 Seventh avenue, on which is a four-story brick building. Also No. 2101 Madison avenue, on the northeast corner of One Hundred and Thirty-second street, 19.11x80, with an excellently-constructed three story stone front dwelling, 19.11x43.3. As will be seen, each of the parcels mentioned are well located, and the sale should prove an attractive one to investors.

On Thursday next A. H. Muller & Son will offer, at executors' sale, a number of valuable parcels, consisting of the five story brick stores Nos. 192 and 194 Chambers street, the four-story brick stores Nos. 179 and 180 West street, and a similar building, No. 124 Warren street; also store buildings on No. 181 Front street, 29 Burling slip and No. 236 Front street, and the five-story office building Nos. 130 and 132 Water street. As all of the above-mentioned premises lie within the limits of the district devoted to business, and include sites not often disposed of under the hammer, we look for a large attendance on the date announced. This property has been in the Faile family for about fifty years.

John F. B. Smyth will on Friday, the 15th inst., dispose at public sale of the valuable four-story brick building, No. 471 Sixth avenue, 20x64.6. The sale will be positive and worthy the attention of operators and investors. Mr. Smyth will, on the same day, sell by order of the executor of Mary C. Ross, the four-story and basement stone front dwelling, 15.1x50x100, No. 332 Second avenue, and Nos. 234, 236 and 238 East Seventy-fourth street, each being four-story and basement stone front dwellings of a desirable class. The sale will also include a plot, 100x108, in the town of Westchester.

The New York Stock Exchange advertises for a site for a new building within the district bounded by State, Pearl, Duane and New Church streets.

Gossip of the Week.

Messrs. E. H. Ludlow & Co. have sold the four-story stone front dwelling, No. 32 East Thirty-ninth street, size 20.6x60, with two-story butler's pantry extension, lot 98.9, for \$40,000, to C. F. Bound.

C. Schmitt & Son have sold the dwelling, No. 223 East Tenth street, for R. W. Cameron, to Val. Rehberger, for \$16,000.

George Day has sold for James Macfarlane the brown stone house No. 157 West Forty-ninth street, lot 20.10x100.5, for \$21,000, to Mrs. Elvira E. Carman.

The four-story stone front 20 feet front dwelling, No. 72 West Forty-eighth street, has been sold by L. J. Belloni, Jr., to A. Nones, for \$30,000; brokers, L. J. & I. Phillips.

Mrs. Corbitt has sold the four-story brick building with lot, 20.9x113, to James D. Fish, for \$100,000, which includes several houses in Brooklyn.

The estate of Gardner D. Evelyn have sold the plot of five lots on the northeast corner of Madison avenue and Sixty-fifth street, size 100x125, to Charles Buek & Co., for \$140,000.

Messrs. A. H. Muller & Son have sold the gore lot, 27x59, with the old three-story brick building, on the northwest corner of Chambers and Hudson streets, for \$37,500, to Mr. Towers, of Poughkeepsie.

R. J. Mahoney has sold the four-story stone front dwelling, No. 49 East Eighty-third street, to Herman Minzesheimer.

The purchaser of the lot on the east side of Fifth avenue, 76.8 south of Eightieth street, the sale of which was reported last week, is L. J. Belloni, and the price \$51,000. Brokers, L. J. & I. Phillips.

Messrs. Mordecai & Bellamy report the sale of the four-story high stoop brown stone dwelling, No. 927 Fifth avenue, 25x80x100, by Wm. R. Martin, for \$175,000, to George W. Kidd.

Samuel O. Wright has sold the three-story stone front house, No. 141 West One Hundred and Twenty-sixth street, 20x58x100, for \$23,500, to Albert Rich, and takes in part payment the three-story stone front dwelling, No. 243 East One Hundred and Twenty-fourth street, 20x50x100.

Lynd Bros. have sold the four-story brick and brown stone residence No. 36 East Seventy-second street, 22x102.2, to Simon Goldenberg, for \$60,000. The purchaser has since resold the same to Nathan Littauer, glove manufacturer. Messrs. Lynd have also sold No. 32 East Seventy-sixth street, a similar residence to the above, size 23x102.2, to Henry Liebmann, of Brooklyn, for \$60,000. This completes the sale of the row of houses built by that firm, who are now erecting several similar residences on the same street on the northeast corner of Madison avenue.

Two three story stone front dwellings on East One Hundred and Twenty-third street, each 18.9x50x100, have been sold by John H. Deane, No. 64 to Mr. Kimball, and No. 66 to Captain Clinchy.

The three-story stone front house, No. 1853 Madison avenue, size 17.7x53x83, has been sold by James D. Fish and Ferd. Ward for \$22,500 to Mr. Heywood.

As will be seen by the conveyances, F. Aldous has sold the apartment house known as the "Imperial," on Seventy-sixth street, between Madison and Fourth avenues, for \$200,000, taking in exchange the dwelling No. 62 East Sixty-seventh street, at \$55,000, eight lots on West One Hundred and Twenty-third and One Hundred and Twenty-fourth streets at \$33,000, and four lots on the Boulevard at \$33,000; brokers, Riker & Son.

Manager John A. Stevens has made a formal offer to purchase the Thalia Theatre. He intends to build a theatre in the neighborhood should he fail to come to terms with the owner, Wm. Kramer.

Francis Crawford has sold the four-story brown stone house, No. 438 West Seventy-third street, 20x71 and extension, for \$32,500.

Jacob Raichle has sold the five-story apartment house on the north side of Eighty-first street, 100 feet east of Second avenue, to Mrs. Sophia Schuster, for \$23,500, and the house adjoining, 125 feet east of Second avenue, to Max Neuhaus, for a similar figure.

Julius Katzenberg has sold to Mr. Cornell, of the Hotel Royal, two five-story brown stone double flats on One Hundred and Twelfth street, between Lexington and Third avenues, for \$27,000 cash.

It is reported that Jacob Schiff, the banker, has sold his four-story and basement first-class brown stone residence, 25x90x100, at No. 35 West Fifty-seventh street, to his partner, Abraham Wolff, the consideration being stated at about \$100,000.

Bennett & Wells have leased, for Mrs. Mary F. Stone, the five-story English basement house, No. 262 Fifth avenue, 20x65x100, to Mathesius Brothers, makers of artistic furniture, for ten years, at \$9,000 a year.

Morris B. Baer & Co. have sold, for Geo. Bachelor, the three-story high stoop brown stone house, No. 173 West One Hundred and Twenty-sixth street, 17x55x100.

W. J. T. Duff has sold for Mr. E. D. Jones, the old frame house, with lot 22x102.2, No. 178 East Eightieth street, for \$7,500. Also the four-story brown stone double tenement, No. 1574 Third avenue, 25x100, for \$21,750 cash, and the four-story brick building, No. 632 Third avenue, 18.6x100, for \$19,100.

Geo. W. Hamilton has sold the four-story brown stone dwelling, No. 410 West Seventy-first street, to Mrs. Cape, of No. 60 West Eleventh street, for about \$33,000.

The sale of Nos. 96 and 100 Maiden lane is reported.

Butler, Matheson & Co. have just sold a four-story brick house in Greenwich street, near Beach, lot 25x100, for Mr. Arthur, for \$18,500.

Thomas & Eckerson have sold to August Finck the four-story stone front store and dwelling on the northeast corner of Thirty-eighth street and Sixth avenue, 22.6x66, for \$47,250.

It is reported that James D. Fish has purchased four four-story brick flats, Nos. 130, 132, 134 and 134½ West Thirty-third street, for \$65,000.

It is reported that three lots on the north side of Sixty-fifth street, between Eighth and Ninth avenues, have been sold by Nathan Littauer to Simon Goldenberg.

Thomas Darragh has sold two five-story Philadelphia brick flats, with stores, each 25 x about 75x100.11, on the south side of One Hundred and Twenty-fifth street, commencing 200 feet east of Eighth avenue, for \$60,750.

Ferdinand Fish reports that he has made no concessions in office rents, and has renewed most of his leases at last year's figures. Good offices, he says, are in demand, while poor ones are not sought after.

Brooklyn.

Leonard Moody has sold three three-story brown stone dwellings with lots, each 20x100, on Berkeley place, between Seventh and Eighth avenues, for \$45,000; a three-story brick dwelling, 25x75 on Lafayette

avenue, between South Oxford and Cumberland streets, for \$8,000; the four-story brown stone dwelling with lot, 25x100, No. 56 Willow street, for \$20,000; a three-story stone front dwelling, 22x100, on Columbia Heights, near Pierrepont street, for \$17,500; a three-story brick dwelling with lot, 20x100, on Lafayette avenue, near Clason avenue, for \$8,000; a three-story stone front dwelling with lot, 20x100, on Sterling place, between Fifth and Sixth avenues, for \$10,000; a brick and frame building on Washington street for \$40,000, and three acres with hotel on the Boulevard, Gravesend, for \$10,000.

W. F. Corwith has purchased for the estate of Francis S. Street three lots on the east side of Eckford street, 95 feet south Norman avenue, 75x100, for \$3,600.

Haviland & Sons have sold the house with plot, 42x100, No. 66 Quincy street, to William J. Matheson, for \$8,500.

Schubmann & Koch have sold for George Loeffler the two-story frame dwelling, No. 998 Flushing avenue, to Hermann Seuring, for \$3,000; the four-story brick dwelling, No. 632 Broadway, for S. Wolf to Lawrence Grussier, for \$12,000; four three-story frame tenements, each 25x50x100, Nos. 695 to 703 Park avenue, for Andrew Frohlich to Lawrence Grussier, for \$20,500; a lot, 25x100, on the west side of Locust street, 175 northeast of Broadway, for Henry Seuring to George Loeffler, for \$1,550; a three-story frame dwelling, No. 1000 Flushing avenue, for John Thornal to Adam Krebs, for \$3,300; the three-story frame dwelling, No. 60 Stockholm street, to Adam Krebs, for \$4,600; the three-story frame dwelling, 25x75x100, No. 183 Hopkins street, to John Thornal, for \$6,800.

The sale is reported of the plot, about 200x100, on the west side of Reid avenue, extending from Kosciusko street to Lafayette avenue, to K. Buxton.

The Real Estate Exchange and Auction Room (Limited).

Editor RECORD AND GUIDE:

A number of the original subscribers to the stock having assigned their subscription receipts, and application having been made at the office of the corporation to transfer the same, the Board of Directors acting under the advice of counsel have passed the following resolution:

"Resolved, that when the shares of stock in the Real Estate Exchange and Auction Room (Limited) have been fully paid for, the company will recognize as entitled to the certificates of stock subscribed for those persons who hold the receipts of the United States Trust Company, or the duly authorized agents of the corporation, for the various calls for payment for them duly and properly transferred to the person who holds the receipt for the final payment thereon."

The directors take this opportunity to acquaint the stockholders that the call of 40 per cent. on the capital stock of the company has been readily responded to, enabling them to take title to the premises known as the Marquand building, Nos. 59, 61 and 63 Liberty street, on the 1st inst., paying \$150,000, which together with the amount previously paid (\$20,000) and the mortgage (\$180,000) makes the full amount of the purchase money (\$350,000), and having entered into possession of the premises the company is now in receipt of rents from February 1st at an annual rental of \$34,640. The purchase of the adjoining lot will be completed on the 1st of May next.

Plans for the alteration of the building have been prepared and approved by the Board.

Arrangements are in progress for a complete system of listing real estate, and affording information as to mortgages, leases, transfers, assessments, sewers, paving, gas and all other similar points. These, it is expected, will be thoroughly in order by the time the Exchange is ready to open, which it is expected to be by 1st of November next.

A Committee on Legislation has been appointed by the Board of Directors selected so as to represent all the different interests involved in real estate.

GEORGE H. SCOTT, Secretary.

Out Among the Builders.

Thom & Wilson have the sketches on the boards for a five-story brick, brown stone and terra cotta improved flat, 25x96, to be erected on the southwest corner of Ninth avenue and Fifty-first street, to contain three families on each floor. The interior will be in hardwood trim and the structure have the modern improvements. The cost to the owner, Mr. Van Der Henden, will be about \$40,000. The same architects have the plans for two five-story brick, terra cotta and brown stone apartment houses, to be built at Nos. 140 and 142 West Thirty-third street. One will be 29x95, with three families on a floor, and one 34.6x115, lot 159, having four families per floor. They will have all modern improvements, including hardwood trim. Owner Benedict Fischer, President of the American Encaustic Tile Company; cost, about \$75,000 to \$80,000. The above architects also have the plans for a five-story, brown stone flat, 25x86, to be erected on the north side of Twenty-first street, between Seventh and Eighth avenues. This structure will also contain all improvements, including hardwood trim. Owner Peter Farley; cost \$45,000.

Charles Buek & Co. intend to improve the plot on the northeast corner of Madison avenue and Sixty-fifth street, 100x125, just purchased by them, by the erection either of several first-class residences or an apartment house.

John McIntyre has the plans under way for two five-story brick and stone tenements, each 25.6x86, to be erected on the south side of Eighty-fourth street, commencing 36.8 feet east of Lexington avenue, for Thomas A. Martin, at a cost of about \$35,000. The same architect has the plans for alterations and additions, including an elevator, to No. 45 Water street, for Butler, Matheson & Co., to cost \$5,000.

J. H. Valentine has the sketches for two five-story brick and brown stone tenements with stores, 25x30 each, to be erected on the north side of One Hundred and Sixth street, 225 feet west of Second avenue, for Peter McCormack, at a cost of about \$30,000.

The Church of the Sacred Heart intend to erect a chapel of brick, stone and terra cotta on the north side of Fifty-first street, between Tenth and Eleventh avenues. The dimension will be 80x100, and the building will

accommodate some sixteen hundred worshippers. Father Brophy will be the pastor. The Baptist chapel at present on the site will be demolished to make way for the new structure. The architects will be Messrs. N. LeBrun & Son.

Geo. W. DaCunha has the sketches on the boards for a five-story brick and brown stone improved French flat, 90x140, to be erected on the corner of Chicago avenue and Rush street, Chicago, for Dr. J. Atwood, of Poughkeepsie, N. Y., the cost of which will be about \$90,000.

Jacob Appell intends to build three five-story brick and brownstone flats on the northwest corner of Tenth avenue and Twenty-second street, the dimensions of which will be respectively 22.7½x70, 27x60 and 26x47.10. They will cost about \$40,000. Architect Geo. B. Pelham.

John C. Ueberfeld will improve the plot on the southwest corner of First avenue and Sixty-fifth street, just purchased from S. Steinhardt. The improvement was referred to in our issue of January 26.

F. W. Klemt has the plans for a six-story and basement brick and stone store and loft building, 28x85, and 73 feet high, to be erected at No. 317 Bowery, for H. Bruns. Plans were filed for a five-story building on this site on March 23, 1883, but the structure was not proceeded with. The present small building on the spot will shortly be torn down to make way for that mentioned above.

Park Commissioner John D. Crimmins has commenced the excavations for the erection of a number of private houses on Sixty-eighth street, between Ninth and Tenth avenues. He is endeavoring to secure the co-operation of all the property-owners on both sides of the street to restrict it solely to the erection of good private residences. Mr. Edward J. King is his colleague in this endeavor which, if successful, will result in creating a select neighborhood of this locality, similar to that of the Clark estate nearby. Should the property-owners all agree to the proposed restriction, Mr. Crimmins will build eight fine private dwellings in an advanced style of architecture, each 18.9x55 and extension, and Mr. King twelve or thirteen similar houses, 20.9x55. They will all be four-story brick, brown stone and terra cotta houses, and will be set back 5 feet on the front of the street. Messrs. D. & J. Jardine will be the architects, and have already drawn the preliminary sketches.

The five-story house, No. 263 Fifth avenue, will be turned into a store building for Mathesius Bros., for artistic furniture, at a cost of about \$10,000.

A number of architects are preparing competitive plans for a large first class office building, to be erected at No. 51 Liberty street, opposite the Mutual Life Insurance Company's new structure, for the Brooklyn Life Insurance Company.

The Building Inspector who has visited the New York Comedy Theatre reports that automatic skylights must be put in the roof, and that a brick wall must be constructed between the audience and the stage.

Mr. Wallace C. Andrews, president of the New York Steam Company, states that the corporation is about to erect an extensive structure for the generation of steam, covering their new purchase of real estate east of First avenue on the south side of Forty-ninth street. The company, he says, is a great success, and by supplying cheap steam in that district will greatly enhance the value of real estate in that part of New York for manufacturing purposes.

Brooklyn.

M. J. Morrell has plans for extensive alterations with two-story and basement brick extension, 16x36, to No. 180 Washington Park. The interior will be furnished in hardwood and contain all modern improvements; the cost will be about \$12,900. Owner Mrs. Carruthers.

Parfitt Brothers have the plans for a three-story and basement brick Queen Anne dwelling, 37x50, to be erected on the west side of Clinton avenue, about 200 feet south of De Kalb avenue. Owner Mr. Barnes.

Th. Engelhardt has plans under way for a three-story frame flat, 18x55, with extensions 15x20, to be erected at No. 110 Middleton street, owner Alois Spahn, cost about \$4,000; two two-story frame (brick basement) dwellings, each 25x40, on Belvidere street, between Broadway and Beaver street, for Wm. Ulmer, the brewer, at the total cost of \$8,000; a three-story frame store and tenement, 27.6x55, on Bushwick avenue, near Flushing avenue, for Wm. Thaler, cost \$4,800; one-story extension and wine cellar, 25x40, to No. 119 Ewen street, for Flegenheimer Bros., cost about \$2,000.

Amzi Hill has the plans in hand for a four-story brick tenement, 25x55, to be erected on the west side of Steuben street, 58 feet north of De Kalb avenue, for Mr. McCormick, cost \$6,000.

Langer Bros. will erect at once a three-story brick flat, 21.2x40, on the west side of Tenth street, 80 feet north of South Fifth street, cost about \$6,000.

The plot about 180x100, on the north side of Kosciusko street, about 200 feet east of Stuyvesant avenue, will be immediately improved by the erection of twelve two-story and basement Philadelphia brick dwellings, each 15x40.

John Platte has plans for a two-story frame store and dwelling, 25x50, to be erected in one of the outlying wards.

The property purchased by Paul C. Grening, on the northeast corner of Lafayette avenue and Steuben street, reported in THE RECORD AND GUIDE of January 26th, will be improved by the erection of two four-story brick double flats, each 50x64, on Lafayette avenue, and two similar flats, each 44x73, on Steuben street; the cost will be between \$60,000 and \$75,000; architect, Amzi Hill.

E. F. Gaylor is preparing plans for a two-story frame dwelling, 21.6x36, with extension 16 feet, for C. L. Johnson.

Mercin Thomas has the plans for a six-story brick factory, 50x95, to be erected near the approach to the Brooklyn Bridge, at a cost of about \$27,000.

Contractors' Notes.

Sealed proposals will be received by the School Trustees of the Twentieth Ward, at the hall of the Board of Education, corner of Grand and

Elm streets, until four o'clock, Tuesday, February 19, 1884, for the erection of a new school house on the south side of West 28th street, between 9th and 10th avenues, as an addition to Grammar School building No. 33.

Editor RECORD AND GUIDE:

I have been agent for the renting and collecting of rents for certain property for some years at a specified percentage on the sum collected; no further agreement was made except in several cases. Leases have been given to the tenants and signed by the owner. Some of these leases have several months to run yet, and one has over a year yet unexpired. All of them were made by me since I took charge. The owner, at this late day in the month, says, I am going to make a change on the 1st February, without assigning any reason or cause whatever. Now the question is, have I any claim in my favor for the renting of unexpired terms, to wit, on some from 1st February to 1st November next, and on others from 1st February to 1st May, 1885, and am I, in duty bound, to return to him the leases which I hold for the unexpired terms without receiving any remuneration?

GOLGATHA.

REPLY—You are entitled to your commissions for renting, but not for collecting, for those unexpired terms. And while we recall no particular decision of court that holds that you have a lien on those leases and can keep them till you get your commissions, we think that you, as an agent or broker, have such a lien, and would be justified in retaining possession of them until you get your pay.

LAW EDITOR.

The Supreme Court of Missouri held, in the recent case of Hutchinson vs. Jones, that where a lessee under a written lease sells his lease, and the lessor assents, and the assignee continues to pay the rent to the lessor, who receives it without objection, there is an accepted surrender, and the lessor cannot afterwards, upon the failure of the assignee, call upon the lessee to pay the rent.

M. & S. Sternberger are great believers in the future of New York realty, and especially business property. They say that the latter is becoming more difficult to purchase every day. They had made an offer for a piece of business property of what might be considered a very good figure, which the owner had refused. They knew of a case in which \$35,000 had been asked for a small brick building and lot, but when the offer was subsequently made it was held for higher figures, until it could now be had for only \$100,000 or more. They had a large number of friends in the dry-goods district, and found that a great many annually put their surplus earnings into real estate, considering it the best investment they could make. Mr. Arnold, for instance, of the firm of Arnold, Constable & Co., had told them that he had for many years made it a practice to do this. Though it was quite true that it had been customary for many merchants to invest their earnings in railroad securities, they found that owing to such developments as the Transcontinental, West Shore and other stocks and bonds had shown, those of them who had made money during the past year had in many instances put it in realty. Stocks certainly did seem cheap at present figures, and offered a large return on the capital invested. But there was no telling to what figure even the best securities might depreciate, whereas there was always the assurance that realty was not subject to fluctuations of this kind. Business property in good locations was becoming scarcer day by day, and there were more willing to buy than there were to sell. People who invested in realty might get a smaller percentage on their outlay, but they had found that this was generally more than made up by the increasing value of the property. Rents were not better this year, in some cases they were not quite as good as last year, but people were used to a smaller return on their capital in choice property, for they knew that its value would appreciate year by year as desirable realty on the island became scarcer and scarcer. Had Generals Winslow and Jordan and the stockholders of the West Shore Road put their money in real estate instead of West Shore securities, they would have been in an infinitely better position than they are to-day. Mr. M. Sternberger had only recently returned from a lengthened stay in Europe, and after considering the position of realty in London, Paris and other European cities, he was more than ever convinced on his return here of the great future which must necessarily lay in store for New York real estate.

Special Notices.

All kinds of electric light fixtures and appliances are to be seen at Bergmann & Co's, Nos. 292 to 298 Avenue B. This firm was the first in the field in introducing the Edison light, with the endorsement of the great inventor himself. One of their specialties is a "three light combination electric light and gas bracket, which can be lighted either by gas or electricity, according as desired. Architects, builders and owners ought to call at the above establishment and arrange to introduce the electric light into the houses of the future. Owners would certainly increase the value of their property by doing so.

OFFICE RENTING.

The use of diagrams in renting offices has come to be universal. Many of the newer buildings have been rented almost entirely from them. To many persons a plan showing the arrangement of rooms, with sizes of each, conveys a better idea of their adaptability for special requirements than an inspection of the premises themselves. The convenience also of seeing at one place all the offices offered to rent in a given locality must be recognized by every one. Mr. Ferdinand Fish, of No. 149 Broadway, corner of Liberty street, who probably rents more offices than anyone in the business, has adopted a system that is bound to be popular. He has, at large expense, prepared full scale plans of a dozen or more buildings on Broadway, between Wall and Chambers streets, and on other streets, showing all the offices to rent in each, which he sends gratis on application, together with lists published every two weeks during the season, giving descriptions and prices. By sending your address on a postal-card much time and trouble may be saved in the disagreeable task of "office hunting."

BUILDING MATERIAL MARKET.

BRICKS.—It continues to be very much of a weather market for Common Bricks, not so much as regards supplies, but as it may affect consumption. Indeed it is calculated that the number of bricks in hand and available for use, should opportunity present, is sufficient to keep work going for some time without incurring new calls, and expectations in consequence are not based upon a sharp improvement in demand or tone. Still we find quite a number of the Trade who think they can see fair indications of increasing interest among buyers, and who feel that with anything like a mild, open spell an opportunity would be afforded to place quite a quantity of stock on new calls. The offering since our last has been made up principally from the few parcels remaining afloat, and such odd cargoes as could be worked forward from open points, and the sales were of almost too irregular character to afford an opportunity for positive valuation. Indeed about the only quotations that can be given are nominal in character and represent the asking rates about the same as last week, viz.: Haverstraw (nearly all gone) \$8.50 per M., Long Island \$8.00 do., and Jersey \$7.00, though of the latter sales have been made at \$8.62½ during the week. Both the Jersey and Long Island manufacturers continue the effort to get stock forward, and we are also informed by a leading maker of an intention to place Staten Island brick on sale during the coming week if possible. No Pales have of late been reported sold, but there is a demand for them for some extent, and \$4.50 per M could probably be obtained on attractive lots of stock. Reports current of comparatively low rates ruling in Brooklyn. We learn upon investigation that dealers there have really been underselling the wholesale market, and that parcels on pier were parted with for less than it would cost to replace them. Most of the sales thus made, however, were from early purchases and afford the seller a margin.

GLASS.—After a lock-out of about six months the Western manufacturers and their employees have at last come to terms, and by the time this reaches our readers production will again be under way at a large number of the factories. The operative glass-blowers and their advocates are disposed to claim more or less of a victory in the ending of the strike, but stripped of all nonsensical sentiment the net result seems to be simply as follows: The manufacturers have saved six months wear and tear on their plant; have sold out every foot of glass on hand at a much greater price than could have been obtained under any other probable circumstances, including plenty of stock that had come to be considered almost dead, and commence operations without an old and unsatisfactory accumulation to trouble them; while the workmen seem to have simply lost hundreds of thousands of dollars in wages inflicted more or less suffering upon their dependent families and obeyed the behest of the "Unions," until absolute want compelled a cutting loose, and the acceptance of terms said to be in some respects less favorable than at first offered. Business does not greatly increase as yet, and the general tone of the market is rather easy with a further small shading allowed on imported stock.

HARDWARE.—Trade still a little slow, but dealers think they see signs of improvement, and the general tone of the market inclines toward steadiness for standard goods at least. Several changes in lists have of late been made, but about the only one of interest to our readers is by the Stanley Rule and Level Company, showing the following discounts: Plumbs and Levels—Non-adjustable, 65 per cent.; Patent Adjustable, 65 do.; Nicholson's Patent, 20 do.; Iron Frame, 2 do.; Machinists', 20 do.; Pocket Levels, 65 do.; Planes—Bailey's Adjustable Iron and Wood, 20 do.; the Stanley Adjustable Iron and Wood, 20 do.; Leonard Bailey & Co's "Victor" Adjustable, 20 do.; Planes—Beading, 20 do.; Rabbet, 20 do.; Bull-nose Rabbet, 20 do.; Tonguing and Grooving, 2 do.; Plane Irons, 20 do.; Rules—Boxwood, Stanley's, 70 do.; Ivory, Stanley's, 50 do.; Ivory, Stearns', 50 do.; Miscellaneous, Stanley's, 50 do.; Try Squares, 55 do.; Try Squares—Improved, Iron Handle, 20 do.; Adjustable, Iron Handle, 20 do.; Inlaid, 20 do.; Plumb and Level, 20 do.; Try Square and Bevel Combination, 20 do.; Try and Miter Square, Winterbottom's, 20 do.

LATH.—It has been a quiet market again for want of supplies and the absence of offerings of parcels to arrive. The general indications, however, continue quite firm, and the rate remains where it has stood fully supported for some two or three weeks past at \$2.50 per M. Two full cargoes were sold upon which that rate was established and odd lots since in command the same, and also some invoices from a canal boat load of Northern stock carried over yard accumulations are working down gradually, and many structures are said to be approaching a point that must add considerably to the consumption of lath.

LUMBER.—Taken all in all, dealers generally appear to retain a confident feeling to keep values up to about the former level, and there is at least no increase in the volume of complaints for the week under review. This is generally expected to be about the duldest season of the year on local account, and a light irregular distribution excites no special comment except where there is a disposition to seek unfavorable features and use them as a basis for grumbling and the chances are that within a very few weeks trade must in the natural course of events, pick up somewhat and afford a better opportunity to pace stocks. Even with the comparatively small amounts taken, however, there is already noticeable a slight running down of stocks in yard, and this fortifies the position of dealers at a time when no important additions can be made. Shipping grades in particular have made a shrinkage, and especially those suited to the South American market, as the exports last month were very full. Sellers, however, after the experience of the past year, are unwilling to indulge in any very sanguine feelings, and the safest policy is thought to be in the acceptance of all fair bids from reliable sources, the more so that advices from most primary sources lead to the inference that the cost of fresh supplies next season will not be greatly increased.

Eastern Spruce has had a more or less unsettled market, but, so far as shown on the reports made, the fluctuations were not of an unusual character, nor does there appear to have been any permanent gain secured by either buyer or seller. For a short time during the past ten days or a fortnight a pretty full supply was available, including some cargoes from Maine, and quite a full number from the provinces

and, though a portion went into yard on contract, there was a little stock left over to sell. It was not an altogether easy matter to find customers as some who really wanted stock were unable to secure delivery owing to ice in slips, etc., and others with better facilities for handling stood off. There is reason to believe that under the circumstances low figures were in a few instances accepted, but the majority of reports claim "about former rates," and with most of the supply now worked off the position is fairly steady again, on a general range of \$13@16 for random, with 5 c. to \$1 or \$1.50 to be added for specials, according to cut.

White Pine develops little change worthy of note. The movement of supplies has been about equal to the former average, the consumptive wants not greatly increasing and requiring only an ordinary assortment, but buyers really in need of stock bidding somewhat promptly at full former rates on desirable parcels. On foreign account business has been fair, and some dealers predict an early revival of demand to at least the full value of last month. We quote \$18.50 @22.00 for West India shipping boards; \$28.00@30.00 for South American do.; \$17.00@18.00 for box boards, and \$18.50@19.00 for extra do.

Yellow Pine really continues under neglect. There has been a few fair sales made of late, but they amount to little in comparison with the quantity of stock available if wanted and the low terms still ruling. The reduction in the number of competing sellers through the award recently made of a few large local contracts and quite liberal amounts to be cut for f. o. b. orders, does not appear to create scarcity beyond certain points, and buyers by simply letting it become known that they are on the market generally secure close and careful attention and find no addition to cost attempted. An ordinary random would have a hard time of it on the market at the moment. We quote as follows: Randoms, \$20@22 per M; Specials, \$21@3 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 have been delivered with a little more freedom of late, but mainly on old contracts, as the demand is at the moment somewhat limited. Desirable stock, however, remains well in hand, and owners confident enough to insist upon full former figures in all cases. Really good cherry and ash are wanted, but culls have no place on the market. There is said to have been fair trading in medium walnut for yard stock. 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, \$41@75 do.; white-wood ½ and ¾ inch, \$25@30 do., and do. inch, \$28@38; hickory, \$45@55 do.

The chartering of vessels for lumber cargoes has not been very brisk of late. Among other smaller vessels we note a bark from St. John, N. B. to Liverpool with deals, 52s. 6d.; a bark from Pensacola to United Kingdom, sawed timber, at 25 10s., and two or three vessels from Southern ports to South America with lumber at \$17 up to \$19, according to voyage.

The exports of lumber from the port of New York during the month of January last, and since January 1, were as follows:

To West Indies.....	1,400,000
To South America.....	4,146,000
To East Indies.....	863,000
To Europe.....	21,000

Total feet.....	6,484,000
Previously reported this year.....	nil
Total since Jan. 1, 1884, feet.....	6,484,000
Total, same time 1883, feet.....	7,608,000

GENERAL LUMBER NOTES.

THE WEST.

The Chicago Northwestern Lumberman as follows:

CHICAGO.

AT THE YARDS.—The slight indications of improvement in demand noticed last week have not developed into any very marked increase of movement as yet. At some yards orders are being received more frequently than during the first half of January.

It is not apparent that there is a great endeavor being made to sell lumber by offering to concede in price, though it is hinted that some concerns that intend to go out of business or remove their yards, or others that are hard pushed for money, are offering considerable reductions.

Dry stock is not in excessive supply, and a brisk run of trade for two or three weeks would break assortments, so that it would be difficult to fill orders for some descriptions of inch common and better, especially 12-inch, 12-foot common and cull boards and some kinds of strips. Two by four 12-foot, and 2x12 dimension, under 18-foot long, are in only ordinary supply, and such assortments could be easily rendered scarce. The only drawback to the hope that prices can be maintained, is the fact that several of the yards are going out of business this spring, and concessions may be made on such stocks. Yet, as usual, it is likely that the trade here will take care of most of such offerings, and thus prevent a slaughter of prices.

Nothing since the last issue of the Lumberman has occurred to interfere with logging. In some districts there has been an increase of snow, with the weather so mild that it has packed nicely and put the roads in better condition for long hauls than they were before. In some of the towns at the mouths of the rivers a thaw has shown itself, but we are unable to learn that in a single case it has affected unfavorably the work in the woods. It would take but a brief, sharp, general thaw, however, to leave the loggers on bare ground on some of the streams. But such a thaw, however soon it may come, would be no detriment to the lumber industry. The logs already secured, with the old ones left over, are sufficient to run the mills in some sections, and there is a surplus in others, while in a few there would be a deficiency. Yet all this is idle speculation. A great many logs will inevitably go in from this out, thaws or no thaws. As long as there is freezing weather nights, ice roads will be made by sprinkling. A shortage of logs for 1884 is not even among the possibilities.

A slight improvement in the volume of trade in hardwoods is reported by most of the dealers since our last report, but no consequent improvement in values. If prices were satisfactory with the volume of trade now existing, hardwood merchants would not be disposed to complain, for nothing of any great magnitude is expected at this season. The moderating of the temperature, and the removing of the embargo which the intense cold and subsequent heavy snows laid upon trade, would naturally have a favorable effect.

SOUTH AMERICA.

This week's mail steamer brings reports from Rio Janeiro as follows:

Pitch pine—There have been no arrivals and while there is considerable quantity afloat and loading for our port, the article is still quoted at 42\$000—44\$000 per dozen.

White pine—No arrivals, and the market is unchanged at about 12 reis per foot.

Spruce pine—No arrivals, and still quoted at about 35\$000 per dozen.

Swedish pine—Is still quoted at 35\$000—36\$000 per dozen. None arrived.

METALS.—COPPER—Ingot has found scarcely any sale outside the ordinary trade call and business was at times quite stupid. Supplies, however, are so situated as to prevent pressure to realize and holders remain quite steady in most instances. We quote at 14c for ordinary brands, up to 14½@15c for Lake. Manufactured in good average demand, but offered plentifully and rates remain easy. 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. do., 10 and 12 oz. per sq. foot, 30c. per lb.; do. do. do., lighter than 10 oz. per sq. foot, 32c. per lb.; circles less than 4 inches in diameter, 28c. per lb.; 8½ 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 1½ was at no time of late in very good demand, and while the rather moderate accumulation of stock on hand induces a steady holding, parcels to arrive have been offered at a concession. We quote at \$2.00 @23.00 per ton, according to brand. American pig has ruled rather quiet, most of the large customers being well supplied and bidding carefully. Holders, however, retain good faith and offerings are made only under a full limit of valuation. We quote \$20.00@21.50 per ton for No. 1 X foundry, \$19.00@20.00 for No. 2 X do. do., and \$8.00@19.00 for gray forge. Rails have been less active and, while a few small orders may still be found, they are not stimulating in character. Most of the mills are busy on contracts quoted at \$34.00@35.00 per ton, according to delivery. Old Rails, Scrap, etc., continued in erratic demand but seldom reached a point of positive animation and the general run of prices is only barely maintained. We quote at \$20.50 @22.00 for tee rails, \$24.00@25.50 for double heads, \$22.00@25.50 for No. 1 wrought scrap ex ship, \$13.50@14.00 for selected do., \$18.00@19.00 for old car wheels, and \$22.00@23.00 for crop ends. Manufactured iron has secured some little attention, but not enough to create any animation and the general run of prices remains about as before, though some shading would be made to hasten trade into more encouraging form. We quote Common Merchant Bar, ordinary sizes, at 2½@2½c. from store, and Refined at 2¼@4c.; wrought beams at 3½@3½c. Fish plates quoted at 3¼@3½c.; tack bolts and nuts, 3¼@3½c.; railway spikes, 3¼@3½c.; tank, 3@3½c.; angle, 2½@2¾c.; best flange, 4¼@4½c.; and domestic sheet on the basis of 3¼@3½c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig has continued to weaken under neglect and an accumulating supply and prices are off generally with some appearance of anxiety on the part of a portion of the holders. On the other hand, however, the low cost attracts attention and one or two buyers are thought to be half inclined to invest with some liberality. We quote at about 3¼@3½c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 6c.; Pipe, 6¾c.; and Sheet, 7½c., less the usual discount to the trade; and Tin-lined pipe, 15c.; block Tin Pipe, 45c., on same terms. TIN—Pig has had a somewhat irregular market under the influence of the speculative element manipulating the position. The actual demand for consumption, however, proved quite moderate, and buyers who would put stock to actual use were quite sure to secure some favors. We quote at 18½@18¾ for Straits and Australian, 20½@20¾ for English, and 20½@20¾ for Banca. Tin plates have continued in buyers' favor on round full invoices, owing to the light uncertain demand, but on the jobbing distribution there has been a fair movement, and as a rule at very good prices. Stocks are ample at the moment. We quote I. C. Charcoal, third class assortment, \$5.30@5.35 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, \$4.70@4.75 for B. V. Grade; \$4.85@4.90 for J. B. grade; Charcoal terne, \$4.85@5.15 for Alaway and Dean grades 14x20; \$10.12@10.37½ for do. 20x18; Coke terne, \$4.55@4.60 for Glais' grade 14x20, and \$9.55@9.60 for do. 20x22—all in round lots. Spelter has undergone little or no change, a moderately active demand taking out about the average quantity of stock and at former cost. We quote at 4½@5½c. for domestic and foreign, according to brand, quantity, etc. Sheet Zinc selling moderately with a fair quantity of stock offering and former rates current. Quoted at 6@7c., according to quantity, quality, delivery, etc.

PAINTS AND OILS.—Demand has been fair, and a little fuller if anything from one or two points, for standard assortments of paints, etc., and there is just so much more of encouragement expressed by sellers. No positive activity was reached, however, and most customers indicated a determination to adhere closely to the hand-to-mouth policy in all dealings, unless consumptive prospects materially improve. Linseed Oil selling steadily and supporting former values, with quotations placed at 56@58c. for domestic and 78 @59c. for foreign. Spirits Turpentine has been moderately active and a shade steeper at 34½@36c. per gallon, according to size of invoice.

PITCH AND TAR.—The movement slow and principally toward usual outlets, and as no special strengthening of values takes place, sellers complain somewhat over the condition of trade. We quote pitch \$2.25 @2.30 per bbl., and tar \$2.50@3.00 do., according to quantity, quality and delivery.

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXIII.

NEW YORK, FEBRUARY 9, 1884

No 830

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending February 8:

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

R. V. HARNETT & CO.	
*117th st, No. 242, s s, 150 w 2d av, 25x100.11, four-story brick tenem't. John Bell. (4d mort., amt due, \$2,250; 1st mort. \$11,000 and 2d mort. \$1,000)	\$14,286
*30th st, No. 186, s s, 298.7 e 7th av, 25x98.9, two-story frame store and dwell'g. Edward Hincken, exr.	7,000

E. H. LUDLOW & CO.	
Wall st, No. 54, n s, 144.2 e William st, 50.4x114 3x50.8x117.6, two four-story brick office buildings. E. Ellery Anderson and Jas. A. Scrymser.	355,000

A. H. MULLER & SON.	
Nassau st, No. 33, w s, bet Cedar and Liberty sts, 31.5x97.9 x irreg., x 59.5, five-story marble front build'g. Robert Stuart. (Rent \$15.20 per annum)	165,000

Fulton st, No. 114, n s, bet Front and Water sts, 24.6x60.2x29 3x44.10, four-story brick building with store. A. E. Schenck.	19,200
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40th st, No. 66 W., s s, bet 5th and 6th avs, 17x100.5, four-story stone front dwell'g. G. S. Osborne.	33,800
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127th st, No. 185, n s, 300 e 7th av, 25x90.11, four-story Ohio stone front apartment house. F. E. Fitch.	20,800
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J. L. WELLS.	
Pearl st, No. 443, e s, 25x97.9x25x100, five-story brick store. Maurice O'Meara	25,500

OTHER AUCTIONEERS.

60th st, No. 156, s s, 157.9 w 3d av, 18.6x100.5, three-story stone front dwell'g, with lease of lot. Jacob Korn. (Ground rent \$180 per annum)	5,000
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Elizabeth st, No. 190, e s, bet Spring and Prince sts, 25x100, five-story brick store and tenem't and five-story brick tenem't on rear. B. Magliola	19,600
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Monroe st, No. 85, n s, 90.5 e Pike st, 20 2x100x25 x irreg, with use of alley, &c., two-story frame (brick front) dwell'g. Mary B. Bailey	5,300
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Mott st, No. 165, w s, 137.8 s Broome st, 24 4x100, two-story frame (brick front) dwell'g. David Morse	9,200
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Prince st, No. 56, s s, 25.3x96.9x25x102.6, two-story frame store and dwell'g. Plunket Bros	10,000
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163d st, n s, 100 w Delmonico pl, 25x100, three-story brick dwell'g. Tim. Donovan. (Amt due, abt \$7,250)	2,210
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Total	\$691,596
Corresponding week 1883	\$1,070,895

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. T. A. Kerrigan, Cole & Murphy and R. V. Harnett & Co. have made the following sales for the week ending February 8:

Clinton st, No. 20, n s, 342.0 e Pierrepont st, 22.9x112, three-story stone front dwell'g. E. D. Connolly	\$16,000
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Carroll st, No. 269, n s, 371.8 w Hoyt st, 20x97.10, three-story stone front dwell'g. E. L. & R. M. Wannicke	6,500
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Carroll st, No. 271, n s, adj., 20x97.10, three-story stone front dwell'g. William A. Lindsay	6,595
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Carroll st, Nos. 308 and 310, s w cor Hoyt st, 39 9x74.6x45 9x74, two two-story stone front dwell'gs. Richard Martin	9,425
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Hoyt st, w s, 74 s Carroll st, 22x74.10x23 1x45.9, two-story brick stable. A. C. Morrill	5,580
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*Monroe st, n s, 300 e Reid av, 75x100, five two-story brick dwell'gs. William C. Herrick. (Sub. to mortg. \$—)	2,500
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Clason av, w s, 275 n unnamed st, 25x231. William T. Patterson, exr.	2,000
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Total	\$46,600
Corresponding week 1883	\$26,183

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 warranties.

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

NEW YORK CITY.

FEBRUARY 1, 2, 4, 5, 6, 7.

Boulevard, n e cor 110th st, 65.7x75, three-story frame store and dwell'g and two-story frame stable on rear. Eben W. Osterdorff to Geo. Achenbach. Feb. 4.	\$24,750
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Boulevard, s e cor 111th st, 100.11x75. Edward C. Delavan to William H. Jackson. Taxes, assessments, &c. Re-recorded. June 25, 1880.	16,000
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Boulevard, s e cor 111th st, 100.11x75, vacant. William H. Jackson to Frederick Aldous. Mort. \$10,000. Jan. 24.	33,000
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Broadway, No. 191, e s, 20 n John st, 24.3x162x23.4x161.5, five-story brick office building.	
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Broadway, No. 196, e s, 23x160x22x160, five-story brick (iron front) office building. Mort. on this \$56,200.	
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Broadway, No. 394, e s, 28 s Walker st, 27.9x175 to Cortland alley, five-story brick (stone front) store. Mort. on this \$57,800.	
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5th av, No. 236, w s, 141 s 28th st, 28.2x100, three-story stone front dwell'g.	
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9th st, No. 23, n s, 344.6 w 5th av, 16.8x92.3, four-story brick (stone front) dwell'g.	
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25th st, No. 122, s s, 250 w 6th av, 25x81.4x25 x81.6, five-story brick factory.	
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Josiah M. Fiske, exr. and trustee Jno. W. Southack, dec'd, to The Central Trust Co., New York, as trustee. Feb. 1.	nom
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Broadway, Nos. 326, 328 and 330, and Nos. 94, 96 and 98 Worth st and No. 552 Pearl st, begins Broadway, s e s, 30.3 s w Worth st, runs southeast 100 x northeast 80 to Worth st, x southeast 75 x southwest 180 to Pearl st, x northwest 25 x northeast 75 x northwest 150 to Broadway, x northeast 75, five-story brick (stone front) warehouse. William E. Tefft to Erastus T. Tefft and Joseph H. Weller. C. a. G. 1/2 part. 1/2 of mort. \$375,000. January 28.	nom
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Broadway, 6th av, 35th and 36th sts—the block, two-story brick building, armory, stores, &c.	
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39th st, n s, 100 w 6th av, 100x98.9, two-story frame and brick dwell'gs, shop, &c.	
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40th st, s s, 116.8 e Broadway, 53x98.9, two three-story frame dwell'gs.	
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Partition. Amasa A. Redfield to William De F. Manice, Hempstead, L. I. Feb. 1. 590,400	
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Broadway, s e cor 40th st, 25.7x109.8x24.8x116.8, three-story frame store and dwell'g and two-story frame stable. Partition. Amasa A. Redfield to Mayer Sternberger. February 1.	54,100
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Broadway or Kingsbridge road, w s, opposite a monument in centre of Randels, 189th st, said point of beginning being distant, northerly and parallel with 10th av, about 9,005 from s s 155th st and 1,988.4 w from e s 10th av, runs south along w s Broadway 111.10 x west 415.3 x north 190.6 x east along land of Potter 385.6 x south along w s Broadway 79.1; also lot included between e s, on said Broadway, of the above premises, the north boundary of said premises, extending east 15.8, the south boundary of same, extending east 9.3, and the west boundary for a length of 190.4 of old Kingsbridge road, containing together 1,798-1,000 acres, including 7-100 acre, which will eventually be taken for widening Broadway. The Excelsior Savings Bank, City New York, to Charles Bostwick. Taxes, assmts. and other liens. Feb. 1.	11,425
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Same property. Charles Bostwick to Horace K. Thurber. Mort. \$10,000, taxes, assmts., &c. Feb. 5.	nom
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Broadway, Nos. 24 and 26, e s, 192.5 n Beaver st, runs southeast 154.6 x east 4 x southeast 44.8 to New st, x north 48.7 x northwest 2.9.1 to Broadway, x south 59.4, three and one-story brick stores and offices buildings. Walter H. Mead, exr. and trustee Angelina J. Depau, dec'd, to The Standard Oil Co., New York. Jan. 3.	300,000
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Same property. Same, as exr. and trustee of F. H. de Pau, dec'd, to same. Q. C. January 3.	nom
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Same property. Silvie McCrea, Amelia Fox, New York, and Jane M. Keighley, formerly Jane M. Howe, of England, to same. Q. C. Jan. 3.	nom
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Broome st, No. 498, n s, 20 e South 5th av, 20x75, three-story brick store and dwell'g. John A. Farrington, Jr., substituted trustee, John A. Farrington, Jr., committee Ellen wife of George Spicer, and Edwin W. Sanborn, referee, to Jacob S. and Simon F. Bleyer. Mort. \$425. Feb. 6.	11,500
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Same property. George Spicer to Jacob S. and Simon F. Bleyer. Feb. 2.	nom
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Broome st, No. 74, n s, 103 e Columbia st, 22x75, four-story frame (brick front) dwell'g and three-story brick dwell'g on rear. Andrew Dumproff to Jacob Barnett. Mort. \$5,800. Feb. 4.	8,400
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Cherry st, No. 63, n s, 20.1x99.6x21.6x—, three-story brick store and tenem't.	
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New Chambers st, lot adj above on rear, 37.4x4x26x32, one-story frame building. Release mort. Henry B. and E. S. Auchincloss, exrs. J. Auchincloss, to Elizabeth D. De Lancey. Jan. 29.	5,000
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Chambers st, No. 126, s s, 74.10 e College pl, 25x75, five-story brick (stone front) store. Freeman P. Woodbury et al., trustees J. A. McGaw, dec'd, to John A. C. Gray. C. a. G. Jan. 29.	58,000
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Charlton st, No. 114, s w cor Greenwich st, 19.1 x51.10x19.4x51.10, three-story brick store and dwell'g. Timothy Donovan to Adolph Krowncke. Jan. 30.	consid. omitted
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Division st, Nos. 103 and 103 1/2, s s, 42.10 w Pike st, 21.4 x 128.9 through to East Broadway, x 21.4x128.6, portion of one-story brick store, and No. 112 East Broadway, two one-story frame stores. David Block to Fajbush Libman. Q. C. and C. a. G. Jan. 31.	nom
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Delancey st, No. 108, n s, 87.6 e Ludlow st, 21.10x100, five-story brick store and tenem't and three-story brick shop on rear. Moses Lachmann to Joseph Tauber. Mort. \$9,000. Feb. 1.	17,000
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Eldridge st, No. 5, w s, 275.9 s Canal st, 25 6x75, five-story brick store and tenem't. Ernest Von Au, Brooklyn, to Christian Grotrian. Feb. 2.	22,000
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Eldridge st, No. 13, w s, 175 s Canal st, 25x100, five-story brick store and dwell'g. Ernest Von Au, Brooklyn, to Samuel Joseph. Mort. \$12,000. Jan. 30.	34,000
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Eldridge st, No. 38, e s, 100.8 n Canal st, 25x109, five-story brick tenem't. Conrad Weber to Abraham and Hyman Spektorsky. January 31.	30,000
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Front st, No. 103, easterly cor Jones lane, 20.11x71.6x19.2x71.5. George A. Phelps, Liverpool, England, Frank Phelps, Stamford, Conn., Charles H. Phelps, Fairfield, Conn., Julia M. wife of and Royal Winter, Harriet A. Brooke, widow, and Howard Phelps, Newton, Mass., to Stephen F. Shortland. January 16.	45,000
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Same property. Stephen F. Shortland and Frances C. his wife, Brooklyn, to Thomas S. Shortland. C. a. G. 1/2 part. Mort. \$20,000. Feb. 4.	nom
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Fulton st, No. 87, n e s, abt 53.7 n w Gold st, 25.5x62x25.4x61, five-story stone front factory. Release mort. Mary A. wife of William B. Goodspeed, East Orange, N. J., to Augusta B. Shepherd. Feb. 1.	nom
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Forsyth st, No. 16, e s, 175 s old line Canal st, 25 x100, five-story brick store and tenem't and six-story brick tenem't on rear. Maria M. wife of and Chas. C. Beck to Morris Goldstein and Kavy Rosansky. Jan. 31.	26,700
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Grand st, No. 408, n e cor Clinton st, 25x80, three-story frame store and dwell'g.	
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Clinton st, No. 156, e s, 80 n Grand st, 20x50, two-story brick dwell'g. Harris and Samuel J. Silberman to Adonijah H. Brummell. Feb. 1.	33,000
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Greene st, No. 192, e s, 148.6 n Bleeker st, runs north 23.6 x east 57 x southeast 45 x south 12.4 x west 100, three-story brick store and dwell'g. Anna De P. Hunt, widow, to Henry H. House, Rockland Lake, N. Y. 1/2 part. Jan. 24.	6,000
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Same property. 1/2 part. Emily M. wife of and Edward C. Lord, Morristown, N. J., to same. Jan. 24.	6,000
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Same property. 1/2 part. Jno. J. Petit, individ. and as special guard. of Anna L. and Emily M. Petit, infants, to same. January 24.	6,000
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Hester st, No. 113, n s, 111.8 e Forsyth st, 21.8x75, five story brick store and tenem't. Vitus Muh to Tobias Silverstone. Jan. 31.	17,500
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Horatio st, No. 40, s s, 135.9 e Hudson st, 25x87, five-story brick store and tenem't. Willett Bronson to James Simpson. Q. C. Oct. 12. nom	
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Houston st, No. 22 W., n s, 25 w Mercer st, 25x125, three-story brick factory building. Charles Lichtenberg to Charles C. Goodhue. Jan. 15.	30,000
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Houston st, No. 142, n s, 360 w 1st av, 25x103x25x102.4, five-story brick store and tenem't. Jno. Schnugg to Valentin Bonifer. 1/2 part. Jan. 30.	13,000
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Hudson st, No. 453, w s, 75 n Morton st, 25x100, four-story brick store and tenem't. Thomas B. Cochrane to Emma Cochrane. C. a. G. All title. Mort. \$8,000. Feb. 4. nom	
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Same property. Emma wife of Jones Cochrane to Thomas B. Cochrane. C. a. G. All title. Mort. \$8,000. Feb. 4.	nom
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Irving pl, No. 81, n w cor 19th st, 25x105.9, four-story brick dwell'g. Hannah A. wife of Dunham J. Crain to Julia L. Tallmadge and Laura B. Field. Jan. 17.	40,000
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James slip, No. 17, w s, 25x36.2, three-story brick shop. Ellen V. Couch, widow, to James Mahony. Feb. 1.	6,000
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John st, No. 48, s s, bet William and Nassau sts, 20x86.3x20x84.6, four-story brick factory building. Diedrich Kohlsaat and Augusta F. his wife, Altona, Ger., to The John Street Methodist Episcopal Church Trust Fund Soc. Jan. 5.	33,000
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John st, No. 75, n e s, 25x96.11x25x99.11, four-story brick store. Maria T. Polhemus, Brooklyn, to John T. Kelly and George M. Jones. Feb. 1.	48,500
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Lewis st, No. 25, w s, 75 n Broome st, 25x100, three-story brick tenem't. Simeon S. De Vries, infant, by Maurice S. De Vries, guard., to Edward Felbel, infant's share, and also assignment of all share in lease of said premises. Feb. 4.	1,333
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Lewis st, No. 53, w s, 150 n Delancey st, 25x100, four-story brick store and tenem't and three-story brick tenem't on rear. Adolph Pawell	
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to Luls Unger and Rigni his wife, tenants in common. Jan. 31. 16,000
 Liberty st, n w cor Liberty pl, 62.10x85.8x63.9 x91.4, six-story iron front office building. The U. S. Electric Lighting Co. to The Real Estate Exchange and Auction Room, limited. Feb. 1. 350,000
 Lawrence st, s s, 300 w 9th av, runs south 38.7 x northeast 33.5 to Lawrence st, x northwest 19.4 vacant. Anthony Kessler to William McReynolds. March 9, 1882. 200
 Lawrence st, n e s, 175 s e Broadway, 25x100, vacant.
 Lawrence st, n e s, 200 s e Broadway, 15x101x northwest abt 3 x northwest abt 1 1/2 x southwest 100, vacant.
 The Rector, &c., St. Mary's Church, Manhattanville, to The Sheltering Arms. Dec. 29. 6,400
 Maiden lane, s s, indeft., 21.3x60.10x18.5x66.2. Stephen F. and Frances C. Shortland, Brooklyn, to Thomas S. Shortland. C. a. G. 1/8 part. Feb. 4. nom
 Norfolk st, No. 29, w s, 175 s Grand st, 25x100, three-story frame (brick front) dwell'g and two-story brick stable on rear. John W. Reppenhausen and Margaretha his wife to Morris Rosendorff. Mort. \$3,500. February 1. 12,500
 Orchard st, No. 193, w s, 97 s Houston st, 25x87.6, five-story brick store and tenem't. Anthony Miller to Elias Jacobs. Mort. \$6,000. Feb. 1. 21,400
 Orchard st, No. 30, e s, 100 s Hester st, 25x87, two-story frame (brick front) dwelling. Angeline Weed, widow, Yonkers, N. Y., to Eveline B. Weed and Isabel wife of Henry R. Hicks. Q. C. Jan. 30. nom
 Same property. Eveline B. Weed and Isabel wife of Henry R. Hicks, Yonkers, to Morris and Joseph Glass. January 31. 10,750
 Pine st, No. 88, n s, 58.11 w Front st, 16.10x22.11x16.11x22.10, four-story brick store and tenem't.
 Depeyster st, No. 8, s s, 63.8 w Front st, 16.2 x37x17x36.6, three-story brick store and tenem't.
 Edward T. McLaughlin, Jersey City, to Frederick S. Parker, Brooklyn. Contract. Feb. 6. 18,000
 Reade st, No. 137, s s, 25x75, three-story brick store. Mary J. wife of Wm. W. Ingersoll, Jersey City, to Thomas Wright. Feb. 1. 18,000
 Stone st, No. 57, and South William st, No. 13, being 21.1 on Stone st, 15.11 on South William st, 77.6 on the northerly side and 79.6 on the southerly side, four-story brick store. Juan Garcia Blanco, otherwise Juan Garcia y Blanco, to George W. Tubbs. Dec. 3. 27,250
 Stanton st, Nos. 322 and 324, n e cor Goerck st, 39.10x70, two two-story frame stores and dwell'gs and two two-story brick stables on rear. Jefferson M. Levy to George W. Tubbs. C. a. G. Mort. \$4,000. Jan. 30. 9,000
 Same property. George W. Tubbs to Robert Moser. Mort. \$4,000. Feb. 1. 9,000
 St. Marks pl. Party wall agreement. Maria A. Attenhoefer, Brooklyn, with Jobst Hoffmann. Sept. 6 1883. nom
 Suffolk st, Nos. 65 and 67, w s, 59.10 n Broome st, runs north 40.2 x west 75 x south 32 x east 25 x south 8.1 x east 50 to beginning, three and four-story brick workshops. William Fritsche and Margarede his wife to Ernest T. Kugler. Mort. \$10,000. January 30. 18,000
 Suffolk st, No. 69, w s, 100 n Broome st, 25x100, five story brick store and tenem't and three-story brick tenem't on rear. Henry B. Schopper to Ernst T. Kugler. Mort. \$13,000. Jan. 30. 24,000
 Walker st, Nos. 73 and 74, n s, 99.11 e Broadway, 49.9x80.10x49.9x81, portion of five-story stone front store. Elizabeth D. De Lancy wife of and William H., of Warrenton, Va., to William L. and Hunt M. Butler, Brooklyn, tenants in common. Mort. \$45,000. Jan. 30. nom
 Water st, s s, 52.11 e Pike slip, 41.4x160.1 to South st, five-story brick warehouse. Platt K. Dickinson to E. Francis Hyde, assignee of Dickinson & Co. 1/2 part. Sept. 30, 1878. nom
 Water st, No. 45, s e s, 79.3 n e Coenties slip, 30x85.7, four-story brick building with one-story extension. Henry Suydam and ano., exrs. J. Suydam, to Henry H. House, Rockland Lake, N. Y. Feb. 1. 22,800
 Water st, No. 45, s e s, 79.3 n e Coenties slip, 30 x85.7. Henry H. House, Rockland Lake, to Marion V. Butler, Brooklyn. Mort. \$16,000. Feb. 1. 26,000
 Water st, No. 620, n w cor Gouverneur st, 26.2 x67.11x25.7x67.11, three-story frame store and dwell'g and one-story frame stable on rear. Catharine Sweeney, widow, and sole devisee of Daniel Sweeney, to Edward Felbel. Mort. \$6,000. Feb. 4. 6,500
 White st, Nos. 80, 82, 84 and 86, n s, bet Elm st and Courtlandt alley, two six-story brick (stone front) stores. Nathalie F. wife of Jules Reynal to Elias S. Higgins. February 5. 10,000
 7th st, No. 106, s s, 237.11 e 1st av, 25x90.10, five-story brick tenem't. Frank Wiener to Charles Lindner. Mort. \$12,000. Feb. 2. 32,000
 8th st, No. 10, s s, 150 e 1st av, 25.10x97.6, five-story brick store and tenem't. Jobst Hoffmann to Ernst Von Au, Brooklyn. Mort. \$10,000. Sept. 21. nom
 10th st, No. 235, n s, 165 e Hudson st, 25x100, two-story frame (brick front) dwell'g and two-story frame dwell'g on rear. John T. Lockman to Charles Hall. Feb. 2. 9,000
 11th st, n s, 375 w 6th av, 50x103.3, including 10

foot court yard, brick church. The New York Presbyterian Church to The Third Universalist Soc. Feb. 5. 52,500
 16th st, Nos. 431 and 433, n s, 375 e 10th av, 50.5 x92, new buildings projected. Benjamin Wallace to John W. Monarque. Mort. \$5,200. Oct. 19. 14,500
 16th st, Nos. 431 and 433 W., new buildings projected Agreement to assign 1/2 of interest in contract. H. G. Monarque to Cuthbert Scranton. Oct. 30, 1883. nom
 21st st, No. 345, n s, 200 e 9th av, 25x98.8, five-story brick flat. George H. Hardy to Julian C. Lawrence. Mort. \$21,000. Feb. 1. 32,000
 23d st, No. 365, n s, 121.8 e 9th av, runs east 28.4 x north 142.4 x west 21 x north 55 to 24th st, x west 8 x south 55 x east 0.8 x south 142.4 to beginning, four-story brick dwell'g and three-story brick stable on rear. Meyer L. Sire to William S. Maddock. Feb. 7. 60,000
 25th st, No. 351, n s, 200 e 9th av, 25x98.9, four-story brick tenem't and two-story frame dwell'g on rear. Alice R. Brown to Minnie L., Maggie J. and Florence C. Brown. All title. Feb. 1. nom
 25th st, No. 52, s s, 123 e 6th av, 27.6x98.9, four-story brick dwell'g. Michael Tierney, San Francisco, to Charles Main. Mort. \$20,000. Jan. 25. 25,000
 28th st, No. 16, s s, 145 w Madison av, 23x70, four-story brick (stone front) dwell'g. Eliza Leavitt to Alice V. Leavitt. Q. C. All title on demand. Jan. 26. nom
 29th st, Nos. 414, s s, 225 w 9th av, 25x98.9, four-story brick tenem't and three story brick tenem't on rear. Wm. A. Van Wormer to Jasper Van Wormer, both of Albany, N. Y. C. a. G. Jan. 24. 17,000
 30th st, No. 306, s s, 114 w 8th av, 22x98.9, three story brick dwell'g. Fanny wife of and Abraham S. Herman to Rosina G. Hartman. Feb. 4. 14,000
 31st st, No. 337, n s, 230 w 1st av, 20x98.9, four-story brick store and dwell'g. Theodore Roesler to Isabella Woolf. Jan. 31. 8,500
 32d st, No. 253, n s, 62 w 2d av, 19x74.1, three-story brick (stone front) dwell'g. Peter A. Cassidy to Abraham Lewis. Mort. \$6,000. Feb. 4. 10,000
 32d st, No. 131, n s, 325 w 6th av, 25x108.5x26.1x115.3, three-story brick tenem't and two-story brick stable on rear. William G. Robinson to Wilmarth A. Robinson. Q. C. 1/2 part. Feb. 2. 10,000
 34th st, Nos. 214 and 216, s s, 180 e 3d av, 51x98, four-story brick public hall. Ambrose K. Ely to Jno. O'Connor, Newark, N. J. Feb. 1. 60,000
 34th st, n s, 110 w 1st av, 20x97.6, vacant. George W. Tubbs to Jefferson M. Levy. Sub. to mort. Jan. 23. 6,020
 36th st, s s, 200 e 10th av, 50x98.8; No. 444, three story brick store and dwell'g and two-story brick stable on rear; No. 446, two one-story frame stables and two-story brick dwelling on rear. Dorothea B. Becker to Henrietta Holderber. Feb. 5. gift
 37th st, No. 407, n s, 100 w 9th av, 25x98.9, three-story brick factory. Mary E. Kennedy, widow, Ida wife of Samuel Greason, Elizabeth, James and John Kennedy, heirs Hugh Kennedy, to Theodore Westing and Christian Hafers. C. a. G. Aug. 2. 9,600
 37th st, Nos. 226 and 228, s s, 225 w 2d av, runs south 48.4 x west or northwest 43 x north 41.10 to 37th st, x east 40, six-story brick factory. Conrad Vogel to Frederick Vogel. 1/2 part. Mort. \$5,000. Jan. 2. 5,000
 39th st, No. 136, s s, 101.8 e Lexington av, 21.8 x98.9, three story stone front dwell'g. Harriet A. wife of Edward S. Loop, Wilkesbarre, Pa., to Henrietta L. wife of Jacob Burdett. 1/2 part. Subject to mort. \$8,000. Consideration all title in a mort.; also a \$5,000 railroad bond and nom. Sept. 1.
 40th st, s s, 150 w 1st av, 25x98.9, five-story brick tenem't. Joseph H. Godwin to Laura B. Smith. Confirmatory. Dec. 10. nom
 40th st, s s, 150 w 1st av, 25x98.9. Joseph H. Godwin to Laura B. Smith. Correction deed. Dec. 10. nom
 Same property. Morgan J. O'Brien, recvr. Bull's Head Bank, to same. Release. Feb. 1. nom
 Same property. James E. Kelly to same. Jan. 29. nom
 41st st, s s, 105 e 3d av, 50x98.9, vacant. Frederick Dietz to Peter Albert. Feb. 5. nom
 Same property. Robert E. Dietz to same. Feb. 5. 21,000
 43d st, No. 323, n s, 296.6 w 1st av, 28.6x100.5, five-story brick store and tenem't. Thomas Smith to George Schreiner. Contract to sell, building to be finished. Feb. 2. 25,250
 43d st, No. 327, n s, 240.6 w 1st av, 28x100.5, five story brick tenem't. Thomas Smith to John Schreiner, Jr. Contract to sell, building to be finished. Feb. 2. 24,000
 43d st, Nos. 60E-614, s s, 175 w 11th av, 92x100.5, five-story brick mill and two story brick stable and one-story brick boiler house on rear, 1/2 part, also all title in engines, machinery, &c. Nathalie F. wife of Jules Reynal to Elias S. Higgins. Feb. 5. nom
 45th st, No. 430, s s, 400 w 9th av, 25x107.4, two-story brick store and dwell'g and two-story brick shop on rear. John, Wm. McK., Edmund H., and Randolph B. Martine and Elizabeth M. wife of Stephen D. Day, heirs Theodore Martine, to Elizabeth Beiser. December 5. nom
 Same property. Matilda F. wife of William S. O'Brien to same. C. a. G. Dec. 5. nom
 Same property. John Martine et al., exrs. and

trustees Theodore Martine, to same. Dec. 5. 4,550
 45th st, No. 427, n s, 325 w 9th av, 25x100.5, five-story brick tenem't. Margaret E. wife of and Henry P. Niebuhr to Jno. Brodsky. Feb. 1. 23,000
 46th st, No. 157, n s, 160 e 7th av, 20x100.4, four story brick (stone front) dwell'g. Rose M. Haubner, widow, to Francis Becker. All liens. Jan. 29. nom
 46th st, No. 67, n s, 126.11 e 6th av, 18.1x100.5, four-story brick (stone front) dwell'g. William, Alexander and Jam-s J. Turnbull. Barbara Walton and Mary W. Schefer or Camp to Stephen or Stevenson H. Turnbull. Q. C. June 27, 1882. nom
 48th st, n s, 100 w 10th av, 25x100.5, five-story brick (stone front) tenem't. Charles Riley to Augustus Opperman. Feb. 1. 28,000
 48th st, Nos. 553 and 555, n s, 125 e 11th av, 50 x100.4, one-story frame dwell'g. John H. Glossner to William Grant. Mort. \$6,000. Jan. 25. 6,500
 49th st, No. 139, n s, 312.6 w 3d av, 18.9x100.5, three-story stone front dwell'g. Edwin M. Taylor to Morris Goldstein. Mort. \$10,000. Feb. 5. 15,000
 50th st, Nos. 357 and 359, 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 34 x south 80 to 50th st, x east 40, two four-story stone front dwell'gs. August C. Hassey to Charles C. Beck and Maria M. his wife. Mort. \$17,500. Feb. 1, 1884. 32,600
 52d st, No. 108, s s, 95.10 e 4th av, 19.2x100.5, four-story brick (stone front) dwell'g. Weeks W. Culver, Brooklyn, to Theodore W. Denison, Jr. Mort. \$15,000. Feb. 4. 18,000
 53d st, No. 305, n s, 85.4 e 2d av, runs east 15 x north 56.2 x west 0.4 x north 44.3 x west 14.8 x south 100.5, three story brick dwell'g. Catharine A. Boole, widow, to Chas. E. and Edward V. Loew. Mort. \$6,000. Jan. 10, 1882. nom
 54th st, No. 333, n s, 150 e 9th av, 25x56.2x25.2 x59.4, vacant. Edward Fanning to John and William Williams. Feb. 2. 7,000
 55th st, No. 17, n s, 128.4 w Madison av, 16.8x100.5, four-story stone front dwell'g. Elsie E. wife of Charles C. Burke to Emily L. Ely. C. a. G. Dec. 24. 35,000
 Same property. Emily L. Ely, widow, to Charles C. Burke. C. a. G. Dec. 24. 35,000
 58th st, Nos. 438-442, s s, 200 e 10th av, 75.1x100.5, three four-story stone front tenem'ts. Charles H. Lindsley to Charles F. Hoffman. Mort. \$54,000. January 28. other consid. and 65,500
 60th st, No. 23, n s, 48 w Madison av, 21x73.5, four-story brick dwell'g. Charles Buek to Alice B. wife of Richard McNamee. Jan. 31. 46,000
 Same property. Release mort. Jonas B. Kissam to Charles Buek. Feb. 1. 32,000
 61st st, No. 231, s s, 225 w 2d av, 20x100.5, three story brick (stone front) dwell'g. Adolph Dessar to Joseph B. and David Dessar. Mort. \$10,000. Jan. 2. nom
 Same property. Joseph B. and David Dessar to Frederica wife of Adolph Dessar. January 2. 17,000
 61st st, No. 346, s s, 147 w 1st av, 28x100.5, five-story brick tenem't. Jacob Steinhardt to Mary W. wife of John C. Umberfield. C. a. G. May 15, 1883. 19,000
 64th st, s s, 225 w 8th av, 25x100.5, shanties. Broadway, Nos. 1465 and 1467, s w cor 42d st, 51.3x125.10 e 7th av, x49.4 to 42d st, x112.1, four-story brick (stone front) hotel.
 Broadway, No. 1453, w s, 19.10 n 41st st, 20.11 x81.3x20.4x84.2, four-story brick store and dwell'g.
 10th av, n e cor 204th st, 99.11x103, vacant.
 204th st, n s, 250 e 10th av, 150x99.11, vacant.
 205th st, s s, 100 e 10th av, 300x99.11, vacant.
 9th av, n e cor 202d st, runs north 199.10 x east 232.11 to Harlem River, x southwest-erly along river to 202d st, x west 213.7, vacant.
 Naegle av, s s, 150 w Hawthorne st, runs south 139.10 x southwest 318.6 x south 16.1 to Sherman Creek, x southwest, north-east and northwest along creek to Naegle av, x east 436, vacant.
 George W. Watson to Margaret K. Watson. C. a. G. 1/2 part. All title. Feb. 5. 20,000
 67th st, No. 18, s s, 95 w Madison av, 25x100.5, four-story brick (stone front) dwell'g. Auguste Pottier to George H. Lichtenen. Jan. 22. 57,500
 67th st, No. 62, s w cor 4th av, 20x80, four-story stone front dwell'g. Felix Rourke to Frederick Aldhous. Mort. \$30,000. Jan. 22 55,500
 69th st, No. 328, s s, 225 e 2d av, 16.8x77.4, three-story brick (stone front) dwell'g. Candido F. Valdes, Brooklyn, to Caroline Moech. Jan. 29. 9,000
 73d st, No. 442, s s, 390 e 10th av, 20x102.2, four-story stone front dwell'g. Margaret Crawford wife of and Francis, Mt. Vernon, N. Y., to John T. Lockman. Mort. \$20,000. Feb. 5. 35,000
 74th st, n s, 100 w Madison av, 20x102.2, four-story stone front dwell'g. William S. Maddock to Meyer L. Sire. Mort. \$37,500. February 7. 60,000
 75th st, Nos. 161 and 163, n s, 250 w 3d av, 37.6x102.2, two four-story brick (stone front) dwell'gs. Joseph Schwab and John Schielinger to Randolph Guggenheimer and Betche Marx. Re-recorded. Mort. \$34,000. Sept. 11. 40,000
 76th st, Nos. 55 and 57, n s, 185 e Madison av, 60x102.2, six-story brick (stone front) flat.

Frederick Aldhous to John H. Hankinson. Mort. \$110,000. Feb. 1. 200,000
 77th st, No. 202, s s, 75 e 3d av, 30x102.2, two-story brick school, &c. Oscar T. Marshall to Annie N. wife of William A. Farrell. C. a. G. All liens. Feb. 6. 15,000
 79th st, No. 169, n s, 241 w 3d av, 15.6x102.3, three-story stone front dwell'g. David De Venny to Anna Feiner. Jan. 21. 14,750
 80th st, No. 235 and 237, n s, 152.6 w 2d av, 50x102.2, two four-story brick (stone front) tenem'ts. Francis Mackin, Newark, N. J., to Thomas B. Coddington. Mort. \$32,000. Jan. 15. 1,600
 80th st, No. 225, n s, 305 w 2d av, 22.4x102.2, two-story frame dwell'g. Thos. Kindergan to Minnie wife of Henry Martin, Hong Kong, China. Feb. 9, 1880. 5,000
 82d st, No. 406, s s, 156.6 e 1st av, 25x102.2, five-story brick tenem't. Annie E. wife of Andrew Kelly to Frank Kubischa. Mort. \$13,000. Jan. 7. 20,000
 87th st, n s, 80 e 1st av, 26x100.8, four-story brick tenem't. Jacob Wick, Jr., to Martin Brechtlin and Maria his wife. Feb. 2. 16,000
 88th st, s s, 225 w 11th av, 100x100.8, one-story stone dwell'g. Thomas M. Hooker to Cornelia S. Howland, Morristown, N. J. Sept. 18. nom
 91st st, n s, 87.9 e Madison av, 51.1x100.8, frame dwell'g. Benjamin S. Clark to Edward B. Ecker. Jan. 30. nom
 91st st, No. 166, s s, 148 w 3d av, 27x100.8, vacant. James Donohue to Susan Sullivan. Dec. 21. nom
 92d st, s s, 100 e 9th av, 25x100.8, vacant. Isaac Bernheimer to John D. Crimmins. February 1. 8,000
 99th st, n s, 150 w 8th av, 50x100.11, vacant. Release of dower. Isabella Corbitt, widow, to William, James R., David J. and Thomas A. Corbitt and Mary J. wife of Joseph Kessick, heirs John Corbitt, dec'd. Feb. 1. 2,086
 101st st, n s, 150 w 9th av, 24.4x100.11, two-story frame dwell'g. Luther Horton to Ernest J. Gebhen. Q. C. Jan. 28. nom
 103d st, 3d av. Party wall agreement. Francis McEntee with Charlotte Bull. Sept. 25, 1883. nom
 104th st, No. 222, s s, 243.4 e 3d av, 16.8x100.11, three-story brick (stone front) dwell'g. John D. Ottiwell to Carrie wife of Jacob Schwab. Mort. \$4,000. Jan. 21. 7,000
 107th st, n s, 385 w 2d av, 25x75. Release mort. Phoebe B. Allen, extrx. J. W. Allen, to Wilhelmine Juch. Feb. 1. 2,500
 107th st, Nos. 219-219, n s, 310 w 2d av, 100x100.11, four four-story brick tenem'ts. John H. Deane to John J. Cogan, Brooklyn. Feb. 1. 56,000
 Same property. Release mort. Samuel S. Constant to Wilhelmine Juch. Jan. 31. nom
 107th st, n s, 310 w 2d av, 25x100.11. Wilhelmine wife of Wm. A. Juch to John H. Deane. Jan. 8. 14,000
 107th st, n s, 385 w 2d av, 25x100.11. August Baumgarten, of Brooklyn, to John H. Deane. All liens. Jan. 31. 15,000
 107th st, n s, 73 w 2d av, 62x75. Release mort. Phoebe B. Allen, extrx. J. W. Allen, to Wilhelmine Juch. Feb. 1. nom
 108th st, s s, 164 e 3d av, 21x100.11. Release mort. Mary G. Pinkney to Wilhelmine Juch. Jan. 28. 1,500
 108th st, s s, 164 e 3d av, 24.6x100.11. Release mort. John H. Deane to Wilhelmine Juch. Jan. 31. nom
 Same property. Release mort. William A. Cauldwell to same. Jan. 31. 600
 108th st, s s, 155 e 3d av, 3.6x100.11. Release mort. Mary G. Pinkney to Wilhelmine Juch. Jan. 28. nom
 110th st, No. 120, s s, 205.6 e 4th av, 16.2x100.11, three-story stone front dwell'g. John H. Deane to James H. Gaffney. Mort. \$5,750. Feb. 6. 8,000
 114th st, No. 118, s s, 211.3 e 4th av, 18.9x100.11, three-story brick dwell'g. Thomas F. Hayes to Esther wife of Edward F. Timme. January 31. 8,300
 115th st, s s, 324 w 3d av, 27x100.11, four-story brick flat. Foreclos. R. M. Stover to Jordan L. Mott. Sub. to mort. \$12,000. January 31. 2,450
 115th st, s s, 378 w 3d av, 17x100.11, four-story brick flat. Same to same. Mort. \$11,000. Jan. 31. 1,200
 116th st, s s, 375 w 6th av, 5.4x100.11. Howard W. Coates and ano., exrs. G. H. Peck, to Joseph H. Godwin, Jr. ½ part. Contains nominal release dower from Mary A. Peck, widow. Jan. 15. 1,000
 Same property. Charles G. Havens to same. ½ part. C. a. G. Jan. 23. 100
 Same property. Joseph H. Godwin to same. ½ part. C. a. G. Jan. 23. 100
 116th st, No. 336, s s, 241.8 w 1st av, 16.8x100.11, three-story brick (stone front) dwell'g. Clara E. wife of James H. Black to Bertha wife of Bernard Lichtenstein. Mort. \$7,700. February 1. 10,000
 117th st, No. 180, s s, 125 w 3d av, 25x100.11, five-story brick flat. John J. Murphy and Michael McGinty to Jane E. Johnson. Mort. \$14,500. Feb. 1. 21,000
 119th st, Nos. 408, 410, 412, s s, 94 e 1st av, 51x100.11, three three-story brick (stone front) dwell'gs. Ann F. wife of and Thomas C. Clark, Brooklyn, to John F. Hume. Poughkeepsie. Mort. \$19,500, interest, taxes, &c. Feb. 1. 30,000
 122d st, Nos. 235 and 237, n s, 205 w 2d av, runs west 37.6 x north 100.11 x east 12.6 x south 65.6 to centre old Harlem Church lane,

now closed, x north 32.6 x south 55.5, new buildings in course of erection. Abraham, Mary E. and Caroline Yost, Arravesta Matjetscheck, heirs Caroline L. M. K. Yost, to Fernando Yost. Q. C. Jan. 12. nom
 Same property. Fernando Yost to Louis Richter. Mort. \$4,000. Jan. 14. 7,000
 123d st, No. 49, n s, 145 e Madison av, 17x100.11, three-story brick (stone front) dwell'g. Release mechanic's lien. Robert Bunting and Orrin S. Vredenburgh to Helena M. wife of William F. Edmonstone, Brooklyn. February 1. nom
 123d st, No. 229, n s, 283.4 e 3d av, 21.8x100.11, two-story brick dwell'g. George W. Folsom and ano., exrs. Helen S. Folsom, to John G. Folsom, Brooklyn. Mort. \$3,500. Feb. 1. 6,500
 123d st, s s, 250 w 1st av, runs south 100.11 x west 50 x north 91.2 x northeast 15 to 123d st, x east 38.9; No. 336, portion of four-story stone front tenem't; Nos. 338 and 340, two three-story stone front dwell'gs. James F. Burrill and Georgie W. his wife, Newark, N. J., to E. Ellery Anderson. Q. C. Jan. 30. nom
 123d st, s s, 250 w 1st av, 33.4x100.11, two three-story stone front dwell'gs. Cornelia Graham, Newburg, N. Y., to Elbert Ellery Anderson. Q. C. Jan. 29. nom
 123d st, s s, 266.8 w 1st av, 16.8x100.11, three-story stone front dwell'g. E. Ellery Anderson to Joaquin M. Aguero. Mort. \$3,500. Jan. 30. 6,000
 124th st, s s, 100 w 10th av, 100x100.10, vacant. 123d st, n s, 100 w 10th av, 100x100.10, vacant. John H. Hankinson to Frederick Aldhous. Mort. \$9,000. Jan. 24. 33,000
 127th st, No. 58, s s, 93 e Madison av, 17x76, three-story brick (stone front) dwell'g. John O. Willis to Herman W. Vanderpoel. Jan. 28. nom
 Same property. Herman W. Vanderpoel to Henrietta Willis. C. a. G. Jan. 30. nom
 127th st, No. 217, n s, 150.6 w 7th av, 15x99.11, three-story brick (stone front) dwell'g. Samuel J. Morgan to George P. Morgan. Mort. \$7,000. Jan. 31. nom
 Same property. George P. Morgan to Ella A. Morgan. Mort. \$7,000. Feb. 4. nom
 128th st, No. 210, s s, 158.4 w 7th av, 16.8x99.11, three-story brick (stone front) dwell'g. Charles O. Le Count, as assignee of William H. and Theodore P. Jenkins, to Margaret R. wife of John A. Hiltner. Mort. \$9,883. Jan. 31. 11,250
 Same property. Release mort. Same to same. Jan. 31. nom
 Same property. Release mort. Lambert Suydam to same. Jan. 29. 833
 129th st, No. 24, s s, 288.11 e 5th av, 21.1x99.11, three-story brick dwell'g. Wm. A. Martin to Charles M. Earle, exr. J. W. Milspaugh. Jan. 31. 13,000
 Av A, No. 222, e s, 24 s 14th st, 27.9x66.6, four-story brick store and tenem't. Jno. E. Ferdinand to Carl Fuhrmann. Jan. 30. 18,500
 Same property. Barbara Ferdinand, widow, Edw'd F. and Francis L. Ferdinand to same. Q. C. Jan. 30. nom
 Av A, or Pleasant av, Nos. 425-429, w s, 31.11 n 122d st, 47x66, three three-story stone front dwell'gs. Randolph Guggenheimer to Julius Katzenberg. Mort. ½ of \$15,750. January 3. 18,000
 Av B, Nos. 69 and 71, s e cor 5th st, 53x46.9, brick church. 5th st, No. 602, s s, 46.9 e Av B, 53.3x72.1, three-story brick dwell'g. The Evangelical Reformed Church, cor Av B and 5th st, to John W. Miller. Jan. 28. nom
 Av B, No. 1640, w s, 102.2 n 84th st, 17.5x99, three-story brick (stone front) dwell'g. Robert W. Parkinson and Elizabeth J. his wife to George B. Dunn. Mort. \$5,000. Recorded. May 1, 1883. 9,000
 Greenwich av, No. 35, w s, 45 s Charles st, runs westerly on curve, 80.5 x south 20.6 x easterly on curve 84.10 to Greenwich av, x north 21, excepting a strip off n w cor of lot 5x9.6, brick store and dwell'g. Jane E. Rochefort to Jacob Klinger. Mort. \$5,000. Feb. 1. 11,000
 Lexington av, e s, 75.5 n 51st st, 50x100, vacant. The Church of the Holy Trinity to Edw'd Rafter. Jan. 23. 22,000
 Lexington av, No. 1741, s e cor 109th st, 20.11x68, four-story brick store and dwell'g. Homer D. Brookins to John H. Deane. All liens. Feb. 1. 16,500
 Same property. John H. Deane to Dietrech W. Wehrenberg. Mort. \$9,000. Feb. 1. 16,500
 Lexington av, Nos. 1727-1733, e s, 20.11 n 110th st, 80x70, four four-story brick dwell'gs. John H. Deane to Jeremiah A. Hallanan. Mort. \$30,000. Feb. 1. 38,000
 Madison av, e s, extd. from 50th to 51st st, 200.10x175, excepting the interior pldts conveyed to A. H. Holmes and Ed. D. Adams. Henry Villard to Wm. Endicott, Jr., Boston, and Horace White, as trustees. Deed of confirmation. Jan. 28. nom
 Madison av, e s, 60 n 50th st, 80.10x73.2, 1-12 share of above, and also perpetual rights of way and easements in other parcels pertaining to property heretofore conveyed by Villard to Adams. Henry Villard, individ., and W. Endicott and H. White, trustees to Edward D. Adams. Correction and confirmation deed. Jan. 28. nom
 Same property. 1-12 share, and also perpetual rights of way and easements in other parcels pertaining to property heretofore conveyed by Villard to Holmes. Henry Villard, indi-

vid., and Frederick and W. Endicott and H. White, trustees, to Artemas H. Holnes. Jan. 28. nom
 Madison av, No. 702, w s, 60.5 s 63d st, 20x70, four-story stone front dwell'g. Willett Bronson to Catharine B. Aitken. Q. C. Feb. 5. nom
 Same property. Charles H. Russell, Jr., assignee of Willett Bronson, to same. Mort. \$25,000. Feb. 5. 36,500
 Same property. Dennis W. Moran to Charles H. Russell, Jr., assignee. Release judgment. Feb. 5. nom
 Madison av, w s, 40.11 n 169th st, 60x75. Release mort. Mitchel Valentine to George N. Manchester and William N. Philbrick. February 1. nom
 Madison av, No. 1895, e s, 60.11 s 123d st, 20x100, three-story stone front dwell'g. August Baumgarten and Elise his wife, Brooklyn, to John H. Deane. Sub. to all liens. Jan. 14. 22,000
 Same property. John H. Deane to Emily Newmark. Mort. \$15,000. Feb. 4. 22,000
 Same property. Thomas F. Treacy to August Baumgarten. Q. C. Feb. 1. nom
 Pleasant av, late Av A, No. 294, e s, 50.5 s 116th st, 14x94, four-story brick (stone front) dwell'g. Pleasant av, late Av A, No. 280, n e cor 115th st, 22.5x94x22.6x94, four-story brick store and dwell'g. Christopher B. Keogh to Richard Lathers. Mort. \$18,000. Feb. 2. 29,450
 Vermilyea av, s s, 300 e Dyckman st, 50x150. Campbell Brown, to James Moore. Feb. 1. 600
 1st av, No. 2242, e s, 25 n 115th st, 25.5x75, four-story brick store and tenem't. August Scher-nikau to John Korb. Feb. 1. 14,000
 1st av, e s, 22 s 112th st, 27.10x95, four-story brick store and tenem't. George J. Ferns-child to James Smith. Feb. 5. 10,200
 1st av, s w cor 65th st, 150.5x100. 65th st, s s, 100 w 1st av, 125x100.5. Frame mill and coal yard. Selig Steinhardt to John C. Ueberfeld. Feb. 4. 82,500
 2d av, No. 2071, w s, 75.11 s 107th st, 25x75, four-story brick store and tenem't. Karl M. Wallach to Annie wife of Bernhard Appelbaum. Mort. \$3,000. Feb. 1. 15,500
 3d av, Nos. 990-998, n w cor 59th st, 1'0.5x95, four four-story brick stores and dwell'gs, and No. 163 59th st, two and three-story brick brewery. Geo. F. Steinbrenner, Carroll, Md., to Lyman G. and Jos. B. Bloomingdale. Q. C. Nov. 23. nom
 3d av, No. 1055, e s, 50 n 62d st, 25.2x100, five-story brick store and tenem't. Christian Sauder to Leopold Yankauer. Jan. 31. 28,400
 3d av, Nos. 1828 to 1846, w s, extd. from 101st st to 102d st, 201.8x100, ten five-story brick (stone front) stores and tenem'ts. Augustus F. Ferris to William I. Preston, Brooklyn. Feb. 6. 200,000
 4th av, s e cor 52d st, 100.5x76.8; No. 771 4th av, four-story brick (stone front) dwell'g; No. 773, four-story brick store and dwell'g and one-story brick stable on rear; Nos. 100-104 52d st, three four-story stone front dwell-ings. Moss S. Phillips, Brooklyn, to Joseph M. Emanuel. Correction deed. Mort. \$52,000. Feb. 5. 98,000
 4th av, No. 1536, s w cor 86th st, 22.2x70, four-story brick (stone front) dwell'g. 112th st, No. 142, s s, 520 w 3d av, 17.11x100.11, three-story brick (stone front) dwell'g. 116th st, No. 151, n s, 351 w 3d av, 17x80, three-story brick (stone front) dwell'g. 127th st, No. 27, n s, 310 w 5th av, 18.9x99.11, three-story brick (stone front) dwell'g. 131st st, No. 66, s s, 142.6 w 4th av, 17.6x99.11, three-story brick (stone front) dwell'g. 131st st, No. 60, s s, 195 w 4th av, 17.6x99.11, three-story brick (stone front) dwell'g. Washington av, No. 1266, e s, 203 s 169th st, 75x222 to 3d av, x75x218, two-story frame dwell'g. Railroad av, e s, 250 s 9th st, 150x300 to Washington av, two-story frame dwell'g and two and one-story frame stable. Erastus Brainerd, Portland, Conn., to The Brainerd Quarry Co., Conn. Jan. 28. nom
 5th av, No. 72, n w cor 13th st, 51.7x100, four-story brick (stone front) flat. John Sherman, Washington, D. C., and Isabella M. wife of and Eder V. Haughwout, Madison, N. J., to Sinclair Myers. C. a. G. Mort. \$90,000, taxes, &c. May 9, 1876. Re-recorded. 95,000
 Same property. John M. Pinkney to Philip Brunner. Mort. \$60,000. Feb. 4. nom
 5th av, e s, 50 n 86th st, runs north 75.11 x east 102.3 x south 85.10 x northwest 16.5 x west 89.2, vacant. Henry Lipman to Julius Lipman. ½ part. Feb. 5, 1883. 55,000
 6th av, No. 223, w s, 43.3 s 15th st, 20x100, four-story brick (stone front) store and dwell'g. John B. Houser and ano., exrs. of J. C. Houser, to Susan C. wife of Benj. Haxton. Jan. 29. 50,000
 Same property. John B. and Geo. W. Houser, Mary A. wife of and Henry T. Button, Rebecca B. wife of James M. Du Bois and Sophia T. F. wife of Howard F. Randolph to same. Jan. 29. nom
 6th av, Nos. 215 and 215, w s, 42.3 n 14th st, 40.6x78, two four-story brick stores and dwell'gs. Owen Jones to Robert K. Davies and ano., exrs. J. M. Davis. Feb. 4. 95,000
 7th av, n e cor 128th st, 99.11x100, vacant. Ida Jackson, widow, individ. and in her own right, also as guard. D. I. Jackson, infant, to

the New York Presbyterian Church, City New York. Feb. 1. 35,000
 8th av, s e cor 143d st, 49.11x100, four-story brick flat unfinished. Henry A. Gumbleton to Ephriam De Witt. Fereclos. Correction. Jan. 23. 25,000
 8th av, n e cor 122d st, 100.10x100, vacant. Contract. Wm C. Lesster to John M. Pinkney and Oscar C. Ferris. Jan. 22. 23,000
 8th av, No. 488, e s. 95.9 s 35th st, 23.8x100, three-story brick store and tenem't and two-story brick stable on rear. Abraham and Beldie Kramer to August Schneider. Feb. 1. 22,500
 8th av, n e cor Bleeker st, runs northeast along av 23.5, x southeast 24 x east 44.2 x south 22.5 x west 76.9 to Bleeker st, x north 27.7; No. 425 Bleeker st, three-story brick store and dwellg. Henry P. Lee to Theodore De Witt Nyack, N. Y. Oct. 24. nom
 11th av, No. 563, w s, 75.5 s 43d st, 25x100, four-story brick store and tenem't. James Donohue to John G. Loesser. Mort. \$7,000. Jan. 30. 12,250
 11th av or Public drive, e s, 74.11 s 152d st, 25x100. William N. Dickinson and Mary E. his wife, Brooklyn, to Betsy Mitchell. Taxes, assmts., &c. Feb. 4. nom
 12th av, e s, extending from 43d st to 44th st, 2.0 10x650.
 11th av, w s, 50.5 n 43d st, 50x100.
 43d st, s s, 267 w 11th av, 183x100.5.
 42d st, n s, 250 w 11th av, 50x100.5.
 1/2 of above, with all title in engines, machinery, &c.
 43d st, s s, 100 e 11th av, 50x100.5.
 43d st, s s, 225 e 11th av, 50x100.5.
 41st st, s s, 100 w 11th av, 50x200.10 to 43d st.
 11th av, w s, 25.5 n 43d st, —x100x25x100.
 1/2 part, with tenem'ts and appurtenances.
 Nathalie F. wife of Jules Reynal to Elias S. Higgins. Feb. 5. 354,976

MISCELLANEOUS.

All title in any real estate wheresoever situated, belonging to or which ever did belong to Walter A. Taylor. Millie K. Taylor, Chicago, Ill., to Thomas W. Harris, assignee of Walter A. Taylor. Release dower. February 4. nom
 Exemplified copy of last will and testament of Margaret Boggs, dec'd.
 Reconveyance of property transferred under a general assignment. Michael Dempsey, assignee of George J. Saffer, to George J. Saffer. Jan. 31. nom
 Transfer of right to apply a patent to law bags or envelopes for 5 years at royalty of 10 cents per 1,000 and after a royalty of 15 cents per 1,000. Fred. Schluchner to Lowe & Co.

23d and 24th WARDS.

Clifton st, n s, 190 3 e Tinton av, 19.2x160. Release mort. R. Clarence Dorsett to Agnes Decker. Feb. 5. 243
 Same property. Agnes Decker to Mary A. wife of Robert Bodell. Mort. \$1,250. February 5. 2,200
 Division st, s e s, lot 21 map W. Crowther property, 24th Ward, 20.6x100x35x101, h & l. Fannie L. Ward to William H. Booth. January 31. 350
 Denham pl, s s, 534 w Union av, 33x118.1. Fereclos. George B. Newell to John C. Raymond. Jan. 30. 1,500
 West st, w s, part lot 9 map Wardsville, West Farms, 25x114x25x112.6. John Taggart to John J. Taggart, son of John and Mary A. Taggart. Feb. 4. gift
 West st, w s, part lot 9 map of Wardsville, West Farms, 25x112.6x25x111. Mary A. Taggart to John Taggart her husband. Feb. 4. gift
 138th st, n s, 450 e Willis av, 50x100. Anna M. wife of and Wm. E. C. Bradley to Jno. Entwistle. Feb. 1. 4,500
 138th st, s w s, 231.6 n w Willis av, 50x100.
 137th st, n w s, 231.6 n w Willis av, 50x100. }
 William S. Brown to The Suburban Rapid Transit Co. Jan. 26. 7,500
 148th st, n s, 425.3 e Morris av, 20x106.6 h & l. Anna C. wife of and William H. Lane to Zachariah J. Halpin. Feb. 5. 2,000
 154th st, s s, 147 w Elton av, 25x100. John G. Mueller to Elizabetha Wismath. Feb. 4. 1,500
 166th st, s s, 175 e Washington av, 25x100. Adam Hubner, Caroline wife of Frederick Merklein, Catharine wife of Charles Geib and Sophia wife of Chauncey B. Sherwood to Louisa Edel, all of Morrisania. Mort. \$2,000. Feb. 1. 3,250
 College av, s e s, 50 s w Garden st, 50x100. Thomas Redding to Rosa Quealy, widow. 1/2 part. Mort. 1/2 of \$2,500. Oct. 8. nom
 Croton av, s s, 395 e Jerome av, 35 x 150. Charles Wheatly to Julia Briggs. Jan. 26. nom
 Fordham av, w s, part lot 14 map Morrisania, runs north 24 x west 31.6 x west 103.3 x north 95.4 to 2d st, x west 25 x south 100 x west 25 x south 19.4 x east 190.9, excepting following: Fordham av, w s, runs north 24 x west 18.4 x 24x18.4, being the land taken for widening 31 av. Jackson Wright, White Plains, to Elizabeth Wright, Scarsdale. Oct. 1. 8,000
 Robbins av, e s, near Pontiac st, north 1/2 lot 296 map Wilton, Port Morris, &c., 25x105. Mary wife of Francis Rourke to Patrick Mullany. Feb. 2. nom
 Riverdale av, e s, adj John Ewen, 24th Ward, abt 13 acres. Edward D. Ewen to William T. Graff. 1/2 part. Oct. 1, 1874. 9,750
 Same property, except part taken for Spuyten Duyvel Parkway. William T. Graff to Hiram

B. Blauvelt. 1-12 part. Subject to 1-12 liens, &c. Feb. 1. 3,250
 Willis av, e s, 50 n 135th st, 50x100. Richard K. Fox to Annie K. Fox for life and then to her children. Feb. 4. nom
 Westchester av, n w cor Sidney st, 160.8x225.11 to Spuyten Duyvil parkway, x178.10x255. Frederick Chauncey to Isaac G. Johnson. Jan. 29. 6,000
 Washington av, e s, 162 s 175th st, 55x120. Rob't Bowne to Emma B. Lewis, wife of Thos. C. Jan. 29. 6,500
 Washington av, n s, 74 2 from n e cor 159th st, running north parallel with latter 100.2 x east 27.1 x south 100.3 to Washington av, n s, x west 27.1. Thomas Connor to Pat'k Clark. Jan. 31. 4,500
 Parcel 109, in Commissioner's report to acquire lands for Aqueduct conduit, &c. Release. Susan A. Tier to the Mayor, &c., New York. Feb. 2. 18,103
 Same property. Susan A. wife of Charles Duryea to same. Release all title. Jan. 31. 2,263
 Parcels 110 and 114, same report. Release. Michael Varian to same. Feb. 6. 66,393
 Parcels 103 and 105, same report. The Woodlawn Cemetery to same. Grant for pipe line. Feb. 6. 36,953
 Parcels 106 and 109, same report. Grant for pipe line. John Bussing, Jr., to same. February 6. 18,313
 Plot in 24th Ward, 3 524-1,000 acres. Release mort. Amanda Bussing to the Mayor, &c., New York. Nov. 24. nom
 Same property. Release mort. John Bussing, Jr., to same. Nov. 24. 1883. nom
 Same property. Lucius H. and Ellen H. Smith, trustees for Ellen H. Smith, to the Mayor, &c., New York. Release mort. November 27. nom
 Plot taken for reservoir or conduit purposes. Release mort. Rebecca Curtis, Fort Hamilton, L. I., to The Mayor, &c., New York. Jan. 8. nom
 Plot 107 in Commissioner's report for acquiring lands for reservoir and conduit. Amanda wife of John Bussing, Jr., and Susan Valentine to The Mayor, &c., New York. Release. Jan. 31. 2,306
 Plot 108, same report as above. Amanda wife of John Bussing to same. Release. January 31. 7,275
 Plot 110, same report. Moses Butzel to same. Release. Jan. 7. 4,320

LEASEHOLD CONVEYANCES.

Baxter st, No. 60, w s, 50 s Franklin st, 25x58.6 x25x60.10. Consent to assign lease. Robert Maclay to Minnie wife of Marks Rinaldo. Feb. 1.
 Same property. Assign lease. Minnie Rinaldo to Nathan Cohen. Subject to mort. \$5,000. 14,450
 Clinton pl, No. 52, s s, 129.7 w University pl, 25x120 to alley. Assign lease. Gustavus J. Newitter to Fernando R. Walker. 1,400
 East Broadway, n s, abt 330 2 e Catharine st, 25x69x25x69.2. Assign lease. Isaac Marcus to Ida Schampansky and Israel Block. 7,800
 East Broadway, s s, 118.8 e Catharine st, 25x87.6. Mary Crosby to Ellen Walters. 21 years, from May 1, 1876, per year, 400
 Same property. Assign lease. Arthur McCaffray to Ellen wife of Richard Walters. nom
 Hudson st, w s, 75.3 n Harrison st, 25.3x98.5x25.3x98.2. Protestant Episcopal Society for Promoting Religion and Learning in the State of New York to William R. Barnett. 15-16 years, from March 1, 1872, per year. 750
 Same property. Consent to assign lease. Said society above to Mary wife of William R. Barnett.
 Same property. Assign lease. Mary wife of William R. Barnett to Benjamin F. Van Valkenburgh. 4,000
 Lewis st, w s, 75 n Broome st, 25x100. Assign lease. Abbie Hays and Mary M. De Vries to Edward Febel. Error in reference. See deed above. 2,667
 Ludlow st, No. 158, e s, 25 s Stanton st, 25x87.6. Assign lease. Simon Guthmuller to Adolph Pohl. 12 250
 William st, No. 188. Assign lease. John G. Scheufela to August Zinsser. 6,300
 William st, No. 188, store and second floor, &c. Assign lease. Anna M. Doerrbecker to August Zinsser. nom
 5th st, n s, 424.7 e Av A, runs north 54.5 x west 1.2 x north 42.8 x east 84.10 x south-west 116.1 to 5th st, x west 19.5.
 5th st, n s, 222 w Av B, runs east 4.4 x north 7 1 x — to beginning. Assign leases. John Konvalinka et al., Brooklyn, exrs. Geo. Schlegel, to Sbor Zastupca Ceskych Spolku pro Narodni Budovu v. New York. 6,500
 5th st, n s, 205 e 3d av, 25x97. Assign lease. Peter Schaeffer to Johanna Kaiser. 22,500
 16th st, s s, 218.6 e 8th av, 44 7x103.3x45x103.1. Assign lease. Adele Bessie to Joseph B. Adamson, admr. Louise E. or Ellen Harvey. 760
 24th st, s s, 179 e 9th av, 21x55. Benjamin Moore, trustee C. Moore, to William Bruce. 21 years, from Feb. 1, 1884, per year, 180
 Av B, No. 6. Assign lease. Bridget Simpson to Joseph Rauch. 2,200
 Same property. Consent to assign. of lease. Anna C. S. Mackenzie to Bridget Simpson and assumption of covenant by J. Rauch. Feb. 1. nom
 Av B, e s, 54.3 s 5th st, 19x47. Assign lease. Joseph Wangler to Charles Menks. 5,500
 Caldwell av, e s, bet. Cedar and Cliff sts, lot

75 Grove Hill map. The Mayor, &c., New York, to Leonard Dietsch. Tax lease, 1,000 years. 38
 2d av, No. 1029, store. Assign. short lease. Morris Spiegel to John C. Boyle. val. consid 5th av, w s, 127.11 n 47th st, 27.6x100. Assign. lease. James Scott to Joseph J. O'Donohue. nom
 Same property. Assign. lease. Joseph J. O'Donohue to Sarah A. wife of James Scott. nom

KINGS COUNTY.

FEBRUARY, 1, 2, 4, 5, 6, 7.

Bergen st, s s, 125 w Schenectady av, 25x50. Bri lget O'Brien to Thos. McGann. Q. C. nom
 Same property. John McDonald, exr. A. Lyman, to same. \$550
 Berkeley pl, s s, 249 e 7th av, 20x95, h & l. Mary wife of John Magilligan to Anna M. wife of Jesse C. Woodhull. Mort. \$7,000. 14 500
 Berkeley pl, n s, 250 w 8th av, 0.6x100. John Doherty to John H. and William R. Doherty. nom
 Butler st, s s, 380 w Franklin av, 5x131. Annie Kennedy to The Mutual Life Ins. Co., New York. nom
 Bond st, e s, 80 s Union st, runs east 75 x south 20 x east 225 to west side Gowanus Canal, x south 100 to President st, x west 225 x north 40 x west 75 to Bond st, x north 80, with all title in streets and canal. Mary A. Knight et al, exrs. and trustees Henry Knight, to Henry C. Knight and Thomas H. Lidford. 10,000
 Baltic st, n s, 251.2 w 4th av, 33.4x100, h & l. Joseph Coles to Dennis Sheehan. Q. C. nom
 Brighton pl, w s, 198.9 s Coney Island road, 25 3x abt 162.8 to land of Coney Island & Brooklyn R. R. Co., x112.2x134.10, Gravesend. Joseph Klein to William C. Herbert. Jr. 390
 Bremen st, w s, about 100 n Adams st, runs north about 50 x west — x north 50 x west 25 x south 100 x east to beginning. Chas. Mohr, Sr., to Frederick Herr. Mort. \$900. 2,200
 Clifton pl, s s, 207 w Franklin av, 18x96.8x18x96 6, h & l. Esther Swift to Peter Shaw. 4,600
 Clinton st, w s, 73.11 s 3d pl, 20x62, h & l. Francis W. Moore to John W. Peckett. Sub. to mort. \$5,900. 5,100
 Same property. Release mort. Josiah T. Mareau to same. nom
 Clinton st, No. 151, s e cor Schermerhorn st, 21.6 x75x21.2x75. Contract. Ann Fry, widow, individ. and as extrx. Thos. Fry, to William H. Gunther. 18,000
 Same property. Consent to sell, &c. Elizabeth Orme, widow, Phebe A. wife of George Milford, Thomas A. Fry and Ellen wife of Peter Sherman, residuary devisees Thomas Fry, dec'd. to Ann Fry. nom
 Clinton st, s e cor State st, 25x90, h & l. William Gilfillan to Jennette L. wife Horace Dickinson. 19,500
 Cook st, No. 185, n s, abt 270 w White st, 25x100. Pauline wife of Hyman D. Rosenberg to Samuel Bromberg. C. a. G. 1/4 part. nom
 Courtland st, e s, adj land Mrs. Bailey, 45.7x97.3 x52.4x114.5, Gravesend. Abraham Van Sicken to Lucy wife of William Vanderveer. 500
 Ellery st, n s, 175 e Throop av, 25x100, h & l. Konrad Kunkel to Hannah Aul. Mort. \$3,000. 5,600
 Ewen st, w s, 75 s McKibben st, 25x98 6. Frank Crook to Frida wife of Herman B. Scharmann. C. a. G. nom
 Same property. Jacob F. Scharmann to same. C. a. G. nom
 Same property. Julius Scharmann, by H. B. Scharmann, guard., to Joseph Burkart. 1-5 part. 1,500
 Same property. Frida or Frederica, wife of and Herman B. Scharmann to Louise wife of and Jacob Williams to same. 4-5 part. 7,500
 Ewen st, w s, 50 n Ten Eyck st, 25x100, h & l. Frederick Miller to John C. Michel. Mort. \$2,500. 9,850
 Frost st, n s, 483.4 w Kingsland av, 20.10x105 to Manhattan Beach R. R. Thomas Flanagan to Michael Mitchell. 775
 Floyd st, s s, 325 e Tompkins av, 25x100. Andrew Wils to Henry Rauch. 2,800
 Fulton st, No. 454, Standard Theatre. Assign- 1/2 interest in lease. Hyde & Behman to John W. Holmes. 5,000
 Fulton st, Nos. 317 and 319, e s, running through to Washington st. Evan M. Johnson to Frederick Cobb. All title. Mort. \$6,000. nom
 Same property. Frederick Cobb to Mary S. wife of Evan M. Johnson. All title. Mort. \$6,000. nom
 Fulton st, n e s, 25.8 s e Franklin av, 22x132x23.5 x122.2. Tertullus G. Mathews to George Boemermann. Mort. \$7,500. 9,500
 Fulton st, s s, 80 w Troy av, 20x80. Sarah J. Delap to Catharine Delap. Partition. nom
 Fulton st, s s, 100 w Troy av, 20x100. Catharine Delap to Sarah J. Delap. Partition. nom
 Grand st, n s, 75 w Catharine st, 25x76x35.5x71.6.
 Powers st, s s, 62.10 w Catharine st, 25x52.3x25.5x47.9.
 Charles H. Kalbfleisch, et al., exrs. and trustees M. Kalbfleisch, to Martin Schwen- del. 2,600
 Grant st, n s, adj. land late of J. A. Lott, now of Reformed Protestant Dutch Church, 25x100, Flatbush. Abraham, John Z. and Jeremiah Lott, and Abby L. Wells, Flatbush, and Mary J. Livingston, Long Island City, to Hannah wife of Raymond Cousins. 1,300

Grove st, s e s, 525 s w Central av, 20x100. William Britt to Mary Jeffries. 3,080
 Halsey st, n s, 287.6 w Tompkins av, 18.9x100. Harriet wife of and Rufus Small to Gertrude V. W. Beal. Mort. \$3,500. nom
 Hancock st, s s, 133.4 w Marcy av, 16.8x87x16.9 x85.4. Hamilton A. Weed to George Starr-ett. Mort \$4,500. 8,500
 Hancock st, s s, 100 w Marcy av, 16.8x53.8x16.9 x82, h & l. Same to same as last. Mort. \$4,500. 8,500
 Hart st, s s, 159.2 e Tompkins av, 15.10x100, h & l. George T. Cruttenden to Samuel E. Hosford. 5,500
 Hart st, n s, 340 e Tompkins av, 20x100, h & l. Matilda Wood to Sidney L. Rowland. Mort. \$3,000. 5,300
 Himrod st, westerly cor Central av, 50x—x50x 87.7, h & l. Louis Weber to John Kelsch. Q. C. 2,800
 Hopkins st, n s, 281.1 e Throop av, 26.5x100, h & l. Frederick Stutzmann to Ida Tapfer, New York. Mort. \$3,000. 4,300
 Herkimer st, n s, 265 e Utica av, 20x100. Release from condition. Richard L. Crook to George M. Dailey. nom
 Harman st, n w s, 120 n e Evergreen av, 20x 100. Release mort. William H. Scott, New York, to Catharina wife of Ernst Loersch. 300
 Henry st, w s, before widening, 98.6 n State st, 25x100. Edward S. Bunker to Hannah B. Merritt. 15,000
 Hubbard st, s s, at high water line Gravesend Bay, 367 to Centre pl, x 57.2x360.10 to high water line, x 57.5, Unionville, Gravesend. Henry Stryker, Yorktown, Va., to John and Henry M. Bateman. 1,000
 Hewes st, n w s, 200 n e Marcy av, 20x100. Robert McVoy to William McDonagh. 2,100
 Helmboldt st, w s, 80 s Montrose av, 20x80, h & l. Barbara Kratzer to Christoph J. Uderitz. Mort. \$1,000. 2,400
 Hull st, n s, about 225 e Stone av, 100x100. Robert R. Hamilton to Clara E. Cobb. 1,000
 Jefferson st, n s, 195 e Tompkins av, 16.8x100. Daniel T. Macfarlan, New York, to James D. Rankin. Mort. \$7,400. 8,000
 Jefferson st, n s, 328.4 e Tompkins av, 16.8x100. Daniel T. Macfarlan, New York, to James Ross. Mort \$6,400. 8,000
 Jefferson st, n s, 345 e Tompkins av, 16.8x100. Daniel T. Macfarlan to Prince W. Nickerson. Mort. \$6,400. 8,000
 Jefferson st, n s, 361.8 e Tompkins av, 16.8x 100. Daniel T. Macfarlan to Theodore B. and Henry A. Willis. Mort. \$5,400. 7,650
 Jefferson st, n w s, 200 s w Central av, 25x90.7 x27.8x102.7. Release mort. James W. Smith, exr. W. C. Haggerty, to Andrew E. Burr, Nashville, Tenn. 500
 Same property. Andrew E. Burr, Nashville, Tenn., to Wilhelm Hellmann and Henry Wagner. 650
 Jefferson st, n s, 460 e Nostrand av, 20x100, h & l. Hermon Phillips to Henrietta P. Edmon-son, New Jersey. 10,750
 Jefferson st, n s, 80 e Tompkins av, 115x100. William Ziegler to William Johnston. 9,000
 Keap st, s s, 38 w Lee av, 17x89, h & l. Alfred D. Partridge to William E. Andariese. nom
 Same property. William E. Andariese to Maria wife of Alfred D. Partridge. nom
 Kosciusko st, n s, 134 e Tompkins av, 17x100. The Williamsburg Savings Bank to John Hayes. Release mort. nom
 Same property. John Hayes to Elizabeth D. wife of Samuel B. Luyster. 6,550
 Lorimer st, e s, 175 s Meserole av, 25x100, h & l. Henry Mason, Chicago, Ill., to William H. Peer. Mort. \$1,500. 3,500
 Locust st, n s, 100 e Broadway, 25x100. John Thomae to John Betz. 1,425
 Louis pl, e s, 98 s Herkimer st, 92x97. Mary K. wife of and Charles F. Brooks to Babetta Peter. C. a. G. 100
 Louis pl, e s, 98 s Herkimer st, 92x97, hs & ls. Atlantic av, s s, 33.4 e Saratoga av, 33.4x100, hs & ls.
 Atlantic av, s s, 83.4 e Saratoga av, 16.8x100, h & l. Babetta wife of and Joseph Peter to Jacob Altschul. All mort. 100
 Magnolia st, n w s, 250 s w Central av, 25x 60.11x25x62.9. George N., Albertina, Jose-phine, William and John Neidecker, by John Andrews, guard., to Elizabeth McKenna. 3,200
 Same property. Release of dower. Francis-ka Neidecker to John Andrews, guard. nom
 Morton st, s e s, 210 n e Wythe av, 20x100, h & l. Daniel Gorman to Margaret F. wife of James G. Dempsey. 7,000
 Madison st, s s, 295 w Marcy av, 20x100, h & l. William H. Daycock to Mary E. wife of Wil-fred Smith. Mort. \$4,550. Taxes, &c. 400
 Marion st, n s, 25 e Rockaway av, 25x100. James C. Brower to Julia Hunter. 475
 McDougal st, s s, 200 e Stone av, runs east 100 x south 100 x east 25 x south 100 to Hull st, x west 100 x north 100 x west 25 x north 100. Alfred S. Morse to Robert R. Hamilton. Q. C. nom
 Middleton st, e s, 425 n Marcy av, 20x100. Marianna A. Ogden et al., exrs. Wm. B. Ogden, to Luther B. Harris. 600
 Pacific st, n s, 112.3 w Clason av, 20x100. Fore-clos. Lewis R. Stegman to Martin J. Flani-gan. 60
 Pacific st, n s, 192.1 w Clinton st, 25.2x100, h & l. Elliot Williams, Newcastle, N. Y., to Frances E. Otis. nom
 Pacific st, No. 435, n s, 155 w Nevins st, 20x86. Henry L. Pratt to Susannah Dehnert. 6,000
 Park pl, s s, 289.9 w 6th av, 16.8x100. Mariette

S. wife of and Carlos Gore to Louise H. wife of Fred. H. Laue or Lane. Mort. \$5,000 8,000
 Penn st, n w s, 69.9 n e Wythe av, 18.5x100. Mary Roach to Alfred H. Roach. Mort. \$4,000. nom
 Penn st, s e s, 162 n e Marcy av, 60.6x100. Emanuel C. Macclinchy to John A. Roche. Mort. \$2,400. 5,000
 Prince st, e s, 157.11 n Tillary st, 20x61.6. Smith Powell to John F. Hull, Poughkeepsie, Mort. \$2,500. 6,200
 Quincy st, n s, 100 w Throop av, 75x100. Henry Tomkins to William J. Sayres. C. a. G. 3,925
 Quincy st, s s, 175 e Tompkins av, 25x100. Pattison Jolly to Alonzo E. De Baun. 1,250
 Quincy st, s s, 200 e Tompkins av, 25x100. William H. Jolly to Alonzo E. De Baun. 1,250
 Rock st, n s, 125 e Brgart st, 25x100. Margar-etta Holzbauer, widow and devisee of John Herold, to August Hoerlle and Maria his wife. Mort. \$900. 1,600
 Stanhope st, n w s, 346.7 s w Wyckoff av, 20x 75. Bridget wife of and Patrick Horau to William and Kate Fox. 250
 Sands st, No. 184, s s, 50.4 e Jay st, 25.2x103.10x 25.2x103.7, h & l. Elizabeth C. wife of and John B. Woodward, formerly Eliz. C. Black-burne, to Ann F. wife of Thomas C. Clarke. other consid. and \$7,000 7,700
 South Oxford st, w s, 255 n Lafayette av, 22x 100. Samuel A. Wood to Maria and Eliza W. Baldwin. nom
 South Oxford st, w s, 28.10 n Atlantic av, runs nord 20.9 x west 69 x south 18.7 to Atlantic av, x southeast along av 2.6 x east 63.7. Ira Perego and ano., exrs. Ira Perego, dec'd, to Mary Melvin. 2,150
 South Elliott pl, w s, 189 n Hanson pl, 21x100. Walter P. Denslow, Poughkeepsie, to Jane Fradley wife of Joseph F. 10,000
 Sterling pl, n s, 334 w Vanderbilt av, 17x100. Charles W. F. Tilden, Milwaukee, Wis., to Caroline F. Tilden, Boston. Mort. \$3,000. 6,000
 Sterling pl, s s, 104.7 e 6th av, 60x100, h & l. Edward J. Morse to George W. Brown. Mort. \$30,000. 60,000
 Sterling pl, s s, 164.7 e 6th av, 60x100, hs & ls. Edward J. Barber to George W. Brown. Mort. \$30,000. 60,000
 Stockholm st, s s, 275 e Evergreen av, 25x100. Henry Rauch to John Thomas. Mort \$2,000. 4,000
 Stockholm st, s s, 325 e Evergreen av, 25x100. George W. Ditchett to Michael O'Kane. Q. C. 300
 Sumpter st, s s, 125 e Ralph av, 25x100, h & l. Frederick Herr to Helena wife of John E. Wulp. Mort. \$2,500. 4,000
 Van Buren st, n s, 184.6 e Stuyvesant av, 15.6x 100. William Godfrey to Jennie S. Childs, widow. Mort \$2,350. 3,750
 Wyckoff st, n s, 260 w 5th av, 40x100, h & l. Leo E. Koch to Florian Grosjean, Wood-haven, L. I. Mort. \$8,500. 20,000
 Warren st, No. 176, s s, 51.5 e Henry st, 25x 99.10, h & l. Theodosia M. Dexter, extr. T. D. Wheeler, to Alfred B. Shepperson. 6,000
 Same property. John D. Wheeler et al., children and heirs T. D. Wheeler, to same. Q. C. nom
 Whipple st, n w s, 117.7 s w Broadway, 25x100, h & l. John Thomas to Ida Tapfer. Mort. \$3,000. 5,050
 Walton st, n w s, 110 s w Throop av, 22x75.4 x 22x75.5. Amalia Storch, widow, to Wil-liam Bohlmann and Dina his wife. Mort. \$1,500. 3,100
 Walworth st, e s, 103 n De Kalb av, 20x100. Partition. Wyckoff H. Garrison to Joseph A. Armfield, Jr. 3,025
 Washington st, s w cor Tillary st, 70x75x70.9x 82, h & l. Henry M. Bigelow to Frederick Loeser. 50,000
 White st, n s, 529.2 e Brooklyn and Coney Island Plank road, 100x125, Flatbush. Part-ition. Frank Reynolds to Henry S. Dunn. 200
 North 2d st, n s, abt 100 w 4th st, 25x half block. Hendericka M. wife of John Repp to William Brand. 2,700
 5th st, s s, 338 w 7th av, 19.10x100. Subject to mort. \$6,000.
 6th st, n e s, 209.10 n w 7th av, 20x100. Sub-ject to mort. \$6,000.
 10th st, n e s, 230 s e 5th av, 20x100.
 Erastus Brainerd, Portland, Conn., to The Brainerd Quarry Co. nom
 6th st, n w cor North 5th st, —x75x50x75, hs & ls. Amelia F. Smith, widow, to Will am Kohlmeier. 3,500
 6th st, northerly cor North 5th st, 50x75. Wil-liam Kohlmeier to John Maher. Mort. \$2,800. 3,750
 7th st, westerly cor North 5th st, runs south-west along 7th st to North 2d st, x west — x — to North 5th st, x southeast 40. Sarah wife of Charles S. Seward to Mary wife of Ry-lance Smith. nom
 North 11th st, n e s, 200 n w 2d st, 25x100, h & l. Frederick Schlagenhaf to John and Henry Schlagenhaf. C. a. G. nom
 12th st, s s, 222.10 w 8th av, 25x100. Thomas C. Gourlay to The Ansonia Clock Co., Conn. 3,500
 East 16th st, e s, 175 s Av Z, 25x200 to East 17th st, Gravesend. George D. Smith to Mary Soeller. 725
 17th st, n e s, 260 n w 10th av, 100x108.9x101.5 x125.8. William H. Winchester to Ellen A. Mathews. 2,550

17th st, n s. Party wall agreement. Henry E. Wells with John Andrews. nom
 18th st, n s, 380 e 9th av, 20x100.2. Charles Hart and Michael J. Dady to Michael Mc-Cadden and Margaret his wife. 550
 19th st, n e s, 175 n w 3d av, 3.0x100. Eliza-beth Bergen and ano., exrs. John G. Bergen, to Elizabeth wife of James Parsons. 5,250
 21st st, s s, 175 e 3d av, 50x100. Alfred T. Drury to Ferdinand Schellenberger. 1,200
 East 94th st, n s, 175 e Av L, 50x100. Release mort. John Lintz to Henry Lehmann and Louisa his wife. nom
 Atlantic av, No. 173, s s, 137.1 e Clinton st, 21.11x80, h & l. Simon Manne to Hyman Harris. Mort. \$6,000. nom
 Same property. Hyman Harris to Minna Manne. Mort. \$6,000 nom
 Bedford av, n e s, 40 e Taylor st, 20x100, h & l. David W. Robinson, New York, to Ed-ward C. Wadsworth. 10,000
 Bushwick av, w s, 76 s Cook st, 25.4x76 2x25 x72, h & l. Friedrich Zinke to John G. Straub. 6,000
 Bushwick av, westerly cor Weirfield st, 100x 10. Anton Vigelius to Charlotte M. Dennis, Auburn, N. Y. 3,600
 Bay av, n e cor Madison av, 27.6x100. New Lots. Michael Burke to Franklin W. Taber. Mort. \$275. 350
 Central av, n e s, 75 n w Jefferson st, 25x100. Sarah A. wife of and George C. Benett to Jacob Beslet. 1,050
 Central av, s w s, 250 s e Troutman st, 25x100. Samuel M. Meeker to John Hartmann. 1,000
 Clinton av, e s, 110 n Atlantic av, 100x200. Alfred C., Henry B., Edwin M., Richard S. and William De L. Barnes, Mary B. wife of Charles R. Palmer, Fannie E. wife of Fred-erick D. Blake, Hattie B. wife of Lucius A. Barbour, Annie B. wife of George D. Mac-kay, and Emily B. wife of Thomas M. Tur-ner, heirs Harriet E. Barnes, to Alfred S. Barnes. nom
 De Kalb av, s s, 315 w Nostrand av, 20x100, h & l. Esther wife of Garritt Swift to Fannie Lamoth. 3,600
 Evergreen av, w s, 50 s Stockholm st, 50x100. Sarah J. wife of David B. Morehouse to Justus Hawks. Mort. \$1,350. 7,500
 Evergreen av, northerly cor Greene st or av, 100x100. Thomas Morgan to John Deller. Q. C. and release from covenant. nom
 Flushing av, s s, 50 w Kent av, 25.2x96.9. John F. Reichert to Peter Brady. 1,650
 Flushing av, s s, 27.10 w Hamburg st, 27.10x 83.11 x 25 x 71.8. George Loffler to John Thomae. 3,000
 Franklin av, w s, 60 s Pacific st, 20x80. Madison st, s s, 400 w Tompkins av. 25x100. Baltic st, s s, 348 w Court st, 16.8x99.10. Butler st, northerly cor Nevins st, 240x100. President st, s s, 177.6 e Hoyt st, 17.6x100. Erastus Brainerd, Portland, Conn., to The Brainerd Quarry Co. nom
 Fulton av, n e cor New Jersey av, 100x100, New Lots. D. Wilmot Smith, formerly known as William H. Smith, Breckenridge, Minn., to The Board of Education of Union Free School, District No. 2, Town of New Lots. 2,000
 Grand av, s e cor Clifton pl, 21x90, h & l. Ella L. wife of and Cornelius E. Donnellon to John Adamson. 8,000
 Gates av, s s, 158.6 w Lewis av, 38.10x100. Release mort. John P. Hudson to James H. Watson. nom
 Gates av, n s, 220 w Patchen av, 20x100. Sarah T. Weller to Charles E. Patten, Bath, Maine. 3,200
 Gates av, n w cor Stuyvesant av, 22x75, h & l. Frederick F. Eden to George F. Torbeck. 7,400
 Hamilton av, e s, 90 n Luquer st, 20x68.5x21x 76.3, h & l. John F. Nelson to Franz Marg-graf. Mort. \$1,450. 4,000
 Hale av, w s, 200.7 n Atlantic av, 25x100. New Lots. Darius Allen to Emeline Johnston. Q. C. 20
 Lewis av, e s, 55 n Stockton st, 20x90, h & l. Catharine wife of and George Straub to John H. Ahlert. Mort. \$1,650. 3,600
 Liberty av, s s, 25 w Alabama av, 125x100, New Lots. Francis E. Dana to Margaret Etsel, New York. Partition. 1881. 1,475
 Liberty av, s s, 25 w Snediker av, 150x100, New Lots. Reuben Ross to Judson J. Blake. Re-lease mort. nom
 Same property. Judson J. Blake to A. Jud-son Palmer. 1,350
 Liberty av, n s, 75 w Smith av, 25x100, New Lots. Mary G. F. wife of and Albert A. Miller to Elizabeth Zweig. 500
 Montauk av, e s, 550 n Liberty av, 18.9x100, h & l, New Lots. Armstrong Litchfield to Robert Simpson, New Lots. Taxes and as-sessments from 1879. 1,200
 Meeker av, s s, 135.8 w North Henry st, 25x93 x38.10x78.6. Frances Fagan, widow, to Thomas and Margaret Hunt. 800
 Myrtle av, n s, 322.6 w Marcy av, 30.8x75.3x 40.4x101.6. Ludwig R. Miller to Mathew Fitz-gibbons. Q. C. nom
 New Jersey av, w s, 200 n Virginia av, 100x 100, East New York. Isaac M. Vanderveer to F. Eugene Pitkin. 3,000
 Putnam av, n s, 21 e Downing st, 20x80, h & l. John Morton to Rosalie W. Martin. 8,000
 Patchen av, e s, 20 s Monroe st, 20x80. John H. Miller to George Hochsprung and Wilhel-mina M. his wife, joint tenants. Mort. \$1,500. 3,550
 Park av, s s, 31.8 w Broadway, 25x100, h & l. Stephen L. Burkard to Pauline Szabo. Mort. \$1,400. 4,250

Paige av, Provost st and Dupont st, triangular block, 90.9x45.7x79.2. Error.
Provost st, s e cor Dupont st, runs south 200 to Eagle st, x east 520.9 to Paige av, x north 400.11 to Dupont st, x 183.4.
Eagle st, s e cor Provost st, runs east 635 to Paige av, x southeast 139.2 to street bordering on Whale Creek, x southwest 107.3 x south 42.10 along said street to Freeman st, x west 703.3 to Provost st, x north 200.
Freeman st, s e cor Provost st, runs east 703.3 to w s of street bordering Whale Creek, x south 200 to Greene st, x west 703.5 to Provost st, x north 200.
Greene st, s e cor Provost st, runs east 703.6 to street bordering Whale Creek, x south 200 to Huron st, x west 703.7 to Provost st, x north 200.
Foreclos. Lewis R. Stegman to John C. Provost. Correction deed, May, 1883. 20,475
Schenck av, w s, 100 s Division av, 50x100, h s & l s, New Lots. Charles Bostwick, New York, to Horace K. Thurber, New York. Mort. \$4,000, taxes, assmts., &c. nom
Same property. The Excelsior Savings Bank, City New York, to Charles Bostwick, New York. All liens. 4,257
Shepherd av, e s, 125 n Duryea av, 25x100, New Lots. Frances J. Bartley to Catharine Molloy. 1,800
Shepherd av, w s, 220 s Union av, 25x100, New Lots. Release mort. Elizabeth wife of Franklin W. Taber to Garret Van Wicklen and Janet his wife. nom
Same property. Franklin W. Taber to same. 525
Stone av, w s, 24 n Bergen st, 41.2x100, New Lots. Catharine Molloy to John H. Bartley and Frances J. his wife. 2,800
Underhill av, w s, 100 s Butler st, 25x128.6x 38.3x157.6. Mary E. wife of and John S. Brooks to Ella M. Coots. Mort. \$630. nom
Vandervoort av, centre line, w s, extdg from centre line Burton st to centre line Parker st, 260x130.
Varick st, centre line, e s, extdg from centre line Bullion st to centre line Maspeth av, 263x230, excepting portion of above heretofore conveyed to Cooper.
Samuel W. Meakin et al. to George C. Cooper. Q. C. nom
Same property. Hugh S. Meakin, admr. Wm. Meakin, to same. 3,500
Waverly av, e s, 100 s De Kalb av, 14.6x100. Thomas Adams, Jr., to Sarah M. wife of Charles Tollner, Jr. 7,450
Willoughby av, n e cor Waverly av, 20x86.10. Samuel C. Hine to Maximilian Cook. Mort. \$5,000. 12,000
Willoughby av, s s, 415 w Marcy av, 20x100. Arthur Taylor to William H. Worthen. Mort. \$4,000. 7,600
6th av, n w s, 25 n e 15th st, 25x97.10. Louisa E. wife of George P. Cunningham, New Brunswick, N. J., to Alexander C. Muir. 800
Same property. Maximilian Cook to Caroline S. Hine. Mort. \$5,000. 12,000
6th av, s s, 116 w 14th st, 13.11x97.10x14.1x 97.10, h & l. Enos Wilder, Madison, N. J., to Emily J. wife of Edwin Potter. 2,900
6th av, e s, 111.10 s 16th st, 18.2x80. Sophia wife of and Joseph Klein to Calvin Burr. nom
6th av, s e s, 50 s w Berkeley pl, 50x100. George E. McKenna, New York, to James D. Lynch. 10,000
16th av, centre line, at s land A. Young, 39x 75, New Utrecht. Gerd H. Henjes to Margaret wife of Stephen J. Brady. 500
18th av, w s, 542 n Bath av, 100x96.8, New Utrecht. Thomas Rutherford to Patrick H. Delany. 1,300
Lot 26 block 258 map of 22d Ward. D. D. Whitney, Registrar of Arrears, to John L. and T. H. Brower, exrs. J. L. Brower. Assmt. lease, 40 years. 69
Original high water line East river, at centre line North 6th st and 285 w of 1st st, runs west 507.4 to exterior bulkhead line, x south 131.4 x east 696.4 to original high water line, x 200 to beginning. People State New York to James D. Leary. Letters patent.
Road from Flatlands to Voorhies Hook, w s, 125.7x237.4x125x246.6, being lot 43 map heirs A. Emmons, at Flatlands. Stephen Williamson to John W. Rumph. 300
General release. Alfred C., Henry B., Edwin M., Richard S. and William De L. Barnes, Mary B. Palmer, Fannie B. Blake, Hattie B. Barbour, Annie B. Mackay and Emily B. Turner, heirs Harriet E. Barnes, to Alfred S. Barnes, admr. of Harriet E. Barnes, dec'd. nom
General release. Same to same. nom
General release. Silas W. Stein to William H. Vanderbilt. 225
Receipt for balance due on legacy under will of Mary Murphy. John Murphy to William J. Wallace, exr. 160
Release from trusts. Eliza J. Butterworth to Henry H. Butterworth. nom
Release from legacy given to Rossanna Jolly by R. Adair, dec'd. Margaret Brown, individ. and as admrx. R. Jolly, to Ann Adair et al., exrs. Robert Adair, dec'd. nom

Albert, Peter, to John H. Heller, Jr., guard. of Marie L. John H., Frederick, Florence and Charles F. Waller. 2d av, w s, 25.8 n 25th st, 24x100. Feb. 4, 3 years, 5%. 12,000
Bell, Enoch C., to George F. Johnson. 9th av, n w cor 126th st, 99.11x75. Jan. 29, demand. 17,500
Brunner, Philip, to George B. McClellan et al., trustees for Sun Fire Office Co. 5th av. P. M. Feb. 4, due Nov. 1, 1889. 125,000
Boardman, Cordelia E., widow, to THE MUTUAL LIFE INSURANCE CO., New York. 45th st, n s, 250 e 5th av, 25x100.5. Feb. 2, due March 1, 1885. 2,000
Brechtlein, Martin, and Maria his wife, to THE GERMAN SAVINGS BANK, City New York. 87th st. P. M. Feb. 2, 1 year. 3,000
Same to Jacob Wick, Jr. Same property. P. M. Feb. 2, 1 year, 5%. 1,000
Beck, Charles C., and Maria M. his wife, to August C. Halsey. 50th st. P. M. Feb. 1, installs, 5%. 2,600
Bonifer, Valentin, to Jno. Schnugg. Houston st, No. 142. P. M. Jan. 30, due Jan. 1, 1887. 3,000
Brandt, Ellen J., wife of and Frederick W. F., to Magdalen M. wife of Wm. D. Craft. 20th st, n s, 175 e 9th av, 15x91.11. Jan. 26, due May 24, 1887, 5 1/2%. 1,000
Brodsky, Jno., to Jno. Schreyer. 45th st, No. 427 W. P. M. Feb. 1, 2 years. 1,500
Burnet, Henry R., of Madison, N. J., to THE RUTGERS FIRE INS. CO. Washington av, n e cor 165th st, 217.10x200. Jan. 28, 1 yr. 5,000
Bodell, Mary A., wife of Robert, to Agnes Decker. Clifton st. P. M. Feb. 5, installs. 450
Bostwick, Charles, to THE EXCELSIOR SAVINGS BANK, City New York. Broadway or Kingsbridge road. P. M. Feb. 1, due April 1, 1887, 4%. 10,000
Brown, Eliza, wife of Peter, Brooklyn, to George D. Hilyard, exr. J. Tomlinson. 35th st, n s, 331.3 e 2d av, 18.9x98.9. Feb. 5, 3 years, 5%. 6,000
Burger, Ernst, and Louisa his wife, to Charles Schwartz. Morse av, s s, 271 w Henry st, 25 x — southeast — x east 7 x north 100. Jan. 30, 1 year. 2,500
Brey, Adolphine, wife of and Frederick W., to THE EAST RIVER SAV. INST. 66th st, s s, 316.8 e 2d av, 16.8x100.5. Feb. 7, 1 year. 2,000
Casey, John, to Victor H. Rothschild et al., exrs. D. Einhorn. 53d st, s s, 200 e Lexington av, 25x100.5. Feb. 7, 5 years, 5%. 13,000
Casey, James and John J., to Isaac F. Tysen and ano., trustees Julia G. Leeds. 27th st, n s, 150 e 10th av, 25x98.9. Feb. 6, due Feb. 9, 1887. 6,000
Cardozo, Albert, and Richard S. Newcombe consent that Isaac J. Maccabe may, if he discharges two certain mortgages, again mortgage property and said mortgages shall be prior liens. Feb. 5. noni
Crombie, Thomas J., to Max Danziger. 86th st, s s, 75 w 1st av, runs south 104.4 x west 25 x north 2.2 x west 25 x north 102.2 to 86th st, x east 50. Dec. 10, 5 months. 5,000
Casey, Michael, to Benj. G. Disbrow, exr. B. Disbrow. Morse av, westerly cor Jefferson st, 155.6x311 to Clinton st, x110 to Jefferson st, x360, excepting portion taken for widening of Morse av. Jan. 31, 3 years. 5,000
Clark, Erasmus D., to THE EXCELSIOR SAV. BANK of the City of New York. 39th st, s s, 100 w 11th av, 75x98.9. Feb. 1, due Oct. 18. 10,000
Cogan, Jno. J., to Bertha A. Deane. 107th st. P. M. Feb. 1, 2 years. 8,300
Crimmins, John D., to Isaac Bernheimer. 92d st. P. M. Feb. 1, 2 years, 5%. 5,000
Crosby, Rob't R., to Frances Page, Brooklyn. 24th st, s s, 170 e 4th av, 20x87.6. Feb. 1, due June 15, 1885, 5%. 1,500
Cohen, Nathan, to Minnie Rinaldo. Baxter st, No. 60, w s, 50 s Franklin st, 25x58.6x25x 60.10. Leasehold. See Conveys. Feb. 1, due May 1, 1887, installs. 4,950
Cragin, Charles A., to Robert Winthrop. 25th st, n s, 333 w 7th av, 21x98.9. Jan. 19, due Jan. 18, 1889, 5%. 9,000
Donnelly, Mary A., wife of Patrick, to Henry G. Cooper. Robbins av, s e cor Pontiac st, 25x61x25x44x50x105. Feb. 1, 1 year. 100
Dunn, Mary A., to Thomas Dunn and Thomas Lyons. 2d av, e s, 75.11 s 118th st, 25x100. July 20, 1 year. 7,000
Same to same. 2d av, e s, 75.11 n 117th st, 25x 100. Aug. 1, 1 year. 8,000
Dreyer, Jos. L., to THE GERMAN SAV. BANK. 10th st, No. 237, n s, 120 w 1st av, 25x94.9. Feb. 1, 1 year. 7,000
Deane, John H., with Henry Randel, both mortgagors. Agreement as to priority of mortgages. Feb. 5. nom
Entwistle, Jno., to Mary E. Van Nostrand. 138th st. P. M. Feb. 1, 1 year. 1,400
Ecker, Edward B., to Benjamin Floyd. 91st st. P. M. Feb. 4, 3 years. 7,000
Same to Henry Meigs and ano., trustees J. I. Palmer. 91st st. P. M. Jan. 4, 3 yrs. 7,000
Farrell, Simeon, exr. J. Farrell, et al., mortgagors, with Margaret L. de Stuers. Agreement extending mort. Dec. 28. nom
Same with Clara B. Sutton et al., trustees C. K. Sutton, dec'd. Agreement extending mort. Dec. 31. nom
Folsom, John G., Brooklyn, to Francis H. Weeks. 123d st. P. M. Feb. 1, 5 years, 5%. 1,000
Frame, James A., to John Ross. Lexington av, s w cor 79th st, 102.2x130. Jan. 31, 9 months. 55,000
Feiner, Anna, widow, to Nathan Necarsulmer

and Asa Heinemann, trustees. 79th st. P. M. Jan. 21, due Feb. 1, 1887, 5%. 8,000
Fischerman, Annie, widow, to THE DRY DOCK SAVINGS INST. 53d st, n s, 225 e 9th av, 25x51.8x25x51.11. Jan. 31, 1 year, 5%. 5,500
Fettretch, Catherine and Jno., her husband, to Abraham Steers. 3d av, w s, 50.5 n 107th st, 26x100. Jan. 31, due Aug. 1. 3,000
Same to same. 3d av, w s, 76.5 n 107th st, 25x 100. Jan. 31, due Aug. 1. 3,000
Same to same. 3d av, w s, 101.5 n 107th st, 25.5x100. Jan. 31, due Aug. 1. 3,000
Foulke, Theodore, to Nath'l Niles, President. 86th st, n s, 200 e Av B, runs north 100.8 x east 86 to the East River, x south to 86th st, x west to place of beginning, with interest, &c., in land under water; also 87th st, n e, 100 e Av B, runs north 100.8 x east 75 x north 100.8 to 88th st, x west 175 to Av B, x south 201.4 to 87th st, x east 100; also 86th st, n s, 150 east Av B, 50x100.8. Jan. 26, 1 year. 3,000
Fuhrmann, Carl, to Jno. E. Ferdinand. Av A. P. M. Jan. 30, due Jan. 31, 1889, 5%. 9,000
Farrell, Annie N., wife of and William A., to William K. Major et al., exrs. C. G. Smull. 77th st, No. 202 E. P. M. Feb. 6, 5 years, 5%. 8,000
Same to Oscar T. Marshall. Same property. Feb. 6, 5 years. 5,000
Ferguson, Mary J., wife of and George W., to THE EQUITABLE LIFE ASSURANCE SOCIETY of the United States. 29th st, No. 357, n s, 92 e 9th av, 22x98.9. Feb. 7, due Dec. 1, '86. 10,000
Garrick, Catharine, to Margaret A. Harrison. Lexington av, e s, 40.5 s 56th st, 20x78. Feb. 1, 3 years, 5%. 10,000
Glass, Morris and Joseph, to Eveline B. Weed and Isabel Hicks, Yonkers. Orchard st, No. 30. P. M. Feb. 1, 10 years, 5%. 9,000
Goldstein, Morris, and Kavy Rosansky to Maggie Jarman, Brooklyn. Forsyth st, No. 16. P. M. Jan. 31, due Feb. 1, 1887, 5%. 14,000
Grotrian, Christian, to Ernest Von Au, Brooklyn. Eldridge st. P. M. Feb. 2, due Jan. 1, 1889, 5%. 10,000
Gillies, Annie L., wife of and Wright, to THE GREENWICH SAVINGS BANK. 34th st, No. 153, n s, 206 e 7th av, 22x98.9; 35th st, No. 150, s s, 200 e 7th av, 25x98.9. Feb. 1, 2 years, 4 1/2%. 20,000
Goodhue, Charles C., to Charles E. Butler, trustee J. G. Coster. Houston st. P. M. Jan. 15, due Feb. 1, 1887, 5%. 20,000
Greer, Elizabeth A., wife of and Henry, to Samuel S. Sands. 56th st, n s, 35.6 w 4th av, 64.6x67.1. Sub. to morts. \$58,000. Feb. 1, 1 year. 5,000
Glass, John, to THE GERMAN SAVINGS BANK. Greenwich st, No. 740, n w s, 25 n e Perry st, 25.6x93.5x29.9x53. Feb. 6, 1 year. 15,000
Same to same. Greenwich st, No. 742, n w s, 50.6 n e Perry st, 25.5x82.8 x southwest 22 x southeast 3.5 x northeast 2.10 x southeast 16.6 x93.5. Feb. 6, 1 year. 15,000
Same to same. Greenwich st, No. 744, n w s, 75.11 n e Perry st, 25.7x89.2 x south 26.9 x southwest 3.0 x southeast 82.8. February 6, 1 year. 15,000
Same to same. Greenwich st, No. 746, n w s, 101.6 n e Perry st, 25.7x46.2 x west 48.5 x south 9.2 x southeast 89.2. Feb. 6, 1 yr. 15,000
Griffin, Margaret, wife of and Samuel H., to Willis H. Young and George H. Gerard, of Brooklyn. 109th st, n s, 109.4 w 4th av, 58.2 x100.11. Error. Feb. 5, 3 months. 1,820
Hall, Charles, to Anna M. wife of George G. Kip. 10th st. P. M. Feb. 2, 5 years, 5%. 5,000
Hardy, George H., to Thomas E. Greacen and ano., exrs. James Wiggins. 21st st, No. 345, n s, 200 e 9th av, 25x98.8. February 1, 2 years. 21,000
Same with same. Agreement that mortgagor can pay \$6,000 of above mortgage before it become due in \$3,000 installments.
Hearn, Laura F., wife of and George A., Jr., to THE UNITED STATES TRUST CO., New York. 10th st, No. 31, n s, 441.10 w 5th av, 25.4x94.10. Feb. 2, due Feb. 1, 1889, 5%. 25,000
Heerlein, Frederick, to Henry J. Powell, Baltimore, Md. 61st st, n s, 300 w 10th av, 10x 100.5. Feb. 2, 3 months. 4,000
Heckert, Alexander and Charles, to Ann M. wife of William Blake. Locust av, s w s, 260 s e Broad st, runs southwest 300 x southeast 8.9 x northeast 100 x east 58.9 x north 200 to Locust av, x west 67.6. April 15, 1881, demand after death of Sophie M. Heckert. 500
Holtan, Margaret, widow, to James Hannon. 148th st, west 1/2 of lot 58 map Melrose, 25x 106.6. Feb. 2, 1 year. 500
House, Henry H., Rockland Lake, to Martha W. Ver Valen, Brooklyn. Greene st, e s, 148.6 n Bleecker st, runs north 23.6 x east 57 x southeast 45 x south 12.4 x west 100. Feb. 1, due Feb. 8, 1884. 14,000
Hunt, John I., to Solomon Lehman, guard. of Lillie G. and Alice L. Harney. Fordham av, s w cor 175th st, 108.3x100x108x100. Jan. 24, 5 years, 5%. 3,000
House, Henry H., to Henry Suydam and ano., exrs. J. Suydam. Water st, No. 45. P. M. Feb. 1, 5 years, 5%. 16,000
Hallanan, Jeremiah A., to John H. Deane. Lexington av. P. M. Feb. 1, 1 year or sooner. 2,000
Halpin, Zachariah J., to Anna C. Lane. 148th st. P. M. Feb. 5, 1 year. 1,000
Heinback, Betsey and Elias, to John Claffin. Washington av, n w s, 100 s w 3d st, 25x97. Jan. 12, note. 750
Howell, Elizabeth, wife of and Matthias H., Jersey City, to THE BANK FOR SAVINGS,

MORTGAGES.

NEW YORK CITY.

FEBRUARY 1, 2, 4, 5, 6, 7.

Appelbaum, Annie, wife of and Bernard, to Karl M. Wallach. 2d av. P. M. Feb. 1, 3 years, installs. \$3,000

City New York. 11th st, s s, 457.6 w 6th av, 22x147. Feb. 1, due Feb. 1, 1885, 5%. 7,000
 Inness, Sarah W. and George, to —. Mortgage not obtainable at the Register's office.
 Johnston, Joseph, to Alexander Valentine, Westchester. 78th st, s s, 144 w Av A, 25x 102.2. Feb. 6, installs. 16,000
 Joseph, Samuel, to Ernest Von Au, Brooklyn. Eldridge st, No. 13. P. M. Jan. 30, installs, 5%. 10,000
 Jenny, Josephine H., to Louis A. Wagner, Brooklyn. Amity or 3d st, n s, 225 e McDougal st, 25x109. Feb. 5, 1 year. 500
 Juch, Wilhelmine, wife of William A., to John H. Deane. 108th st, s s, 164 e 3d av, 24.6 x100.11. Feb. 1, demand. 1,000
 Same to Esther Robinson. Same property. Feb. 1, 1 year. 9,000
 Klinger, Jacob, to THE GERMAN SAVINGS BANK, City New York. Greenwich av. P. M. Feb. 4, 1 year. 7,000
 Same to John D. Flammer. Greenwich av. P. M. Feb. 4, due July 1, 1885, 5%. 1,500
 Kearney, Emma B., and Henry A. her husband, to Isabella De Gress, Bloomfield, N. J. 6th av, e s, 50.4 n 126th st, 16.6x75. Jan. 28, due Feb. 1, 1889, 5%. 13,000
 Kelly, Bridget A., widow, Jas. and Bernard Bevins and Mary K. Hoey wife of Geo., to Maria Richard. 38th st, n s, 100 w 6th av, 20 x98.9. Jan. 15, 3 years. 4,000
 Koehler, Maria, to THE GERMAN SAVINGS BANK, Rivington st, s s, 56.3 e Sheriff st, 18.9 x61. Feb. 1, 1 year. 3,000
 Kroencke, Adolph, to Timothy Donovan. Charlton and Greenwich sts. P. M. Jan. 30, 5 years, 5%. 7,000
 Kelly, John T., Brooklyn, to THE MANHATTAN LIFE INS. CO. John st, No. 75. P. M. Feb. 5, 1 year, 5%. 25,000
 Kimney, John D., to Otto Dill. Madison av, e s, 88 s 127th st, 19x76. Feb. 5, 2 yrs, 5%. 8,000
 Kahn, Ferdinand, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 60th st, n s, 255 e 3d av, 20x100.5. Feb. 7, 1 year. 10,000
 Kehoe, Alfred, to Henry Randel. 121st st, n s, 211.6 w 4th av, 51x100.11. Feb. 2, due May 1. 1,200
 Kelly, Annie E., to THE GERMAN SAVINGS BANK. 82d st, s s, 156.6 e 1st av, 25x102.2. Feb. 7, 1 year. 13,000
 Loew, Edward V. and Chas. E., to Moses Weil, as trustees. 53d st, n s, 85.4 e 2d av, 15 x56.2 x west 0.4 x north 44.3 x west 14.8 x south 100.5. Feb. 1, 3 years, 5%. 5,000
 Same to Moses Weil. Same property. Feb. 1, 3 years, 5%. 1,000
 Lawrence, Julian C., to George H. Hardy. 21st st. P. M. Feb. 1, 2 years, installs. 6,000
 Same to J. Romaine Brown. Same property. P. M. Feb. 1, 1 year. 2,000
 Loeser, John G., to Charles Halbe. 11th av, w s, 75.5 s 43d st, 25x100. Feb. 1, 1 year. 2,000
 Macdonald, John J., to THE GERMAN SAVINGS BANK, City of New York. 88th st, n s, 210 e 3d av, 4 lots, each 25x100.8. 4 mortg., each \$14,000. Feb. 1, 1 year. 56,000
 Same to Sigismund Kaufmann, Brooklyn. Same property. 4 mortg., each \$2,500. Feb. 1, 1 year. 10,000
 Same to John H. Montgomery, Flushing, N. Y. 88th st, n s, 210 e 3d av, 50x100.8. Feb. 2, due Oct. 1, 1884. 4,500
 McCormack, Mary A., wife of and William G., to THE MURRAY HILL BANK. Madison av, w s, 19.11 n 128th st, 18x70. Dec. 18, due May 1, 1884. 1,000
 McCoy, Alexander, mortgagor, with Chauncey M. Thompson. Extension of reduced mort. at 6%. Feb. 1. nom
 McDougall, Margaret A., wife of Chas., to Mary A. A. Woodcock, Bedford, Westchester Co. 45th st, s s, 174.8 e Broadway, 20x 100.5. Jan. 31, due Feb. 1, 1889. 20,000
 McNamee, Alice B., to Ellen E. Ward. 60th st. P. M. Jan. 31, 3 years, 5%. 20,000
 Mahony, James, to Ellen V. Couch. James slip. P. M. Feb. 1, installs, 5½%. 5,000
 Manchester, George N., and William N. Philbrick to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Madison av, w s, 40.11 n 109th st, 3 lots, each 20x75. 3 mortg., each \$10,000. Feb. 4, 1 year. 30,000
 Macdonald, John J., to Hugh McQuade. 88th st, n s, 260 e 3d av, 25x100.8. Feb. 4, due April 1, 1884. 3,600
 Same to James L. Montgomery. 76th st, s s, 152 w Lexington av, 153x102.2. Sub. to mortg. \$42,000. Feb. 5, due Aug. 1, 1884. 35,000
 Same to same. Same property. Sub. to mortg. \$42,000, and to 2 building loans \$50,000. Dec. 31, due April 1, 1884. 21,000
 Same to same. Same property. Sub. to mortg. \$42,000 and to building loan \$35,000. Feb. 5, due Aug. 1, 1884. 15,000
 Same to William J. Light. 76th st, s s, 98 w Lexington av, 39x102.2. Sub. to mort. Jan. 30, due Sept. 1, 1884. Secures building material and 12,000
 Manice, William De F., Hempstead, L. I., to Amasa A. Redfield, ref. Broadway, 6th av, 35th and 36th sts—the block. P. M. Feb. 1, 10 years or sooner, 5%. 215,000
 Same to same. 39th st, n s, 100 w 6th av, 25x 98.9. P. M. Feb. 1, 10 years or sooner. 15,000
 Same to same. 39th st, n s, 125 w 6th av, 25x 98.9. P. M. Feb. 1, 10 years or sooner, 5%. 12,750
 Same to same. 39th st, n s, 150 w 6th av, 25x 98.9. P. M. Feb. 1, 10 years or sooner, 5%. 12,500
 Same to same. 39th st, n s, 175 w 6th av, 25x 98.9. P. M. Feb. 1, 10 years or sooner, 5%. 13,050

Same to same. 40th st, s s, 116.8 e Broadway, 25x98.9. P. M. Feb. 1, 10 years or sooner, 5%. 15,650
 Same to same. 40th st, s s, 141.8 e Broadway, 25x98.9. P. M. Feb. 1, 10 yrs or sooner, 5%. 11,250
 McCabe, Patrick, to John H. Riker, trustee Margt. A. Tibbits. 110th st, s s, 125 e 2d av, 25x100.10. Feb. 5, installs, 5%. 2,300
 McCormack, Mary A., wife of and William G., to THE MURRAY HILL BANK. Madison av, w s, 37.11 n 128th st, 18x70. Sub. to existing mortg. Dec. 18, due May 1, 1884. 1,000
 Same to George N. Manchester and William N. Philbrick, of Manchester & Philbrick. Madison av, n w cor 128th st, runs north 37.11 x west 70 x north 18 x east 70 to Madison av, x north 28 x west 70 x north 16 x west 20 x south 99.11 to 128th st, x east 90. Sub. to mortg. \$71,000. Feb. 1, 6 months. 4,000
 McCormack, Joseph E., to same as last. Av A. s e cor 89th st, 60x100. Sub. to mortg. \$46,500. Feb. 1, 1 year. 3,500
 McManus, Mary, wife of and Patrick H., to Simon Herman. 76th st, n s, 268 e 1st av, 20 x102.2. Feb. 2, due Feb. 1, 1886. 9,000
 Same to Charles H. Heimburg. 69th st, n s, 200 e 2d av, 25x102.2; 76th st, n s, 268 e 1st av, 20x102.2. Feb. 2, due July 1, 1884. 8,000
 Monarque, John W., to Benjamin Wallace. 16th st, Nos. 431 and 433. P. M. Oct. 19, due May 1, 1884. 17,300
 Maccabe, Isaac J., and Catherine his wife, to Mary Lithauer et al., exrs. L. Lithauer. 18th st, n s, 265 w Av A, 25x92. Feb. 5, due Feb. 7, 1887. 6,000
 Same to same. 18th st, n s, 290 w Av A, 25x 92. Feb. 5, due Feb. 7, 1887. 6,000
 Maddock, William S., to THE EQUITABLE LIFE ASSURANCE SOCIETY, U. S. 23d st, n s, 121.8 e 9th av, runs east 28.4 x north 142.6 x west 21 x north 55 to 24th st, x west 8 x south 55 x east 0.8 x south 14.6 to beginning. Feb. 7, due Dec. 1, 1889. 45,000
 Muller, Wilhelmina, wife of and August, to Joseph Levene. 108th st, n s, 100 w 2d av, 25x100.11. Feb. 1, 1 year. 1,000
 Naus, Geo. H., to Fernando R. Walker. 3d av, n e cor 84th st, 51.1x127.1 x north 102.2 x west 25.5 x south 51.1 x west 101.8. Feb. 1, due Oct. 1, 1888, 5%. 45,000
 O'Connor, Jno., to Ambrose K. Ely. 34th st. P. M. Feb. 1, 5 yrs, or installs, 5%. 50,000
 Same to same. Same property. P. M. Feb. 1, due May 1, 1884, 5%. 5,000
 O'Sullivan, John and Jeremiah, to Sarah H. Powell. 4th av, s w cor 112th st, 100.11x105. See assignm't Bradley & Currier to Powell. Feb. 1. 1,000
 O'Kane, Thomas J., to Maria J. O'Connor. 124th st, s s, 137.6 e 2d av, 40x100.11. Feb. 2, 6 months. 10,000
 Paltsits, William, to Randolph Guggenheimer, Rivington st, s s, 56 e Suffolk st, 19x52x18.9x 52. Feb. 5, 1 year. 565
 Preston, William I., Brooklyn, to Robert S. Bowne et al., trustees W. Bowne. Whitehall st, s w cor Bridge st, 27x71.3 in two courses x26.3x66.8. Feb. 6, due Feb. 1, 1887, 5%. 25,000
 Phelps, Charles H., and Annie B. his wife, to Lloyd Aspinwall et al., exrs. W. H. Aspinwall. 42d st, Nos. 312 to 318, s s, 175 e 2d av, 4 lots, each 16.8x98.9. 4 mortg., each \$6,000. Feb. 4, due Feb. 1, 1889, 5%. 24,000
 Phelps, Annie B., wife of and Charles H., to Warren B. Smith, Yonkers. 42d st, s s, 258.4 e 2d av, 16.8x98.9. Jan. 30, due Jan. 31, 1889, 5%. 6,000
 Same to St. Luke's Hospital, City New York. 42d st, s s, 241.8 e 2d av, 16.8x98.9. Jan. 30, due Jan. 31, 1889, 5%. 6,000
 Same to same. 42d st, s s, 275 e 2d av, 16.8x 98.9. Jan. 30, due Jan. 31, 1889, 5%. 6,000
 Pohl, Adolph, to Simon Guthmuller. Ludlow st. Lease. P. M. Feb. 1, installs, 5%. 6,750
 Rosenstock, Richard, to John C. Van Loon and George T. Capron, of Van Loon & Capron. 77th st, n s, 91 e 1st av, 75x102.2. Subject to all mortg. Jan. 30, notes. 750
 Rosenstock, Richard, to Thomas R. A. and William H. Hall, of William Hall's Sons. 77th st, n s, 91 e 1st av, 75x102.2. Sub. to Mortg. \$21,000. Jan. 24, 6 months. 6,974
 Rafter, Edward, to The Church of the Holy Trinity. Lexington av. P. M. Jan. 23, 1 year. 17,000
 Rothstein, Geo. M., and Babina his wife, to Christian Goetz. Stanton st, n s, 49.6 e Chrystie st, 23x100. Feb. 1, due Jan. 3, 1887, 5%. 4,000
 Scheffers, Valentine, to Hermann Mueller. 18th st, n s, 375 w 7th av, 25x92. Jan. 31, due Jan. 1, 1889, 5%. 5,000
 Schneider, August, to Abraham and Beldie Kramer. 8th av. P. M. Feb. 1, 5 yrs, 5%. 5,000
 Smith, Laura B., to THE CITIZENS' SAVINGS BANK. 40th st, s s, 150 w 1st av, 25x98.9. Jan. 31, 1 year, 5%. 11,000
 Smith, James R., to Stephen Duncan, Natchez, Miss. 99th st, s s, 225 e 10th av, 100x83.1x 100.1x78.1. Feb. 1, 1 year. 6,000
 Same to Mary Fitchcock, of Morristown, N. J. 99th st, s s, 125 e 10th av, 100x78.1x100.1x73.1. Feb. 1, 1 year. 6,000
 Stover, Lucy L. B., widow, to David S. Hess. 22d st, s s, 37.6 e 7th av, 18.6x35.6. Feb. 1, 2 years. 1,516
 Schampansky or Schampausky, Ida, and Israel Lease to Isaac Marcus. East Broadway. Lease. P. M. Feb. 1, installs. 4,000
 Shepherd, Augusta B., wife of and William G., East Orange, N. J., to Jane Robert, New Utrecht, L. I. Fulton st, No. 87, n e s, abt 58.7 n w Gold st, 25.5x62x25.4x61. Feb. 2, 2 years, 4½% per cent, 10,000

Sterling, Charlotte A., to Elizabeth T. Van Velsor, Newark, N. J. 140th st, n s, 181.6 e Alexander av, 50x100. Jan. 31, due Feb. 1, 1887. 7,000
 Shortland, Stephen F., and Frances C. his wife, Brooklyn, to James K. Hill. Front st, No. 103. See Conveys. Sub. to mort. \$15,000. Feb. 4, 3 years or sooner, 5%. 5,000
 Same to Mary S. Benner and ano., exrs. H. Benner. Same property. See Conveys. Feb. 4, 3 years, 5%. 15,000
 Spektorsky, Abraham and Hyman, to Mary Devlin. Eldridge st. P. M. Jan. 31, due Feb. 1, 1887, 5%. 15,000
 Same to Conrad Weber. Same property. P. M. 2d mort. Jan. 31, due Feb. 1, 1887, 3,000
 Saffer, George J., and Anna his wife, to Thomas C. Jones, Hudson, N.Y. Broome st, n s, 75 w Pitt st, 25x100. Feb. 5, 3 years, \$5,000 hereof being purchase money. 5,500
 Smith, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 1st av. P. M. Feb. 5, 1 year. 6,000
 Sage, Emily A., wife of Warren B., to THE METROPOLITAN SAVINGS BANK. Sidney st, n e cor Troy st, 288.3 to Berrian st, x705.6x 285 to Troy st, x640. Feb. 7, 1 year, 5%. 6,000
 Shedlinsky, Morris, to Harris Shedlinsky. Broome st, s e cor Pitt st, 25x80. Feb. 6, due Aug. 1, 1884. 4,000
 Shepard, Charles D., Larchmont, N. Y., to William Arras and William Sperb. 31st st, n s, 525 w 5th av, 25x98.9. Feb. 2, secures endorsement. 10,000
 Sprague, Rose L., widow, and Cara K. Lincoln, heir Henry S. Lincoln, to Martha Keery. 47th st, No. 117 W., n s, 620 e 7th av, 20x 100.5. Feb. 2, due May 1, 1884. 10,000
 The New York Presbyterian Church to Ida Jackson, guard. D. I. Jackson. 7th av, n e cor 128th st, 99.11x100. Feb. 1, 3 yrs., 5%. 15,000
 The German American School Society, 19th Ward, City New York, to Randolph Guggenheimer. 52d st, s s, 100 w 2d av, 50x 100.5. Feb. 7, 5 years, 4½%. 10,000
 Thomson, William H., to Samuel T. Mather, trustee and exr. G. Mather. 43d st, n s, 152 w 6th av, 23x100.5. Feb. 4, due in Feb., 1889, 5%. 15,000
 Tallmadge, Julia L., and Laura B. Field to Hannah A. Crain. Irving pl, n w cor 19th st. P. M. Jan. 17, 1 year. 25,000
 The Third Universalist Soc., City New York, to The New York Presbyterian Church. 11th st, P. M. Feb. 5, due Feb. 1, 1889, 5%. 20,000
 Thomson, Amanda S., to Helen R. wife of Richard B. Lockwood. 78th st, s s, 153.4 e 4th av, 16.8x102.2. Feb. 5, 3 years, 5%. 4,000
 Tauber, Joseph, to Moses Lachmann. Delancey st. P. M. Feb. 2, 1 year. 250
 Traphagen, William C., to THE MUTUAL LIFE INS. CO., New York. 11th av, n w cor 81st st, 102.2x100. Jan. 31, due March 1, 1885, 10,000
 Tubbs, George W., to Ambrose K. Ely. South William st, No. 13, and No. 57 Stone st, begins South William st, e s, 15.11x77.6 to Stone st, x21.1x79.6. Feb. 1, 1 year. 4,000
 Tubbs, George W., to Wm. M. Kingsland, trustee D. C. Kingsland, dec'd. Stone st and South William st. P. M. Dec. 3, due Feb. 1, 1887, 5%. 22,000
 The John Street M. E. Church Trust Fund Society to THE IRVING SAVINGS INST. John st. P. M. Feb. 1, 1 year, 5%. 10,000
 Unger, Luis, and Regina his wife, to Adolph Pawel. Lewis st. P. M. Jan. 31, installs, 5%. 3,000
 Umberfield John C., to Selig Steinhardt. 1st av, s w cor 65th st, 150.5x100; 65th st, s s, 100 w 1st av, 125x100.5. Building loan. Feb. 4, 1 year. 88,000
 Same to same. Same property. P. M. Feb. 4, 1 year. 82,500
 Vogel, Frederick, to Conrad Vogel. 37th st, s s, 225 w 2d av, runs south 48.4 x west 43 x 41.10 to 37th st, x east 40. Jan. 2, 3 years. 5,000
 Watson, George W., to James M. Hillery. Broadway, s w cor 42d st, 51.3x125.10 to 7th av, x49.4x112.1; Broadway, w s, 19.10 n 41st st, 20.11x81.3x20.4x84.2. Jan. 26, 2 month. 1,938
 Wilkins, Mary, John R., Augustus R. and Jacob R., being widow and heirs S. Wilkins, to Jane L. Berry, widow, Georgetown, Conn. 6th av, n e cor 125th st, 74.10x60; 125th st, n s, 60 e 6th av, 25x99.11. Jan. 31, due Feb. 1, 1881, 5½%. 5,000
 Williams, John and William, to Edward Fanning. 54th st. P. M. Feb. 2, 3 years. 5,250
 Weil, Jonas, and Bernard Mayer to Leopold Gusthal and ano., exrs. E. Ridley, dec'd, and trustees for Carrie Ridley. 104th st, n s, 100 w 1st av, 25x100.11. Jan. 31, due Feb. 1, 1889, 5%. 5,000
 Same to same. 104th st, n s, 75 w 1st av, 25x 100.11. Jan. 31, due Feb. 1, 1889, 5%. 5,000
 Willis, Jno. O., to Jane B. Willis, Bristol, Pa. 127th st, s s, 93 e Madison av, 17x76. April 28, 1881, due May 1, 1886. 3,000
 Wilson, Wm. M., Mt. Vernon, N. Y., to Harriet L. Manchester. 125th st, n s, 381 w 6th av, 19x99.11. Jan. 29, 1 year. 1,500
 Wolff, Fanny L., wife of Charles G., to Henry A. Bogert, trustee Frances S. Draper. 53d st, n s, 185 e Madison av, 20x100.5. February 1, 3 years. 30,000

KINGS COUNTY.

FEBRUARY, 1, 2, 4, 5, 6, 7.
 Aul, Hannah, wife of and Joseph, to Frederick Miller. Stockton st, s s, 350 w Throop av, 18.9x100. Feb. 1, 2 years, 5%. \$2,000
 Adamson, John, to Josiah R. Hutchinson, New

Castle, N. Y. Grand av, Clifton pl. P. M. Feb. 1, 3 years. 4,500
Andrews, John, to Elisse Lorentz, New York. Clason av, w s, 147.11 s Myrtle av, 16.8x100. Feb. 1, 2 years. 2,000
Bostwick, Charles, to The Excelsior Savings Bank, City of New York. Schenck av. P. M. Feb. 1, due April 1, 1887, 4%. 4,000
Burkart, Joseph, to Frida Scharmann. Ewen st, w s, 75 s McKibben st, 25x93.6. P. M. 2d mort. Feb. 3, 5 years. 4,800
Same to Julius Scharmann. Same property. P. M. Feb. 8, due Jan. 13, 1888. 1,200
Ball, Ellen M., to Thomas B. Rutan. Lexington av, s s, 325 e Sumner av, 20x100. Feb. 2, 3 years. 400
Boermann, George, to Tertullus G. Mathews. Fulton st. P. M. February 1, 5 years, 5%. \$7,500
Brady, Peter, to John Lee. Flushing av, s s, 50 w Kent av, 25 2x96.9. Feb. 1, 3 years. 500
Clark, Ann F., wife of and Thomas C., to Robert R. Willets, Treasurer of the Monthly Meeting of New York of The Religious Soc. of Friends. Sands st, No. 100, s s, 50.4 e Jay st, 25.2x103.10x25.2x103.8. Feb. 1, due in Feb. 1889, 5%. 7,500
Creighton, Fanny R., widow, to The Emigrant Industrial Savings Bank. Quincy st, n s, 125 e Bedford av, 52x100. Feb. 1, 1 year. 3,000
Crommelin, Ann E., widow, to Sarah A. Jarvis. Dean st, ns, 42.10 w 4th av, 20x60. Feb. 1, 3 years, 5%. 2,000
Case, Joseph S., New York, to Mary De W. Garretson and ano., committee John J. Garretson. Cypress av, centre line, w s, 6t.9 n Fulton av, 591x340.3x507x377.6. Feb. 1, 1 year, 5%. 6,000
Christian, Edward, Ridgewood, L. I., to Jos. J. Eisemann. Bremen st, e s, 104 n Adams st, 25x79x25x86.1. Feb. 2, 2 years. 300
Childs, Jennie S., widow, to William Godfrey. Van Buren st. P. M. Feb. 1, 3 years. 1,000
Cousins, Hannah, wife of Raymond, to Freeman Clarkson. Grand st. P. M. Feb. 4, due Feb. 1, 1887. 3,500
Clark, Henry L., New York, to The Brooklyn Savings Bank. Sackett st, s s, 92 e Henry st, 221x100. Feb. 7, 1 year. 13,000
Cobb, Clara E., to Robert R. Hamilton, New York. Hull st. P. M. Feb. 1, 1 year. 1,000
Dailey, George M., to The Williamsburg Savings Bank. Herkimer st, n s, 265 e Utica av, 20x100. Feb. 4, 1 year. 1,800
Debnert, Susanna, to Henry Behrens. Pacific st. P. M. Feb. 1, due Jan. 1, 1886, 5%. 3,000
De Rolett, Sarah A. G., widow, George G. and John G. Bowman, Brooklyn, Thomas Bowman, Marion, Mass., Jerome and Malinda G. Bowman, Brooklyn, Elizabeth A. wife of Freeman C. Keyes, South Wareham, Mass., and Willert B. Bowman to Alexander McCue and ano., exrs. Edward Harvey. 21st st, s s, 161 w 4th av, 50x200 to 22d st, x east 25 x north 100 x east 25 x north 100. Feb. 1, 1 year. 2,400
Dupignac, Magdalena, wife of and George W., to Friedrich Hardrich. Sheffield av, w s, 25 n Baltic av, 5(x)10. Jan. 30, due January 1, 1887. 850
Dempsey, Margaret F., wife of and James G., to Mary E. Fox. Morton st. P. M. Jan. 31, due Feb. 1, 1889, 5%. 3,000
Dickinson, Jennette L., wife of and Horace, to William Gilfilan. Clinton st. P. M. Feb. 1, due May 1, 1889, 5%. 10,000
Ellison, Thomas, to Julia Wood, New York. Lafayette av or pl, s e s, 270 n e Broadway, 20x100. Jan. 25, 2 years. 2,500
Same to same. Lafayette av or pl, s e s, 250 n e Broadway, 20x100. Jan. 25, 2 years. 2,500
Flanigan, Martin J., to Anna wife of David A. Fithian. Pacific st, n s, 112.3 w Clason av, 20x100. Feb. 1, 2 years. 350
Fox, William, to Bridget wife of Patrick Horan. Stanhope st, n w s, 346.7 sw Wyckoff av, 20x75. Jan. 31, 3 years. 150
Frost, Lenette, wife of and Louis W., to Samuel M. Meeker, exr. and trustee Wm. Wall. McDonough st, n s, 340 w Stuyvesant av, 20x100. Feb. 4, 3 years. 5,000
Fick, James T., to George Beach. Rapelyea st. P. M. Jan. 28, 1 year. 300
Gorman, Thomas, to George Lott. Lincoln av, e s, adj land George N. Pratt, 50x130.8x50 2x126.11. Feb. 7, 3 years. 600
Grass, Andrew, to Michael Roth. Livingston st, w s, 58.4 n w Boerum st, 19x63.2x19.1x 61.8. Jan. 1, 5 years, 5%. 6,500
Grimes, James, to John Dimon, Hammondsport, N. Y. 4th av, northerly cor 43d st, 40.2 x90. Feb. 1, 5 years. 1,700
Gunter, George, to John A. Latimer and ano., exrs. and trustees Horea Webster. Baltic st. P. M. Feb. 1, due April 1, 1889, 1,500
Goodwin, Matilda, to James Weir, Jr., New York. 28th st, n e s, 180 s e 3d av, 20x100. Jan. 31, note. 500
Hasbrouck, Sarah, wife of and Daniel B., to Susan Swift. Sackett st, s w cor Hoyt st, 95x90. Feb. 1, 1 year, 5%. 4,500
Hellmann, Wilhelm, and Henry Wagner to Priscilla S. Bowker, widow. Jefferson st. P. M. Feb. 1, 3 years. 1,500
Hoad, Catharine, wife of and Edward H., to Catharine Bellamy. Monroe st, n s, 225 e Stuyvesant av, 16.8x95. Feb. 1, 3 yrs. 1,500
Hoffman, Adeline, wife of and Richard, to Johann F. Hinck. Broadway, easterly cor Linden st, 25x80. Jan. 31, due Feb. 1, 1885. 1,500
Harden, Patrick, to Archibald Graham. North 2d st, n s, 181.6 w 3d st, 25x81. July 1, 5 years. 700

Hendrickson, Catharine M., wife of Edward, to Sarah Rose. Lafayette av, s s, 375 e Bedford av, 20x100. Feb. 4, 8 years, 5%. 4,400
Ilges, John, to Mary J. Kimberly. Graham av, e s, 26.7 n Van Pelt st, 22x100.2. Feb. 5, 5 years, 5%. 2,000
Jennings, John S., to Ephraim J. Jennings. Pulaski st, n s, 478.1 e Nostrand av, 17.5x100. Feb. 2, note. 600
Jeffries, Mary, to William Britt. Grove st. P. M. Jan. 31, 1 year. 280
Johnston, William, to William Ziegler. Jefferson st. P. M. Jan. 28, due Sept. 1, 1884, 9,000
Same to same. Same property. Building loan. Jan. 28, due Sept. 1, 1884. 27,000
Jung, Ferdinand, and Barbara his wife, to The Germania Savings Bank, Kings Co. Myrtle av, s s, 125 w Throop av, 25x100. Feb. 1, 1 year, 5%. 2,500
Same to same. Myrtle av, s s, 100 w Throop av, 25x100. Feb. 1, 1 year, 5%. 2,500
Kaufmann, John, to George Schmitt. Union st, s s, 38 e Van Brunt st, 22x80. Feb. 1, 3 years. 4,000
Kelly, Lawrence, to James Flanagan, Joseph O. Nay and William L. Flanagan, of Flanagan, Nay & Co. Smith st, Baltic st. P. M. Feb. 1, 4 years. 4,500
Kertscher, John C., to Ludwig Levy. Leonard st, w s, 50 s Johnson st, 25x100. Feb. 1, due July 1, 1889. 800
Knight, Henry C., and Thomas H. Lidford to Mary A. Knight and ano., exrs. and trustees H. Knight, dec'd. Bond st. P. M. Jan. 31, 5 years. 8,000
Kasper, William, to Catharine Lipsius. Manhattan av, s e cor Ash st, 25x100. Jan. 31, 2 years, 5%. 2,000
Linsky, Rose, to Salome T. Stearns, Redding, Vt. 4th st, e s, 60 n North 7th st, 20x80. Feb. 1, 1 year. 300
Loeser, Frederick, to Frances C. Hill and ano., exrs. J. S. Hill. Washington st, Tillary st. P. M. Feb. 2, due Feb. 7, 1885, 5%. 35,000
Mathews, Ellen A., to William H. Winchester. 17th st. P. M. Feb. 5, 1 year. 2,450
Moore, Thomas J., and John G. Price to Louisa L. wife of Thomas F. Jeremiah, New York. Hart st, s s, 140 e Sumner av, 18.4x100. Jan. 31, 3 years, 5%. 3,500
Maher, John, to William Kohlmeier. 6th st, North 5th st. P. M. Feb. 1, 3 years. 2,800
Margraf, Sophia D., and Franz her husband, to Andreas P. Anderson. 6th av, w s, 98 4 n Prospect av, 18x80. Jan. 1, 4 years, 5%. 2,000
Martin, Rosalie W., wife of Robert H., to John Morton. Putnam av. P. M. Feb. 1, 1 year. 2,000
Meyers, Joan, wife of and Ferdinand, to The Williamsburg Savings Bank. Ross st, s e s, 60 n e Wythe av, runs southeast 60 x northwest 40.4 x northwest 15 x southwest 0.4 x northwest 45 to Ross st, x southwest 40. Feb. 2, 1 year, 5%. 4,000
Meyers, Ferdinand, to same. Kent av, n e s, 75.1 n w Wilson st, runs northeast 103.7 x southwest 25 x southwest 6 x northwest 75 x southwest 102.11 to Kent av, x southeast 100. Feb. 2, 1 year, 5%. 10,000
Mulligan, John, to Anne S. Mulligan. Kent av, w s, abt 344.8 s Park av, 25x100. All title. Jan. 31, due Aug. 1, 1884. 350
McCadden, Michael, to Charles Hart and Michael J. Dady. 18th st. P. M. Jan. 28, 3 yrs. 1,200
Miller, Peter, to Charles E. Denton. East 94th st, n s, 175 e Av L, 50x100. Jan. 21, due Jan. 1, 1887. 500
Monahan, Patrick, to George E. Shau and William E. Truesdell, of Shau & Truesdell. Park av, s w cor Steuben st, 50x90. Feb. 1, 1 yr. 1,500
Mason, Fanny M., widow, to Eltza Boursand. Oxford st, w s, 86 s De Kalb av, 21x100. Feb. 5, 2 years. 3,000
Megie, Oscar F. G., New Jersey, to Herbert Turrell. Atlantic av, n s, 201.2 e Schenectady av, 20x100. Jan. 25, due April 1, 1884. 1,200
Michel, John C., to Friedrich Miller. Ewen st, w s, 50 n Ten Eyck st, 25x100. Jan. 26, due Feb. 1, 1889, 5%. 1,000
Molloy, Catharine, to Rebecca S. Monfort, Oyster Bay. Shepard av. P. M. Jan. 31, due Feb. 1, 1887. 900
Murnane, Jane J. and Mary A., and Elizabeth wife of Patrick Dwyer to Maurice Fitzgerald. Baltic st, s s, 275 w Bond st, 25x100. Feb. 2, 3 years. 500
O'Neill, James, to Frederick Middendorf. Jefferson st, w s, 198 6 s Fulton av, 25x100. Feb. 2, due Feb. 1, 1887. 1,000
Peppard, Margaret, wife of and Peter, to William Schaffner. Stanhope st, n s, 625 e Evergreen av, 25x100. Jan. 31, 2 years, 5%. 1,000
Powers, William A., to J. Stewart Koss, as guard., &c., of Ada D. Anderson. Schenck st, e s, 248 s Willoughby st, 25x65x26.2x62; Schenck st, e s, 261 s Willoughby st, 25x65. Feb. 1, 5 years. 750
Parker, James A., to James L. Sayre, exr. Jane Hutchinson, dec'd. Eldert av, s w cor Bay av, 175x194.10 to Monroe st, x north 75 x east 100 x north 100 to Bay av, x east 95. Feb. 1, 3 years. 1,600
Peter, Babetta, wife of Peter, to Mary K. Brooks. Louis pl. P. M. Jan. 23, due March 1, 1884. 9,800
Same to Charles Lohrenz. Same property. Sub. to above mort. Feb. 1, 3 months. 5,000
Phillips, George W., to James D. Lyrch, New York. Hancock st, n s, 180 e Nostrand av, 40 x100; Hancock st, n s, 340 e Nostrand av, 40 x100. Jan. 31, 1 year. 8,000
Potter, Emily J., wife of and Edwin, to Enos Wilder, Madison, N. J. 6th av. P. M. Jan. 30, 3 years, installs. 900

Same to same. 6th av. P. M. Jan. 30, 5 yrs. 1,100
Prabar, Louis B. and Leopold H., to The Brooklyn Savings Bank. Pearl st, w s, 75 s York st, 99x46. Feb. 2, 1 year, 5%. 25,000
Puckhaber, Conrad H., to Joseph Rubsam and August Horrman, Stapleton, S. I. Bedford av, s w cor Heyward st, runs southwest 72 x southeast 3.9 x east 22.9 x northeast 43 to Bedford av, x north 18.6. Feb. 2, due April 1, 1886, 5%. 1,500
Phillips, Louis A., to Otto Huber. Montro e av, s e cor Leonard st, 75x75; Scholes st, s s, 175 w Leonard st, 25x100. Jan. 20, due Jan. 1, 1889, 5%. 13,100
Praetz, Wilhelm, to John Biggermann. Central av, s w s, 200 s e Trouman st, 25x100. Feb. 2, 5 years. 4,000
Parsons, Elizabeth, wife of James, to Elizabeth Bergen and ano., exrs. J. G. Bergen. 19th st. P. M. Jan. 1, 5 years. 4,750
Quinn, Ellen C., wife of and Thomas S. to Julia Waterbury. 7th st. P. M. November 1, 5 years. 700
Rauch, Henry, to Andrew Wils. Floyd st, s s, 325 e Tompkins av, 25x100. Feb. 2, due Feb. 1, 1889, 5%. 1,400
Raymond, Thomas, to Thomas Smith, Jamaica, L. I. Monroe st, n s, 230 w Throop av, 20x100. Feb. 1, 3 years. 1,000
Ryder, John L., as committee of George L. Lott and George L. Lott, in person, to Henry Lyles, Jr., and ano., exrs. John Stothoff. Kings highway, s e s, 383.2 n e land of John L. Bergen, contains 37 acres, Flatlands. Feb. 4, 3 years. 2,500
Schellenberger, Ferdinand, and Charlotte his wife, to Alfred T. Drury. 21st st, s s, 175 e 3d av, 50x100. Feb. 5, 5 years. 1,300
Shehan, Dennis, to George A. Scudder and ano., exrs. Zophar B. Oakley. Baltic st, n s, 267.10 w 4th av, 16.8x100. Feb. 6, 3 yrs. 2,000
Same to George Carll, Huntington, L. I. Baltic st, n s, 251.2 w 4th av, 16.8x100. Feb. 6, 3 years. 2,000
Stuart, Rebecca K., wife of and Francis H., to Hermann and Johannes Koop, of Hermann Koop & Co. Joralemon st, n s, 78.3 e Henry st, 33x105.9x33.4x101. Feb. 6, due May 1, 1889, 5%. 13,000
Shepperson, Alfred B., to The Metropolitan Savings Bank. Warren st. P. M. Feb. 2, 1 year, 5%. 4,000
Simpson, Robert, to Armstrong Stuchfield. Montauk av. P. M. Dec. 1, installs. 660
Smith, John N., to Anna T. E. Kirtland, Brick Church, N. J. 13th st, s e cor 7th av, 147.10 x100. Feb. 2, 3 years. 3,000
Smith, Mary, wife of and Rylance, to Mills P. Baker, Great Neck, N. Y. North 5th st, westerly cor 7th st, runs southwest along 7th st to North 2d st, x west —, x north and northeast to North 5th st, x southeast 40. Feb. 1, 3 years. 2,500
Straub, John G., to Friedrich Zinke. Bushwick av. P. M. Jan. 31, due Jan. 1, '89, 5%. 3,500
Sayers, William J., to Henry Tompkins. Quincy st. P. M. Jan. 28, due July 31, 1884. 3,500
Shook, Harriet, wife of William H., to John McLoughlin. Division av, n s, 77 w 3d st, 18.6 x to South 11th st. Feb. 4, 3 years. 500
Tollner, Sarah M., wife of Charles, Jr., to Thomas Adams, Jr. Waverly av. P. M. Feb. 1, due in 1889, 5%. 5,000
Torbeck, George F., to Frederick F. Eden. Gates av, Stuyvesant av. P. M. Feb. 1, 3 years, 5%. 3,500
Thomas, John, to George Loffler. Flushing av. P. M. Feb. 2, due Feb. 1, 1889, 5%. 1,800
Usher, Samuel, to Anna C. Seebeck et al., exrs. George Brandt. Clermont av, e s, 187.1 n Park av, 25x100. Feb. 1, 3 years. 2,500
Uderitz, Christoph J., to Henry Hanssen. Hunboldt st, w s, 80 s Montrose av, 20x80. Feb. 6, due Jan. 1, 1889, 5%. 1,000
Vaughan, William, to Harry Loomis. Sackett st, w s, 272 s e Nevins st, 20x100. Feb. 2, 5 years. 1,200
Vrooman, Frederick C., to Kate Williams. Marcy av, e s, 20 n Madison st, 20x100. Feb. 2, 3 years, 5%. 3,000
Wadsworth, Edward C., to Harriet N. wife of William Deklyn, Plainfield, N. J. Bedford av. P. M. Feb. 1, 5 years, 5%. 6,000
Worthen, William H., to Arthur Taylor. Willoughby av. P. M. Feb. 4, 1 year, 5%. 600
Wells, Henry E., to Benjamin F. Hobby and Daniel Doody. 17th st, n s, 100 e 8th av, 25x100. Nov. 30, 1 year. 2,500
Wagner, Louisa C., wife of and Jacob F., to Andrew Wils. Maujer st, n s, 100 e Eumboldt st, 25x100. Feb. 1, 1 year. 150
Wells, Henry E., to Augustus J. Hewlett, Hempstead, L. I. 17th st, n s, 125 e 8th av, 25x100. Feb. 2, due April 1, 1884. 1,500
Same to Daniel Hewlett, Hempstead, L. I. 17th st, n s, 75 e 8th av, 25x100. Feb. 2, due April 1, 1884. 1,500
Wheeler, Maria N., wife of Erastus M., to The East Brooklyn Savings Bank. Tompkins av, w s, 65 s Gates av, 20x80. Feb. 6, 1 year, 5%. 2,000
Woolsey, Ellen, to Edward Hill, New York. Douglass st, n w cor Albany av, 100x87.9; Douglass st, n s, 100 w Albany av, 250x112.9; Douglass st, n e cor Albany av, 100x87.9. Jan. 15, 3 years. 1,100
Wells, Henry E., to John Andrews. 17th st, n s, 75 e 8th av, 25x100. Feb. 4, 1 year. 913
Same to same. 17th st, n s, 125 e 8th av, 25x100. Feb. 4, due Feb. 5, 1885. 913
Yates, Mary, wife of and Robert, to Lavinia Chappell, guard. of Emma F. Chappell. Bridge st, w s, 125 n Willoughby st, 25x107.6. Feb. 1, 5 years, 5%. 8,00

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

JANUARY 25 TO FEBRUARY 7—INCLUSIVE.

Andrews, William L., and ano., exrs. L. Andrews, to Henry N. Ford, trustee A. H. Ward, dec'd. \$30,000
 Aymar, Elizabeth F. R., to Frederic J. Middlebrook, Brooklyn. 12,000
 Brainerd, Erastus, Portland, Conn., to The Brainerd Quarry Co. nom
 Same to same. nom
 Brittan, Eleanor H., extrx. C. Trinder, to Thomas McCredie. 20,000
 Bradley, Edwin A., and George C. Currier, of Bradley & Currier, to Sarah H. Powell. 1,000
 Barnes, Samuel D., individ. and as extr. B. Howard, to Mary Carpenter, Brooklyn. 8,000
 Barnes, Samuel D., extr. B. Howard, to Samuel D. Barnes. Jan. 9, 1881. 9,200
 Bartholomew, James H., Orange, N. J., to Esther Hirsch. 5,000
 Baylis, Nathalie E., extrx. and trustee E. L. Baylies, to Charles Boenau, trustee N. Schweich. 2,290
 Belloni, Louis J., Jr., to John H. Sturk. 1,920
 Blauvelt, Hiram B., extr. Norman Ewen, to George H. Ross. 1,517
 Same to Mary E. Townley and ano., exrs. A. G. Weeks. 2,529
 Brodsky, John, to Friedhold Hemmann and Charles A. Goepel. 2,000
 Budke, George H., Clarkstown, N. Y., to Josephine Treuter. 2,500
 Coates, William, to David S. Hess. 2,000
 Croak, John, Northfield, S. I., to Nicholas Muller, Jr. 7,200
 Constant, Samuel S., to John H. Deane. 9,199
 Cook, Peter, to Joseph Rubsam and August Horrmann, Stapleton, S. I. nom
 Crosby, Darius G., to Christopher B. Keogh. All interest. nom
 Cobb, Edward B., extr. A. C. Barker, to Jane and Eline Goeney. 9,000
 Clark, Mary J., to Catharine Bell, Seymour, Conn. 1,000
 Cox, Clara and Joseph, exrs. J. Cox, to George F. Cox. 1871. In part payment of interest of said G. F. Cox and 1876. nom
 Cox, George F., to Clara Cox, widow. 1876. 7,500
 Deane, John H., to Aaron L. Reid and ano., trustees Eliz. G. Sprague, dec'd. 9,189
 Same to Thomas T. Devan. 5,000
 Same to Samuel S. Constant. 687
 de la Rua, Lutgarda G. A., to Frederic R. Coudert et al., exrs. E. Stern. 22,000
 De Wolf, Moses, to District No. 1 of The Independent Order Benai Berith. 4,500
 Davies, John M., Robert K. and Alice S. H., exrs. J. M. Davies, to The Central Trust Co., New York, guard. C. H. Smith, Jr. 40,000
 Dunn, Thomas, and Thomas Lyons to Erastus Brainerd, Portland, Conn. 8,000
 Same to same. 7,000
 Engert, Charles, to Margaret Gaffney. 1,567
 Ernst, Robert, to Frederick W. Von Stade and ano., trustees S. B. H. Judah, dec'd. 10,000
 Freund, Ludwig A., Dresden, Germany, by Charles G. Thurnauer, att'y, to Louis Stix. nom
 Falihee, Michael, extr. M. Conroy, to Michael Falihee. April, 1882. 4,000
 Fuller, Charles A., to Charles Franzier. nom
 Goldstein, Morris, and Kavy Rosansky to Henry Hornstein and Abraham Stern. 5,500
 Gordon, Robert, extr. J. Fraser, to Charles J. Murray. nom
 Gessmann, Christoph, New Lots, to Henry Schumacher. 800
 Gugenheimer, Randolph, to Emma Feist. 2,850
 Howland, Joseph, et al., exrs. Jane E. Woolsey, to Abby H. and Jane S. Woolsey, Norwich, Conn. 4,000
 Hall, Thomas R. A. and William H., of William Hall's Sons, to William Hall. 3,750
 Hennessy, Daniel, to Isabella McCormack. 5,440
 Same to Mary F. McCormack. 4,800
 Henshaw, John H., to John H. Deane. 5,000
 Hannon, Eliza, wife of Malachy, and extrx. Cath. Tynan, to August C. Hassey. 2,104
 Jenkins, Theodore P., to Charles O. Le Count, assignee of W. H. & T. P. Jenkins. other consid. and nom
 Same to same. other consid. and nom
 Jones, Mary E., to Hart B. Brundrett and ano., trustees for Sarah E. Webb. 6,000
 Jencks, Francis M., to Henry E. Merriam. 14,500
 Judge, William, to Joseph L. R. Wood. nom
 Judah, Frances E., to Sarah R. and S. B. Jones, exrs. S. B. Jones, dec'd. consid. omitted
 Kaiser, Johanna, to Daniel M. Griffin, Greenwich, Conn. 8,077
 Kobel, Constantine, to John Wilkes. 1,200
 Klippel, Catharina, wife of George, to Joseph Tauber. 3,500
 Kenyon, Elizabeth C., to John Reid, Yonkers. 2,070
 King, Le R., Newport, R. I., to Cornelia D. Earle. 5,000
 Kornarens, John, to Hermann Schroeder. 10,000
 Kelly, Emily, Raritan, N. J., to Mary C. Greason. 7,000
 Lattan, Louis H., admr. of Amelia W. Lattan, to Charles F. Schmidt. 1,535
 Low, Henry R., to James H. Black. 1,500
 Le Count, Charles O., assignee W. H. & T. P. Jenkins, to Isaac Untermyer. 550
 Same to same. 1,200
 Le Roy, William E. and Anson Van H.,

trustees F. G. Le Roy, to Frederick G. Le Roy. 10,000
 Same to same. 5,000
 Same to same. 5,000
 Livingston, John H., Clermont, N. Y., to The Irving Savings Inst. 19,000
 Livingston, Francis A., to Helen A. wife of James J. Bergen, Somerville, N. J. 4,000
 Loper, Charles S., Riverhead, L. I., to Mrs. Louisa Bing. nom
 Same to same. nom
 Lathrop, John M., to John Ross. 3 assignments. nom
 Landon, Thomas H., to Robert W. De Forest. 3,500
 Same to George W. Folsom, committee Margt. W. Folsom, lunatic. 1,200
 Lord, Daniel D., Edward C. and George De F., trustees Susan Lord, to George De Forest Lord, trustee. nom
 Lyding, Peter, to August C. Hassey. 5,700
 Mitchell, Edward E., extr. J. F. Mitchell, to Charlotte W. Panon, Paris, France. nom
 Meyer, Siegmund T., to Julian H. Kean, Elizabeth, N. J. 5,000
 McClellan, George B., et al., trustees, to John A. McCall, Jr., Sup't Insurance Dept., State N. Y. nom
 Moore, Mary A., Greenport, L. I., to William H. H. Moore. 1870. nom
 Moller, Charles G., to The Bowery Savings Bank. 6,000
 Noble, William, to Stephen H. Gale. nom
 Nesbitt, Daniel A., Staten Island, to Alfred R. Whitney, extr. G. F. Nesbit. nom
 Nason, Mary A., to Alfred G. Nason. 3,500
 Nichols, William B., to Whitman Kenyon, Brooklyn. 2,000
 Peabody, Charles A., Jr., to Francis H. Weeks. 800
 Powers, Ellis K., to William Boswell. 3,559
 Rosenthal, Auguste, to Bernard Magen. 2,000
 Sands, Charlotte B., et al. to Henry R. Beekman \$1,799 in trust, and William B. Foulke et al. to Charlotte B. Sands and Joseph Foulke, Jr., 1/2 each of \$1,201. Partition. Assign. of mort. of 3,000
 Simmons, J. Edward, and ano., exrs. and trustees J. Smith, to Hermann and Johannes Koop, of H. Koop & Co. 37,000
 Schneider, August, to Abraham and B. Idie Kramer. 5,000
 Suydam, Henry and Peter M., exrs. J. Suydam, to Jacob and William A. Reese, substituted trustees Maria L. Reese 23,000
 Same to same. 24,000
 Same to same. 16,500
 Shedlinsky, Morris, to Solomon Bachrach. 2,450
 Suydam, Henry and Peter M., exrs. J. Suydam, to William A. Reese, trustee Leah Crocker. 20,064
 Same to same, individ. 16,007
 Starke, Rebecca C., extrx. Maria C. Strauch, to August Zinsser. 635
 Sayre, Henry D., Canaan, N. Y., to Gustav Walter, Brooklyn. 4,000
 Stonow, Sarah P., to J. H. Screven et al., trustees Cath. M. Turnbull. 10,000
 The Jefferson Ins. Co. to Sarah Bleyer. 425
 The New York Life Ins. and Trust Co. to Mary J. Mathews. nom
 The New York Life Ins. and Trust Co., guard. of children Francis T. Walker, to Frances T. Walker. nom
 The United States Trust Co., New York, to Frances T. Walker. nom
 The Equitable Life Assurance Soc., U. S., to The Seaman's Bank for Savings, City New York. 35,000
 The Home Insurance Co., City New York, to Helmut Kranich. 7,223
 The Stuyvesant Ins. Co., City New York, to Julia A. Chapman. 9,500
 Same to same. 9,500
 Titus, James H., to Sarah Burr. 1875. 9,100
 Tufts, Lewis C., to John H. Montgomery, Flushing. 1,333
 Same to same. 1,333
 Same to same. 1,333
 The Bank for Savings, City New York, to Joseph S. Carreau. 2,019
 Underhill, Abraham, to Mary G. Tompkins. 2,500
 Wallach, Antony, to Adolph Cohn. 8,000
 Wehrenberg, Dietrich W., to Justina Schnitker. 3,000
 Wortmann, Sigismund B., trustee, &c., to Albert J. Milbank. 3,054
 Webster, William H., admr. de bonis non, with will annexed, of J. W. Duryee, to Stanley Greacen. nom
 Weeks, Francis H., to Blandina B. Andrews et al., exrs. L. Andrews. 30,000
 Whitney, Alfred R., to Daniel A. Nesbitt. nom
 Woodbury, Charles H., to Sarah M. Henry. 4,500
 Weil, Jacob A., to Saly S. Lillenthal. 1,000
 Wetmore, Benjamin C., to Frances McKenna. 9,135
 Declaration by the exrs. of John Day, confirming assignment made by said Day to John and Edward Ferguson.

KINGS COUNTY.

JANUARY 25 TO FEBRUARY 7—IN PART.

Alston, John I., as trustee of Caro A. T. and Frank Spencer, to Wilber B. Mahen \$3,000
 Bennett, Jaques admr. of Jane D. Bennett, to Maria Bennett. 4,567
 Same to Jaques Bennett. 2,032
 Bishop, Hermon D., Southampton, L. I., to Alfred Soper, as trustee. 2,800
 Boursand, Eliza, to Albert G. McDonald, extr. and trustee John Morrow. 3,000

Betts, Charles W., to George A. Betts. 2,025
 Bossert, Barbara, wife of Jacob, to John Auer. 1,100
 Clarkson, Freeman, to Gustav Jahn. nom
 Cooper, Gilbert H., extr. Mary King, to John Shea. 1,100
 Davis, Edwin A., Mill Plain, Conn., as admr. A. A. Blauvelt, to Catharine L. Davis, Mill Plain. nom
 Dolfini, Guidetta, to Catharine Molloy. consid. omitted
 Donohue, Thomas, to Henry Ginnel. 500
 Dehnert, Susanna, to Stephen Halstead. 1,500
 Foote, Jane E., to Harriet L. Thompson. 1,400
 Fowler, Annie Y., and David Barnett to Anna A. Godwin. 2,500
 Godfrey, William, to Andrew D. Baird. 1,000
 Grening, Paul C., to Albro J. Newton. 1,350
 Haydock, Richard L., extr. Susan M. Meeks, to Juliet A. Munn. 1,000
 Hobby, Benjamin F., and Daniel Doody, of Hobby & Doody, to Asa W. Parker, Hempstead, L. I. 1,824
 Same to same. 193
 Howe, Samuel, to Paul Weidmann. 400
 Hardman, Aaron W., to Mary E. Patten. 450
 Jost, Louisa, wife of Caspar, to Caspar Jost. 6,500
 Jackson, Ebenezer C., to Ann Bergen. nom
 Kraft, Henry, to Henry Rohrs. 800
 Kirkland, Charles P., extr. C. P. Kirkland, to Mary W. Kirkland. 26,769
 Lohrenz, Charles, to Sophie Altschul. 5,600
 Lott, Charles E., Fairport, N. Y., to H. Hagner Smith, Jamaica, L. I. 1,500
 Lott, John Z., to David S. Jones. 1,500
 Lyles, Henry, Jr., to Patrick Keenan. 500
 Lynster, James, to Frank Kugeler. 300
 Leckler, Marie H. W., to John A. Latimer and ano., exrs. and trustees Hosea Webster. 5,000
 Lee, Charles E., trustee, to Theodore and Mary L. Lee. 2,000
 Laffer, George, to John P. Schafer. 2,500
 Same to same. 1,700
 Molloy, Catharine, to Philip Dolfini. 200
 Same to Guidetta Dolfini. 640

CHATTELS.

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

NEW YORK CITY.

FEBRUARY 1ST TO 7TH—INCLUSIVE.

SALOON FIXTURES.
 Adams, Bella G. 264 Broome... M. Herzberg. \$75
 Brandt, C. F. 147 Chatham... G. Blume. 150
 Co. lho, E. M. 54 E. 12th... G. D. Smith. 1,000
 Cauter, E. 400 E. 4th... W. Dartn-ll. 875
 Dethlefsen, Johanna A. 26 Delancey... A. Hupfel's Sons. (R) 2,800
 Ernst, V., and J. Gahn. 207 E. 121st... G. Ehret 200
 Evans, E. E. 181 Av B... S. B. Close. Oyster Saloon. 250
 Faust, Maria. 38 Forsyth... Catharina Lipsius. 250
 Feehan & Kearney. 1075 3d av... J. M. Brunswick & Balke Co. Billiard and Pool Tables. 300
 Flieg, J. 10th av, bet 158th and 159th sts... G. Ehret. 500
 Gaydaul, G. 253 Houston... J. Heil. Restaurant Fixtures. 1,000
 Green, J. J. 417 W. 42d... Bernheimer & Schmid. 400
 Griffith, W. 153 4th av... Bernheimer & Schmid. 250
 Gabriel, G. 1551 2d av... G. Ringler & Co. 400
 Holtan, E. 40 11th av... P. Flynn. 500
 Heine, Auguste. 14 Wooster... Catharina Lipsius. 250
 Henninger, G. A. 1776 2d av... G. Ehret. 250
 Hughes, O. 529 1st av... Rosskam, Gerstley & Co. 1,000
 Haussler, F. 145 E. 14th... G. Ehret. (R) 850
 Kaiser, R. 436 W. 38th... G. Ehret. (R) 350
 Kennedy, I. D. 135 Liberty... Hirsch & Schwarzkopf. 25
 Lynch & Waters. 11th av and 37th st... D. G. Yuengling, Jr. (R) 590
 Mayrose, H. 134 Liberty... Gertrude Meyer. (R) 400
 McGinley, R. J. 153 Bleeker... J. J. Gallot. Restaurant Fixtures. 400
 Marxhausen, J. 607 Southern Boulevard... D. G. Yuengling, Jr. 800
 McIntosh, R. S. 125 West... J. Emmons. (R) 1,000
 Meislohn, G. C. 60 Thomas A. Horrman. 400
 Miller, X. 112 8th av... G. Ehret. (R) 250
 Morgan, C. 33 Broadway... J. M. Bell. 125
 Mathias, C. F. 120 Centre... J. Eichler. Restaurant Fixtures. 350
 Metzmacher, F. 137 E. 66th... K. A. Friedel (Bernheimer & Schmid, by assign.). (R) 110
 Miller, G. 307 E. 11th... Schmitt & Schwanenflugel. 300
 Osuato, A., and A. Trajano. 111 Mulberry... D. Mayer. 150
 O'Hern, J. and C. 81 West... J. M. Brunswick & Balke (Co. Pool Tables. (R) 50
 Quinn, J. 376 8th av... C. C. Jones & Sons. (R) 662
 Kepper, H. W. 81 Coenties slip... J. N. Crusius. 845
 Roiz, I. 260 E. Houston... H. Schwartz. 100
 Rizzo, J., and A. Mele. 75 Mulberry... D. Mayer. 350
 Reinach, B. 265 Bowery... S. Simon. 500
 Ricedonna, A. 42 Union sq... Cella Bros. Restaurant Fixtures. (R) 487
 Saton, J. 62 Grand... Bernheimer & Schmid. (R) 80
 Straka, I. 413 5th... Hirsch & Herman. 125
 Temple, L. W., and D. F. Drake. 172 3d av... F. E. & A. E. Bliss. Restaurant Fixtures. 100
 Tice & Efeldt. 180 3d av... H. Vogel. 100
 Tobl s. P., and H. Schimkowitz. 71 Suffolk... Julia Tobias. 500
 Toebing, W. 320 E. 54th... J. Wynne. 200
 Vail, T. 587 11th av... J. M. Brunswick & Balke Co. Pool Table. (Feb. 2, 1883.) 175
 Volke, G. 20 Hester... J. Hensler. (R) 150
 Webb, Florence. 492 8th av... Jenny Wall. 1,000
 Wein, F. 109 1st av... Bernheimer & Schmid. 150
 Wainwright, W. 203 Front... W. Vincent. Hotel and Bar Fixtures. (R) 1,000
 Warnke, J. F. 1st av and 51st st... F. Lemmermann. (R) 2,500
 Wittich, J. 76 E. Houston... D. Mayer. (R) 200

HOUSEHOLD FURNITURE.

Abrahams, M.	165 E. Broadway	J. F. Manges.	1,002
Ackersan, Mary E.	357 W. 11th	Krakauer Bros. Piano.	(R) 132
Adams, Bella G.	264 Broome	J. F. Manges.	171
Allen, J. H.	410 E. 115th	Coogan Bros.	179
Banta, Dora.	302 E. 14th	Josephine K. Dodman.	350
Bosworth, F. B.	328 W. 57th	Chickering & Sons. Piano.	375
Burgoyne, Margaret D. and W. M.	120 W. 41st	E. Gerard.	(R) 2,000
Bromberger, Henretta.	333 E. Houston	F. G. Smith. Piano.	275
Busch, Florian.	2060 2d av	J. F. Manges. (R)	121
Barnett, Laura.	238 W. 39th	Epstein & K.	157
Becker, J. F.	246 E. 112th	G. Fennell & Co.	115
Bell, Helen.	303 E. 74th	H. Spies.	149
Clough, Anna P.	322 W. 18th	Jacobs Bros. Piano.	140
Collins, Mary.	80 Madison	Jordan & M.	113
Crist, S. B.	Rosedale, N. Y.	F. G. Smith. Piano.	250
Cristiana, R. N.	150 E. 49th	A D'Angelo.	700
Collins, T.	14 Spring	E. D. Farrell.	186
Cooper, E. R.	108 Charles	Jordan & M.	157
Davidson, Helen.	409 W. 50th	H. S. Eisler.	127
Duffy, T. G.	Gouverneur	Jordan & M.	261
De Vrie, H. S.	1199 3d av	J. F. Manges.	227
Ellis, J.	95 W. 3d	H. Spies.	150
Emden, D. J.	148 E. 30th	Mrs. H. Eckstein.	350
Everett, E. B.	Mrs. 367 W. 23d	L. Baumann.	140
Elsbach, Eva.	141 W. 32d	H. Waters & Co. Piano.	885
Friedlander, T.	Macdougall st	Alice J. Palmer.	85
Flynn, T.	256 Fulton	Jordan & M.	109
Gerkins, H.	7 Jackson	W. McDonald. Piano.	85
Graham, Harriet E.	129 Macdougall	J. F. Manges.	(R) 721
Grant, Jane L.	228 Sullivan	R. M. Walters. Piano.	50
Greenleaf, Maggie E.	250 W. 43d	Krakauer Bros. Piano.	400
Henkell, Andina.	5 Lewis	S. I. Herschmann. (R)	155
Hock, J. E.	Jackson av, near 161st st	G. Fennell & Co.	134
Hunt, F. J. and Sarah	251 E. 62d	S. Katz.	72
Hastings, Susannah.	431 Grand	R. M. Walters. Piano.	310
Kingston, Bridget.	500 West	E. D. Farrell.	111
Kaaser, Maria R.	City	J. Lynch.	165
Kantrowitz, Henrietta.	142 Rivington	H. S. Eisler.	145
Kelly, J. J.	33 Barrow	J. A. Luddy. (Jan. 3, 1883.)	100
Kinzey, Carrie I.	152 W. 49th	B. Jones.	2,000
Kern, M.	101 Forsyth	Elizabeth Bohling.	200
Knote, Amalia.	212 6th	S. I. Herschmann.	128
Leaycraft, Anna E. and A. M.	618 142d	L. Yudelowitz.	451
Loewenthal, M.	115 Bleecker	Epstein & K.	115
Lange, H. C.	62 1st	M. J. Gibbons.	100
Murphy, W.	706 5th	E. D. Farrell.	187
May, R. City	D. B. May. Organ.	(R)	600
Maret, Isabella.	10 E. Houston	G. Fennell & Co.	396
Miller, E.	156th st, near Alexander av	G. Fennell & Co. (R)	150
Nygatt, R. K.	11 Waverly pl	Chickering & Sons. Piano.	375
Mahan, Annie.	318 Broome	G. E. Kernochan.	100
Moinehan, J. F.	120 E. 112th	J. A. Hyland.	400
Newman, B.	117 Orchard	E. D. Farrell.	190
O'Sullivan, J. S.	520 E. 86th	F. G. Smith. Piano.	300
O'Neil, C. H.	162 9th av	E. D. Farrell.	163
Parsons, G. D.	989 8th av	M. Manges.	200
Place, Iphigenia Z.	74 5th av	C. Van Brunt. (R)	1,500
Puerari, E.	51 W. 24 h	E. D. Farrell.	187
Pollatschek, M.	1259 3d av	R. M. Walters. Piano.	200
Pullis, E. G.	306 Mott	J. E. Dunham.	40
Pauly, W.	154 2d	G. Fennell & Co.	100
Pettit, Margaret.	6 Spring	G. Fennell & Co. (R)	174
Pope, Jaene R.	42 Division	J. A. Luddy. (Jan. 16, 1883.)	191
Rich, Louisa.	58 E. 9th	H. R. La Forge.	100
Rogers, J. E.	126 W. 128th	G. Fennell & Co.	139
Rose, F. and Mina.	178 E. 76th	E. Williams.	251
Rosenfeld, J., Jr.	209 E. 116th	G. Fennell & Co.	153
Rosenstock, Alice.	219 E. 128th	G. Fennell & Co.	290
Rosetti, Mrs. S. A.	254 W. 21st	C. W. Bolles.	120
Rogers, R. W.	272 E. 10th	Epstein & K.	118
Rosenfeld, J., Jr.	209 E. 116th	R. M. Walters. Piano.	325
Schirmer, A.	127 Hester	Martha Urlitzki.	850
Seligman, A.	16 West	Epstein & K.	208
Smith, Anstruss.	329 Pleasant av	F. G. Smith. Piano.	150
Solomon, J.	1972 3d av	Epstein & K.	105
Stockdale, Hellen M.	313 E. 72d	F. G. Smith. Piano.	300
Schmitt, H.	347 6th	G. Fennell & Co.	157
Schmitt, W.	490 2d av	M. H. Murphy.	900
Spiller, Sadie.	255 W. 21th	L. Baumann.	453
Sinclair, Mary J.	39 W. 126th	J. J. Nathans.	750
Vail, W., Mrs.	531 E. 117th	Coogan Bros.	140
Vallau, C.	Boulevard, bet 74th and 75th sts	Thoesen & Uhl.	109
Voorhees, Lydia R.	510 W. 42d	A. H. Kerneiser.	816
Whelan, T. F.	1025 3d av	Jordan & M.	150
Wilson, Josephine A.	313 E. 119th	G. Fennell & Co.	189
Wright, R. B.	768 N. 3d av	G. Fennell & Co.	103
Young, Mary.	21 W. 81st	Sarah A. Sanchez.	600

MISCELLANEOUS.

Abrahams, I. B. & L.	15 and 17 Crosby	A. Lissner. Presses, Dies, &c.	465
Atwood, T. S.	12 Pitt	Manning & Squier (H. E. Bowns, by assign.). Engine, Boiler, Machinery, &c.	551
Baumann, J. and Catharine.	413 8th av	F. S. Belton. Ice Cream Saloon.	500
Baese, C.	2336 4th av	W. Horn. Butcher Fixtures.	200
Bar, J.	64th st and 1st av	Betsey Baer. Horses, Wagons, &c.	500
Barrett, F. St. J.	480 8th av	E. H. Kennedy (M. C. Belknap, by assign.). Drug Fixtures.	(R) 250
Beck, M. E., and H. Weiss.	199 Av C	L. Weber. Button-hole Machines.	100
Berger, J.	90 Vesey	Ritter. Butcher Fixtures.	25

Boley, A.	211 E. 85th	P. Kaiser. Horse, Wagon, &c.	(R) 480
Broseman, E.	90 White	Katie Faulkner. Machine Shop.	500
Brucato, J.	439 3d av	P. Casano. Cigar and Barber Fixtures.	1,000
Banta, P.	659 6th av	Margaret Stone. Bakery.	271
Beatty & Forst.	44 West Broadway	C. F. Beatty. Lithographic Presses, Fixts, &c. (R)	4,600
Benedict, M. City	H. H. Moye. Horse, Milk Wagon, &c.	(R)	300
Bernius, G.	735 11th av	A. Hegers. Barber Fixtures.	150
Bernius, G.	409 W. 39th	A. Hegers. Barber Fixtures.	150
Bouchardin, J.	47 South 5th av	M. Namis. Cigar Fixtures.	350
Brady & Schnell.	7 and 9 Canal	E. H. Huber. Plumbing Shop.	341
Braun, W. and Margaret.	78 9th av	H. Harrison. Barber Fixtures.	800
Convert & Strasser.	1655 3d av	A. Miltz. Drug Fixtures.	300
Caughlin & Berry.	59 Cortlandt	J. R. Davenport. Press. (R)	500
Coyle, P.	343 E. 53d	J. Cunningham, Son & Co. Horse.	404
Cranston, H.	Broadway and Waverly pl	E. K. Jay et al. New York Hotel Furniture, Fixtures, &c. secures rent	
Climm, A. and Louise.	209 Greene	O. E. A. Wiessner. Presses, Blocks, &c.	525
Dancker, C.	68 Beaver	J. H. Moody. Office Furniture, &c.	150
de Peret, G.	215 7th av	E. Huerstel. Horse, &c.	105
Downs, Julia A.	103d st and Broadway	W. H. Meeks. Boulevard Hotel Furniture, &c.	750
Di Giovanni, S.	333 3d av	C. Moncada. Barber Fixtures. (Feb. 5, 1883.)	350
Doane, Rebecca M. and Bertha.	Cornwall, N. Y.	C. Coleman. Furniture, Fixts, &c. (R)	102
Faure, J. P.	41 and 45 South 5th st, Brooklyn	Eleanor Scott. Machinery, Fixtures, &c. (June 1, 1882.)	12,500
Faure, J. P.	41 and 45 South 5th st, Brooklyn	Eleanor Scott. Machinery, Fixtures, &c. (May 18, 1883.)	2,500
Fink, C.	649 Broadway	S. Littman. Barber Fixtures.	85
Facnsworth, H. E.	133 Nassau	Eugene Kelly. Office Furniture, &c. (R)	200
Fitch, C. W.	Cortlandt st, w of Broadway	Archer M'fg Co. Barber Fixtures.	44
Flynn, T. E.	393 1st av	Hannah Flynn. Machinery, Tools, &c.	1,200
Faggella, N.	240 Spring	Archer M'fg Co. Barber Fixtures.	48
Garson, A.	225 E. 24th	J. B. Durr. Horses. Gildersleeve, D. H. 45 to 51 Rce.	4,000
Hoffnung, S.	3 1/2 Division	J. Morgenbesser. Button-hole Machine.	2,750
Hami ton, S. M. and Mary L.	929 5th av, 107 E. 63d st, and Rye, N. Y.	E. Rothschild. Furniture, Horses, Carriages, &c.	100
Harrington, M.	80 Mulberry	J. McNamara. Horses, Trucks, &c.	7,500
Hoad, E. H., and J. J. H. Esquiroi.	398 Madison	C. Potter, Jr., & Co. Lithographic Press. (R)	1,000
Heller, H.	1438 3d av	H. Diedel. Drug Fixt.	2,000
Henke, H.	73 E. Houston	J. H. & R. Uffelmann. Grocery.	1,000
Henke, H.	73 E. Houston	J. H. & R. Uffelmann. Grocery.	616
Hupfeld, Adelaide.	135 E. Houston	Adellreid Berghaus (A. Gratz, by assign. Drug Store. (R)	766
Irvine & Smith.	355 E. 93d	H. W. Fuller. Horses, Trucks, Tools, &c.	1,300
Jenks, S. A., & Co.	156 South	Beard & Kimp-land. Engine, Pile Driver, Tools, &c.	1,000
Jung, Karoline.	225 Av B	F. Baumann. Butcher Fixtures.	6,403
Kahn, D. L.	102 E. 90th	Yette Kahn. Horses, Trucks, Feed Store, &c.	200
Kleb, G.	131 Thompson	P. Kleb. Presses, Lathe, &c.	1,800
Leonardi, A.	160 Court st, Brooklyn	Archer M'fg Co. Barber Fixtures.	100
Maguire, Hanora.	7 Oak	Lang & Robinson. Safe. (R)	60
Martine, W. McK.	194 Broadway	B. M. Cowperthwait & Co. Office Furniture.	25
Marx, J.	247 E. 45th	B. Baecht. Horses, Truck, &c.	124
Mittag, F. O.	71 William	G. W. Du Bois. Printing Fixtures.	200
Mayo, J. B.	32 Park pl	W. R. Romaine. Law Books, Furniture, &c.	212
McNeil, W. J.	Reed. Horse, Milk Wagon, &c.	(R)	100
McCutcheon, R. H.	3d av and 143d st	W. Hollweg. Grocery Fixtures, Furniture, Lease, &c.	372
Mosher & Morgan.	104 E. 125th	Hall's Safe & Lock Co. Safe.	2,000
National Printers' Warehouse Co. of New York.	18 Vesey	M. W. Robinson, trustee. Presses, Type, &c.	57
Osborne, T.	91st and 92d sts and East River	C. S. Gilson. Stone Yard Fixtures, &c.	1,100
Patton, A. S.	37 Park row	J. Pyle. The Baptist Weekly, Type, Fixtures, &c. (R)	25,000
Paris, Marie.	620 8th av	Lang, Robinson & Co. Bakery.	4,370
Phillips, R. T.	71 Broadway	Coogan Bros. Office Furniture.	480
Schaefer, J.	9th av and 41st st	J. Bezold. Horse, Truck, &c.	151
Stiefs, H.	23 Spring	Elizabetha Meltzer. Bar. (R)	60
Stodder, S.	90 Ann	R. Hoe & Co. Presses. (R)	1,250
Stringer, H., & Co.	75 Fulton	J. Waters' Sons. Jewelry Fixtures, &c. (R)	244
Schiff, M.	306 Grand	S. Bier. Knitting Machines, &c. (R)	901
Stetnisch, E., and H. Barndalin.	203 E. 88th	E. Blumberg. Store Fixtures.	500
Sturken, G. F.	2170 3d av	Dorothea W. Muller. Confectionery Fixtures.	140
Tyler, H. C. City	R. Jones. Milk Wagon.	(R)	1,600
Thams, H.	1873 2d av	Crandell & Godley. Ice Cream Saloon.	238
The Boat and Vessel Owners, Dry Dock and Wrecking Co. (limited).	The Stearns Mfg. Co. Boat Deluge.	(R)	120
Vogel, F., & Co.	57 Ann	Caroline Laple. Machines, Saws, &c. (R)	2,300
Wolf, A.	222 E. 55th	G. Winter Brewing Co. Bottling Fixtures.	250

BILLS OF SALE.

Benedict, T. H., Jr.	122 9th av and 182 Thompson st	M. F. Tompkins. Grocery Fixtures, Horse, Wagon, &c.	1,130
Benderscheid & Mangelmann.	253 W. 27th	H. Kertscher. Machinery, Tools, &c.	1,400
Bishop, G. W. City	S. Mehrbach. Horses, Carriages, &c.	(R)	3,371
Coleman, W. E.	152 Chambers	A. M. Powell. Machinery, Tools, Stock, &c. 1/2 part.	11,000
Delancey, M.	40 11th av	E. Holton. Bar.	500
Delaney, W.	113 Christopher	P. Fagan. Bar.	400
Fredricks, C.	31 Jane st and 137 7th av	Mario Fredricks. Butcher Fixtures, &c.	1,853
Gale & Spader.	18 W. 23d	J. V. Spader. Scenery, Lease, &c.	9,130
Gallagher, E. J.	515 and 517 11th av	W. H. E. Jay. Frame Buildings, Horses, Wagons, &c.	1
Grodginsky, H.	60 E. Houston	D. Grodgin-sky. Cigar Fixtures.	90
Hillery, B. F.	656 Washington	Ellen M. White. Manufacturers of Butchers Fixtures.	1,100
Howe, J. C.	238 7th av	P. A. Conway. Bot-tling Fixtures.	550
Jay, W. H. E.	515 and 517 11th av	Annie Gallagher. Frame Buildings, Horses, Wagons, &c.	1
Keeley, J. T.	381 Canal	T. Radley. Bar.	1,800
Lindsay, W. H.	28 Rivington	C. Schang. Bar.	1,500
Lyon, D.	350 W. 29th	Anna Lyon. Fura.	3,500
Mager, G. H.	36 Bleecker	Maria Gonglemann. Artificial Human Eye Fixtures, &c. (Nov. 19, 1881.)	1,600
McManus, T. City	J. Hodnett. Barge Leo.	(R)	1,000
Mulhaus, P., and M. Delancey.	40 11th av	E. Holton. Bar.	1
Mutz, J.	45 Ann	J. Paeter. Polishing Works, &c.	700
Reinach, B. City	L. B. Hein. Bar.	(R)	300
Reitinger, Caroline.	46 Broome	F. Faist. Barber Fixtures.	75
Thurston, S. H. T. A.	Wilmurt. Painting.	(R)	500
Waldeck, Eva.	334 Henry	G. W. Reiser. Butcher Fixtures.	175
Williams, T.	1536 2d av	H. Gerhard. Gro-cery.	200
N. Y. ASSIGNMENTS CHATTEL MORTGAGES.			
Brainerd, E., to The Brainerd Quarry Co.	(Mortgage given by T. Tate, Nov. 27, 1882.)	(R)	1
Hays, J., to N. Burner.	(J. M. Burner, Sept. 30, 1882.)	(R)	289
Manning & Squier to H. E. Bowns.	(T. S. At-wood, Feb. 6, 1883.)	(R)	1
Schopper, H. B., to W. Wollins.	(H. Schopper and G. Kuhner, Feb. 5, 1883.)	(R)	1
Smith, P., to Helen C. Hastings.	(T. F. Treacy, Jan. 9, 1883.)	(R)	8,925
AGREEMENTS.			
Cole, G. B., with S. M. and Mary L. Hamilton,	in regard to Chattel Mort. to Edw. Ro-hschild.	(R)	
Leonard, Elizabeth,	192 Bleecker, with J. Clavel.	Agreement as to lease and sale of furniture.	(R)
KINGS COUNTY.			
SALOON FIXTURES.			
Des Marets, Emile.	7th st	M. E. Kennedy. Pool Table.	\$90
Endris, J.	260 Court st	S. Steffan. Oyster Saloon.	700
Endri, J.	260 Court st	J. Roehsler. Oyster Saloon.	(R) 500
Graper, H. D.	N w cor Union av and South 2d st	H. C. Fortmeyer.	900
Heinrich, C.	32 Grand st	S. Liebmann's Sons.	200
Heffernan, T.	440 Smith st	H. Koehler & Co.	400
Kemlein, F.	81 Leonard st	S. Hoh.	200
Klette, Geo.	718 Flushing av	S. Ochs & Leh-ner.	135
Linck, H.	60 Boerum st	E. Meltzer.	100
Lamb, J.	109 and 109 1/2 Franklin st	S. D. Clark.	400
Leahy, Lucy A.	502 Bedford av	J. N. Crus-sins.	600
Michel, C.	Coney Island	C. Biedenfeld.	600
Pfeffer, Edwin.	29 Ewen st	Ochs & Lehnert.	100
Stevens, Andrew.	17 Willoughby av	T. C. Lyman & Co.	400
Wainwright, W.	203 Front st	W. Vincent. (R)	1,000
Weiler, H.	423 Graham av	J. Huss.	250
HOUSEHOLD FURNITURE.			
Beck, F. S.	331 Tompkins av	F. G. Smith. Piano.	154
Beckwith, Emma.	829 Union st	F. G. Smith. Piano.	417
Coote			

Table of real estate listings including names like Darling, T. J., Doscher, John H., and Carl R. Kicherer, with addresses and prices.

BILLS OF SALE.

Table of bills of sale including names like Mathias, H., Mariam, John H., and Pabst, Maud, with descriptions and prices.

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 in New York City, listing names like Aron, Wolf, Alexander, James, and prices.

Table of real estate listings in the middle column, including names like Butler, Henry V., Jr., Batchelor, Elizabeth, and prices.

Table of real estate listings in the right column, including names like Flock, Rosy, Ganz, Samuel, and prices.

Table listing names and amounts for the first column, including entries like Marx, Max—F. A. Witham, Mangone, Filippo—Vincenzo Savarese, etc.

Table listing names and amounts for the second column, including entries like Strauss, Henry—H. Selling & Co., Shepherd, Charles C.—Henry Herrmann, etc.

Table listing names and amounts for the third column under the heading 'KINGS COUNTY', including entries like Auffinger, Anna M.—W. H. Johnson, Algie, David—E. George, etc.

SATISFIED JUDGMENTS.

NEW YORK

January 26 to February 8—inclusive.

Table listing names and amounts for the fourth column, including entries like BIRD, Maria T.—Ed. Loudon, Bischoff, Max—Andrew Lester, etc.

Table listing names and amounts, including Bertschy, Jacob-National Shoe & Leather Bank, Brown, James R.-Edgar Hyatt, Blair, Wm. S.-John Steingester, etc.

Table listing names and amounts, including Mayor, &c., N. Y.-H. S. Fearing, Same-M. Sorenson, Same-H. S. Mott, Same-Sam. Schiffer, etc.

Table listing names and amounts, including Wagner, Louisa C.-G. Lippertshausen, Same-same, Woehr, John, Jr.-E. W. Scarborough.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including 4 Eighth av. s e cor 57th st., 4 Fourth or Park av., 5 Lewis st., etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including 6 Ralph st., 7 Greene av., 8 Gates av., etc.

KINGS COUNTY.

Table listing names and amounts in Kings County, including Arnold, Benjamin G. and Frances B., Archer, George E., Burr, Smith, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including 4 One Hundred and Third st., 4 Jacob st., 5 One Hundred and Thirty-fifth st., etc.

KINGS COUNTY.

Table listing satisfied mechanics' liens in Kings County, including Greene av., n s, 400 w Reid av., Prospect pl., etc.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

East Houston st, No. 372, five-story brick workshop and store, 20.2x47.5, tin roof; cost, \$7,500; owners, Ignatz Meirowitz and Sam'l Altman, 374 and 372 East Houston st; architect, F. W. Klemt; builder, John Lochmann. Plan 75.

Forsyth st, No. 105, one five-story brick tenement, 25x54, tin roof; cost \$11,000; owner, Salomon Jacobs, 195 East Broadway; architect, Wm. Graul. Plan 81.

Pitt st, No. 10, one five-story brick tenement, 25.6 x 82, tin roof; cost, \$15,500; owner, Anna M. Dotzauer, 134 2d st; architect, F. W. Klemt. Plan 84.

Pearl at, No. 518, one four-story brick tenement and store, 18.6x62, metal roof; cost, \$10,000; owner, John V. Halk, on premises; architect, Bart. Walther. Plan 90.

BETWEEN 14TH AND 59TH STS.

18th st, Nos 12 and 14 W., eight-story brick flat, 53x82, terra cotta and asphalt roof; cost, \$110,000; owner, The Randolph Co., Latham G. Reed, president, 62 Wall st; architect, T. M. Clark; builders, David H. King and H. Edgar Hartwell & Co. Plan 68.

35th st, No. 258 W., five-story brick tenement and store, 25x82, tin roof; cost, \$14,000; owner, Lawrence Curnen, 260 West 39th st; architect, Jos. M. Dunn. Plan 72.

40th st, Nos. 332 and 334 E., two five-story brick and brown stone tenements, 25x78, tin roof; total cost, \$35,000; owners and masons, Joseph and Robert Gordon, 2d av, s w cor 39th st; architect, A. Wagner; carpenter, R. Ellis. Plan 85.

40th st, Nos. 542 and 544 W., one five-story brick factory, 50x40, tin roof; cost, \$7,000; owners, Ferguson Bros., on premises; architect, L. H. Broome. Plan 91.

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

4th av, e s, 44 n 124th st, four-story brick tenement and store, 19x50, tin roof; cost, \$8,000; owner, Nora Dolan, 124th st and 4th av; architect, Andrew Spence. Plan 73.

92d st, n s, 200 e 2d av, one-story brick work shop, 20x30, gravel roof; cost, \$400; lessee, John Montgomery, 335 East 92d st; builder, Henry Chenoweth. Plan 70.

104th st, n s, 180 w 4th av, five-story brown stone front tenement, 25x85, tin roof; cost, \$13,000; owner, Philip Hausman, 522 West 49th st; architect, M. Louis Ungrich; builder, not selected. Plan 77.

92d st, No. 209 E., one five-story brick tenement, 25x78, tin roof; cost, \$11,500; owner, Charles Rieger, 1645 3d av; architect, Charles Kinkel. Plan 83.

92d st, n e, 125 e 3d av, one four-story brick building, 5x63, and extension 34.7 for boiler and engine house, tin roof; cost, \$20,000; owner, Jacob Ruppert; architects, A. Pfund & Son. Plan 89.

106th st, n s, and 107th st, s s, 45 w of Av A, and 60 from sts, two one-story frame diamond stone sawing machine, 10x37, gravel roofs; cost, \$100; owner, Robinson Gill, 65th st, near 1st av. Plan 79.

106th st, n s, 80 w Av A, also 107th st, s s, 80 w Av A, two one-story frame buildings for rubbing stones, 21x29, gravel roofs; cost, each, \$300; owner, Robinson Gill, 65th st, near 1st av. Plan 80.

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

92d st, s s, 100 e 9th av, one five-story brick with first story brown stone flat, tin roof, iron cornice; cost, \$20,000; owner, architect and builder, John D. Crimmins, 1037 3d av. Plan 82.

23D AND 24TH WARDS.

Robbins av, w s, 145 s 149th st, one-story frame dwelling, 22x36, gravel roof; cost, \$900; owner and builder, Wm. McEntyre, 531 Robbins av. Plan 69.

Riverdale av, n s, 75 w Ackerman st, one-story frame work shop, 16x30, tin roof; cost, \$400; owner, Isaac M. Dyckman, Kingsbridge; builder, S. L. Berian. Plan 74.

144th st, s s, 165 e North 3d av, one three-story frame tenement, 25x50, tin roof; cost, \$4,500; owner, Magdalena Hoffmann, 607 East 143d st; architect, A. Arextander. Plan 88.

158th st, n s, 150 e Courtland av, two three-story frame dwellings, one 28x54 and one 2x40, tin roofs; cost, \$7,000 and \$3,800; owner, Charles Anstatt, 1518 6th av; architect, Adolph Pfeiffer; builders, Chas. Haffen and Geo. Mand. Plan 76.

154th st, n s, 350 w Courtland av, one-story frame work shop, 15x20, tin roof; cost, \$50; lessee and builder, E. Stichter, 521 East 154th st. Plan 71.

North 3d av, No. 620, near 151st st, one four-story and sub-cellar store and tenement, 30x68; cost, \$9,600; owner, W. Frederick Weber, 155 Division st, New York; architect, F. Jenth. Plan 86.

Bergen av, No. 609, on rear of lot, two one and two-story brick buildings, comprising smoke house and coal bin, total, 25x14, tin roof; cost, \$400; owner and architect, same as last. Plan 87.

Washington av, w s, 100 n 164th st, two two-story and basement frame dwellings, 14.4x36, tin roof; cost, each, \$1,700; owner, Susan C. Cooper, 233 East 23d st; architects and carpenters, Cooper & Weed; mason, not selected. Plan 78.

KINGS COUNTY.

Plan 65—Conway st, s s, 40 e Broadway, one three-story frame dwelling, 36x40, tin roof; cost, \$2,700; owner, Charles W. Brocher, Conway st, near Broadway; architect, L. Schillinger; builder, J. Pohlmann.

66—Ellery st, Nos. 319, 321 and 323, n s, 125 e Broadway, three three-story frame stores and tenements, 25x55, tin roofs; cost, each, \$4,000; owner, Louis Stutz, Broadway, cor Ellery st; architect, Th. Engelhardt; builders, J. Armendinger and Peter Kunzweiler.

67—Carroll st, n s, 300 w Columbia st, one three-story brick tenement, 25x45, tin roof, wooden cornice; cost, \$5,000; owner, John F. Peppard, 126 Hoyt st; architect, T. E. Lockwood; builders, J. J. Gallagher and J. J. Geraghty.

68—15th st, s s, 125 e 11th av, one three-story frame tenement, 30x36, tin roof; cost, \$1,200; owner, P. B. Backin, 556 15th st; architect, C. H. Byrnes; builders, J. Dolan and F. A. Norris.

69—De Kalb av, n s, 100 e Myrtle av, one two-story frame store and dwelling, 20x40, tin roof; cost, \$1,300; owner, architect and builder, Wm. Mark, 30 Stockton st.

70—Buffalo av, e s, 90 s Herkimer st, four two-story frame dwellings, 15x30, tin roofs; cost, each, \$2,000; owners and builders, Dunkley & Brockway, 662 Butler st; a chitect, A. Fowler, Jr.

71—Wallabout st, n s, abt 100 w Lee av, one three-story frame factory, 32.6x66.3, gravel roof; cost, \$2,000; owner and carpenter, R. B. Ferguson, 250 Hewes st; architect, E. F. Gaylor; masons, W. & Thos. Lamb, Jr.

72—Marcy av, e s, 276 s Ellery st, six three-story frame tenements, 25x50, tin roof; cost, each, \$3,700; owner, architect and builder, Henry Loeffler, 189 1/2 Stockton st.

73—Eckford st, e s, 95 s Norman av, five three-story frame tenements, 15x49, gravel roofs; total cost, \$15,000; owner, architect and carpenter, Samuel Self, 142 Manhattan av; mason, J. Hafferd.

74—North 16th st, s s, 50 e 1st st, one one-story frame blacksmith shop, 13x18, gravel roof; cost, \$75; owner and architect, S. Whitman, Astoria, L. I.; builder, H. S. Brush.

75—Douglass st, s s, 150 w Howard av, one two-story frame dwelling, 18x24, gravel roof; cost, \$700; owner, Ellen Rodgers, 2120 Douglass st; architect and builder, Ch. Thompson.

76—Maujer st, Nos. 79, 81 and 83, n s, 120 w Leonard st, three three-story frame tenements, 26.8x56, tin roofs; cost, each, \$4,500; owner, Robert Kluth, 400 Grand st; architect, A. Herbert; builders, U. Maurer and L. Kreuder.

77—Oakland av, n w cor India st, one four-story frame store and tenement, 25x80, tin roof; cost, \$5,800; owners, O'Keefe & Doyle, North 6th st, cor 5th st; architect, A. Herbert; builder, not selected.

78—Wolcott st, No. 36, e s, 150 s Richard st, one three-story frame tenement, 25x50, tin roof; cost, \$4,500; owner, John Hickey; architect and builder, C. M. Detlefsen.

79—Lafayette av, Nos. 942 and 944, s s, 180 w Stuyvesant av, one four-story brick stable, 40x200, tin roof; cost, \$1,200; owner, Henry Hamilton, 286 4th st; architect, A. Herbert; mason, P. J. Carlin; carpenter, not selected.

80—Evergreen av, s e cor Elm st, rear, one one-story frame stable, 12x15, tin roof; cost, \$150; owner and architect, Wm. Welch, on premises; builder, P. Scheu.

81—Bushwick av, s e cor Adams st, one three-story brick store and tenement, 25x55, tin roof, wooden cornice; cost, \$10,000; owner, Leonard Eppig, Central av; architect, Frank Holmberg; builder, not selected.

82—Lafayette av, n s, 100 w Lewis av, six two-and-one-half-story and basement brown stone dwellings, 18.9x40, tin roof, wooden cornice; cost, each, \$4,500; owner, architect and builder, P. F. O'Brien, 148 Lee av.

83—Central av, No. 92, w s, 25 s Jefferson st, one three-story frame store and tenement, 25x55, tin roof; cost, \$4,500; owner, Henry Eppig, Central av; architect, Frank Holmberg; builder, not selected.

84—4th st, s e cor Lorimer st, four three-story stores and tenements, one 18x60 and three 19x48 and 4x32; total cost, \$8,000; owners, Randall, Miller & Henderson; architects and builders, Randall & Miller.

85—Messerole st, n s, 125 w Lorimer st, one three-story frame tenement, 25x55, tin roof; cost, \$4,300; owner Edward Kanets, Bushwick av and North 2d st; architect, John Platte; builders, J. Sachs and D. Kreuder.

86—Decatur st, s s, 275 w Patchen av, one two-story brick dwelling, 22x40, tin roof, wooden cornice; cost, \$3,000; owner, William Vather, 378 Decatur st; architect, Isaac D. Reynolds; builder, J. J. Quinn.

87—St. Andrews pl, e s, 275 s Herkimer st, three two-story and basement brick dwellings, 20 x40, tin roof, wooden cornice; cost, \$2,500 each; owner, E. Nichol, 33 Troy av; architect, W. Williamson; builder, A. Nichol.

88—Bogart st, e s, 100 n Flushing av, three two-story frame dwellings, 22x48, tin roof; total cost, \$5,000; owner, Edward Barnett, Flushing av; architect, John B. Harned; builder, J. Monzani.

89—Marion st, s s, 250 w Saratoga av, one three-story frame tenement, 20x45, tin roof; cost, \$2,700; owner, Charles Rothaug, 197 Sumpter st; builder, Jacob Pirrung.

90—Bergen st, n s, 100 w Franklin av, one four-story brick ice house, 71x41, tin roof, brick cornice; cost, \$18,000; owner, Budwiser Brewing Co. (limited), cor Franklin av and Dean st; architect, John Platte; builder, Jacob Rauth.

91—Grand av, s e cor Willoughby av, two four-story brown stone flats, 20x53, felt and gravel

roof, wooden cornice; cost, \$6,000 each; owner, Geo. W. Brown, 728 Fulton st; builder, L. E. Brown.

92—Fulton st, No. 432, s s, 200.1 e Gallatin pl, one five-story iron and brick store, 21.6 and 20.6x 90, tin roof, iron cornice; cost, \$14,000; owners, Wechsler & Abraham, 287 Fulton st; architect, G. L. Morse.

93—5th av, No. 626, w s, 50 n 18th st, one two-story brick store and dwelling, 25x50, tin roof, wooden cornice; cost, \$4,000; owner, Abraham Simon, 624 5th av; architect, F. Ryan; builder, J. R. Anderson.

94—Greene av, s s, 205 e Patchen av, four two-story and basement Connecticut brown stone dwellings, 20x45, tin roof, wooden cornice; cost, each, \$5,000; owner and builder, Patrick Mul-lady; architects, Parfitt Bros.

95—Conway st, s s, 100 w Bushwick av, one one-story frame and glass greenhouse, 50x12; cost, \$150; owner, &c., F. Iffinger, Bushwick av, cor Conway st.

96—Broadway, s e cor Locust st, one four-story frame store and tenement, 25x60, tin roof; cost, \$7,500; owner, Frank Nuss, 7 Seigel st; architect, Th. Engelhardt; builders, Jno. Auer and M. Metzen.

97—Marcy av, n e cor Floyd st, two three-story frame stores and tenements, 25x56, tin roofs; total cost, \$10,000; owner, H. Ruckelshausen, 36 Tompkins av; architect, Th. Engelhardt; builders, J. Fuchs and H. Eich & Co.

98—Saratoga av, w s, 167 s Herkimer st, two two-story frame dwellings, 20x40, tin roofs; cost, each, abt \$3,000; owner, Wilhelm Almad, 2130 Atlantic av; architect, Chas. E. Habberd; builders, A. Sutterline and W. Nitz.

99—Fulton st, Nos. 422-430, s s, 100 e Gallatin pl, and rear of No. 13 Gallatin pl, e s, 113.6 s Fulton st, one five-story iron and brick dry-goods store; Fulton st front 100.1, rear 101.5x187; Gallatin pl front 21x56; tin roof, brick and iron cornice; cost, \$158,000; owners, Wechsler & Abraham, 287 Fulton st; architect, G. L. Morse.

ALTERATIONS NEW YORK CITY.

Plan 111—Tompkins st, No. 52, repair damage caused by falling wall of adjoining building; cost, \$1,100; owner, estate Chas. A. Coe, Henry E. Coe, exr., 4 East 46th st; builder, Henry Wallace.

112—Church st, Nos. 163, 170, 172 and 174, three buildings to be connected, raise one story, put in freight and passenger elevators, cut doorways in walls and other internal alterations; cost, \$50,000; owner, estate Wm. Watson, by F. A. Watson, exr., 19 Park pl; architect, T. M. Clark; mason, Wm. G. Slade; carpenter, not selected.

113—36th st, No. 407 W., interior alterations, also front changed; cost, \$400; owner, Frances Cook, on premises; architect, H. V. Ungelter; builder, not selected.

114—Robbins av, No. 531, raise building and build basement under; cost, \$250; owner and builder, Wm. McEntyre, on premises.

115—123d st, No. 229 E., raise one story; cost, \$800; owner, John G. Folsom, 99 Huron st, Brooklyn; architects, Berger & Baylies; builder, Joseph Schaeffer.

116—Barrow st, No. 24, repair damage by fire; cost, \$350; owner, estate S. Valentine, lessee, Jas. R. Brown, on premises; builder, J. K. Fairbanks.

117—Morris av, No. 634, near 152d st, two-story frame extension, 9x15; cost, \$200; owner, Matthew Voute, on premises; builders, Frank Stey and John Moran.

118—Stone st, Nos. 16, 18 and 20, and Nos. 33 and 35 Bridge st, raise two stories and a four-story brick extension, 40.10x74.6, gravel roof; cost, \$30,000; owner, John S. Davidson, 246 West 45th st; architect, Emlen T. Littell.

119—5th av, No. 574, front altered, also interior alterations, first story fitted up for business purposes; cost, \$7,000; owner, Geo. Kemp, 720 5th av; architects and builders, Chas. Graham & Sons.

120—6th av, e s, 25 s 124th st, raise two stories; cost, \$4,500; owner, John R. Kelly, s e cor 6th av and 124th st; architect, M. Louis Ungrich; builder, not selected.

121—Stone st, No. 35, and No. 33 South William st, new flooring and stairs and general repairs; cost, \$1,500; owner, Aug. Schaud, 314 East 58th st; architect, Jos. Esterbrook, Jr.

122—Coenties slip, Nos. 3 and 5, new floors and stairs and general repairs; cost, \$1,500; owner and architect, same as last.

123—Av A, s e cor 75th st, window on 75th st; cost, \$50; lessees, Frey Bros., on premises; architect, J. Boekel; builder, A. Klein.

124—Houston st, n e cor Elizabeth st, one-story brick extension, 33.10 and 37x23.1, tin roof; cost, \$4,500; owner, Benjamin Reinheimer, 118 1st st; architect, Chas. Rentz, Jr.

125—Water st, Nos. 643 and 645, put in steam boiler; cost, \$—; lessee, Henry L. Hobart, 100 Wall st; superintendent, M. L. Senderling; builders, journeymen.

126—1st av, No. 1152, n e cor 63d st, one-story brick extension, 21.3x25, tin roof; cost, \$1,500; owner, Chris. Schultz, 119 Mott st; builder, J. Jordan.

127—Duane st, No. 59, repair damage by fire; cost, \$1,500; owner, Mrs. C. M. Stewart, per Henry Hilton, 4th av and 9th st; architect, E. D. Harris; builder, J. D. Miner.

128—1st av, s e cor 124th st, basement front and interior altered for store; cost, \$2,500; owner, Matthew B. Brennan, 2287 1st av; architect, L. L. Parsons; builder, W. Chandler.

Table listing real estate transactions in Essex County, including property addresses, names of parties, and values. Examples include Warren st, No. 17, first floor, basement and sub-cellar; William st, No. 105; 5th st, No. 740; Little 12th st, No. 30; 14th st, No. 30 W; 31st st, No. 314 W; 40th st, n s, 200 w 11th av; 40th st, n s, 375 e 11th av; 40th st, n s, 350 e 11th av; 40th st, n s, 300 e 11th av; 43d st, No. 15 W; 65th st, No. 45 E; 1st av, n e cor 62d st; 8d av, No. 2383; 4th av, n w cor 125th st; 5th av, No. 574; 6th av, No. 20; 6th av, No. 1382; 6th av, No. 1382; 10th av, No. 519; The Fraser Cottage; Property known as Ranachque; Same property, excepting portion known as Frazer Cottage.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names of parties and values. Examples include Anderson, W H—J R Anderson, 7 tracts in Newark; Anderson, Elizabeth, and ano—same, 7 tracts in Newark; Anderson, W H—same, 7 tracts in Newark; Allen, W L—F Ahrens, Peshine av; Breintnall, J H H, and ano—E R Nuessle, Bank st; Baldwin, J M—M E Marsh, Essex county; Bathdsley, Nelson—J Feredan, 3d st, S Orange; Bathgate, J E—J Swift, 6th av; Bakeman, Saml—M Irwin, Cortlandt st, Belleville; Bondy, Theresa—J W Keogh, Rankin st; Barcherling, Charles—C Baxter, Orchard st; Baxter, Morgan—C Barcherling, Orchard st; Burgess M E—C Richardson, River st; Benson, C C, by exr—J Brown, Summer av; Craughan, Mary—T H McManus, Blo mfield; Carlin, Ann—Max Mueller, Plane st; Cahill, Patrick—F Gossmeiler, W Orange; City of Newark—B Daly, Bond st; Coeyman, J A—A J Coeyman, Belleville av; Conlan, John—J Houston, Montclair; Crigin, John—H Schnellacker, Bank st; Cohen, Joseph—J O'Leary, 11th av; Cooper, Henry—S C Smith, William st, Orange; Doyle, Rose—M J Doyle, Jay st; Doyle, M J—J Doyle, Jay st; Druymond, W H—W Hahn, Frelinghuysen av; Drake, J A C—H G Nadler, Van Buren st; Fireman's Ins Co—J Scheuler, Lebanon av; Fuller, F D—A Riker, Franklin st, Belleville; Garrigan, Margaret—P Woodruff, Wickliffe st; Gifford, H M—A Smith, Lafayette st; Green, E H—F H Wales, Burnet st, E Orange; Green, J H—M R Sedgwick, Glen av, W Orange; Howe, H L—G Stetson, Centre st, Orange; Hensler, Joseph—T W Lord, Littleton av; Hemminger, Caroline—L Pantley, Belleville; Harrison, A B—S Harrison, E Orange; Howe, E J—L G Kempf, Biecker st; Howard, C H—R S Gould, Jr, Broome st; Hubbell, A S—F J Wilson, Roseville av; Johnson, T V—Wm Fairlee, 7th st; Keogh, J W—T Bondy, Rankin st; Locker, E F—J C Meyer, Lafayette st.

Table listing real estate transactions in Essex County, including property addresses, names of parties, and values. Examples include Lecoy, V F—C D Frice, Garden st; Lynch, Michael—M Lynch, Adams st; McCook, J J—H B Hyde, Springfield; Mackin, Sarah—D Osborn, Bremen st; Same—same, Astor st; McEntee, Michael, Jr—E Lamb, Bedford st, S Orange; Molloy, John—N Manger, Walnut st, E Orange; Nannndorff, Oscar—M McGinnis, S Canal st; Oldham, Thomas—H L Gaskell, N 5th st; Ost, Catherine—G Rath, Belmont av; Ougheltree, Alfred—J Henderson, Broad st; Parkhurst, S M—C S Simonson, Caldwell; People's Ins Co—R Coyne, Cherry st, E Orange; Power, W H—H Fenn, Mountain av, Montclair; Richters, J F—P J Heller, Valley R'd, Montclair; Sens, Mary—F Speckmann, Prince st; Sigler, A A—A L Parkhurst, Caldwell; Southerland, Uriah—T J Gray, Sumner av; Shanley, B M—M Shanley, Washington st; Stockton, R F—M J Brawe, Frelinghuysen av; Toler, F J—R C Boice, Elm st; The N J Ins Co—T E G N Bank, Broad st; Titus, G A—G Dover, Grove st, E Orange; Vanderpool, Peter—C H Vanderpool, Sussex av; Vache, M A, by exrs—L Vliet, Quitman st; Ward, E W—E F Wenschoff, Aqueeduct st; Woodruff, Philunan—B Daly, Wickliffe st; White, John—W D Traphagen, South 9th st.

Table listing real estate transactions in Essex County, including property addresses, names of parties, and values. Examples include Anderson, J R—Newark Fire Ins Co, Jefferson st; Buchbaum, Wm—J O Scott, Green st; Carson, H A—W Freeman, Ward st, Orange; Carter, L B—M A Mayer, Clairmont av, Montclair; Coyne, Richard—People's Ins Co, Cherry st, E Orange; Cranford, E F—B W Tucker, South 9th st; Daly, Mary—P J Comerford, Nichols st; De Witt, Wm H—A S Mallett, Forest st, Montclair; Donnelly, Edward—J Evans, Belleville av; Fairchild, R R—W C Garrison, Linden st, Orange; Feredy, John—N Beardsley, 3d st, S Orange; Friedrich, Elizabeth—J Westerfld, Belmont av; Geoffroy, E C—Howard Savings Inst, N 7th st; Giese, Edward—W A Ripley, Kossuth st; Hudner, J W—J W Potter, Burnet st; Harris, P L—G L Stout, Elm st, Montclair; Hesse, C J E—S Doughty, Blum st; Same—H M Lay, Blum st; Houston, David—M B L I Co, Grove st, E Orange; Kunkel, Ernest—J Hauser, Ferry st; Lynch, Matthew—Jane I Anson et al, Adams st; Lynn, Ann—Merchants' Ins Co, Bank st; Madison, Edward—C H Madison, Grovest, Montclair; Same—same, Grove st, Montclair; McGinnis, Michael—O Naundorff, South Canal st; Meisal, Albert—S Hoffmann, Sussex av; Nicoll, J Y—The E B & L Assoc, Ella st, Bloomfield; Nichole, Henry—C M Coe et al, Nevada st; Nuessle, E R—A Dodd et al, Bank st; Parkhurst, A L—F J Wilson, Caldwell; Peer, Jacob—J G Ball, Clinton; Rath, Gottlieb—C Ort, Belmont av; Romaine, M C—J C Dunn, Ward st, Orange; Sedgwick, M R—H B Renwick, Glen av, West Orange; Shenier, Jacob—Firemen's Ins Co, Lebanon av; Stout, G E—J Van Emburgh, 8th av; Straub, Henry—J S Higbie, St Charles st; Shanley, Margaret—B M Shanley, Washington st; Wiley, Joannah—E H Dallett, Halsted st, East Orange.

Table listing real estate transactions in Essex County, including property addresses, names of parties, and values. Examples include Bellars, J P, 56 Elliott st—C Van Houten, organ and piano; Halloway, Edward, 51 Plane st.. G T Gould, piano; McDonald, Henry, 175 Warren st—J McLaren, saloon; Mittlacher, Henry, 41 Lincoln st—E Miller, horse, wagon, &c; Nafe, J S, Bruen st—C Weigand, horse, wagon, &c; Papper, I L, 278 Market st—R B Edwards, fixtures, &c; Platz, Ludwig, Union—J Platz, horses, cows, &c; Simpson, Jane, Park st—B Straus, furniture; Snydam, M L, Clinton—G H Lambert, furniture; Sutphen, J S, 63 Hunterdon st—W H Kirk, furn; Teschke, Robert, Market st—A J Bandman, furn; Van Wyhl, Joseph, 52 Main st—Adam Geyer, saloon; Busch, W C, and J W Wandell—H Kirchner; Hall, D A—J Stanley.

Table listing judgments in Essex County, including names of parties and values. Examples include Busch, W C, and J W Wandell—H Kirchner; Hall, D A—J Stanley.

Hudson County.

CONVEYANCES.

Table listing conveyances in Hudson County, including names of parties and values. Examples include Abell, Rach-l, by trustee—J T Fick, J City; Abell, Thomas, by assignee—J T Fick, J City; Abell, T M—J T Fick, J City; Albert, Stephen—H Dumer, North Bergen; Ayres, C D—A Schafer, Bayonne; Brown, Alice R—Minnie L Brown et al, Union; Same—same, Hoboken; Bryne, Patrick—W B Van Vorst, J City; Budenburder, Louis J—J Dauler, Union; Campbell, Elizabeth—J F Shanahan, J City; Danielson, J A—J E Danielson, North Bergen; Danielson, J E—Mary E Danielson, North Bergen; Foss, William—J H Geayer, Hoboken; Fernchid, William—G Fernchid, J City; Frost, John—W H Axford, trustee, Weehawken; Halsted, Nancy W—Committee of Presoyterian Church Extension in the Presbytery of Newark, K arney; Horn, Garret—J R Halladay, J City; Kirkland, C P, by exr—Mary W Kirkland; Kuenemund, Catharine, admrx of Charles Kuenemund, and August, Charles and Catharine Kuenemund, by sheriff—H H Haukus, Hoboken; Leahy, Bridget—Elizabeth C Reedy, J City; Martin, John—T Luttle, J City; McKay, H W—H Duane, J City; Motley, T N—R E Brown, J City; Ogden, W B, by exr—F Drasel, J City; Paradise, Hannah, extrx of J B Paradise—J W Wakefield, J City.

Table listing real estate transactions in Hudson County, including property addresses, names of parties, and values. Examples include Pattberg, Hilarius—L Pattberg, J City; Pattberg, Lewis and Philip—Catharine Pattberg; Pattberg, Lewis and Hilarius—Philip Pattberg; Sammann, J J—Mary A Gallagher, J City; Schuyler, P C, trustee—Eliza Van Soliner, Harrison; Seuderling, Sophia L C—P McArdle, J City; Small, John—J McWilliams, J City; The Hoboken Land & Improvement Co—The North Hudson County Railway Co, Hoboken; Thomas, J B—F Guilband, North Bergen; Vreeland, Garret, et al, by sheriff—Moses B Maclay, trustee, J City; Warner, A B, et al, by sheriff—The Mutual Benefit Life Insurance Co, J City.

MORTGAGES.

Table listing mortgages in Hudson County, including names of parties and values. Examples include Brown, Charlotte A—Louisa Mundell, Union, 3 years; Cappelli, Bartolomeo—J Ardito, Hoboken, 5 years; Childs, Cora—The Phoenix Building and Loan Assoc, installments; Coles, C F and H A—Mary Van Nostrand, 2 yrs.; Delaney, Hannah E, and Mary A, Marcella and John Dixon, heirs of Margaret Eveland, and Daniel and Margaret Dixon, both dec'd—H Garvin, 5 years; Fick, J T—T Abell, 3 years; Same—T M Abell, 3 years; Dugan, Hugh—H W McKay, 3 years; Foster Ann—The People's Building and Loan Association, Harrison, installs; Hape, Richard—J Hape, 2 years; Harrison, C S—A T McGill, Jr, Hoboken, 1 year; Heitsusen, Frederick—P F Piquet, 5 years; Hogan, Amanda J—D F Reed et al, Hoboken, 3 years; Knittel, Clara—F W Steirowitz, 2 years; Lewis, Emma—The Provident Institution for Savings in J City, 1 year; Nist, Jacob—The Greenville Building and Loan Assc, 10 years; Offerman, Katharine, and Josephine Kleann—The Hoboken Bank for Savings, Hoboken, 1 year; Pearson, George—The Bergen Mutual Building and Loan Assoc, No 2; Robbins, J R—W Brinkerhoff, 2 years; Robbins, J R—C S endall; Rolfs, Henry—C Glimm, North Bergen, 3 years; Schlaepfer, John—Rosalie Suter, North Bergen, 3 years; Schafer, Andrew—C D Ayres, Bayonne; Seaman, P V—N S Hibler, Bayonne, 5 years; Sisson, Mary E, by exr—Exr of C Sisson, 1 year; Wilson, James—H Stuhr, 1 year.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names of parties and values. Examples include Clemens, Thomas, Bayonne—D Hausen, law library; Cogswell, William, Hoboken—J Cogswell, steam laundry; Cohen, Samuel, Hoboken—Hoos & Schulz, furn; De Mott, E P—G V De Mott, machine shop; Frederick, Julia and John—H Braun, drug store; Goldman, Nathan—L C Wochning, hat factory and frame building; Heath, Joseph, Hoboken—Susan J Lewis, hat store; Klink, J M—H Wackerman, furniture and store fixtures; Krahn, Margaret—E Kniege, billiard and pool table; Rittenhouse, J W—G R Goss, 2 horses; Schneider, Oscar—J H Bearn & Co, saloon and restaurant; Scott, Julia A and Elizabeth A—H H Farrier, piano; Sprencer, D L—J C Carr, furniture; The Boat & Vessel Owners' Dry Dock & Wrecking Co (limited)—The Stearns Manufacturing Co, 2 parts of barge Carrie.

BILLS OF SALE.

Table listing bills of sale in Hudson County, including names of parties and values. Examples include Clemens, Thomas, Bayonne—J Benny, law library; Collier, William—C C Van Houten, locomotive, engine and tender No. 5 at Pennsylvania R R slip; Corbett, J F, West Hoboken—Louisa Ehler, silk and silk machinery; Ehler, Adam, West Hoboken—Elizabeth Ehler, satin and serge; Ehler, Adam, West Hoboken—H Ritter, silk and silk machinery; Flannery, J B—T & H Smith, dredge boat W H Bentley, 2 scows, water boat, &c; Ritter, Henry, West Hoboken—J F Corbett, silk and silk machinery; Young, George—Elizabeth Young, butcher shop, horse, wagon, &c.

JUDGMENTS.

Table listing judgments in Hudson County, including names of parties and values. Examples include Bates, George—J Pearson.

PASSAIC COUNTY.

MORTGAGES.

Table listing mortgages in Passaic County, including names of parties and values. Examples include Ayers, I W—C A Bishop, First av; Bergham, G M—M Ryan, Apple st; Butler, W H—G B Bla vel, Ellison st; Dwyer, John—E J Crouse, Van Saun st; Feder, George—E White, Ellison st; Healey, W F—L Westervelt, Willis st; Jacobus, C D—G G Jeffries, Wayne T'p; Jones, Thomas—J P Doremus, Fear st; Meloney, J W—M H Snow, Acquackanonk T'p; McElhatten, Patrick—G G Van Ripen, exr, Beach st; Phillips, Patrick—Oscar Edsall, Tyler st; Ryan, William—M A Chiswell, Mill st; Schoonmaker, Peter—J Habben, Broadway; Suttle, Matthew—D L Lederer, Broadway; Society for Useful Mfgs—C J Cadmus, Main st; Van Blarcom, Adrian—M Carrick, Passaic; Walton, Sidney—Union Mut B & L Assoc, Kosuth st.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Passaic County, including names of parties and values. Examples include De Grau, Daniel—Katz Bros, saloon; Ellerbrook, C E—J Troy, Jr, drug store; Hazen, M M—J Walder, furniture; Jehli, Ferdinand—Katz Bros, saloon; Kelika, M A—A Frisks, cigar store; Maskery, Henry—A M Decker, furniture; Pat Silk Dying & Finishing Co—C Chaffanjon, dying machinery; Rietsein, F K—J Bell, saloon; Watson, A B—Lockwood & Sons, furniture.