

THE RECORD AND GUIDE.

Published every Saturday.

191 Broadway, N. Y.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

DECEMBER 13, 1884.

The new Real Estate Exchange has had its annual election, and the report of its financial condition and prospects has given very general satisfaction. It has so far been a well and economically managed corporation. Great things are naturally expected of it. In addition to its value to the trade and regulation of the real estate business, it ought to exert an influence over State legislation affecting the interests of realty. We have had too many pretentious reform organizations undertaking to represent the taxpayers; but the interest this Exchange will have in laws affecting property will be a real one. Hereafter there will be a centre for the real estate ownership of the city, and the voice of the taxpayers can be made known authoritatively in Albany and at the City Hall.

Although the stock market continues depressed there is a strong undertone which may show itself in higher prices after the holidays. Our exports are very heavy, averaging some \$2,000,000 per week more than the corresponding weeks of last year. Our imports at the same time show a falling off. The movement of corn and hogs is beginning to affect favorably the incomes of the western roads. The Northwest, which has been running behind last year's receipts for seven months past, has just begun to report gains over last year. The combined reports of the Central and the West Shore show that the receipts are as large as those monopolized formerly by the New York Central, and were rates as high as three years ago would produce enough income to pay 8 per cent. dividends on the Central as well as the interest on the bonds of the West Shore. The crop movement is simply enormous; there was never anything like it. Take wheat and flour for instance, in 1881 from July to December there was shipped to the northwestern markets 36,983,303 bushels. Last year for the same period there was shipped 59,730,766, but this year the sum total of wheat and flour shipped was 77,581,157. The cotton movement has been relatively as large, and as we have now commenced to market the largest corn crop ever grown in the country we may expect railway receipts from this time forth to be in excess of those of last year. With gold importations, large exports, small imports and a heavy business on the western roads there ought to be a better market for securities not far ahead. All the dealers report also a better feeling in the real estate market.

The Chamber of Commerce has memorialized Congress to construct adequate defences for New York harbor. It goes so far as to specify the turrets, guns, torpedoes and submarine mines which are required to make this city reasonably safe against any hostile fleet. It is no secret to any one that New York is at the mercy of any ordinary naval power. We have no navy—not a single gun, nor the means of making one, which would be of the slightest use in beating off a foreign armada. Some people profess to believe in torpedoes, but no torpedo system has yet been employed that has been of any value in protecting harbors. Even if we had a usable system it would require batteries of great guns to defend the shore works from the cannonade of an ordinary fleet, and these are not available. As a nation we are running a fearful and a criminal risk in leaving our seacoast cities in their present defenceless condition. It would take three years to construct the works and batteries that would properly defend New York harbor, while modern wars rarely last more than six months. This is a matter which especially appeals to the real estate interest of this city and Congress should be besieged with memorials from all our exchanges to make the necessary appropriations not only for this but for the other seacoast cities. But Congressmen who represent rural constituencies care very little for our seacoast cities, while the press of the latter would doubtless object to any appropriation for defensive works on the theory that all government work is for fraudulent objects.

Some of our city journals are afraid that the presence of American representatives at the Berlin-Congo international conference will commit this government to a foreign policy, the very opposite of that recommended by George Washington. But would the first President of the United States, were he living now, give the same advice that he did before the opening of the present century?

We were then weak in numbers, wealth and power. What took place in the rest of the world was of small moment to us at that time, but how changed is the situation? We soon will have 60,000,000 of inhabitants, and the products of our soil find a market throughout the world. It is not inevitable that we must intervene in international disputes hereafter. It was an American who practically discovered this Congo land. Why should not we try and profit by the development of its resources?

Should we endorse the Nicaragua treaty and construct a ship canal outside of our own territory it would be accepted as a menace to western Europe, and would result finally in forcing us to build a navy and take a new attitude on all foreign affairs. Washington's foreign policy was wise for his day, but the nation has outgrown the traditions of its infancy and must meet the obligations which its maturity imposes upon it.

The Mortimer Building.

The Mortimer building, at Wall and New streets, is the latest of the big office buildings. It is not very big in area, being 56.11 feet on Wall street and 65.7 on New street. In height there are eight stories altogether, a basement of nearly white limestone, six stories of yellow brick and yellow terra cotta, and a roof story, the openings of which are encased in terra cotta. The roof itself is invisible, and the dormers inappreciable from any point opposite the building. From Broadway, however, it is seen that the central part of the Wall street front is crowned with a steep, dome-like roof.

The ground on each front declines rather rapidly from the corner, and the inequality of level is allowed for in the stone basement, the mouldings at the top of which are continuous and horizontal and which accordingly is lowest at this point. At the lower corner on New street it asserts itself as a division of the building, which is there composed of three distinct parts, as before described. The central division of six stories is also subdivided into three parts, each of two stories, by moulded cornices in terra cotta. These parts are virtually equal in magnitude, although the first story is somewhat taller than any other, and are identical in treatment. The openings are round arches grouped by twos between piers of slight projection stopped by the cornices, and are rigidly aligned over each other, so that each division is a counterpart of either of the others.

The corner is rounded and just after the wall becomes straight on the Broadway front it is slightly projected to make a feature of the central division of this front. The treatment of the openings is the same in this projecting pavilion, if it may be so called, as elsewhere, except in the lower stories. These are occupied by a very large doorway, a round arch, sprung from the top of the basement and occupying, with its spandrils and piers, the whole of the first story in height and about one-third of the front in breadth. The scale and treatment of this feature would identify the building at once as the handiwork of Mr. Post, even if other signs were wanting, as they are not. To the left of this, in the first story, is a square-headed opening, the only exception to the rule of pairs of little arched windows.

This description, perhaps, suggests a monotonous building. If so, the suggestion is not misleading. Six stories of little arched openings, all virtually of the same size, all grouped alike, all shaped alike and all treated alike do not exactly suggest an exuberant and ever-changing fancy. It is true that the building is, in point of fact, a collection of little rooms of the same functional importance and consequently of the same architectural value. That is a condition of the problem which may excuse the architect for feeling as if he should like to give it up as insoluble. A plain statement of the case by means of uniform windows repeated through every story would not be exactly a work of art, but it would be a respectable and prosaic performance. The number and littleness of the necessary openings here seems to have annoyed the architect into thinking that by coupling the stories he could alter the scale of his building so as to make three imposing features instead of six unimposing features. No doubt something like that was feasible, but it could not be done by making the stories all alike and then running a cornice over every other one. That process does not give the front to which it is applied any organization of inter-dependent parts. The triple division, with a corresponding differentiation of the openings, would have relieved the monotony. But the triple division, with the stories left all alike, does nothing to relieve the monotony, and, on the other hand, dwarfs the little stories still further by giving a multiple of a story to scale it by.

The same effect of belittling the stories is produced by the enormous doorway, which would be excessive on almost any commercial building, but is here particularly excessive, with the diminution of the other openings brought about in the first place by the uniformity of treatment, and in the second place by the emphasis given to that uniformity in coupling the stories. In contrast with the apartments to which it gives access, this soaring

and spreading doorway seems to be prepared for the passage of giants who, as soon as they have passed, shrink into dwarfs.

The projection of the front wall over this doorway into a quasi-pavilion suggests that the elevation was studied on paper, without due regard to the conditions of execution. By itself, and as it is seen from opposite the building, this projection is quite meaningless. A view of the roof from Broadway certainly suggests that it covers a part of the structure otherwise distinguished. Unfortunately the projection is quite inappreciable from any point of view from which the roof is visible, and quite unaccountable from any point of view from which the roof is invisible. No doubt the two seemed in the drawings to go very well together, and even to be necessary to each other.

We cannot, therefore, call the Mortimer building successful. Its plainness is in itself commendable in a commercial building, and the decoration with which this plainness is sparingly relieved is neither gross nor minute in scale, and is good in design. For the most part it is effectively placed, although the dormers are so high up and can only be seen at such an angle that it really matters very little how they are designed. It is only the attempt made to relieve the monotony by the divisions of the building that is seriously to be quarrelled with. These attempts are not only unsuccessful in their purpose, but they go far to counteract the impression the building would make, if no architecture had been applied to it, by a straightforward expression of its utilitarian purpose.

The Workingmen and the Corporations.

A pamphlet has made its appearance in Wall street circles which is exciting a good deal of attention, and, if its suggestions are acted upon, far-reaching consequences may result from its publication. The theme is the present extraordinary depression in business, and the remedy suggested is that the federal government should make liberal appropriations to at least partially employ the hundreds of thousands of laborers now out of work. The condition of the country is anomalous. Food and clothing are abundant and were never so cheap. Money is accumulating in immense sums at all the financial centres, yet mills are closing, workshops are being deserted, and the working people who are employed are forced to accept large reductions in their wages. As the wage receiving class are our great consumers their poverty soon makes itself felt in retail trade circles, and the impoverishment of this numerous class reacts upon the wholesale trade, and so every business interest suffers from the non-employment at good wages of the labor of the country.

The contention of the *brochure* we are considering is that direct government intervention would at once create a better state of things. Instead of paying the national debt before it is due the surplus moneys should be devoted to public works of a national character. As a nation we are defenceless. Why not construct proper defences for the exposed cities on our sea coast? Our Chamber of Commerce has already memorialized Congress to make liberal appropriations for guarding the important harbor of New York, which now is at the mercy of any tenth-rate naval power. A Turkish or Chinese flotilla could capture New York without any difficulty. We need a navy also, for we have none. Why not commence the work at once instead of waiting for several years? Then there are rivers and harbors to improve and custom houses and postoffices to build in all parts of the country. These works we must have in any event before many years pass by, then why not undertake them at once on a large scale, thus taking advantage of the extraordinarily low price of labor and material which now prevails? It would be economy to do this instead of waiting until business revives and materials and labor command high prices.

The announcement that government would appropriate all the surplus revenues for the coming year in works of public improvement would, it is argued, revolutionize the present business situation. Capitalists would be inspired with confidence. The money locked up in our banks and private safes would soon find its way into the channels of trade, and would act as a healthful stimulus to all the industries of the country.

But the pamphlet we are considering, while urging that all this should be done primarily for the working people, thinks that the time has come when the latter should refuse to countenance the anti-monopoly demagogues who are trying to cripple the railway system of the country. The legislative enactments designed to reduce the profits of the corporations have forced the latter to discharge tens of thousands of operatives and to cut down the wages of those remaining. Over 495,000 men were employed by the railway corporations in 1883, and over \$195,000,000 was distributed among them that year in the form of wages; but the legislative enactments in the several States and the prostration of business has led to the enforced discharge of tens of thousands of men and the cutting down of wages by some 25 per cent. Hence the enactments passed in the presumed interests of the public have all been deadly blows to the working classes.

It is claimed by those who know that this pamphlet has met the

ready endorsement not only of such labor organizations as have been made aware of its contents, but that the corporations are likely to lend a helping hand to an agitation demanding general appropriations for works of great and urgent public utility. In other words, there is a likelihood of a union between the corporations, leading business men and the working people for mutually advantageous ends. The author of this well-written and timely little work is understood to be Mr. F. C. Hollins, of the well-known banker and brokerage firm of H. B. Hollins & Co.

Opportunities Lost.

No person of taste and observation walking through the streets of New York can fail to regret that the foresight of those who built houses in certain quarters of the city was not equal to the "hindsight" of the present generation. In other words, it is clear that many splendid opportunities were lost for erecting edifices which would not only have been an ornament to the city, but exceedingly profitable to those who owned them. At every point where a number of streets cross one another, one of which is an important thoroughfare, there should have been building or buildings to accommodate a large retail trade. Take, for instance, the neighborhood of the Cooper Union. At this point Broadway, Fourth, Third and Second avenues are within a stone's throw of one another, Eighth and Ninth streets and Lafayette place and two other streets converge at this point. It should naturally have been the site for places of amusement, churches, a public hall and for stores calculated to attract a great retail traffic. A Macy's or a Ridley's started a quarter of a century ago would have done an immense business at this converging point for so many streams of population coming from and setting towards every point of the compass. Our first opera house was located here; but Peter Cooper alone seemed to understand the full advantages of this fine location. The late A. T. Stewart probably erected his great store hoping to attract the custom of the throngs of people who used the streets and avenues in his rear. He was one of the worst judges of real estate, as all his investments proved, while his strenuous and too successful efforts to prevent Broadway from having rapid transit injured the trade of that thoroughfare; but the kind of dry-goods palaces he erected were not calculated to attract an east side population. He should have built his great store on Broadway and Twenty-third street or thereabouts. Even the selection of Fourteenth street and Broadway would have shown more judgment than the site chosen.

It is not too late even now to utilize the region near the Cooper Union. If it could only be rebuilt according to some plan so as to form an *ensemble*, it could be made as attractive architecturally as it would be profitable in a pecuniary way. Who knows but that in time some great land company may get possession of districts such as this we are speaking of and re-create them, as it were, for the benefit of its stockholders, as well as to the advantage of the city. Such land companies there are in France and they have proved highly successful.

There are other sections of the city which ought, and no doubt will in time, be utilized in a large way for business purposes. Take the intersection of Broadway, Sixth avenue and Thirty-fourth street. This is another region where swarms of people come from every direction. It should be the natural headquarter for business houses and places of amusement for the west side. On this square should have been located the new opera house, and an establishment like Stern's or Lord & Taylor's would attract a large business.

The value of lower Broadway for business purposes has only been realized within a few years past. Hence the Produce Exchange, the Standard Oil, the Welles and the Field buildings. It is to be hoped that the fine front between Whitehall and State streets, looking up Broadway, will be the site of a noble building. Doubtless it will be some time before this improvement is made, as the supply of office buildings in this locality is in excess of the present demands.

But it would take too much of our space to particularize all the locations which should have been taken advantage of by capitalists to erect suitable buildings. Fourteenth street, Twenty-third street, Union square, Madison square have been almost re-created within the last ten years, nor is the work by any means finished. Our population is becoming so dense and our retail trade so large that by a process of natural selection the best sites will be picked out for the most profitable if not for the finest buildings. The beginning of the twentieth century will see great changes in the city, the most marked of which will be in the neighborhoods where crowded thoroughfares cross one another.

The Mexican treaty is still inoperative because of the failure of the House of Representatives to provide the necessary machinery for carrying it out. The Spanish treaty securing reciprocity with Cuba and Porto Rico will be vigorously antagonized by powerful interests. The Louisiana sugar growers and the tobacco manufac-

turers will fight it to the death, while it is very doubtful if other manufacturing interests will countenance it. But certainly some means should be taken to open new markets for our manufactured goods. We have surplus stocks which must be worked off, and an ability to produce beyond the consuming powers of our home market. A general reduction of the tariff is out of the question, and our only hope is in commercial treaties, such as we have negotiated with Mexico and are trying to negotiate with Spain.

Our Prophetic Department.

OBSERVER—What is there to be said about the general markets this week? It seems that the immediate outlook is gloomy for prices.

SIR ORACLE—I have believed all along, as my conversations have shown, that there would be a modest bull movement in the stock market during the latter part of November and early in December, to be followed by the depression which nearly always occurs at the close of the year. I thought the buoyancy would last several days longer than it did; but Wall street generally gets ahead of even the wisest forecasts. The advance in prices during November was not helped by the great leaders of the street. Vanderbilt and his following are pronounced bears, while Jay Gould has met such severe losses during the past three years that he acts timidly when there is a chance to raise prices. It is quite notorious that Gould did nothing to put prices up in November. That was the work of Morgan, Osborn, Scott, Soutter and probably Cammack and Woerishoffer, but then they only responded to an outside demand.

OBSERVER—What is the explanation of the low prices which usually precede and sometimes accompany the holidays?

SIR O.—I think I explained this matter last year and the year before. At the close of the year the money required for paying dividends on the first of the following year must be withdrawn from the market, where it is usually lent out on call loans. Then business men like to balance their books and pay their debts, which not only checks trading but withdraws money from speculative ventures in all the Exchanges. Many rich men sell their stocks and put their money in government securities to escape taxation. Then again there is a very large demand for money to pay taxes on realty. These obligations are always met towards the close of the year, and affect the prices of speculative commodities in every section of the Union. These various causes combined generally bring down prices of negotiable securities just before the first of January. I do not look, therefore, for any important rally before the early part of next year. There is only one circumstance that would cause an important rise in the market, if it came about.

OBSERVER—And that is?

SIR O.—The final settlement of the war between the New York Central and the West Shore. This will cause a decided advance in stocks whenever it occurs.

OBSERVER—But you expect some recovery in stock values after the opening of the new year?

SIR O.—I do. Anyone who can get in at the lowest prices this December ought to be able to make a profit in the month of January provided, of course, some new evil factor does not make its appearance in the business of the nation. There will be from \$50,000,000 to \$60,000,000 disbursed during January in the form of dividends and interest. Much of this will seek re-investment, and when there are real buyers in the market Wall street accommodates them by putting prices up. The ordinary investor never gets the advantage of the low figures.

OBSERVER—You believe, then, that there are some hopeful symptoms in the business situation?

SIR O.—Yes, some; but I am not very sanguine about next year, taking the country through. Many stocks are, I think, a purchase for permanent investment. The liquidation has, I hope, almost run its course. Mr. Nimmo, of the Bureau of Statistics, says that our agricultural products, provisions, petroleum, etc., will aggregate \$4,000,000,000 this year. These we shall have to sell either at the home or in the foreign markets. This will give and is giving the railroads a great deal of business. The farmers and planters are eager sellers at any price, as witness the receipts at points of distribution. Although we have a short crop of cotton, in fact two short crop years in succession, the cotton movement during the past fall was the largest ever known. Then look at the enormous quantity of wheat in sight—over 40,000,000 bushels. Everything is being forced on the market with resulting low prices. This may be bad for the farmers but it cannot but help the railway companies and the allied industries depending upon them. Then look at our heavy exports compared with last year. No wonder that foreign exchange is down. We will not only retain all the gold and much of the silver we mine but will probably import gold. The stock panic of last May was largely due to the export of \$38,000,000 of gold during the preceding spring. All the probabilities point to an import of gold next spring, for we will be shipping corn and hogs in addition to the articles we exported so largely last year.

OBSERVER—Do you see any other favorable indications?

SIR O.—No, I do not. On the contrary I expect to witness a great deal of distress in business circles and among the working classes. About February I look for extensive failures in the dry-goods trade. Manufacturing establishments will suffer greatly and hundreds of thousands of workmen will be thrown out of employment. The grocer, butcher and other storekeepers who give credit to the working people in manufacturing districts will fail by the thousand, for they will be forced to make advances to their customers who will not be able to pay them. The general business of the country outside of the great railway interests will be worse before it is better. There will be more real suffering in 1885 than in any year since 1877.

OBSERVER—But is there nothing that may happen to help the business of the world?

SIR O.—“May Bee’s,” according to the proverb, don’t fly but one month in the year. Were bi-metallism re-established among the nations there would be a stoppage of the downward course of prices all over the world; but there is no likelihood of anything being done in that direction as the banking and creditor classes are all powerful in the commercial nations of the world. So long as their money is augmenting in value, as is shown by the lowering price of every article it measures, it is not likely that the plutocracy will let up on the victims of the corner in gold which they have so successfully engineered. Matters would wear a better aspect in this country if our government could be induced to put a stop to its mischievous debt-paying policy and devoted the surplus to works of public improvement. Were we to proceed at once to create a navy, to construct adequate defences for our seacoast cities, and make liberal appropriations for public buildings and river and harbor improvements, it would make a decided change for the better next year, for it would encourage capitalists to invest some of their now idle funds in productive enterprises. But there is not any likelihood of Congress doing anything so sensible. If it was suggested that we should take advantage of the low prices of labor and material to construct necessary public works the press would shout job! job! and Congressmen would be frightened into voting down every appropriation in which their several constituencies were not directly interested.

OBSERVER.—How about cotton, wheat, corn?

SIR O.—Cotton, I have been saying all along, was a purchase, but it looks high enough just now. Two short cotton years in succession was certain to put up the price. Wheat is very low. Nothing like its present low price has been known for a generation, but then all the world can produce wheat and the extension of steam communication has furnished facilities for bringing it to the very doors of the consumers. There does not seem to be any money on the short side of the wheat market, however, at present prices. But corn seems to be absurdly low. According to the Agricultural Bureau its price averages throughout the country only about 36½ cents a bushel, which is one per cent. lower than the average price in 1879, when the supply in proportion to population was twice as large. It has been lower but twice in ten years. That is, in 1877 and 1878, after two years of an excessively large crop. Now corn, like cotton, is a monopoly of this country. It cannot be grown in quantities anywhere else. It seems to me that that cereal ought to reach higher figures, but of course its price is affected by the extraordinary cheapness of wheat, oats and the roots used for animal food. But the tendency of all prices is towards lower values, because of the adoption of the gold unit by the commercial nations. I see that the announcement that Austria was about to resume specie payments on a gold basis has been followed by a partial panic in that empire. The debtor class in Europe, which means the bulk of the business community, is suffering terribly. The enforcement of the gold unit policy will result in vast successions to the ranks of the Nihilists, Socialists, Communists and all enemies of property.

There will be no stoppage of the silver coinage during this session of Congress. Not a solitary argument was presented showing that the increase of silver dollars has done us any harm. On the contrary the increase of certificates based on the silver dollars have saved us from the horrors of a contraction of the currency, which would have come about from the steady withdrawal of bank currency. From \$25,000,000 to \$30,000,000 of national bank notes are retired yearly, but their place has been more than supplied by gold notes and silver certificates. Bad as the times are they would be worse—far worse—were we to have a shrinking currency and a tightening money market in addition to the other evils of the times. The ease in money makes the situation more tolerable, and will be a great help when business revives.

Railroad tracks are now being laid in St. Nicholas avenue, the Boulevard and the upper part of Broadway. These are nearly ready for traffic. This will form a part of the system of the company which will eventually own tracks in Forty-second street, Seventh avenue, Broadway, the Boulevard, St. Nicholas avenue, Manhattan street, Eighty-sixth street, One Hundred and Tenth street, First avenue and Thirty-fourth street. The west side will profit greatly by these tracks.

Home Decorative Notes.

—Mantel-pieces of terra cotta are much admired for large halls; they may be artistic to any degree according to the skill of the artist who decorates them.

—Ceilings of hardwood or heavy papers in mouldings of hardwood are very rich in dining-rooms and halls; a novel mode of decorating a hall is to use a leather paper, with a finish at the top of a piece of leather about two inches wide, fastened with large brass-headed nails.

—An autumn fancy is to trim lace curtains with a bordering of tinted autumn leaves.

—A cocoon mounted in brass to represent the big Indian, Sitting Bull, and concealing within the body a spring call bell, is found among the Christmas novelties.

—The French plaque clocks in brass and porcelain, with curled edges which form the frames, make pretty holiday gifts.

—Celery is no longer served in a cut glass vase, but in a crystal dish of oblong pattern.

—Ferns and foliage are used quite as much as flowers for table decorations, and sometimes flowers are dispensed with altogether with good effect; carrot tops are often used in place of ferns, as the foliage is extremely delicate.

—By rubbing with a damp flannel dipped in whiting, the brown discolorations may be taken off cups in which custards have been baked.

—A new caprice in wedding decoration is a chime of five small floral bells, a floral grotto with a floral horseshoe for an opening is another new device.

—The Gladstone pitcher in Doulton ware is much admired, the decorations are ivy, autumn leaves and arbutus.

—Whisk-broom holders are made in the form of lyres and harps, which are made to stand upon a shelf or table.

—A visit to the brass goods establishment of J. S. Conover & Co., at No. 30 West Twenty-third street, for the first time is indeed or would be a revelation in a new branch of the fine arts, vases, jardinières, fire sets, screens and sconces come in odd and very elegant designs; in the fine Benares brass work articles of great beauty and exquisite workmanship are shown.

—Cane chairs silver bronzed or gilded are very attractive when upholstered in illuminated leather.

—An odd candlestick has a gold grape leaf for its base and with a light receiver of crystal painted in gold.

—An immense demand has sprung up among the prosperous classes of the community for artistic porcelain and glass, and each season comes some new marvel in pottery, china and glass; the Royal Lisbon ware with gold arabesques on a frosted surface and changing in color from different points of view is very attractive and one of this season's novelties; numerous fine specimens of the Ridgway, Old Wedgwood and Royal Worcester attract much admiration, the most fashionable is the yellow Hungarian pottery, the pieces are in the ewer, vase and round-bodied pitcher shapes, the coloring is a bright yellow, slightly mixed, with gilding on handles and edges; then again there is the Leeds ware, which is also in odd forms, mostly in deep rich India red; afternoon tea sets and toilet table sets of Crown Derby ware show that this description of porcelain is regaining the high character it obtained in the last century. Bohemian glass is lovelier than ever, some exquisite specimens show opaline tints and flutings in pink and opal; admirers of bric-a-brac, artistic glassware and all the season's novelties will find numberless attractive articles at Hall, Nicoll & Granberry's, No. 20 John street.

—Bed covers are in rich material, and a scarf of some rich wrought silk is thrown over the round bolster.

—A very satisfactory combination for furniture covering and drapery is dark gray plush with a relief of deep terra cotta, for small reception room yellow plush is much admired.

—Parma violets are elegant favors for lunch parties.

—Long scarf covers are used on the tea table, these have both centre and ends embroidered in Russian cross-stitch.

—Now that such a variety of material is obtainable from which lovely presents can be made no one need lament her inability to remember those whom she wishes to at this one time of the year, suggestively we mention bureau sets, stand covers, etc., of Bolting cloth with designs of flowers in skeleton stitch in French etching silks, it is put over bright colored satin and makes a lovely addition to a dressing case, an easel scarf in salmon surah silk with conventional design in applique and outline is one of the prettiest things in this line, large square necktie cases of embroidered plush lined with satin and tied with ribbon are useful and elegant, also sachet-handkerchief cases and blotting books, the latter have plush covers lined with satin with place for stationery and blotting leaves, stamped plush table covers outlined with silver and gold are very lovely.

—A tasteful table cover is of wine red felt with a border of golden half moons, these are cut out of felt and should measure five inches from tip to tip, baste them on the cloth about an inch apart, and button-hole all around with yellow floss; the Smyrna wool rug, which is knitted or drawn in as fancy dictates, is a new industry, the yarn from which they are knit is in the deep Oriental shades; for those who cannot embroider many things can be wrought very prettily in the Kensington stitch, small square black silk aprons are lovely if finished with a broad hem, then outline in one corner a cluster of clover blossoms and grasses, have one pocket square, also face the pocket and turn one corner over and outline a cluster much like the one on the apron only it should be smaller, let it be very careless and graceful in composition, the strings should be of ribbon of two contrasting colors.

Annual Meeting of the Real Estate Exchange and Auction Room (Limited).

The annual election of the Real Estate Exchange and Auction Room (Limited), was held last Monday in the Guernsey building, at 1 o'clock. H. H. Cammann, the first vice-president, presided, and about eighty shareholders were present. The annual report and accompanying balance sheet was a very satisfactory document, as it showed that the capital stock of \$500,000 had all been paid up, and that while there was still an indebtedness of \$80,000 on the buildings, the corporation had cash on hand \$116,863.40. A copy of this document should be in the hands of every shareholder, and can be procured at the temporary offices of the Exchange in the Duncan building, corner Pine and Nassau streets. Additional facts about the future prospects of the Exchange can be found in an interview with Geo. H. Scott, its secretary, in THE RECORD AND GUIDE of December 6th.

After the report was formally adopted by the shareholders, Mr. Cammann, the chairman, said that in addition to the regular meetings the directors had held a number of special meetings during the year and that all the committees had been actively at work in their special departments. Rules for the admission of members and annual members had been already adopted, and rules and regulations for the government of the Exchange were in preparation. The office expenses of the corporation during the past year had been kept at a very low figure; these expenses would of course be materially increased when the Exchange was opened for business, although, as it would not be necessary then to rent offices for the uses of the corporation, this item of expense would be saved. The new Exchange salesroom would be a little less in area than the present salesroom in Trinity building, but owing to its better shape it would accommodate fully as many people; if the new room were four feet wider it would give exactly the same floor space as the room in Trinity building. If at any time more space should be required provision had been made by which without doing any of the present work over again all the rest of the building could be thrown into the Exchange, and thus nearly double the present space made available. The mortgage on the property at the present time amounted to \$80,000, but after the completion of the present alterations about \$40,000 in cash would still remain in the treasury, which, if the Exchange should prove sufficiently large without taking in the remainder of the building, could be used for paying off the mortgage to that extent. The idea of the projectors of the Exchange was not simply to have a room for auction sales, but to make the Exchange the great centre of information for all matters relating to real estate not only for this city but for the entire country. Special attention was called to the committee on legislation, a body composed of members of the Exchange, but acting entirely on their own responsibility and independently of the Board of Directors. Under the chairmanship of Mr. James M. Varnum, this committee had already done excellent work, and their influence was sure to be felt in all matters of legislation affecting real estate interests in this city. The chairman ended his remarks with a tribute of respect to the memories of Mr. Edward H. Ludlow, the late president of the Exchange, and Mr. Isaac Hcnig, one of the directors, who had died during the past year.

The meeting was a very satisfactory one, and its peaceful character was in marked contrast to the stormy scenes at the annual meeting a year ago. The shareholders at the close voted for thirteen directors. The tellers reported the following as the vote cast:

	Votes.		Votes.
Hermann H. Cammann ... rec'd	2,310	Nathaniel Niles.....	2,310
Richard V. Harnett.....	2,300	Charles Buek.....	2,290
Albert Bellamy.....	2,300	James L. Wells.....	2,310
Leopold Friedman.....	2,160	Morris Wilkins.....	2,420
George H. Scott.....	2,810	Geo. F. Gantz.....	20
Edwin A. Cruikshank.....	2,290	Jao. N. A. Griswold.....	20
Samuel F. Jayne.....	2,290	E. Morrison.....	20
James Stokes.....	2,310	A. F. Holly.....	30
David G. Croly.....	2,460	E. H. Ludlow.....	10

FOR INSPECTORS OF ELECTION.

	Votes.		Votes.
Charles A. Schermerhorn... rec'd	2,360	Frederick A. Marquand... rec'd	2,360
Robert Ray Hamilton.....	2,350		

Total number of ballots cast, 238.

On Wednesday, at 2 o'clock, the new directors met to effect an organization, when the following officers were chosen:

H. H. Cammann, President. Albert Bellamy, 1st Vice-President. Morris Wilkins, 2d Vice-President. Edwin A. Cruikshank, Treasurer. George H. Scott, Secretary.

Finance Committee—Nathaniel Niles, Leopold Friedman and Albert Bellamy.

Committee on Exchange and Auction Room—Richard V. Harnett, Samuel F. Jayne, Leopold Friedman, D. G. Croly and James L. Wells.

Committee on Membership—Samuel F. Jayne, D. G. Croly, James Stokes, Charles Buek and Morris Wilkins.

Building Committee—Richard V. Harnett, H. H. Cammann, Albert Bellamy, Morris Wilkins, George H. Scott, Edwin A. Cruikshank and Charles Buek.

The regular monthly meeting of the Citizens' West Side Improvement Association was held on Friday evening last. Among those present were Messrs. W. H. Barker, chairman; W. G. Owens, secretary; Drs. Geo. W. Leonard and Farmer, Killeau Van Rensselaer, Andrew Powell, John T. McGowan, J. V. V. Olcott, F. S. Bangs, T. A. Ormson, W. H. Lyon, Max Naumburg, Geo. C. Clark, — Deys, J. P. Hardenburg and the Rev. Andrew Fletcher. The treasurer's report, which was submitted, shows that the association has a membership of fifty-seven. Some discussion took place as to the delay in laying down the much-needed crosswalks on the Boulevard, the Department of Public Works having repeatedly promised to make this improvement. A special committee was appointed to urge upon the Board of Apportionment the necessity of including in their estimates for the coming year the cost of repaving the Boulevard from Fifty-ninth to Ninety-second street.

Concerning Men and Things.

* * *

The English people will be highly interested in the great American exhibition to be held in London in 1886. The English press is giving a good deal of attention to the matter. There is an excellent feeling amongst Englishmen towards Americans, though it is quite clear that the latter have as peculiar notions of the manners and customs of the English as the latter have of the Americans. An exhibition such as proposed will do much towards dispelling illusions about us, and foreigners will marvel at the greatness of our industries and the vastness of our country. The exhibition, it is said, will be arranged in "panoramic sequence, the visitor entering the harbor of New York and progressing from the Atlantic to the Pacific seaboard."

* * *

John Kelly is a very sick man. He is a victim of insomnia and may lose his wits before he does his life. Should he die it will be a calamity to Tammany and the Democratic party. Notwithstanding all that has been said against him he has proved the most honest and capable boss that ever headed a political faction in this city. People who have objected to Tammany rule have forgotten the wretched materials with which Kelly has had to deal in working city politics. The local leaders were the scurviest kind of politicians. They were composed largely of briefless lawyers, rum sellers, gamblers and even more disreputable people. Unrestrained, they would have no thought above robbing the treasury. Should Kelly die these political professional plunderers will come to the front. John Kelly's life has been a remarkable one. He is not an Irishman, as is generally supposed, but was born in the Fourteenth Ward in this city, where in early life he was a brass founder. He was always a natural leader of his people. He has tried to choose good men for Mayor; as witness Wickham, Ely, Grace and Edson. The first three "went back on him." His last choice, Grant, was not successful but is confessedly an honest and capable man. Kelly's domestic life has been a sad one. He lost his wife and four sons and daughters, after they had become grown, in a very brief period. His entire family in fact was swept away. He subsequently married the niece of Cardinal McCloskey.

* * *

Speaking of John Kelly recalls Recorder Hackett, who became demented while on the bench, his insanity showing itself in most brutal sentences upon minor offenders. Kelly was shocked at his course and refused him a renomination. James Gordon Bennett, who was Hackett's boon companion in the latter's orgies, took him up and with the help of a so-called reform party re-elected the crazy Recorder, who subsequently died insane. At the time our foolish press praised Hackett for his malicious sentences. It is always popular to be severe with felons of a contemptible kind, but it is curious that no effort has ever been taken to hunt up the victims of Hackett's insane malignancy and restore them to liberty.

* * *

When Richard A. Proctor first came to this country he was quite a lion. He was received by the Lotos Club, and his lectures were largely attended. Since then he married an American wife, and has settled in this country. He is now delivering a course of lectures in Chickering Hall, but is drawing very scant audiences, although the matter is excellent, being a presentation of the latest facts derived from astronomical observations. The illustrations by aid of a stereopticon are extremely interesting, yet the very poorest variety show would draw larger audiences than those with which Prof. Proctor has been favored.

* * *

Statements have been made that Col. W. R. Roberts, the recently appointed deputy-tax commissioner for the First, Second, Third, Fourth, Fifth and Sixth Wards, intends to increase the assessed valuations of property in those districts. It is said that the assessments are already too high, and that the object in raising the assessment is to increase the city's capacity for expenditure, in view of the constitutional amendment, which limits this to 10 per cent. of the assessed valuation. To a representative of THE RECORD AND GUIDE Col. Roberts said: "I have found a great many inequalities in the assessments in the wards named. Some property-owners pay a larger proportion of taxes than others. These inequalities have naturally created dissatisfaction. Advances have been made in the assessed valuations of down-town realty, but they have not been commensurate with the enormously increased values. This is especially the case in Wall and Broad streets, Broadway and Exchange place. I may state that there will be no general increase in the assessed valuations of the Third, Fourth, Fifth and Sixth Wards, but there will be in the First Ward, in certain sections of it especially, as well as in portions of the Second Ward. Wherever it is shown to me that the assessment is too high I shall certainly make it lower. As an instance of the inequality in assessments I may mention a piece of property which sold last spring for over \$200,000 and which is only assessed at \$50,000. This is, of course, unfair to those property-holders who pay twice as large a sum proportionately. As to the statement that the intention is to raise the valuations so as to counteract in some measure the effect of the constitutional amendment, I can only say that I was appointed September 1, which was before that question had engaged public attention. Had it not been for some unavoidable delay I would have been appointed last summer."

While the Stock Exchange is discussing the propriety of dealing in ten-share lots, the Petroleum Exchange has built up a very large business in fractional shares. The Consolidated Mining Board wants to do the same business. No doubt dealings in ten-share lots would increase speculation by bringing in a smaller class of operators, but it would kill the bucket shops. In view of the great speculation in petroleum some of the members of the Produce Exchange wish to deal in that article, but it is not likely that the operators in grain and provisions will agree to any present change.

Women in the Real Estate Exchange.

Editor RECORD AND GUIDE:

There is a rumor in real estate circles that women are to be admitted as brokers into the Real Estate Exchange and Auction Room (Limited), soon to be open for business. Surely there must be some mistake about this! We don't want any Belva Lockwoods in our business. DEALER.

REMARKS.—Under the limited liability act of 1875 there is no distinction of sex provided for in the formation of a corporation. There were, it seems, some few ladies among the original subscribers to the Real Estate Exchange and Auction Room (Limited). Under the spirit and letter of the law they have exactly the same rights as all other shareholders and can become brokers if they so wish; but among the by-laws adopted at the organization of the Exchange was one which empowered the corporation to distinguish between shareholders and members in all future admissions. Hereafter no person can do business in the Exchange if two of the Membership Committee or three of the Directors object. If it should be considered undesirable to admit women members hereafter, would-be candidates can be set aside provided two members of the Committee or three of the Board object. There is but little danger of ladies being serious competitors of the sterner sex as real estate brokers. Mr. E. H. Ludlow, the late President of the Board, said he could see no objection to a woman becoming a member of the Exchange provided she was competent. It should, he thought, be a matter of character and fitness and not of sex. A woman perhaps would be out of place as an auctioneer, but there is no reason why she should not rent a house or sell realty for others if she can find customers. The Board of Directors as yet have not acted upon the matter, but it is doubtful if there will be any addition to the number of ladies who now have the right to deal in real estate by virtue of their ownership of ten shares of the capital stock of the corporation.

Riverside Drive.

From the time when Riverside Drive was first projected that section of the city has been looked on with special favor, not only by dealers in real estate and speculators, but also by investors. There have been quite a number of "booms" and corresponding depressions ever since the work was commenced. In 1875, before the work was fairly under way, lots on the line of the proposed improvement sold for \$10,000 and \$12,000. But when west side property was at its lowest in 1876 and 1877 the price of Riverside Drive lots was correspondingly depressed. With the recovery in values in 1879 and 1881 the Riverside Drive lots advanced more rapidly than any of the speculative vacant lots in the city. Then followed another depression, but only in the lots that were forced upon the market, for solid investors always believed that in time these lots would compare in price with vacant property on Fifth avenue, below Seventy-second street. Lately there are evidences that Riverside Drive again is growing in favor. The Park Commissioners have greatly beautified the drive. Trees have been planted and other improvements made. It is noticed that the number of carriages have more than doubled recently on fine days. When the Morningside Drive is completed it is evident that the fashionable long drive will be through Central Park along Morningside Drive to One Hundred and Twenty-second street, down the Riverside Drive to Seventy-second street, and thence back to the Park. The difficulty with Riverside for residences has been its inaccessibility. The Hudson River road will do nothing to tempt people to live on that side of the island; the "L" road is too far away, and there were no available horse cars. But the Forty-second Street & St. Nicholas Avenue Company will soon have their tracks laid to One Hundred and Twenty-fifth street on the Boulevard, and this has led to an improvement in all west side property, especially along the river bank. Far-sighted dealers now believe that an era of speculation in Riverside Drive property has set in now that actual improvement has begun. Several fine houses are already projected in addition to those recently built. All this lends interest to a sale of some of the very choicest lots on Riverside Drive which Mr. Harnett will auction off next Thursday. This sale promises to be the beginning of an improvement in Riverside Drive lots which has been rendered possible by the construction of a new street railroad.

The financial columns of the *Sun* are being used by some interested person to bear the price of Manhattan stock. Anyone who rides on the cars of the "L" roads will see that the company is doing a very large business, and if it does not pay then appearances are very deceitful. The *Sun* says that the city and State taxes will be \$485,500 per annum, but of this it charges \$403,500 against the capital stock. But in the settlement made last week the tax was on structure, and amounted to \$226,769.29. This tax becomes less yearly as the structure deteriorates. The city is unlikely to tax in full the Manhattan as personal property; this is not done with any corporation or individual. If it should tax in this way the mortgages will have to be allowed, and as they amount to \$31,000,000 the personal tax will be on only \$5,000,000. It is strange that respectable papers should allow their columns to be used to deliberately deceive the business public. The city of New York should not begrudge 6 per cent. per annum to the stockholders of a company which has done so much for the real estate and convenience of the citizens of New York.

A completion of the Mortimer building, at the corner of Wall and New streets, is discussed elsewhere, from an architectural point of view, but whatever may be said of the new structure it belittles the Stock Exchange both on New and Wall streets. Indeed the entrance on the latter street is enough to make the Exchange a laughing stock. Better no entrance at all than the pretentious but shabby little front on the latter street. The Exchange could have purchased the adjoining building at a sale during the past year, but it failed to do so. With the addition on the east it could have made at least a respectable entrance on the thoroughfare on which is supposed to be transacted all the financial business of the country. The Stock Exchange ought also to improve its front on New street.

The World of Business.

The Losses and Gains From Low Prices.

The decrease in the cost of food is an important relief to wage-earners from the effects of the reduction in their pay, but it hardly goes as far in mitigating that loss as would be concluded at the first glance. Great as is the decline in wheat, which is a subject of surprise and complaint everywhere, the difference to a workingman in the cost of his bread, at the average consumption of $5\frac{1}{2}$ bushels per capita, would mean a saving of only about \$1.50 per annum to each consumer. The difference in the cost of swine flesh would be about the same, but on the cost of beef it would be nil. Those articles constitute the foundation of diet considered only in its relation to the plainest necessities of man for flesh and brawn-forming food. The cost of vegetables, domestic fruits, milk, butter and cheese does not vary much from previous averages. The cost of sugar is sharply reduced. These articles constitute the category of American food productions, as well as the plain necessities of ordinary diet; and on the whole American producers have lost more than American consumers have gained, mainly in the difference in the values of the exportable surplus. The lowering of the average cost of livehood is an important factor, as it helps to alleviate the loss of labor for the enforced shrinkage in wages, and assists in its way in working out the problem of reducing the cost of artisan production; but it will do no good to over-estimate its benefits. The normal situation here, in respect to the cost of food as well as many of the most important articles of raw material, is naturally in our favor, as competing foreign labor is ordinarily compelled to pay the cost of transportation on our foodstuffs and material for thousands of miles, as well as all intermediate charges, while American laborers buy them at or near initial values. Whether the average is high or low, the differences between home and foreign cost are about the same, and competitive advantages are not essentially modified. And, whether high or low, the profit is in the favor of the American artisan. The interest mainly affected by the shrinkage in the value of agricultural products is the producing interest, and this is of such overshadowing importance in the United States that its condition pitches the tone of general commercial welfare. There is no doubt that the principle set off against our present commercial situation is the extreme depression in many farm products, and the overstocked condition of the protected artisan industries. The former affords promise of gradually rectifying itself, but the latter is a problem which will tax the wisest statesmanship in providing remedies and cure. There are late developments which appear to justify the belief that the shrinkage in breadstuffs has about reached its limit. A handsome rise in the English wheat markets has occurred in the last ten days, after a continuous decline since harvest. This advance results, apparently, from essential and continuing causes, the principal causes being that other nations have almost quit shipping on account of low prices, foreign stocks are running low, and there are confident anticipations of a relatively great narrowing of the area of wheat cultivation both in Europe and the United States, but especially in Europe. Speculation on this side is timid about operating on such premises, however, because of the immense stocks in sight in the United States and of the continued free deliveries by farmers. It is, at least, a hopeful feature that a steadying tendency has been produced in American markets, which is the necessary prelude to appreciation. The proposed advance in the French duty from 11 cents to 39 cents per 100 kilograms will have less effect on the movement of this crop because the French yield this year was unusually full. The corn market has been settling down rapidly of late, but also as to this cereal farmers should teach the world that there is a stopping place. The corn crop of 1884 is larger by some millions of bushels than the crop of 1880, but the difference in yield is probably not more than equal to the difference in stocks of old corn brought forward from 1879 and 1883, the country reserve in the present season having been practically exhausted. In the meanwhile, the requirements of the country are very much greater than in 1880. A steadying tendency in this trade has also begun to manifest itself. Cattle are selling at relatively high prices. Within the last ten days an advancing movement in the hog and provision markets has set in. Of Southern crops cotton and tobacco have scored a considerable rise within the last thirty days, but sugars have not manifested any perceptible tendency to react. There are changes for the better, therefore, in the most important quarters. The patient, however, has been a very sick man, and it will require nursing and watching to bring him forward in the slow convalescence which awaits him.—*Courier-Journal*.

Trade and Financial Cycles.

A prophet of future events has declared that the years between 1882 and 1888 would be dull and disastrous. "After the year 1888, the price of pig iron will advance, all business will be prosperous, corn and hogs will advance, agriculture and manufactures will be active, all trades and industries will make money up to the year 1891, when we predict a panic, which will not be confined to the United States, but will sweep over the world, like the panics of 1819 and 1857, and will be felt with equal severity in all countries." The so-called prophet is one Benner, and a prominent merchant, commenting on the above prediction, said: "I feel so much confidence in Benner's theories that if two active years do come after 1888, you may be sure I shall curtail my business operations as closely as possible before 1891." All predictions as to the future of trade, whether prosperous or adverse, are mere guess-work, and are about as uncertain in their results as the predictions of weather prophets. Any conservative merchant would naturally curtail his business after two years of inflation whether he believed in trade cycles or not. The undue expansion is reached in about that period, when a reaction begins. If, however, there is a tendency on the part of trade and finances to shape themselves into periods of activity and dullness at regular intervals, the subject is certainly worthy of investigation. A recent English writer urges that the trade cycle is completed every ten years, and that an examination of the commercial history of Great Britain for nearly seventy years past verifies this theory. The year 1816 in England witnessed a commercial crisis followed by three years of depression. A moderate recovery in 1820 was succeeded by three years of overtrading, and another commercial crisis in 1826. A similar cycle of depression, followed by recovery and subsequent excessive speculation then came, terminated by another breakdown in 1837. Not to pursue this writer's theory into minute details, it may be summarized in the statement that the years 1816, 1826, 1837, 1847, 1857, 1867 and 1876 witnessed commercial crises in England; and that the years 1820, 1830, 1840, 1850, 1860, 1870 and 1879 saw the inauguration of a period of moderate recovery, followed by an era of speculation, which was usually of three years' duration and was then terminated by another panic. To some extent this is verified in our own commercial history. Since the war, panics have occurred in the fall of 1873 and in the spring of 1884. These ten-year cycles are further sub-divided into three periods. The first a period of depression, the second of moderate trading, and the last of excessive speculation. Each subdivision is completed within three years. The depression which followed the great revulsion of 1873 lasted until 1876, when a period of moderate activity occurred. This lasted until 1879, when speculation was excessive in all departments of business until 1882. A reaction commenced in September of that year, and its depressing effects are still felt. The indications are hopeful for an improved trade in 1885, and in that event the cycle theory would hold good.—*Grocer and Dry-goods Chronicle*.

Our Commerce With Foreign Countries.

Mr. Edward Atkinson, of Boston, has addressed a letter to Hon. Joseph Nimmo, Jr., Chief of the Bureau of Statistics, in which he considers the exports of our goods and wares. We give the most important parts of the letter as follows: Great Britain works up or converts our raw material into manufactured goods, and sends those goods to China, Africa and South America in payment for the raw material or the tea, coffee and sugar we have purchased. Why should this three-cornered traffic continue? Why do we not convert our raw material into manufactured goods and exchange directly with the non-machine-using nations of whose products we are large purchasers? Many of the goods of these several classes are made in the United States of better quality, sometimes at a less cost, and sometimes at a slightly greater cost than in Great Britain. Why, then, is not this cash, which is at our credit in London, applied directly to the purchase of American goods rather than of British goods? For a long time this question puzzled me; I could not solve it until I had studied the conditions of commerce in Great Britain on the spot. My conclusion was that while quality and price enter measurably into the conditions which control that exchange of products which constitutes commerce, yet modern science and modern instrumentalities for production have brought the quality and price of manufactured goods—such as textiles, hardware and the like—so nearly to the same standard that commerce is no longer controlled in any great measure by either quality or price in respect to such manufactured goods. But such differences in quality and in price as exist, being very small elements, are more than counterbalanced by facilities in respect to transportation, in respect to banking or exchange in the technical sense, and more than all in respect to the facilities for obtaining credit on the part of the middlemen who work the trade—this last being the great factor. For instance, there is no doubt that buyers in South America would greatly prefer to buy American cottons at their relative quality and price rather than British cottons. Why don't they do so? We buy a great deal more from South America than we sell to her, and we pay cash in London for the difference. Why don't they take goods in place of cash if they prefer the goods? Why has not a system of steamship communication been established without any bounty or subsidy between the United States and South America as has been done between Great Britain and South America? The reason was far to seek, but I think I shall give you the true one. All the traffic of South America on manufactured goods and wares is done on a very long credit. How is it done? The credit is not granted by the manufacturer of the goods, but it is worked in this way: The manufacturer of cotton goods, for instance, sells the cloth "in the gray" to a warehouseman, so called. The warehouseman pays him the cash for it, substantially, on delivery. This warehouseman, middleman or merchant causes these goods to be bleached, printed or otherwise prepared for each particular district or market in South America, packs them according to the exact section to which they are to be sent, in small packages suitable for mule back if they are to be carried into the heart of the Andes, makes his arrangements to ship them by one of the daily steamers to South America, then takes his bill of lading, ear-marked with the designating marks and number of the packages with the invoice attached to a banker and gets his bill discounted on four months or six months with the expectation of renewal for four or six months longer if necessary, and the cash or proceeds of our wheat, cotton and oil which we have remitted for our South American purchases forms a part of the deposit of this very banker on the basis of which he is enabled to grant this credit. But this would not suffice. These goods are carried to the interior of South America to great fairs, to interior towns, and to various points of distribution, and are there practically bartered for whatever the people, who have no money, but who have other commodities, desire to sell. These other commodities, whatever they may be—wool, hides, ores, nitrates or anything else—being freely admitted into Great Britain for the purposes of distribution wherever they are needed, therefore come back to England to be sold, and out of their sale the warehouseman ultimately recovers his money and pays up his credit granted by the banker in London. London being a great free port has become of necessity the money centre or credit centre of the world. This shows that international commerce is now conducted on so small a margin and on such a great scale that the profit or loss depends on the cost of transportation the rate of exchange and the facilities for credit; and, as before stated, chiefly upon the latter consideration.

The United States Canal.

There is just one thing to be said about the treaty with Nicaragua, which gives us a right of way for a canal across that country to connect the Atlantic and Pacific. It ought to be ratified by the Senate this very week. Then Uncle Sam ought to go ahead and build the canal. The alternative policy is to abandon the Isthmus to the English and the French—the English strengthening themselves in Honduras, the French establishing a state at Panama. Not to seize this opportunity to demonstrate our supremacy in this hemisphere would be to admit that we are not really a nation.—*The Washington Capital*.

Simplifying Railway Management.

The establishment and maintenance of large and expensive manufacturing works by railway companies is, I believe, likely to be discontinued. Railway companies were not organized for the purpose of manufacturing, but for the special object of transporting merchandise and passengers. This is their particular business, and to this end the efforts of their managers should be specially directed. A manager with the care and responsibility of a railway cannot afford to have his attention diverted from his legitimate vocation; he has, in fact, little or no time to give to the supervision of a manufactory. In the early history of railways, before large and reliable establishments for manufacturing railway equipment and supplies existed, there was doubtless a necessity for each company to control its own manufactures in order to insure thorough workmanship and proper materials; but with the facilities now offered throughout the United States by organizations incorporated for the express purpose of furnishing the railway companies with rolling stock and other supplies, there seems to be no longer any necessity for the railways to maintain such extensive shops; smaller shops, with largely reduced forces, are all that would seem to be required for ordinary repairs. Before the war of the rebellion almost every sugar planter in the South considered it necessary to maintain a mill on his plantation to grind his own cane. It would have been as reasonable to expect that every farmer in the North should have his own grist mill to turn his grain into flour. At present in the South, under the new order of things, one sugar mill accommodates several plantations. And so in regard to the railways; even one repair shop, conveniently located, might be made to answer the requirements of two or three lines, and in this way, by a kind of co-operative system, the cost of even running repairs could be reduced to a minimum. But as regards new work, there can be no question that it can be done now as effectually, with greater facility and at less cost outside of the average railway car shops. I know this does not harmonize with the views entertained by the master mechanics and master car builders. It is quite natural it should not; but when the question of feasibility comes to be determined in the interest of the shareholders, I do not imagine that these gentlemen will be consulted. The practical effect of the railways employing some such outside agency would be to reduce materially their working force, and in this way diminish the labors and anxieties of their managers. Nearly one-fourth of the entire force of employes on our large railways are engaged in manufacturing and repair ing.—*W. K. Ackerman in North American Review*.

Good-Bye, Canals.

The canal must go. The railroad is too much for it. The Erie Canal¹ has closed for the season, and it has been the dullest in twenty years, in spite of free tolls. An eastern exchange says that scores of men who have grown up on the canal are disposing of their boats at a sacrifice, and will boat no longer. They say that the days of canalling are over. Grain, iron, coal, potatoes and lumber, which formerly kept twice as many boats busy transporting them alone as were run on the entire canal this season, disappeared almost entirely as articles of freight on the canal during 1884. The railroads, owing to lower rates and quicker transit, have taken all that business away from the water route, and they now have to depend on the local miscellaneous freight business for their money. It is said that instances are rare where a boat has taken in \$1,000 this season, and that is the figure generally set on the expenses of running a boat for the season. It is customary for boatmen to put their teams out for the winter with farmers along the line, paying them for their keeping until the opening of the canal in the spring. This fall many of the boatmen, it is reported, are selling their stock outright, as they have not the means to pay for wintering it, even if they intended to boat again next year. In the light of these facts, why seek to construct new inland canals? They will be of little use. Ship canals are the only ones that are of utility in these times, and there are but few places where such can be constructed. Ordinary canals will go out with the century.—*St. Louis Grocer.*

Southern Pig Iron Revolutionizing the Trade.

Somewhat more than two years ago the *Courier-Journal* aroused the indignation of a number of ignorant protection journals in the North by stating that pig iron could be made in the South at from \$9 to \$12. The greater the ignorance of these journals the greater their indignation. For a while incredulity prevailed, even among those who were unprejudiced, but the authenticated figures submitted left no room for doubt, and when this journal gave full particulars of an immense contract, covering a period of ten years, for pig iron at \$12.50, the manufacturers of the North began to realize that Southern pig iron was to be the controlling influence in fixing prices. Recently the managers of the Southern furnaces have assumed the aggressive, and low rates of freight by sea from Savannah and Norfolk have enabled them to put Southern pig in Eastern markets at \$16, netting the furnaces \$12 or \$12.50. If this were simply a cut in order to dispose of surplus stock it would be of some significance, but it is much more than this, and it really means an industrial revolution. Pig iron at \$16 means that the most expensive furnaces and those unfavorably located, the very furnaces most benefited by the tariff, will be permanently closed. It is according to a law of competition, a law higher than any act of Congress, that only the fittest survive. These prices show that the decline in the past two years has been greater than the tariff; yet then it was asserted that if the tariff was removed every Northern furnace would be closed. Now prices have fallen below the tariff mark; the people are getting cheap iron and cheap steel, and while many furnaces are out of blast, the cheapness of a raw product used in so many enterprises fully compensates for the distress in one branch of industry. The value of cheap iron cannot be over-estimated; it is an incalculable boon to any nation. England has conquered the world not so much with her armies and invincible armadas as with her cheap iron. This is veritably the iron age, and the nation which can secure it at the lowest price will stand highest in the scale of civilization. Cheap iron stimulates every industrial enterprise. It means cheaper transportation; a reduction in the cost of every manufactured product; it means new markets for all our products. Cheap iron is assured in America, not by a tariff, but by new beds of coal and iron ore opened to the world by the Southern railroads, and it is a consummation retarded, not aided, by the iniquitous war tariff. In many respects radical changes need to be made. It was a long time before the owners of the furnaces could be convinced that it was economical to put in the Whitwell stoves, and yet it is now plain they reduce the cost of pig \$1.50 per ton. Other changes just as important must be made. Better paid, more skillful labor must be employed. It is admitted that accidents are far more frequent in Southern than in Northern furnaces; that repairs are more frequent and more expensive, and that within a given period they are necessarily idle a greater number of days. One cause of this is ignorant and underpaid labor. The coke used in the Southern furnaces must be improved in character and in quantity and reduced in price. It can be done; it must be done. The new processes in use in Europe, what is known as the basic process, or the Bull process, must be introduced in order to make steel of the Southern ores. This is the iron age; the next is to be the age of steel. Kentucky and Virginia and East Tennessee and North Carolina have beds of ore from which steel can be made, but the cheap ores of Tennessee and Alabama are not suitable with the present methods. These hints are valuable, if not altogether original; the truths underlying them have long been recognized, but profits have been large enough to enable the owners of Southern furnaces to ignore them. They can no longer be ignored, for the Southern furnaces having now to be content with a smaller profit per ton, must largely increase their product.—*Courier Journal.*

Things Looking Brighter.

There is good reason to believe that production is now below consumption. There is but a moderate supply of iron and textiles, and the tendency is to reduce rather than increase. The product of the Southern furnaces is, however, a cause of anxiety to the Northern operators, some of it having recently been sold in Pennsylvania, the principal field of the Northern iron men, and it is a question whether the output of these Southern mines will not keep the price of the commodity permanently on a low level. The execution of the railroad schemes in India would stimulate the iron trade all over the world, but that is not to be counted on as a factor of prosperity, for no definite action has yet been taken by the British government. As for the carrying trade of the world, it is unquestionable that its machinery is much beyond the needs of commerce, but this means low rates, and so long as they do not force the companies into bankruptcy shippers and consumers will have no cause to complain. With the evil has come the corrective. There is little railroad building, and the British ship-yards are idle. Many British vessels, too, have been taken out of commission. The capacity of the British merchant marine was increased 41 per cent. from 1879 to 1883, but the decrease from the loss of vessels and wear is 5 per cent. a year, so with the natural growth of commerce there ought to be some revival even in this dullest of industries before long unless somebody goes to building ships on a large scale.—*Chicago Tribune.*

American Taxes on English Soil.

It will be news to this free trading country that the American government has discovered a means of taxing our exports to the United States before they leave our shores—taxing them here on British ground and in the very heart of our Empire. So cleverly is this taxation levied that so far it has passed without protest. It comes in the form of fees to consuls certifying exports. "Among the peculiar features of the American protective system is a prohibition on the introduction of any merchandise into the United States as merchandise unless accompanied by an invoice, which invoice must have been produced before the American consular officer at the place of export. The American law requires the shipper to declare to the American consul that the things written in the invoice are true; and the consul must certify this declaration. For receiving this declaration by the shipper and certifying thereto, the American law

authorizes the American consul-general (in London, for example) to demand a fee of two dollars and a half, or 10s., and no more. This fee demanded or to be levied in London by the American consul-general applies to every English manufacturer or tradesman sending merchandise to 'the States,' and on small parcels of small values it is a great burden. But the American consul-general in London not content with 10s., now demands 15s. as the price of his certificate, without which the merchandise covered by the invoice cannot be lawfully entered at the American custom house." This tax levied on British ground, at the discretion of the American consul, without the assent of her majesty or the approval of Parliament, must, it is obvious, be very burdensome on parcels of small value. The whole system is bad. It is part of a protective scheme which prevents America from taking the greatest advantage of her position. But what can the British government do? It may make representations to the United States which would have a courteous reply conceding nothing; but that is all. We can only sit down and enjoy with a painful consciousness, that is not all enjoyment, the new proof of the exceeding 'cuteness of our Yankee cousins.—*London Standard.*

Not so "Depressed" After All.

The *London Times* of November 14 contains a letter from a correspondent, apparently well informed, who protests against the tone of much of the current talk about the present "unparalleled" and "long-continued" depression in trade. He says that these terms are always used whenever a period of industrial depression comes around. They were applied just the same in 1869 and 1870, and again in the bad years from 1874 to 1879. Besides, he adds, the present is not one of the worst depressions that they have had. The iron and shipping interests are extremely dull, and, so far as can be seen at present, cannot be expected to revive materially until enough of the present surplus of iron ships has been used up by the slow process of wreckage and disaster to set the idle building-yards once more in motion. As for the trades in woollens, worsteds, leather and chemicals, all of them, he says, are doing pretty well. Even in cotton there is a fair business doing. In further confirmation of the notion that things are by no means going to the bad, the same paper editorially cites the increase in the savings-banks deposits, the latest returns of the income tax, and the decrease of persons in receipt of parish relief, as lending support to a more hopeful view. Per contra, Lord Dunraven spoke of the savings-banks returns as "delusive," and stated that an examination of the returns from twenty offices of the postal savings banks showed that the number of artisan depositors had fallen off from 1,233 in 1875 to 923 in 1884, and laborers from 1,052 to 757. On the other hand, the same returns showed that people of "no occupation" (clerks and minors) had very much increased. Supposing these figures to have been fairly arrived at, they do not bear out the impression that England is suffering as a whole, but chiefly in the artisan class, and there not to anything like the extent which current talk would indicate. The reduction in wages which many manufacturers urge is nearly or quite made up to the workman by the cheapness of breadstuffs. Thus there are many elements of encouragement, and at worst the suspension of manufacturing will be but temporary.—*Chicago News.*

The Department of Public Parks has been petitioned by a number of property owners north of the Central Park to widen the roadway on One Hundred and Tenth street, for the more adequate accommodation of the vehicles and traffic passing that thoroughfare. They suggest that the sidewalk on the south side of the street, which is now 26.6 feet wide, can be narrowed by 10 feet from Fifth to Eighth avenue, thus leaving it 16.6 feet including the wall and coping, and the 10 feet thrown into the roadway, which would then be 36.6 feet. This could be done without any cost for the land to the property owners, the only charge being about \$7,000 for the actual work of making the necessary alterations. Among the petitioners are John H. Sherwood, S. Van Rensselaer Cruger, C. H. Suydam, James Rufus Smith, Ad. Bernheimer, William D. Whiting and John Downey. Should the Park Commissioners grant the petition, which is very probable, a useful and necessary improvement will be made to One Hundred and Tenth street.

The death of E. H. Ludlow has necessitated a reorganization of the real estate firm which bore his name. The members of the firm hereafter are to be Morris Wilkins, James Edgar LeViness, Edward M. Wilkins and Elliott Roosevelt. The first two names are well known in connection with the old firm, and Mr. Roosevelt is a member of the family of the late Mr. Ludlow. The firm of E. H. Ludlow & Co. stands so high and its business has been so large that it has been determined to do all its future business under the old title. It is to be hoped that the name will not disappear from the list of real estate dealers for many generations to come.

We are requested by Mr. John D. Crimmins, the newly elected president of the Park Commission, to state that he will be in daily attendance at the office of the Commission in Union square from 11 to 1, where he will be pleased to receive suggestions or hear complaints from property owners and others. He further adds that he will cheerfully place maps, &c., at the disposal of those who may require them and give any information that may be desired.

The city authorities of Liverpool have just erected a temporary hospital for infectious diseases on a tract of land containing thirty acres on the banks of the River Mersey. The drainage, heating and other arrangements are of the best description. Flush tanks are provided at the head of each line of drains, which are supplied from special tanks with a strong solution of carbolic acid. The flush tanks are set to discharge every six hours. A special sewer is laid to the river to avoid infection through the city sewers. The heating is done by means of circular open grates being placed in the middle of each building to give radiation and ventilation, and steam pipes are also laid around the outside walls, conveying steam which is generated in the fire place by means of a coil of pipes, some of which form the grate bars. A separate convalescent building of iron, and brick kitchens, sculleries and other accessory buildings are situated near by.

There is a project on foot to reclaim a portion of the immense swamp that surrounds New Orleans and make it useful. It is a wonder it was not done long ago. If the Hollanders, centuries ago, reclaimed from the sea the vast stretches of ooze which they now call their country—and which is one of the most fertile and productive regions in Europe—surely, in this age of engineering triumphs, the swamp that comes close up to the back door of the Crescent City can be, and ought to be, made dry and habitable. At present it is worse than useless; it is a nuisance. A company proposes to enclose 2,500 acres of it with a substantial levee, pump the water out, clear it of jungle and bring it into cultivation. The soil is rich, and, if devoted to market gardening, the tract would amply repay the cost of its reclamation—while the levee that protects it would be a barrier to the city against inundations at the same time.—*St. Louis Republican.*

Real Estate Department.

Although there were no sales of any consequence at the Exchange Sales-room this week dealers in all parts of the city report a better feeling in real estate circles. Indeed some agents and brokers have been quite surprised at the numerous inquiries for desirable investments in real estate. It seems as if people who come into the possession of money are puzzled to know what use to make of it. The stock market does not look inviting; really good bonds are scarce and ordinary stocks are not attractive to cautious people. Hence real estate is proving attractive for people who wish to have some assurance of certainty in their outlays. True, there is not as yet much buying, but it is generally believed by the trade that after the holidays a fairly brisk business will set in. It is thought by the time the new Real Estate Exchange opens that there will be a prospect of a pretty lively market. If the Transfer Reform Commission should report early and the Legislature should act promptly, so as to reduce the cost and shorten the period in which real estate can be conveyed, it will add largely to the spring business on the Exchange.

An extraordinary scene took place at the Exchange Salesroom yesterday. The leasehold property No. 40 Vesey street was sold by auctioneer J. T. Boyd under foreclosure, in the suit of James Turner against George H. Creed, assignee of Charles W. Scofield. The amount due on the mortgage foreclosed was about \$7,150. The building is a five-story stone front store, and the lease expires May 1, 1888. The bidding commenced at \$6,000, and continued amid much excitement for over half an hour, until it reached the sum of \$17,350, when the party to whom the property was knocked down, a Mr. Hyatt, tendered to referee Hamersley an order on the plaintiff in the action for \$1,735 in lieu of the required 10 per cent. This the referee refused to accept, despite the urgent request of the plaintiff to do so. The latter and the defendant then asked for an adjournment of the sale, which the referee denied, ordering the auctioneer to resell the property. The bidding this time commenced at \$8,000, and finally reached \$16,000. The party to whom the property was knocked down refused to pay \$16,000, asserting that he did not bid that sum, but acknowledging a bid above \$15,500. The referee then ordered the auctioneer to put up the property for a third time, when it was knocked down for \$15,550 to John H. Blake, who signed the terms of sale and paid the required deposit of 10 per cent. The sale lasted altogether about an hour and a quarter.

The following is the list of conveyances and mortgages for the past week and for the corresponding period last year. The number of conveyances is about the same, but the total amount shows a decrease. The Twenty-third and Twenty-fourth Wards still keep ahead, the number and cost of parcels sold being three times as large as the year before. The mortgages show an increase both in number and amount, and those at 5 per cent. are larger by about 100 per cent.

CONVEYANCES.

	1883. Dec. 7 to 13, inc.	1884. Dec. 5 to 11, inc.
Number.....	184	185
Amount involved.....	\$2,638,969	\$2,590,127
Number nominal.....	50	47
Number 23d and 24th Wards.....	13	38
Amount involved.....	\$23,462	\$76,359
Number nominal.....	2	6

MORTGAGES.

	1883.	1884.
Number.....	130	161
Amount involved.....	\$1,360,262	\$1,532,511
Number 5 per cent.....	32	62
Amount involved.....	\$278,925	\$559,323
Number at less than 5 per cent.....	2	3
Amount involved.....	\$31,000	\$37,800
Number to Banks, Trust and Ins. Cos.....	19	26
Amount involved.....	\$196,150	\$630,500

BUILDINGS PROJECTED.

	1883. Dec. 8 to 14.	1884. Dec. 6 to 12.
No. buildings.....	46	39
Cost.....	\$562,250	\$329,000

During the coming two weeks, there promises to be several very good sales at the Exchange.

On Tuesday, December 16th, Richard V. Harnett will sell the tenement houses No. 408 Madison and No. 301 Mouroe streets. On Wednesday the same auctioneer, by order of executors, will sell the house No. 233 Stanton street. On the same date, December 17, Mr. Harnett will sell the four-story building No. 78 Fifth avenue, near Fourteenth street. This is an improving locality, made so by the extensive alterations on Fourteenth street. Mr. Harnett will also sell on the same day the building on the northwest corner of Grand and Sullivan streets; also No. 16 Grand street, adjoining, and the buildings Nos. 115 and 117 West Forty-first street, near Bryant Park.

On Tuesday, December 16, John F. B. Smyth has an important sale of leasehold property No. 211 West Forty-fifth street. This will take place at 10.30 A. M. on the premises. The same auctioneer will sell on Wednesday, December 17th, at the Exchange, by order of executors, the property Nos. 206 and 208 East Twenty-fourth street, also the property Nos. 227 to 231 East Twenty-sixth street, and likewise the leasehold property, Nos. 235 and 237 East Twenty-sixth street.

On Thursday, December 18th, R. V. Harnett will sell six very well-located lots on the southeast corner of the Grand Boulevard and One Hundred and Thirty-first street. This will be a partition sale. In view of the new railroad all Boulevard property is more desirable now than formerly.

On Thursday, December 18th, Richard V. Harnett will sell some of the choicest lots on Riverside Drive. Seven of them are 225 feet north of One Hundred and Sixteenth street; three are 800 feet north of One Hundred and Twenty-second street, and two are on Claremont avenue, 825 feet north of One Hundred and Twenty-second street. These are among the very cream of the lots on this beautiful and popular drive.

E. H. Ludlow & Co. have an important sale of investment property on Thursday, December 18th. On that day the valuable office building No. 35 Nassau street will be sold, by order of the executors of Charles H.

Russell, deceased. This is the kind of building which brings to the Exchange the most conservative investors.

Gossip of the Week.

Messrs. James & Scrymser have sold the four-story brick dwelling No. 58 East Fifty-seventh street, southwest corner of Park avenue, 25x100.5, to Charles Graef, of 23 Beaver street, for \$75,000.

Messrs. Vogel Bros. have, it is reported, sold the iron front store building Nos. 605 to 609 Broadway, southwest corner of Houston street, 52x103, to Siegmund T. Meyer.

W. P. Seymour has sold for Messrs. J. R. Smith and C. W. Luyster the four-story stone front dwelling No. 457 West Seventy-second street, 18x55x102.2, to Ed. T. Mithoff.

Charles Buek & Co. have sold the four-story high stoop brick and brown stone residence on the northeast corner of Madison avenue and Sixty-fifth street, 27x50x63, to Thomas Wood, for \$55,000.

Frederick Schuck has sold one of his five-story brick and stone tenements on the west side of Avenue A, between Eighty-fourth and Eighty-fifth streets, 25x60x100, for \$19,500.

Emanuel Perls has sold for Jacob Kessler the five-story brick house, No. 78 East Fourth street, 25x70x112, to Adolph Pohl, for \$27,300, and for Adolph Pohl the five-story brick tenement, No. 303, East Thirty-eighth street, 25x75x100, to Jacob Kessler, for \$19,000.

John W. Stevens has sold for S. C. Hinman the three-story stone front dwelling No. 252 West One Hundred and Thirty-second street, 17x100.11, to Christian Blinn, Jr., and for the latter one lot on the south side of Sixty-second street, 200 feet east of Tenth avenue, 25x100.4, to S. C. Hinman.

Christian Blinn, Jr., has purchased the two three-story stone front dwellings Nos. 316 and 318 West Fifty-fifth street (leasehold), each 17x50 x100.

The four-story stone front dwelling No. 26 East Thirty-ninth street, 20 x98.9, has been sold to Cleveland H. Dodge.

Fountain Bros. have sold for John Livingston the three-story stone front dwelling No. 329 West Forty-sixth street, to a Mrs. Dunn.

Randolph Guggenheimer has purchased for his own occupancy the four-story high stoop brown stone house, No. 16 East Eighty-first street, 21x60x100, from Ferdinand Ehrhart, for \$43,000.

Charles Volzing has sold for John Livingston the five-story brick and brown stone flat, No. 175 East Seventy-fifth street, 30x85x100, to A. B. Douglas, for \$32,000.

P. A. Lalor and Max H. Beringer have purchased the plot bounded by Avenue A, Fifty-seventh and Fifty-eighth streets and the East River, being part of the estate of the late Aaron Jacobs, for \$50,000. The property comprises thirteen lots, four of which are on the avenue. Mr. Beringer has sold the five-story factory on the north side of Sixty-first street, 80 feet east of First avenue, size 48.6x120.

Andrew J. Kerwin has sold three of his three-story and basement houses on the west side of Madison avenue, between Ninety-first and Ninety-second streets, for \$51,000.

Morris B. Baer & Co. have sold for Isaac J. Maccabe the four-story brick factory No. 525 West Twenty-third street, C. C. Moore leasehold, to B. L. Solomon's Sons, for \$9,000, and the two-story brick stable at No. 10 Griffen court, for Emanuel Lauer, of Naumburg, Krauss & Lauer, to Senator McElroy.

T. B. Robertson has sold the three-story high stoop brown stone dwelling No. 208 East One Hundred and Fourth street, 16.8x45x100, for Mrs. Caroline J. Hine, for \$6,750.

George W. McCormack has sold to Mangin Brothers the five-story flat No. 345 East One Hundred and Twenty-first street, 25x100, for \$24,500.

Hibbard & Davidson have sold for McAluliffe & Gabay the five-story brick store and tenement on the northwest corner of First avenue and Seventy-fourth street, 26.8x70x74, to A. Mayer, for \$33,000.

The Nassau Building Company has just been incorporated with a capital of \$189,000. Messrs. John T. Banker, Joseph L. Chapin, Charles H. Beman and Clinton and William Sutphen are the incorporators. The company have filed plans for eight dwellings to be erected on One Hundred and Twenty-sixth street, near St. Nicholas avenue.

W. E. Haws has sold for John F. Holmes the two-story frame (brick front) building on the southwest corner of Elm and Howard streets, 25x70, for \$22,250.

D. H. Watson has sold the plot of four lots on the north side of Ninety-second street, 150 feet east of Madison avenue, 105x100.8, to Jacob Wick, for \$37,000. Mr. Wick will erect private houses thereon.

The three-story brick school-house Nos. 135 and 137 Mulberry street, 49.9x100, and Nos. 139 and 141, adjoining, 49.11x100, have been purchased by Frank Rhoner & Co. as a site for a furniture factory. We hear that E. Perls was one of the brokers who negotiated the sale.

Robert Auld has sold to Charles Riley five lots on the south side of Fifty-sixth street, adjoining the Garfield apartment house, and 100 feet east of Ninth avenue.

J. W. Fink has sold the lot No. 412 West Fiftieth street, 25x100.5, with two-story frame dwelling and stable, to J. H. Slocum.

The Board of Education has selected Nos. 29 to 35 King street, 100x100, as a site for a new school-house.

F. Crawford has sold the four-story private dwelling No. 432 West Seventy-second street, 20x58x102.2, to Joseph B. Edwards.

Adrian G. Hegeman has sold for S. J. Palmer the property No. 122 Norfolk street, 25x100, for \$9,500, to Francis J. Schnugg.

John E. Hodges has sold for Rosalie Steinhardt the six-story tenement with store on the northeast corner of Fiftieth street and Eleventh avenue, for \$22,000.

The two-story brick houses, Nos. 223 to 233 Sullivan street, 115x100, and Nos. 221 to 225 Thompson street, 71x100, have changed hands lately, on private terms, at satisfactory prices.

The cost of the Metropolitan Bank property, purchased by the Equitable Assurance Life Society, was \$151.47 per square foot, and not \$113.52 as pre-

viously reported. The property contains 5,033.9 square feet, and as the cost was \$762,500, it will be seen that the first-named figure is correct.

Brooklyn.

The sale of property in the Fourth and Fifth Wards for unpaid taxes and assessments will take place on Tuesday next, December 16th, in the Municipal building. The assessed value of the property to be sold is \$490,850, while the amount due for taxes and assessments is \$49,742. At the last sale advertised the delinquents settled the outstanding claims against them, so that but a very small proportion of the property advertised was sold. It is probable that the same will take place at next Tuesday's sale.

W. S. Anderson, of New York, and Geo. Marinor & Son, of Brooklyn, have sold for D. O. Calkins the four frame tenements, Nos. 1689 to 1695 Atlantic avenue, 107.2x99.1, for \$12,150, to John H. Wiemers, and for the latter to Daniel O. Calkins, 76 acres of land with stock, crops, etc., at Farmingdale, Oyster Bay, L. I., for \$11,500.

W. F. Corwith has sold the three lots and buildings Nos. 472 to 476 Lorimer street, to Abner M. Ross, Jr., for \$3,500.

Paul C. Grening has sold for H. M. Smith the three-story brick store and dwelling, 22x60x100, on the southeast corner of Putnam and Nostrand avenues, for \$12,500.

PROJECTED BUILDINGS.

The following figures are taken from the annual report of Commissioner Gaylor:

	No. of buildings.	Estimated cost.
From December 1, 1883, to December 1, 1884.....	2,946	\$14,022,329
From December 1, 1882, to December 1, 1883.....	2,692	12,093,452
Increase over last year.....	254	\$1,928,877

CHARACTER OF THE BUILDINGS.

Private dwellings.....	1,196	Office buildings.....	16
Dwellings, two to four families... 509		Ice houses.....	3
Stores and dwellings..... 393		Greenhouses.....	2
Tenement houses..... 380		Dancing platform.....	1
Workshops..... 97		Club houses.....	2
Stables..... 153		Gas tank.....	1
Storage sheds..... 54		Ferry house.....	1
Factories..... 48		Hospital.....	1
Storehouses..... 21		Foundries.....	2
Churches..... 6		Engine houses.....	3
Mills..... 7		Rink.....	1
Halls..... 7		Chapels.....	2
Lodging houses..... 1		Car house.....	1
Boarding houses..... 1		Home.....	1
Boiler houses..... 10		Theatre.....	1
Engine rooms..... 3		School houses.....	7
Stores..... 18		Asylum.....	1
Coal pockets..... 2			

One thousand five hundred and eighty-four of the above were brick buildings, and 1,362 frame buildings, and 571 will have brown stone fronts; 1,137 being two stories, 1,232 three stories, 257 four stories, 18 five stories and 5 six stories in height. The Eighteenth Ward leads with 442 buildings—40 brick and 402 frame; the Twenty-fifth Ward is second with 362—230 brick and 132 frame; the Twenty-third Ward is third with 349—311 brick and 38 frame; the Eleventh Ward is last with 4 buildings, all brick.

	1883.	1884.
No. buildings.....	Dec. 8 to 14. 33	Dec. 6 to 12. 94
Cost.....	\$118,330	\$357,360

Out Among the Builders.

John G. Prague is engaged on the plans for an extensive addition to the Second Avenue Railroad Depot on Ninety-sixth and Ninety-seventh streets and First avenue. It will be three and four stories high, and of brick and stone, the dimensions being 200x200. The cost will probably be about \$100,000.

Jobst Hoffmann has the sketches on the boards for a six-story biscuit factory, 25x100, to be erected for — Gansen, on the south side of Nineteenth street, between Sixth and Seventh avenues. The front will be of brick, stone and terra cotta. There will be a freight elevator in the building.

W. Graul is the architect for the following improvements: Two five-story brick and stone tenements and stores, 25 and 17x62, to be erected at Nos. 184 and 186 Division street, for Lewis Krulewitch; a five-story brick and brown stone tenement and stores, 25x65, to be built for Adam Wetzler at No. 229 Stanton street, to cost \$15,000; a five-story brick and brown stone front tenement and stores, 25x75, to be erected for S. Bachrach, on the northwest corner of Grand and Suffolk streets, to cost \$22,000; a five-story improved brown stone tenement and two stores, 25x82, to be built at No. 12 Pitt street, for Charles Boswald, to cost \$18,000, and a similar one adjoining, at No. 14, for Dr. Herrmann Von Natzmer, to cost \$18,000.

Botticher & Baldwin are drawing the sketches for a tobacco factory to be erected for Campbell & Lane on Bridge street, Newark, N. J.

Charles Riley is about to erect four five-story brown stone double flats, with improvements, 30x87 each, on the south side of Fifty-sixth street, commencing 100 feet east of Ninth avenue, to cost about \$120,000. Architect, John C. Burne.

A. B. Ogden has the plans under way for a five-story silk-finishing factory, 75x96, to be built on the north side of Ninety-first street, 100 feet east of First avenue, for John J. Schillinger, at a cost of about \$25,000.

Jacob Wick, it is reported, will improve four lots on the north side of Ninety-second street, 150 feet east of Madison avenue, by the erection of private houses.

The plot on the east of Avenue A, between Fifty-seventh and Fifty-eighth streets and extending to the East River, will be improved in the spring by the erection of private houses and flats.

The Fire Commissioners have awarded the contract for building a new building for Hook and Ladder Company No. 15 on Old slip, between Front and Water streets, to J. H. Christie, the amount being \$25,000.

The plans for the new Gansevort wholesale market building, which have been drawn by Douglass Snyvoth, have been officially approved, the expenditure called for being \$418,050. The Board of Estimate and Apportionment had already appropriated \$150,000 from the provisional estimates 1885 for this building.

Columbus O'Donnell Iselin, of Adrian Iselin & Co., the well-known bankers, proposes to erect a private residence on a 25x100.5 lot on the north side of Fifty-second street, commencing 175 feet west of Fifth avenue.

Charles F. Clark, president of the Bradstreet Company, intends to build a stable at No. 116 East Sixty-sixth street. The architect will be C. W. Romeyn.

Frank Rhoner & Co. will erect a five-story furniture factory on the plot, 99 8x100, Nos. 135 to 141 Mulberry street.

John P. Schweikert will at once commence the erection of a five-story and basement brick, stone and terra cotta improved tenement and two stores, 25x85.6, at No. 52 Macdougall street, to cost about \$15,000.

J. H. Slocum intends to build a five-story brick tenement, with brown stone and terra cotta trimmings, 25x80, at No. 412 West Fiftieth street; architect, R. Rosenstock.

Brooklyn.

E. F. Gaylor is preparing plans for a one-story brick electric-light station, with iron roof, 60x100, to be erected on the west side of Penn street, near Broadway, for the Municipal Light Company, at a cost of \$10,000.

H. Vollweiler has plans under way for a three-story frame store and tenement, 25.10x58, to be erected on Van Cott avenue, 25 feet west of Oakland street, for O. Heiman, at a cost of \$6,000; a three-story frame dwelling and shop, 25x60, on Cook street, 100 feet west of Bogart street, for C. Feigel, cost, \$4,500, and a two story frame shop, 25x50, Nos. 84 and 86 Wallabout street, for Mr. Reichard; cost, \$1,500.

Amzi Hill has just completed plans for fifteen two-story brick dwellings, each 16.8x42, to be erected on the north side of Lexington avenue, 100 feet east of Bedford avenue, for T. K. Robbins, of Keyport, N. J.; the cost will be about \$4,000 each.

The contract for building the new armory for the Third (Gatling) Battery, N. G., S. N. Y., on Dean street, near Washington avenue, from plans by Robert Dixon, has been awarded to H. D. and W. A. Southard, the amount being \$41,971.

Notes and Items.

The Aldermen have passed a resolution appropriating \$15,000 for altering, fitting and furnishing the rooms in the County Court House set apart for the Justices of the Supreme Court, the work to be done under the direction of the Commissioner of Public Works. The Board assigned rooms 5 and 6 in the same building to the County Clerk, to be used and occupied as a part of his office, and authorized the Commissioners of the Health Department to purchase two steam engines for the hospital building at North Brother Island.

Contractors' Notes.

Bids will be received by the Commissioner of Public Works, until Tuesday, December 23, at 12 o'clock m., for paving Stone street, from Broadway to Broad street, with trap-block pavement.

Special Notices.

Collins' Iron Works make tanks a specialty. They have supplied them to some of the most prominent buildings in the city, amongst which may be mentioned the Vanderbilt houses, the Central Park apartment houses, the Standard Oil Company's building, the Cotton and Produce Exchanges and the Mutual Life Insurance Company's building. They also manufacture boilers and plumbers' tanks. The Collins' Iron Works is at the foot of West Twenty-first Street. Telephone call, Twenty-first street, No. 463.

John E. Hodges, the real estate agent, of No. 206 East Fifty-sixth street, has opened a branch real estate office at No. 455 West Forty-eighth street, where he solicits property for sale, rent or exchange. Mr. Hodges also transacts insurance business.

Benjamin Richards and Edmond J. Sause, Jr., for many years with E. H. Ludlow & Co., have formed a co-partnership under the name of Richards & Sause, and have opened offices at No. 21 Nassau street, where they are prepared to transact a real estate business in all its branches.

The Church of the Sacred Heart on Fifty-first street, near Tenth avenue, is rapidly approaching completion. The front is composed of Philadelphia brick, terra cotta and stone. The latter is the Berea (Ohio) stone, and looks very well in contrast with the diaper terra cotta tiles. The Berea stone has been used by the architect in the basement, the arches, the stringcourses and arcades. It was supplied and cut by Andrew Mills, of Fifty first street and Eleventh avenue.

BUILDING MATERIAL MARKET.

BRICKS.—There has been a somewhat fuller movement, at times quite a little animation shown, and altogether a more business-like air to the market for Common Hards during the past week. Considerable irregularity, however, was developed on the tone, as the quality here was drawn quite sharp and it naturally made a great difference whether buyers were ready and anxious to obtain possession of the offering or had it forced on them. Thus we find all reports

agree that demand for fine stock has been good and steady from day to day, readily exhausted the offerings and even engaged some cargoes to arrive with full rates paid and well maintained to the close, though making no positive advance. On the other hand, however, undesirable stock has been plentiful, receivers rather anxious about all of it and crowding the worst upon the market in a somewhat depressing manner, with a natural result in weakened value, and we hear of sales of Haverstraw 28s at prices running down into the valuation line of "Up Rivers," which in turn have gone toward the lowest figure on average

Jerseys, and some of the poorest of the latter selling at \$4.00@4.25 per M. The best Jerseys, however, will bring \$1.30@1.50, Up Rivers \$5.25@5.50, and Haverstraws \$5.75@6.25 per M, the latter a little exceptional. The general supply has been pretty full, but the forcing process on the one grade and the natural free call for the other has made a pretty good cleaning up of the market, and at the close we note a somewhat more hopeful, and in a few instances quite confident, feeling among receivers. That a large number of boats are aground up the river, and many points have made last shipments does not hurt matters, and

especially as it is known that several cargoes as soon as they can get through will be delivered on contract. Pales are very dull, very unsettled and keeping well in buyers' favor. A number of sales have been made at \$2.50 and some up to \$3.00, with a fraction more claimed but probably difficult to realize.

LATH.—There is not much to say on the market for lath after noting another addition of 15 cents to the line of cost. This gain has been reached through the natural causes of scant supply and full demand, and as the same features still prevail the selling interest feels correspondingly cheerful, with an occasional indication of that confidence unwilling to admit hardly the possibility of a reaction. All the stock was taken on local account at \$2.45, and finally at \$2.50, with the latter rate still bid at the close, and no lath to meet it.

LIME.—No change at all since last week. All the stock coming to hand has found an outlet, buyers appeared willing to pay and sellers to accept former figures, and thus an even, uniform market was preserved with little or no difficulty.

LUMBER.—"What is the necessity for coming around," is a very common question addressed to our representative when in search of news on the general lumber market, and about the only reply that can be given is "habit." Certainly nothing can be learned differing in any noticeable particular from the reports repeated over and over again for weeks past, and a review balled down into "dull and nominally unchanged" would cover about the entire ground. The market, of course, can brace up a little at this season when so many sources of supply are practically shut off, and where values have stiffened the reduced offering of stock appears to be the main cause. There is certainly no healthy improvement in the demand nor prospect of any during the present month at least. The accumulation of stock shows up well in quantity, and also contains a good average run of quality, but the proportion of fine and choice stuff to the general supply is quite as small as usual, and rates are correspondingly steadier. Interior offerings are now all by rail.

Eastern Spruce receivers are inclined to talk quite steadily in most cases, because they do not expect many more arrivals, and have only a few mills to which specifications for specials can be sent. They, however, are ready to admit that buyers are not affording them much aid and comfort, and were the necessity to arise under which sellers should desire to hasten negotiations, the first and most important move to secure success would be a modification in the line of valuation. Casual remarks about broken stocks in dealers' hands may be heard, but buyers make no complaint about difficulty in obtaining such goods as necessity may call for. Quotations are placed at \$13@15@15.50 on randoms, and so on up to \$17 per M for specials.

White Pine remains under more or less neglect and has a stupid sort of market throughout. There is of course a little stock selling constantly either on home or shipping account but the movement appears to give no satisfaction and dealers are in a large number of cases indulging in a sort of chronic grumbling. Prices are thought to be "about as before" and all figures should be considered nominal for the present. Some of the stocks now piled up and the rates at which they were bought show that dealers who "went around Albany" to get a supply lost nothing by so doing. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$3@14 for box boards, and \$16@18 for extra do.

Yellow Pine exhibits the stereotyped conditions of inactivity and uncertainty. For current consumption the supply on hand is liberal and well assorted, indeed there is a large surplus, and against future wants it is folly to attempt opening negotiations as no buyers can be found. Occasional "rumors" come from the South of something about to be done to bring the market into better form but as usual there is nothing accomplished beyond "rumor." A few railroad contracts are under consideration but plenty anxious to get them. Of 1 1/4 inch floor boards the supply at the moment is a little scant and sellers have no advantage accordingly. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do., do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$18@15 for rough, and \$18@20 for dressed. Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$20@21 for dressed.

Hardwoods are not active and little of special interest can be noted. An attractive offering of any grade of stock from first hands would meet with attention but poorer stuff cannot be forced into notice except at very low rates as some consignors are commencing to learn after failing to pay the least heed to warnings repeatedly given. There is some trade on export account but mostly in small lots and taken only when freight charges are favorable. We quote at wholesale rates by car load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$50@80 do.; whitewood, \$27@35 do., do.; elm, \$22@25; hickory, \$45@50 do.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The Argus reports for week ending December 9, as follows:

The mild weather leaving the river navigable has been utilized by continued shipments during the week. Several large barges and many canal boats have loaded for New York, Connecticut and New Jersey, and left on Saturday night. There is a considerable amount sold if it can be shipped, one freight agent having 2,000,000 feet, and others smaller amounts. The weather is, of course, very uncertain at this season of the year, and a cold snap may close navigation any day. But few boats were loading yesterday. There is a fine assortment and good stock left on the yards for winter business, which promises to be larger than usual. Most of the offices will be open in the district, though several of the dealers have removed their books down town to their winter quarters, leaving salesmen in the district to attend to any buyers who want lumber.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, Bay City, Mich.

A dead calm sometimes overtakes the mariner, and he finds nothing to do but quietly await a change of

the weather. This condition about expresses the lumber business situation just at present on the Saginaw River. The summer rates from the Saginaw valley east are to be retained, and this may possibly develop a car trade which shall move a considerable portion of the enormous surplus stock on hand at the close of operations. Operations in the woods this winter will undoubtedly be limited. We are led to this conclusion, not only by the statements of manufacturers themselves, but by the far better testimony of the dealers in lumber supplies who are complaining bitterly about the limited sales this fall in comparison with several years past. This is a pretty unerring barometer of the extent of operations in the woods; and besides this, the usual bustle and activity among the red rash brigade is almost entirely imperceptible. Whereas, in former years, the trains were literally loaded with men and supplies at this season of the year, they may now be "counted on one's finger ends." It is generally believed that the stock of unsold lumber in pile at this point is nearly double that on hand at the close of operations in 1883, and that the entire amount of lumber on the docks will reach 500,000,000 feet, if it does not exceed that figure. This is considerably over 100,000,000 feet more than was left in 1883, which was greatly in excess of any previous year.

The Chicago Northwestern Lumberman as follows:

The market season is over. Yet within the week ended to-day 80 loads of lumber have arrived in port, but only a small number have been off red on the market. During the closing days of last week the tail end of the season's shipments hustled in out of the winter that was hard after them, which swelled the fleet to considerable proportions. Offerings were worked off at about the previously prevailing figures. Piece stuff was sold at \$8.50. A load of dry inch, of medium class, sold for \$13.50. No. 2 stock changed hands at prices that had prevailed during the last half of November, namely, from \$9 to \$11.

No vessels are now going out for lumber—or next to none—though the weather this week thus far has been fine for navigation. Everybody connected with the lake transportation of lumber appears to have abandoned the business for the season. The yard merchants are making little inquiry about stocks, so that there is nowhere any motive for a market.

On account of the limited number of offerings and sales on the market the past week, and the fact that there will be no further business of importance at the docks this year, we have dropped cargo quotations and the usual schedule of lake freights.

The commission men are getting their breath after the season's scramble, and appear to feel much relieved. They seem to be satisfied with the amount of lumber handled, but complain somewhat of the prices realized. For four months the white wings of peace will hover over the rotting wharf at the market, the pop-corn man will be out of business, the market peeler will have an easy job and these reports will be absent from our columns. In the meantime the autumn bulls will be developed into spring bears, and the commission men will be converting beefsteak into muscle and nerve that shall enable them to grapple with yard men in the spring.

On the hardwood market the month has hardly progressed far enough to announce its character, but it is safe to say that it will not vary much from that of the last two or three months. At the opening what we stated as the probability has come to pass: that the building trade would be likely to show a temporary activity. The actual advent of winter has hastened the completion of buildings under construction, and the mild weather succeeding the snap has encouraged the builders to proceed with outside work.

A peculiarity of this season promises to be that maple will show no firmness in price for some time after lake navigation closes. The same will be the case with birch, beech, basswood and other woods which largely come in by lake during the open season. The reason is that there are large stocks of most of those woods in the hands of dealers here, and the demand will not soon exhaust them. Birch is an exception and further supplies would be welcomed.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

"Quiet reigns in Warsaw," or words to that effect. The lumber business has run down to a minimum, both in volume and prices, at all wholesale points. As the figures of the season's operations come to hand it appears that stocks, although in excess of last year's figures, are not more than will meet the expected demand of 1885, with any ordinary crop season. Our estimate from returns already in is that the stock on hand January 1st will be only about 20 per cent. above last year's figures. This is encouraging when it is remembered that nearly the last board of 1883 was sold by July 1st, 1884. The chief trouble lies in the apprehension of another excessive season's sawing, which would certainly increase the surplus next summer and lead to utter and complete demoralization if not ruin to all concerned. If the output of 1885 could be reduced one-half in the three States it would be safe to say that lumber would go up to \$15 next summer. Every indication now is an assurance that this will not be done anywhere. On most of the streams the large surplus of old logs, added to the proposed cut, brings up the figures to nearly those of 1884.

There is so little doing that prices are merely nominal. Collections are reported easier and discounts are much more readily obtained for every purpose save logging. Lumber well insured is now collateral.

ENGLAND.

The Timber Trade's Journal as follows:

American Black Walnut—The retail trade is going on steadily and consumption remains satisfactory, but there have been no sales effected publicly.

American Whitewood—Without any specially noteworthy feature, this trade is going on with regularity, and stocks are passing into consumption more freely than they are being replaced by arrivals, which is certainly an encouraging sign.

Perhaps the leading feature in the trade this week was the sale of the cargo of Sequoiawood (commonly called California redwood), which brought together an unusually large gathering of fancy wood buyers.

We think the importers of this cargo are to be congratulated upon its successful introduction here; almost all the leading buyers in the mahogany and hardwood trades were amongst the purchasers, and thus this wood will become widely distributed, and an opportunity be afforded for the practical testing of its suitability for the various purposes in the trade to which its special merits appear so strongly to commend it. We may add that we hear another cargo of this wood is shortly expected. There are no public sales advertised for next week.

Three thousand six hundred and fifty-nine planks California redwood (Sequoia), containing 22,740 cubic feet, a prime parcel of useful sizes, ex Prince Rupert, from San Francisco. All was sold from 2s. to 6s. 6d., average 3s. 5d.

METALS.—COPPER—Ingot on all home outlets is

very dull and more or less depressed in tone. Rumors still prevail of liberal contracts for export entered into by the lake companies some time ago and it is generally accepted as a fact that a Montana company has contracted its entire output for 1885 to foreign buyers, the price to be fixed upon ruling values upon certain standard grades at time of delivery. All that, however, has no influence here and, under free offerings made with a considerable degree of pressure, cost has receded and now shows 12c. for Lake down to 11c. for the more ordinary brands. Manufactured Copper of all kinds is slow, and to a considerable extent nominal in value. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 20c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 22c. per lb.; do. do., 10 and 12 oz. per sq. foot, 24c. per lb.; do. do., lighter than 10 oz. per sq. foot, 26c. per lb.; circles less than 84 inches in diameter, 23c. per lb.; 84 inches in diameter and over, 26c. per lb.; segment and pattern sheets, 23c. per lb.; locomotive fire-box sheets, 21c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 18c. per lb., and Bolt Copper, 21c. per lb. IRON—Scotch Pig has not undergone much change on the general line of valuation, but the undertone was weak and sellers could not hurry matters even on small lots until ready to offer customers somewhat more attractive terms. Supplies ample of all grades. We quote at \$19.00@22.00 per ton, according to brand, etc. American Pig has met with much neglect and the market ruled heavy throughout. Stocks in many instances prove to be in excess of calculations, desire to realize has become greater, and with no special inclination among any class of buyers to turn their advantage to account, the current feeling is far from encouraging. Actual selling values are quite uncertain, but it is understood that some of the companies are contracting in anticipation of a general reduction to take place with the turn of the year. Indeed at the close we understand that one of the leading companies has contracted for somewhere in the neighborhood of 50,000 tons next year's delivery at \$18 for No. 1 X foundry and \$17 for No. 2 do. do. We quote \$18.50@19 per ton for No. 1 X foundry, \$17.50@18.00 for No. 2 X do. do., and \$16.00@17.00 for gray forge. Old Rails sell occasionally, but in a general way the market is slow and unsatisfactory, and the undertone weak. Scrap also shading more or less on cost whenever business is accomplished but no outlet offered for full parcels of stock. We quote at \$16.50@17.50 for old tee rails, \$18@19 for doubleheads, \$17.50@18.00 for No. 1 wrought scrap ex ship, \$18.50@19.50 for selected do., \$16.25@16.50 for old car wheels, and \$18.50@19.00 for crop ends. Steel Rails again somewhat lower under the adverse influences of a light, uncertain demand, and quite sharp competition over the few buyers who do appear. We quote at \$27@29 per ton for heavy section. Manufactured iron under much neglect, and showing quite an unsettled tone, with valuations to a great extent nominal. Contracts are few and far between. We quote Common Merchant Bar, ordinary sizes, at 1.70@2c. from store and Refined at 1.90@2.40c.; Rods, round and square, 2.00@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods, 5/4@6c., and domestic steel on the basis of 2.70@3.00c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig has met with some trade orders, but beyond that the market ruled very quiet, and the wholesale rate is more or less nominal in the absence of a fair test, though at the close indications were a trifle firmer. We quote at about 3 1/2@3 3/4c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 4 1/2@4 3/4c.; pipe, 5 1/2c.; and sheet, 6 1/4c., less the usual discount to the trade; and tin-lined pipe, 1bc.; block tin pipe, 4c., on same terms. TIN—Pig has not received much attention from speculators, found only a moderate, uncertain trade demand, and in an irregular way prices favored buyers, closing to some extent nominal. We quote at 16 1/4@16 5/8c. for Straits, 16 1/4@16 3/4c. for Australian, 17 1/2@17 5/8c. for English, and 19@19 1/4c. for Banca. Tin Plates are rarely called for in large parcels, and the jobbing trade is also slow, the general market having quite a dull tone. Values very little though weak on the average. We quote I. C. Charcoal, third-class assortment, \$5.00@5.10 for Allaway grade, and \$5.65@5.70 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke, \$4.55@4.60 for B. V. grade; \$4.65@4.70 for J. B. grade; Charcoal terne, \$4.50@4.60 for Allaway and Dean grades 14x20; \$9.25@9.60 for do. 20x28; Coke terne, \$4.35@4.40 for Glais grade 14x20, and \$9.15@9.20 for do. 20x28—all in round lots. Spelter under some pressure to sell has lacked tone and character, especially as very few buyers were attracted. We quote at about 4 1/4@4 1/2c. for domestic and foreign, according to brand, quantity, etc. Sheet Zinc dull and nominally unchanged at about 5 1/4@6 1/2c., according to quality, quantity, etc.

NAILS.—Demand is somewhat erratic and confined

largely to the stimulus obtained on sudden and unexpected wants of regular operators. It is in consequence difficult to fairly estimate and compare the general volume of business, but the impression gains that the movement is gradually falling away as a natural sequence of the progress of the year toward its close. Supplies, however, are in the meantime "shaped up" as much as possible, and a heavy pressure upon the market presented. Quotations may be placed at \$2@2.15 per keg for 10d to 60d, with due allowance to be made in favor of extra-sized invoices, and some sales of car lots understood to have been made below \$2 per keg.

PAINTS, OILS, ETC.—Only a moderate amount of

stock of any description is wanted, and a pretty dull sort of market prevails throughout. There does not appear to be anything of interest, in fact, since our last and on the general run of prices the situation may be called nominally unchanged for the various grades of paints, oils, colors, etc. Linseed oil secures average trade orders, and stands about steady at \$2@53 for domestic, and 54@56 for foreign. Spirits Turpentine has found moderate sale only, and still rather favors the buyer at 31 3/4@33 1/2, according to size of invoice, style of package, etc.

PITCH AND TAR.—Not much inquiry prevails, and

the general market has a dull sort of tone all around.

Supplies, however, are not urged, and about former rates continue to be asked. We quote Pitch \$3.25@2.30 per bbl., Tar \$2.50@3 do., according to quantity, quality and delivery.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending December 9, 1884, as follows:

Table of lumber market quotations including items like Pine, good, 2 1/2 in. and upwards, per M. \$52 00@55 00, Pine, 4ths, do per M. 48 00@50 00, etc.

MARKET QUOTATIONS.

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

Table of market quotations including BRICK, FIRE BRICK, CEMENT, and other building materials with prices per M or per bbl.

DOORS, WINDOWS AND BLINDS

DOORS, RAISED PANELS, TWO SIDES.

Table of door and window prices for raised panels, two sides, with sizes like 2 1/2 x 6 0 and prices like \$1 04.

DOORS, MOULDED.

Table of door and window prices for moulded doors, with sizes like 2 0 x 6 0 and prices like \$1 70.

cc. means counted checked—plowed and bored for weights. Hot Bed Sash Glazed. 3 0 x 6 0... 2 42

OUTSIDE BLINDS.

Table of outside blind prices for per lineal foot, up to 2 10 wide, etc.

INSIDE BLINDS.

Table of inside blind prices for per lineal foot, 4 folds, Pine, etc.

FOREIGN WOODS.

Table of foreign wood prices including Cedar, Mahogany, Rosewood, etc.

GLASS.

WINDOW GLASS, Prices Current per Box of 50 feet.

Table of window glass prices for single and double panes, with sizes like 6 x 8-10x15.

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

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table of greenhouse and floor glass prices for fluted and rough plates.

HAIR—Duty free.

Table of hair prices for cattle and goat bushels.

IRON.

Table of iron prices for pig iron, Scotch, etc.

Common Iron.

Table of common iron prices for 1 to 6 in. round and square.

Refined Iron.

Table of refined iron prices for 1 to 6 in. round and square.

Sheet.

Table of sheet iron prices for Nos. 10 to 24.

LABOR.

Table of labor prices for masons, plasterers, etc.

LIME.

Table of lime prices for Rockland, common, etc.

LUMBER.

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

Large table of lumber prices for various types like Pine, Spruce, Hemlock, etc., with prices per M ft.

PLASTER PARIS.

Table of plaster prices for calcined, ordinary city, etc.

PAINTS AND OILS.

Table of paint and oil prices for chalk block, China clay, Paris white, etc.

SLATE.

Table of slate prices for purple roofing, green slate, etc.

STONE.—Cargo rates, delivered at New York.

Table of stone prices for Amherst freestone, Berlin freestone, etc.

SOLDERS.

Table of solder prices for half and extra.

TIN PLATES.

Table of tin plate prices for I. C. charcoal, etc.

ZINC.

Table of zinc prices for sheet cast and open.

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXIV.

NEW YORK, DECEMBER 13, 1884.

No. 874

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending November 12:

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

R. V. HARNETT & CO.

Malden lane, No. 21, n s, 26x84 2x25x88.2, four-story stone front store and office building. W. H. Hayes. (Leasehold; 21 years' lease, from May 1, 1869; ground rent \$4,000 and taxes) \$18,000
 Maiden lane, No. 23, n s, 50 w Nassau st, 24 6x 88.2x23 7x85.4, four-story stone front store and office building. (Leasehold; 21 years' lease, from May 1, 1869; ground rent \$3,500 and taxes) 16,000
 *67th st, No. 3, n s, 125 e 5th av, 25x100.5, four-story stone front dwell'g. The New York Life Ins. Co. (Amt due, abt \$73,100) 75,100
 *108th st, No. 154, s s, 218 e Lexington av, 17x 100.11, four-story stone front dwell'g. Rebecca E. Williams and ano., extrx. and exr. (Amt due, abt \$8,000) 9,000
 *Lexington av, No. 1703, e s, 5.11 n 107th st, 16.8x65, four-story brick (stone front) dwell'g. Rebecca E. Williams and ano., extrx. and exr. (Amt due, abt \$9,350) 9,800

J. L. WELLS.

72d st, No. 431, n s, 150 w Av A, 25x102.2, four-story stone front tenem't. Hugh McQuade. (Amt due, abt \$11,700) 12,000
 72d st, No. 429, n s, 25x102.2, four-story stone front tenem't. Max Danziger. (Amt due, abt \$11,700) 12,000
 72d st, Nos. 425 and 427, n s, 50x102.2, two four-story stone front tenem'ts. The Buffalo Door and Sash Co. (Amt due on each, abt \$11,700) 24,000
 72d st, No. 423, n s, 2x102.2, four-story stone front tenem't. Max Danziger. (Amt due, abt \$11,700) 12,000
 *76th st, No. 28, s s, 20 w Madison av, 20x102.2, four-story stone front dwell'g. The New York Life Ins. Co. (Amt due, abt \$46,300) 30,000
 89th st, n s, 153.4 e 5th av, 25.6x100.8, vacant. Morris E. Sterne. (Amt due, abt \$11,100) 11,700

LOUIS MESIER.

106th st, No. 248, s s, 73 w 2d av, 27x100.9, four-story brick (stone front) tenem't. A. Schneider. (Amt due, abt \$1,600; prior mort. \$12,500) 15,000
 *2d av, No. 2059, w s, 25.6 s 106th st, 25x73, four-story brick store and tenem't. Edwin A. Bradley and ano. (Amt due, abt \$12,500) 14,179
 2d av, No. 2057, w s, 25x73, four-story brick store and tenem't. A. Schneider. (Amt due, abt \$12,500) 14,954
 2d av, No. 2055, w s, 25x73, four-story brick store and tenem't. Same. (Amt due, abt \$12,500) 14,979

D. M. SRAMAN.

Av C, No. 267, w s, 45.9 s 16th st, 23x88, two-story brick dwell'g and two-story frame stable on rear. Miles Hastings. 4,500

OTHER AUCTIONEERS.

Cornelia st, No. 19, n s, 25x95, three-story brick dwelling and two two-story brick stables on rear. P. O'Thayne. 9,100
 Greenwich st, No. 509, e s, bet Canal and Spring sts, 24x75, two-and-a-half-story brick store. M. Reimon. 9,100
 *Jane st, Nos. 164-168, s e cor 13th av, 140x70.5, four and one-story brick iron foundry, &c. William Whitehead. (Leasehold.) (Amt due, abt \$5,900) 6,700
 *Same property. Same. (Leasehold.) (Amt due, abt \$7,100) 1,610
 *Pearl st, No. 6, s s, 61 e State st, 21.5x50x22.6 x50, four-story brick buildings. Margaret J. O'Brien. 10,500
 Vesey st, No. 40, n s, 25x100, five-story brick (stone front) store. John H. Blake. (Leasehold; amt due, abt \$7,150) 15,550
 *95th st, s s, 155 e 3d av, 50x100.8, vacant. The Farmers' Loan and Trust Co. (Amt due, abt \$5,900) 5,100
 *107th st, No. 222, s s, 288.1 e 3d av, 21.10x100.11, four-story brick tenem't. Joseph F. Ismay. (Amt due, abt \$9,200) 9,000
 Total.....\$358,872
 Corresponding week 1883.....\$553,100

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. R. V. Harnett & Co. and J. Cole have made the following sales for the week ending December 12:

Carroll st, No. 30, s s, abt 285 e Van Brunt st, 20x100, three-story brick dwell'g with frame extension. Joseph Murphy. \$4,300
 *2d pl, No. 6, s s, 51.8 e Henry st, 17x100. Wm. H. Dunning et al., trustees. 4,500
 Total.....\$8,800
 Corresponding week 1883.....\$54,435

CONVEYANCES.

NEW YORK CITY.

DECEMBER 5, 6, 8, 9, 10, 11.

Broadway, No. 212, n e cor Fulton st, 29x77.2 x29x76.2, six and seven-story brick store and office building. Gouverneur Tillotson, exr.

George Lorillard, to Peter Lorillard. 1-20 part. Dec. 1. \$15,000
 Chatham st, No. 101. 1/2 part of saloon and boarding house. A. Z. Weinberg to Sarah Lawson. Dec. 6. 600
 Cannon st, No. 31, w s, 125 n Broome st, 25x100, five-story brick store and tenem't. Henry Gucker to John P. Schweikert. 1/2 part. Dec. 10. nom
 Cannon st, No. 33, w s, 150 n Broome st, 25x 100, five-story brick store and tenem't. John P. Schweikert to Henry Gucker. 1/2 part. Dec. 10. nom
 Delancey st, No. 107, s s, 70.11 w Essex st, 17 8 x100.6, five-story brick store and tenem't. Frederick Weber to Friederich M. Kalb. Re-recorded. Mort. \$9,000. July 31. 17,000
 Greene st, No. 163, w s, bet Houston and Bleeker sts, 25x100, three-story frame (brick front) store and dwell'g, and three-story shop and two-story frame stable on rear. Isidor Cohnfeld to Theodor Cohnfeld. Mort. \$17,000. Dec. 1. 30,000
 Goerck st, No. 31, w s, 125 n Broome st, 25x100, one-story brick stables. Caroline wife of and James Ray to Isaac Waldron. December 3. 5,750
 Madison st, No. 313, n s, 26.6x95.4x26.6x95, two-story frame dwell'g and one-story brick and two frame stables. William D. and Mary J. Reilly to Michael J. and Daniel F. Mahoney. Dec. 5. 8,000
 Macdougall st, No. 52, e s, 175 s Houston st, 25x 100, two-story frame store and dwell'g with three-story brick shop on rear. Maria Ohl et al., exrs. E. Ohl, to John P. Schweikert. Corrects error in last issue. Dec. 1. 10,250
 Madison st, s s, 138 w Market st, 25x100, Phoebe J. Merrick, of Southeast, N. Y., wife of James N., to Isaac Rinaldo. Q. C. Dec. 4. 400
 Same property. Robert E. Smith, Brooklyn, exr. T. U. Sutton, to same. Dec. 9. nom
 Same property. Robert E. Smith, Brooklyn, Lydia H. Williamson wife of George F., and Mary R. wife of Charles Birdsall to same. Mort. \$6,700. Dec. 6. 12,000
 Pitt st, Nos. 12 and 14, e s, 100 s Broome st, 50x 100, two three-story brick factories. Fore-clos. James K. Averill to Charles Boswald and Hermann Von Natzmer. Dec. 1. 18,125
 South st, No. 152, n s, 24.6x70.6 x east 2.9 x north 7.6 x west 26.5 x south 76, five-story brick store and tenem't. James R. Tilly and Marie L. wife of and David Louderback to Owen O'Connor. Q. C. Sub. to mort. June 15. nom
 Washington st, w s, 51.6 n West 11th st, runs west 60.11 x north 15.2 x west 18.7 x north 28.4 x east 89.1 to Washington st, x south 44.8; No. 722, three-story frame store and dwell'g; No. 724, one-story frame shop and one-story frame stable on rear. Owen J. and Dominick Foley to Ellen Foley. C. A. G. Mort. \$4,000. Dec. 10. gift
 Water st, No. 79, s s, 23.6 e Old slip, 23.7x85x 23.11x85.2, five-story brick factory. }
 Water st, No. 105, s s, 83.6 e Gouverneur }
 lane, 21x85.1x20.11x85.1, five-story brick }
 factory. }
 William H. Caswell et al., exrs. and trustees }
 John Caswell, to John H. Mahoney. Dec- }
 ember 6. 52,500
 Same property. William H. and John H. Cas- }
 well, New York, and Henrietta H. wife of }
 Charles S. Smith, Stamford, Conn., to same. }
 Dec. 6. nom
 Same property. Release mort. Charles S. }
 Smith, as trustee, to William H. and John }
 H. Caswell. Dec. 6. 34,623
 West st, No. 303, e s (?), 60.5 n (?) Spring st, 20.2 }
 x62.9x20x61.4, four-story brick store and }
 dwell'g. George W. Sandford to Julia M. }
 Sandford. May 1, 1873. 20,000
 West st, No. 328, e s, 97.4 n Charlton st, 24.4x }
 78.10x24.3x77.1, two-story brick store and }
 dwell'g. Edward and George W. Sandford }
 and Caroline C. Dechert, West Orange, N. }
 J., to Julia M. Sandford, the parties hereto }
 being only heirs Michael Sandford, dec'd. }
 Aug. 1, 1882. nom
 10th st, No. 339, n s, 70 w Av B, 25x94.9, five- }
 story brick store and tenem't. William Sand- }
 meyer to Wilhelmina Sandmeyer. 1/2 part. }
 Dec. 9. 8,000
 11th st, No. 66, s s, 315.9 e University pl, 21.2x }
 94.9, three-story brick dwell'g. S Brewster }
 to Linda M. S. Allen. Reconveyance. Q. }
 C. Mar. 30, 1883. 100
 11th st, No. 512, s s, 170.6 e Av A, 25x75, five- }
 story brick store and tenem't. Jacob Chris- }
 toffel and Elizabetha his wife to John Eichler. }
 1/2 part. Sub to all liens. Dec. 6. nom
 Same property. John Eichler to Elizabetha }
 wife of Jacob Christoffel. 1/2 part. All liens. }
 Dec. 6. nom
 16th st, No. 356, s s, 100 e 9th av, 25x76x25.1x }
 73.4, five-story brick store and tenem't, John }
 Albrecht, one of the heirs of John and Eva }
 Albrecht, dec'd, to John Schreyer. 1-5 part.

Sub. to mort. \$800 and 1-5 of mort. \$5,500. }
 Dec. 1. 1,800
 17th st, No. 138, s s, 135.9 w 3d av, 18.2x92, }
 three-story brick dwell'g. Leonidas and }
 Albert Y. Gray, Middletown, Vt., to Isaac }
 Rosenfeld. Mort. \$7,000. Oct. 18. 11,700
 18th st. Party wall agreement. Richard Ar- }
 nold, individ., and, with others, exrs. and }
 trustees Henrietta Constable, with Charles }
 G. Francklyn, exr. and trustee E. Hoyt. }
 June 20. nom
 19th st, Nos. 424-434, s s, 140 w Av A, 141.3x92, }
 three and one story brick factory. The Hy- }
 drogen Co., New York, to Charles De Kay. }
 C. a. G. Mort. \$30,000. May 16. nom
 22d st, s s, 100 w 10th av, 25x93.8. William }
 H. Randel, Brooklyn, to Daniel J. Noyes. }
 Mort. \$6,000. July 5. 500
 22d st, No. 105, n s, 85 w 6th av, 20x99.9, three- }
 story brick dwell'g. Edward S. Simon to }
 Herman Bochlowitz. Mort. \$20,000. No- }
 vember 13. nom
 23d st, No. 464, s s, 68 e 10th av, 22x98.9, four- }
 story brick (stone front) dwell'g. William }
 R. Page, Rutland, Vt., to John A. Sheldon, }
 trustee. Mort. \$20,000. June 13. 27,500
 25th st, Nos. 416 and 418, s s, 210 e 1st av, 40x }
 98.9, one-story brick office and shed. Richard }
 Busted, Jamaica, L. I., to Richard Busted, }
 Jr., same place. Feb. 13, 1883. nom
 28th st, s s, 175 w 10th av, 50x98.9; No. 510, }
 three-story frame dwell'g and three-story }
 brick dwell'g on rear; Nos. 512 and 514, two }
 two-story frame stores and dwell'gs and two- }
 story frame and brick dwell'gs on rear. Au- }
 gustus Cruikshank, individ., and trustee Ben- }
 Lord, dec'd, to Joseph I. West. Oct. 28. 9,500
 36th st, No. 261, n s, 184.7 e 8th av, 16.10x98.9, }
 three-story brick dwell'g. Adaline wife of }
 and Max Borck to Leopold Levy. 1/2 part. }
 Confirmation deed. Nov. 26. 5,000
 37th st, No. 208, s s, 120.10 w 7th av, 20.10x60, }
 four-story brick store and tenem't. Eliza- }
 beth wife of Andrew Beiser to George }
 Beiser, Brooklyn. Mort. \$940. April 17, }
 1882. 300
 37th st, No. 210, s s, 141.8 w 7th av, runs south }
 60 x east 20.10 x north 6) to beginning, }
 four-story brick store and tenem't. Eliza- }
 beth wife of Andrew Beiser to Charles W. }
 Beiser. Error (?). M. \$940. April 17, 1882. 500
 37th st, No. 216, s s, 204.2 w 7th av, 20.10x60, }
 four-story brick store and tenem't. Eliza- }
 beth wife of Andrew Beiser to Elizabeth }
 wife of Francis Wagner. Mort. \$5,000. April }
 17, 1882. 500
 42d st, No. 35, n s, 364 e 6th av, 26x100.5, }
 four-story brick (stone front) dwell'g. }
 43d st, No. 42, s s, 364 e 6th av, 26x100.5, two- }
 story brick (stone front) stable. }
 Cornelia H. wife of and Thomas W. Man- }
 ship, Philadelphia, Pa., to Samuel W. An- }
 drews. Re-recorded. Q. C. Mar. 8, '82. 3,333
 42d st, Nos. 29-33, n s, 390 e 6th av, 52x }
 100.5, three four story brick dwell'gs. }
 43d st, s s, 390 e 6th av, 52x100.5, vacant. }
 Cornelia H. wife of and Thomas W. Man- }
 ship, Philadelphia, Pa., to Samuel W. and }
 Simeon M. Andrews. Re-recorded. Q. C. }
 Mar. 8, 1882. 4,666
 44th st, No. 13, n s, 175 w 5th av, 25x100.5, four- }
 story brick store and tenem't and two-story }
 brick dwell'g on rear. Alexandrina Jordan }
 to Frank Wm. Jordan. Alliens. Oct. 10, 20,000
 45th st, s s, 325 w 11th av, 50x100.5; No. 432, }
 five story brick store and tenem't; No. 434, }
 four-story brick tenem't and one-story frame }
 stable on rear. William Spert to Thomas }
 B. Coddington. Mort. \$20,000. Dec. 9. }
 exch and 31,700
 47th st, No. 258, s s, 150 e 8th av, 25x100.5, }
 five-story brick tenem't. Johanna F. wife of }
 and Charles F. Fontham to Margaret C. wife }
 of Alfred H. Camp, Norwalk, Conn. Dec. }
 11. 22,075
 47th st, s s, 92 w Broadway, 82.2x100.5. Cas- }
 imer Fabregon, Thomas Kelly, Richard }
 Farres and Abigail wife Nathaniel Johnson }
 to Charles Johnson. Q. C. All title. Jan. }
 7, 1882. nom
 47th st, s s, 157.9 w Broadway, 16.5x100.5, Ab- }
 igail wife of Nathaniel Johnson to Charles }
 Johnson. Jan. 7, 1882. 10,500
 47th st, s s, 335 e 10th av, 0.6x100.5. Release }
 mort. The East River Savings Inst. to Rob- }
 ert Warwick, Jersey City. Dec. 6. 1,000
 Same property. Robert Warwick, Jersey }
 City, to Joseph Johnston. Dec. 6. 806
 47th st. Party wall agreement. Same with }
 same. Dec. 6. }
 49th st, No. 121, n s, 279.2 w 6th av, 20.10x }
 100.5, four-story brick (stone front) dwell'g. }
 John Prout, Rutland, Vt., to William R. }
 Page. All title. Nov. 28. nom
 50th st, No. 412, s s, 200 w 9th av, 25x100.5, two- }
 story frame dwell'g and frame stables on }
 rear. Andrew Ewald to John W. Fink. }
 Dec. 5. 9,500
 52d st, n s, 175 w 5th av, 25x100.5, vacant, }
 George R. Blanchard to Columbus O'D.

Iselin and Edith C. his wife, as tenants by the entirety. Dec. 1. 40,000
 53d st, No. 104, s s, 100 w 6th av, 25x100.5, vacant. William G. Lathrop, Jr., to James B. Gillie and Alexander Walker. See 78th st. Mort. \$6,000. Dec. 2. nom
 55th st, No. 17, n s, 250 w 5th av, 25x100.5, three-story brick stable. Adele L. S. wife of Krederic W. Stevens to Woodbury G. Langdon. Nov. 8. 41,000
 56th st, No. 144, s s, 125 e Lexington av, 20x100.5, three-story brick dwell'g. Partition. Simson Wolf to Manuel Fried. Dec. 6. 13,850
 57th st, No. 51, n w cor Park av, 19x80.5, four-story brick (stone front) dwell'g. Rebecca Jackson, widow, to Amadee Spadone. Mort. \$25,000. Dec. 11. 40,250
 57th st, No. 249, n s, 60 w 2d av, 16.8x100.5, three-story brick (stone front) dwell'g. William O. Robbins to Sophronie P. Wight, Somerville, N. J. Sub. to mort. and taxes. Dec. 1. 12,000
 59th st, No. 333, n s, 275 e 9th av, 17.10x100.5, five-story brick (stone front) flat. Anne E. wife of Michael Treacy to Caroline F. and Kate B. Weed. Mort. \$20,000, taxes, &c. Dec. 5. 30,000
 59th st, s s, 250 w 10th av, 50x100.5, vacant. Rutherford Stuyvesant to William and August Zinsser. Dec. 2. 11,000
 61st st, Nos. 351 and 353, n s, 60 w 1st av, runs north 60 x west 10 x north 65 x west 42 x south 24.7 x east 3.4 x south 100 to 61st st, x east 48.8, with machinery, five-story brick factory. Contract. Richard W. Myers to Leo Schlesinger. Dec. 5. 24,000
 61st st, s s, 175 e 11th av, 125x100.5, vacant. Abby B. and Eleanor E. Blodgett and William T. Blodgett and Abby B. Blodgett, widow, and devisees of W. T. Blodgett, to Henry Lipman. Dec. 8. 25,000
 Same property. Henry Lipman to Julius Lipman. Mort. \$20,000. Dec. 10. nom
 62d st, s s, extdg from 10th av to 11th av, 800x100.5, vacant. William T. Blodgett, heir W. T. Blodgett, to George H. Morris, Brooklyn. Q. C. Nov. 17. nom
 71st st, No. 240, s s, 100 w 2d av, 20x100.4, four-story brick (stone front) tenem't. Dennis Loonie to Isaac Teichman. Mort. \$9,000. Dec. 10. 20,000
 71st st, n s, 173 w Av B, 75x102.2, vacant. Alfred R. Page, Brooklyn, to Henry Lansdell, Brooklyn. Mort. \$4,000. May 30. consid. omit
 75th st, n s, 325 w 3d av, 0.2x70. John Kafka to William H. Heathcote. Q. C. Nov. 15. nom
 75th st, n s, 325 w 3d av, 0.2x70. Release mort. Morris Steinhardt to Bernard Wilson. Oct. 28. nom
 Same property. Release mort. Same to same. O. t. 28. nom
 Same property. Bernard Wilson to John Kafka. Q. C. Oct. 30. nom
 75th st, n s, 125 w 11th av, 150x102.2, vacant. James Meagher to Jacob Lawson, Brooklyn. Mort. \$19,000. Nov. 15. 26,500
 76th st, No. 192, s s, 125 w 3d av, 25x102.2, four-story brick (stone front) store and dwell'g. Cornelia Taber, Westchester, to Isaac Hochster and Simon Bing, Jr. Mort. \$10,000. Dec. 5. 16,750
 76th st, No. 194, s s, 100 w 3d av, 25x102.2, four-story brick (stone front) dwell'g. Mary T. wife of Edward W. Parsons, Westchester, to Samuel Wallach. Mort. \$10,000. Dec. 4. 16,750
 77th st, n s, 94 e 1st av, 25x102.2. Cancellation contract. Jennie Betman with Alice Rosenstock. Dec. 10.
 78th st, s s, 425 e 10th av, 50x96.2x50x95.2, vacant. James B. Gillie and Alexander Walker to William G. Lathrop, Jr. See 53d st. Mort. \$3,500. Nov. 29. nom
 80th st, No. 59, n s, 171 w 4th av, 20x102.2, four-story brick (stone front) dwell'g. Release mort. John Ross to Edward Kilpatrick. Nov. 29. nom
 Same property. Edward Kilpatrick to Adelaide wife of Solomon Ottenheimer. Mort. \$24,000. Dec. 6. 39,250
 Same property. Edward Kilpatrick with Solomon Ottenheimer. Party of first part agrees to build within three months a two-story extension to house on said lot, and party of second part agrees to pay for the same. Nov. 18. 3,250
 81st st, n s, 306.6 e 1st av, 25x102.2, five-story brick tenem't. Mathias H. Schneider to Henry G. Leist. Mort. \$14,000. Dec. 3. 22,000
 Same property. Henry G. Leist to Louise wife of Mathias H. Schneider. C. a. G. Dec. 3. 22,000
 87th st, n s, 350 e 2d av, runs east 50x89.1 x northeast 17.3 x west 62.9 x south 100.8 to beginning, vacant. Mary R. Callender to Serena Rhineland. Dec. 8. 11,000
 87th st, n s, 30 e 2d av, 50x100.8, vacant. Same to Julia Rhineland. Dec. 8. 11,000
 87th st, n s, 158.4 w 9th av, 16.8x100.8, three-story brick (stone front) dwell'g. Ebenezer Morgan, Groton, Conn., to William L. Snyder. Nov. 25. nom
 87th st, n s, 258.4 w 9th av, 16.8x100.8, three-story brick (stone front) dwell'g. Ebenezer Morgan to Maria S. Stevens. Taxes, &c. July 22. 14,500
 Same property. Release mort. William A. Cauldwell to Ebenezer Morgan. Dec. 10. 6,100
 91st st, s s, 100 e 9th av, 200x100.8, vacant. }
 90th st, n s, 100 e 9th av, 150x100.8, vacant. }
 Foreclos. Howard J. Forker to Joseph McGuire. Sub. to mort. \$28,000. April 15. 69,100
 92d st, Nos. 115-119, n s, 151.6 e 4th av,

98.6x100.11, three four-story brick (stone front) tenem'ts. Edgar C. Merriman, Geneva, N. Y., to C. La Rue Munson, Williamsport, Pa. Mort. \$75,000. Nov. 20. 180,000
 93d st, Nos. 118 and 120, s s, 151.6 e 4th av, 65x100.8, two four-story brick (stone front) tenem'ts. Edgar C. Merriman, Geneva, N. Y., to C. La Rue Munson, Williamsport, Pa. Mort. \$50,000. Nov. 20. 120,000
 102d st, n s, 130 e 3d av, 250x100.9, ten five-story brick tenem'ts. Foreclos. William R. Thompson to Thomas Maguire. Dec. 1. 20
 104th st, No. 335, n s, 250 w 1st av, 25x100.11. }
 104th st, No. 333, n s, 275 w 1st av, 25x100.11, }
 2 of this. }
 Two four-story brick tenem'ts. }
 Foreclos. William A. Boyd to Charles S. Allen. Sub. to mort. \$15,187, and taxes, &c., \$869.58. Dec. 10. 800
 105th st, s s, 225 e 10th av, 50x100.11, vacant. Contract. Thomas Wall to Charles R. Parfitt. Jan. 16. 7,000
 106th st, No. 207, n s, 130 e 3d av, 20x100.11, four-story brick flat. Foreclos. George B. Newell to Cordelia E. Macpherson, extrx. Gardner G. Yelvin. Nov. 15. 9,800
 106th st, No. 205, n s, 110 e 3d av, 20x100.11, four-story brick flat. Foreclos. Same to same. Nov. 15. 10,000
 106th st, No. 211, n s, 170 e 3d av, 20x100.11, four-story brick flat. Foreclos. Same to same. Nov. 15. 9,850
 107th st, No. 222, s s, 288.1 e 3d av, 21.10x100.11, four-story brick tenem't. Foreclos. Sidney J. Cowen to Joseph F. Ismay. December 9. 2,000
 107th st, s s, 100 e 4th av, 130x100.11, vacant. Foreclos. William P. Dixon to Edward Hunt. See 4th av. Dec. 8. 12,350
 107th st, Nos. 173 and 175, n s, 151 w 3d av, 34x100.11, two four-story brick (stone front) dwell'gs. Lavinia E. Stuart, widow, to Charles M. Earle. Dec. 8. 18,000
 109th st, No. 178, s s, 164.3 w 3d av, 18.5x100.10 x18.7x100.10, four-story brick tenem't. Barbara wife of Frank A. Seitz to Rose A. wife of Daniel E. Reilly. M. \$6,000. Dec. 10. 10,000
 110th st, No. 121, n s, 271.8 e 4th av, 16.8x100.11, three-story brick (stone front) dwell'g. Foreclos. Henry A. Gumbleton to Helen Lucy Shober. Nov. 26. 7,000
 110th st, No. 159, n s, 249.9 w 3d av, 24.10x100.11, four-story brick store and tenem't. Abraham Steers to William J. O'Brien. Mort. \$3,000. Sept. 1. 16,000
 111th st, No. 87, n s, 78.9 w 4th av, 15.3x100.11, three-story brick dwell'g. Isaac Shuckman to Bertha wife of David Shackman. Mort. \$5,000. Dec. 8. 10,000
 114th st, No. 113, n s, 98 e 4th av, 16x100.11, three-story brick (stone front) dwell'g. Thomas F. Treacy to Esther A. Wood. Q. C. Nov. 1. nom
 114th st, No. 327, n s, 325 w 1st av, 25x100.11, five-story brick tenem't. Clemence S. Lozier to Abraham W. Lozier. Mort. \$10,000. Dec. 6. 20,000
 114th st, n s, 225 w 1st av, 125x100.10. Edward De Witt, extr. L. Lee, to Peter Lynch. Recorded. Mar. 1, 1853. 1,375
 119th st, s s, 111 e 1st av, 17x100.10, three-story brick (stone front) dwell'g. Patrick H. McManus to John A. Linscott. Mort. \$6,500. Nov. 28. exch and nom
 120th st, s s, 303 w 5th av, runs south 92.1 to n s old road, x northwest 45 x southeast to centre block bet 119th and 120th sts, x west 25 to point 360 w 5th av, x north 100.11 to 120th st, x east 60, vacant. Ward B. Chamberlain, assignee J. H. Deane, to Abraham Steers. Sub to mort. Dec. 5. 14,395
 Same property. John H. Deane to same. Nov. 11. nom
 120th st, s s, 360 w 5th av, 100x100.11. John H. Deane to Abraham Steers. Nov. 11. nom
 Same property. Ward B. Chamberlain, assignee J. H. Deane, to same. Mort., &c. Dec. 5. nom
 121st st, n s, 211.6 w 4th av, 18x100.11, vacant. Samuel V. Constant to Mary T. Constant. Dec. 5. 15,000
 121st st, s s, 100 w 6th av, 50x100.11. William A. Boyd, referee, to Alden S. Swan, recvr. Globe Mutual Life Ins. Co. Nov. 29. 12,400
 121st st, Nos. 60-64, s s, 150 e Madison av, 50x100.10, three three-story stone front dwell'gs. Foreclos. Stephen H. Olin to John J. Meehan. Dec. 8. 12,000
 Same property. John J. Meehan to Samuel S. Constant. Mort. \$27,000. Dec. 8. 45,000
 126th st, Nos. 28 and 30, s s, 275 w 7th av, 50x99.11, two five-story brick tenem'ts. Francis M. Jencks to William J. Merritt. C. a. G. Dec. 10. 50,000
 Same property. William J. Merritt to Christian Blinn, Jr. Mort. \$33,500. Dec. 11. 50,000
 128th st, Nos. 267, 271 and 273, n s, 150 e 8th av, 108x99.11, three four-story brick (stone front) flats. John L. Brewster, Plainfield, N. J., to Redmond Forrestal. Dec. 5. 150,000
 Same property. Redmond Forrestal to John L. Brewster. Mort. \$85,000. Dec. 6. 150,000
 130th st, No. 218, s s, 225 w 7th av, 20x99.11, three-story brick (stone front) dwell'g. Frederick Specht, Brooklyn, to Urania Webster, Wethersfield, Conn. Mort. \$15,000. Aug. 20. 20,000
 131st st, s s, 325 e 8th av, 16.8x99.11. Release mort. John C. Overhiser to Isaac E. Wright. Oct. 15. 8,500
 140th st, n s, 100 w 10th av, 50x162x157.11 to 10th av, x south 15.8 to point 99.11 n 140th st, x west 100 x south 99.11 to beginning. John F. and Jas. H. Fentz, trustees J. Fentz, dec'd,

and also trustees under deed of trust to S. Barker, &c., to Joseph H. Cain. Mort. \$3,633. Sept. 1. 6,055
 141st st, n s, 100 e 6th av, 75x99.11, vacant. Charles F. Aukamp, Brooklyn, to Daniel A. Fitzpatrick. C. a. G. Dec. 3. 2,475
 146th st, n s, 400 e 10th av, 25x99.11, vacant. William A. Hoe to Clifford Barbee. Mort. \$1,000. Dec. 10. 2,750
 Av A, e s, 25 s 56th st, 25.5x100. Release mort. Richard H. Handley, Smithtown, L. I., to Thomas Fitzgerald. Dec. 10. nom
 Av A, Nos. 1637 and 1639, w s, 80 n 86th st, 56.6 x100x56.2x100, two four-story brick (stone front) tenem'ts. Edgar C. Merriman, Geneva, N. Y., to C. La Rue Munson, Williamsport, Pa. Mort. \$30,000. Nov. 20. 40,000
 Lexington av, Nos. 690 and 692, w s, 65.5 s 57th st, 35x90, four-story brick stable. John H. Odell, New York, and Caleb S. Odell, New Rochelle, to Albert S. Odell. Dec. 8. 34,000
 Madison av, n w cor 80th st, 22.2x70, vacant. Richard Fisher, Orange, N. J., to Julia A. S. wife of Edward Kilpatrick. Dec. 10. 14,750
 Madison av, No. 1849, e s, 84.11 n 120th st, 16x83, three-story stone front dwell'g. John H. Morris, assignee J. D. Fish, to Sarah G. wife of Samuel B. Van Dusen. Mort. \$15,000. Dec. 9. 16,800
 Madison av, No. 1990, w s, 20 s 127th st, 19.11x85, four-story brick (stone front) dwell'g. Terence Farley to Eliza M. V. Farley. Mort. \$17,000. Dec. 1. nom
 1st av, No. 1254, e s, 75.3 s 71st st, 25.1x113, two-story frame corrugated iron building and one-story brick shop on rear. Mary Tracy to Bridget Mahon. 1/2 part. Dec. 8. 2,000
 1st av, No. 2262, e s, 46 n 116th st, 20x74, four-story brick (stone front) store and tenem't. Ann R. wife of and Cornelius Bramhall, Orange, N. J., to John F. Wetter. Mort. \$5,000. Dec. 8. 9,750
 2d av, No. 836, e s, 109.5 n 44th st, 18x70, four-story brick store and tenem't. Emelie Grabau to Magdalena Ritter. All liens. Oct. 7, 1879. 15,000
 2d av, No. 930, e s, 75.5 n 49th st, 25x100, five-story brick store and tenem't. Ernest Von Au, Brooklyn, to Jobst Hoffmann. Mort. \$10,000. Dec. 8. 34,000
 2d av, Nos. 1901-1907, n w cor 98th st, 104x75, four five-story brick stores and tenem'ts. Thomas Hall to Marie wife of James O'Hare. All liens. Nov. 20. nom
 2d av, No. 2294, e s, 20.4 s 118th st, 30x75, four-story brick (stone front) store and tenem't. Thomas J. Tobin to James Martin. Mort. \$10,200. Nov. 29. 17,200
 Same property. Archibald Mitchell, Jr., to Thomas J. Tobin. Mort. \$10,200. Nov. 28. nom
 2d av, e s, 20.5 s 118th st, 30x75. Release of dower. Lucy A. Brinkerhoff, Brooklyn, to Thomas J. Tobin. Dec. 4. 1,020
 2d av, n w cor 125th st, 99.11x100; Nos. 253-259 125th st, four five-story stone front stores and tenem'ts; No. 245 2d av, five-story brick (stone front) store and tenem't. }
 125th st, No. 251, n s, 100 w 2d av, 30x99.11, }
 five-story brick (stone front) store and tenem't. }
 Edgar C. Merriman, Geneva, N. Y., to C. La Rue Munson, Williamsport, Pa. Mort. \$115,000. Nov. 20. 175,000
 3d av, e s, extdg from 69th to 70th st, 200.8x100. George Hooks to Moritz Bauer. All mort. Dec. 3. nom
 3d av, Nos. 1323-1329, s e cor 76th st, 82.2x67, four five-story brick (stone front) stores and tenem'ts. }
 3d av, No. 1321, e s, 82.2 s 76th st, 20x105, }
 five-story brick (stone front) store and tenem't. }
 Henry I. Beers, Oil City, Pa., to Kaufman Hirsh. Mort. \$55,000, &c. Dec. 2. 93,500
 3d av, s w cor 96th st, 100.8x100. }
 96th st, s s, 100 w 3d av, 150x100.8, vacant. }
 Foreclos. William H. Hamilton to David Dinkelspiel and Henry Hyman. Mort. \$27,500. Dec. 10. 65,000
 4th or Park av, w s, 84.10 s 92d st, 16.2x71, three-story brick stone front dwell'g. Andrew J. Kerwin to John Nuffer. Mort. \$9,900. Dec. 10. 17,000
 4th av, s e cor 107th st, 100.11x100, vacant. Foreclos. William P. Dixon to Edward Hunt. Dec. 8. 10,300
 4th av, s e cor 107th st, 100.11x100. }
 111th st, s s, 100 e 4th av, 130x100.11. }
 Edward Hunt to William A. Cauldwell. Mort. \$16,000. Dec. 9. 36,000
 4th av, Nos. 2201 and 2203, e s, 72 s 120th st, 43 x90, two four-story brick tenem'ts. Edwin M. Taylor to Ann wife of George F. Thornton. Mort. \$20,000. Dec. 10. 34,300
 5th av, e s, 77.2 n 80th st, 25x100, vacant. Griffith Rowe to Louis Stern. Correction deed. Q. C. Dec. 2. nom
 5th av, No. 2084, w s, 59.11 n 128th st, 20x75, three-story brick (stone front) dwell'g. Charles J. Fisk to Harry E. Fisk. Mort. \$12,500. Dec. 5. 20,000
 Same property. Harvey E. Fisk to Lizzie R. wife of Charles J. Fisk. Mort. \$12,500. Dec. 6. 20,000
 9th av, n w cor 100th st, 100x100, vacant. Richard Fannin, one of the next of kin of J. Fannin, dec'd, to George Watson. Q. C. Dec. 8. nom
 10th av, w s, 50 s 141st st, 34.3x104.9x3.3x100, vacant. }
 141st st, s s, 100 w 10th av, 50x37.10x52.4x53.3, }
 vacant. }
 John Ward to Joseph H. Cain. Dec. 6. 2,800

10th av, e s, 51.2 n 80th st, 25.6x100, vacant. Michael Conlan to Mary H. wife of Dickson G. Watts. Dec. 8. 6,500

11th av, w s, 50.8 s 93d st, runs south 75 x west 100 x south 22.9 x west 200.1 x north 142.5 to 93d st, x east 200 x south 50.8 x east 100 to 11th av, place of beginning.

11th av, e s, 25.8 s 93d st, 75x100. Mary G. Mason, widow, Boston, Mass., to Mabel G., Philip D. and Julia A. Mason. Release dower. Dec. 6. nom

Interior lot on centre line bet 46th and 47th st, at point on a line which at s s of 47th st is 157.9 w of Broadway, runs west 16.5 x north 5 x east 16.5 x south 5. William J. Todd, general assignee of C. H. Todd, to Charles H. Todd. Nov. 17. nom

Interior lot on centre line bet 120th and 121st st, at point 317 w 4th av, runs south 16 x west 5 x 16x5. Release mort. Edwin A. Bradley and George C. Carrier, of Bradley & Carrier, to John H. Morris, assignee J. D. Fish. Dec. 8. nom

MISCELLANEOUS.

All real estate of Horatio Ireland Lawrence, dec'd. Release of dower. Mary L. Lawrence, widow, to Thomas Lawrence, Detroit, Mich., and Benjamin R. Lawrence, Rochester, N. Y. Dec. 4. nom

All right under will of Mathilda Sonst, dec'd, together with \$1,000 due thereunder, also all right, individually and as executor under said will, in a mortgage for \$1,500. Phillip Sonst to David Mayer. Nov. 17. nom

All lands in New York of which James Lewis died seized. Richard J., Eliza J., Margaret L. and Mary A. Lewis, heirs J. Lewis, to Sarah Lewis, widow. Q. C. 100

Copy of the last will and testament of Zina Case, dec'd.

General assignment. George F. Opdyke and Edward M. F. Miller, of Opdyke & Co., to William Peet, Brooklyn. Dec. 8. nom

Satisfaction of assignment of assets of Carter, Stewart & Co., by Alonzo C. Stewart, acknowledged by Theo. R. Carter. Jan. 15, 1884.

Settlement of judgment, &c. Anna C. Port, extrx. J. C. Port, with Jacob W. Dugro. Dec. 9. 3,300

23d and 24th WARDS.

Anthony st, n e cor Summit av, 100.4x108.2x 100x100. Frank A. Klemm to Mary S. Marx. Dec. 4. 1,300

Bristow st, w s, 297.6 n Jennings st, 20x52.4x20 x53.4. Charlotte F. wife of Miner Trowbridge, Brooklyn, to Charles H. Sproessig. Dec. 5. 100

Bayard st, s e cor Delancey pl, 925 to Hoffman st, x 313 to Jacob st, x 746x156.6x175 to Delancey pl, x 156.6, excepting Bayard st, s w cor Lorillard st, 100x106.5. Robert L. Harrison to Frederick Specht, Brooklyn. Mort. \$10,000, taxes, &c.; also a purchasemoney mort. Sept. 24. 23,920

Bayard st, s s, 225 e Delancey pl, 200x156.6. Frederick Specht, Brooklyn, to Melvin Brown. Morts., &c. Dec. 9. nom

Suburban st, n e s, 46.7s e Decatur av, 50x120.2. The Twenty-fourth Ward Real Estate Assoc., New York, to Caroline T. wife of Alfred P. Newdick. Sept. 26. 1,150

Tiffany st, w s, 238 n 167th st, 25x125. Isabel T. wife of Charles B. Perry to Rosa A. E. Mulford. Oct. 21. 230

Westchester Railroad st, s w s, 100 s e Robbins av, 25x80. Bridget, Anthony, John, Michael and Thomas Meade, heirs P. Meade, to Richard Meade. Sept. 20. 100

134th st, s w cor Alexander av, 175x100. Lewis B. Brown to Wallace C. Andrews. Nov. 26. 21,000

141st st, n s, 256.6 e Alexander av, 25x100. Hannah wife of John Kershaw to Hugh J. Drury. Mort. \$2,500. Dec. 8. 4,800

148th st, n s, 71.9 n Bergen av, 37.1x15.7x34.6 x-, course omitted (?). John Sander, Trumbull, Conn., and Agnes wife of John Graf, Brooklyn, to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. Dec. 5. 200

149th st, n s, 400 w Morris av, 50x100. Charles L. Georgi to Christian F. Seitz and Bertha his wife, as joint tenants. Dec. 3. 1,114

152d st, s s, 235 w Courtland av, 25x116.2x25x 116.1. William Barbour to Michael Kenny. Nov. 10. 1,200

153d st, s s, 500 e Courtland av, 50x100. John M. Sigmund to George W. Lewis. Q. C. Confirmation deed. Dec. 6. other consid. and 1,200

Same property. Release dower. Margaretha wife of John M. Sigmund, Brooklyn, to George W. Lewis. Dec. 9. 450

Same property. Mayer Butzel, recvr. of Martin Sigmund, to George W. Lewis. December 11. nom

155th st, n s, 475 w Courtland av, 25x100. Silas D. Gifford, extr. J. Rae, to Adam Horn. Dec. 1. 1,200

165th st, s s, 70.3 e Intervale av, 50x95, in two courses, x 50x91.6, in two courses. Lyman Tiffany et al., as trustees of and Mary P. Tucker, to Margaret A. Sheridan. Oct. 21. 310

167th st, s e cor Hall pl, runs south 103.2 x east 48.7 x east 30.11 to w s Intervale av, x north 101.3 to 167th st, x west 39. Lyman Tiffany et al., as trustee for and Mary P. Tucker, to Mary A. F. Phillips. Oct. 14. 620

Berrian av, s e s, 250 n e 3d st, 50x100. Annie E. wife of and Stephen Bailey, Woodington, O., to Magdalena Birngruber. Nov. 17. 450

Columbia av, n w cor Jackson av, 100x100. Foreclos. Charles J. Breck to Elizabeth W. Blake, extrx. Anson Blake. Dec. 4. 1,475

Intervale av, e s, 150.1 n Westchester av, 50x 100 x south 25 x west 0.9 x south 10.9 x southwest 25 x west 78.9. Lyman Tiffany et al., as trustees of and Mary P. Tucker, to Thomas H. Bell. Oct. 21. 350

Intervale av, e s, 161.5 s 165th st, 25x100. Same to William Walsh. Oct. 21. 180

Morris av, w s, 83.9 n 142d st, 29.9x31.5x26.6x 45, with building. Harry Overington to Maggie Crance. Dec. 4. 3,500

Railroad av, s e s, 191 n e 167th st, 50x150. John A. Linscott to Patrick H. McManus. Morts. \$2,800. Nov. 28. exch and nom

Riverdale av, e s, 75 n of lane or new street through Margt. Cogan's land, 25x100, 24th Ward. John Tighe to James Killean. Recorded. Mar. 16, 1883. 500

Stebbins av, e s, 158.9 n Freeman st, 50x126 to Suburban av, Rapid Transit route, x50x127.2. Lyman Tiffany et al., trustees of and Mary P. Tucker, to Frederick F. Binnicker. Oct. 14. 400

St. Anns av, e s, 123.1 n Westchester av, 25x77 x25x75. Thomas McIntyre to James Doyle and Catharine his wife. Oct. 30. 1,850

Union av, now Pelham av, lots 129 and 130 map S. Cambrelong et al., property, Fordham, 50.11x136.9x50x126.11. Sub. to 17 feet for street widening. John J. Brady to Emile Pidoux. Dec. 10. 575

Valentine av, lots 33 and 34 heirs Rebecca Bassford, Fordham; also lots 32 and 33 map southerly part farm Peter Valentine, Fordham, taken together runs west 75l x northeast 23.8 x west 137.7 to Valentine av, x south 420 x southeast - x northeast 406.6. Jos. W. Hartley and Mary E. his wife to Ellis T. Hartley. All title. Sept. 22. nom

Westchester av, n s, 75.1 e Intervale av, 25x 105, in two courses, x25x78.8, in two courses. Lyman Tiffany et al., as trustees of and Mary P. Tucker, to James Doherty. Oct. 21. 425

Westchester av, n w s, 125 n e Intervale av, 25 x78.9x78.9 to Intervale av, x25x65.7x65.7. Lyman Tiffany et al., trustees of and Mary P. Tucker, to Constance M. L. Miller, Pelham Manor. Oct. 21. 460

Willis av, e s, 45 n 148th st, 27.5x30.9x25x19.5. Joseph Angrick to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. Dec. 1. 1,600

Willis av, e s, 17.7 n 148th st, 27.5x19.5x25x8.1. Louisa Hillebrecht, widow, to same. Dec. 1. 1,200

Willis av, e s, part lot 13 map East Ward Melrose. Joseph Angrick and Louisa Hillebrecht, widow, to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. Q. C. Dec. 1. other consid. and nom

3d av, s e cor Spring pl, 20x70. Horatio R. Wilcox, Middletown, N. Y., to Franklin A. Wilcox. Mort. \$950. Nov. 26. 600

Spuytyn Duyvil Creek or Tibbetts Brook, west shore, at boundary bet E. D. and J. Ewan's lands, runs west 49 to old road, x southwest partly along old road and along e s Riverdale av to said creek, x - to beginning, being abt 1 1/2 acres, except part sold to Spuyten Duyvil & Port Morris R. R. Foreclos. Adolf Czaki to Abby L. Ewen. Sept. 8. 2,500

Same property. Abby L. wife of Austin D. Ewen, Brooklyn, to John R. Connor. Dec. 5. 2,500

All those parcels conveyed by William S. Opdyke to parties of first part, July. 10, 1850, excepting lands heretofore conveyed by parties first part, and subject to contracts, &c. George F. and Henry B. Opdyke, Plainfield, N. J., to Elizabeth, William S., Charles W. George F. and Henry B. Opdyke, Emeline O. Strobel and Mary E. Farlee, widow, and heirs G. Opdyke. C. a. G. Dec. 8. nom

Lot 95 map of property in 24th Ward of the Metropolitan Real Estate Assoc., Fordham. The Metropolitan Real Estate Assoc. to Frances Jappa. Nov. 23. 400

LEASEHOLD CONVEYANCES.

Bowery, n e cor 9th st, 25 x abt 90 x southwest 52 to 9th st, x75.10. George Goetting to Edward Hornbostel, Brooklyn. Assign. lease. 5,000

Forsyth st, No. 48, store and cellar. Assign. lease. Paul Roth to The Budweiser Brewing Co., Brooklyn. nom

Greenwich st, No. 94, n w cor Rector st, store and back cellar. Assign. lease. James Cherry to Michael Shannon and Jane Sinnott. nom

Jane st, Nos. 164-168, s e cor 13th av, 140x70.5, one and four-story brick iron foundry. Leasehold. Foreclose. Charles E. Lydecker to William Whitehead. Dec. 9. 6,700

Norfolk st, e s, 175.7 s Rivington st, 25.1x100. Phillip Phoenix and ano., trustee Caroline W. Crane, to Rudolph Bohm. 21 years, from Jan. 1, 1835, per year, 400

Norfolk st, e s, 200.3 s Rivington st, 25.1x100. Same to same. 21 years, from Jan. 1, 1885, per year, 400

State st, No. 8. Catharine Poynter, formerly Miller, to Mathias Berg. Contains consent to assign. of John Schoenfeld. Assign. lease. nom

11th st, Nos. 325 and 327, n s, 142.4 w Greenwich st, 48.6x95, two three-story brick dwell'gs and two three-story brick dwell'gs on rear. Premises and lease. Foreclos. John Whalen to Dorcas Haring, extrx. J. Haring. Oct. 28. 2,500

19th st, n s, 250 e 10th av, 25x91.11. Assign. lease. Charles L. D. Washburn and ano., exrs. Edmund H. Payton, to George W. Tubbs. nom

Same property. Assign. lease. George W. Tubbs to Jefferson M. Levy. nom

Same property. Assign. lease. James Wilkinson, one of the exrs. E. H. Payton, to George W. Tubbs. nom

45th st, s s, 400 w 9th av, 25x100.5. Elizabeth wife of Andrew Beiser to Andrew Beiser, Jr., and John Beiser. Leashold. Q. C. April 19, 1882. 200

43th st, s s, 685.4 w 5th av. Consent to assign. lease. The trustees of Columbia College to Imogene O. Brown. Oct. 6. nom

3d av, No. 193, store, &c. Assign. lease. Richard Tajonera and Frank C. Willey to William Harms. nom

6th av, No. 460. Assign. lease. Lewis B. Sturges to Terrence C. Barden. nom

Lease made by Ann Owens. Vague. Assign. lease. Laurenz Demmler to George Rauch. nom

KINGS COUNTY.

DECEMBER 5, 6, 8, 9, 10, 11.

Bergen st, s s, 265 e Rochester av, 20x127.9, h & l. John P. Taaffe to Ida P. wife of G. B. Van Wart. nom

Bergen st, n s, 224.8 w Vanderbilt av, 25.4x 110. Alexander McCue and ano., exrs. and trustees E. Harvey, dec'd, to Robert Carson. \$2,000

Broadway, n e s, 75 n w Fayette st, 25x100. Theodor Schmitt to Henrietta Frank, widow. Deed of correction. nom

Butler st, n s, 200 e Hoyt st, 50x100. Jonas H. Goodman, New York, to Isidor P. Oberndorfer. Morts. \$5,250. 7,700

Berkeley pl, s s, 230 e 6th av, 20x100, h & l. Alexander Van Voast and Thomas Ward to Ira B. Stewart, New York. Mort., &c. nom

Berkeley pl, s s, 190 e 6th av, 20x100, h & l. Same to same. nom

Berkeley pl, s s, 210 e 6th av, 20x100, h & l. Same to same. nom

Clarkson st, n s, 256 w Flatbush av, 50x110, Flatbush. Wyckoff H. Garrison to Patrick J. Kennedy. Partition. 710

Clarkson st, n s, 231 w Flatbush av, 25x110. Franklin av, s s, 236.7 w Flatbush av, 50x 110, Flatbush. Same to same as last. Partition. 1,255

Clinton st, e s, 80 n 3d pl, 20x112. Prudence A. wife of and Samuel F. Randolph to Mary E. Fowler. Mort. \$1,000. 3,000

Chestnut st, w s, 825 n 4th st, 25x150, East New York. Ann E. wife of Edwin B. Finlay to Fannie wife of Mason S. Baker. Mort. \$150. 250

Congress st, n s, 115 e Clinton st, 25x90, h & l. Richard Fannin to George Watson. nom

Coney Island plank road, s e cor Chestnut av, 51.10x103.10x51.10x90.2, South Greenfield. Nicholas Becker to Harry J. Feldman. 800

Dean st, s s, 200 w Rockaway av, 25x107.2. William Pearce to James Gow. 300

Dean st, indef. Release mort. Frank C. Lang et al., trustees for Rosina Marmour, to Hannah wife of James Cathcart. nom

Dean st, n s, 123.6 e Bond st, 21x100. Gertrude R. wife of Guernsey Sackett to Joseph T. Comross, New York. 6,300

Denyse st, n e s, 210 s e Stewart av, 54x100, New Utrecht. Bridget wife of James Furey to Henry Martin. 4,000

Dupont st, n s, 400 e Union av, 25x100. Timothy Desmond to Christina A. wife of Lyman Ruger. 1,500

Same property. Christina A. wife of Lyman Ruger to Timothy Desmond. 1,500

Eckford st, w s, 350 n Calyer st, 25x100, h & l. Margaret Brown, widow, to Louis Schneider, Jr. Release dower. nom

Same property. Dennis J. and Elizabeth Brown, by Margaret Brown, guard., to same. Infant's share. 533

Same property. George, Jane and Charles Brown and Margaret wife of Edward Meade to same. 4-6 part. 1,066

Elm st, n s, 265 w Evergreen av, 20x95. Mary McDonald to John Hagan. nom

Floyd st, s s, 200 e Tompkins av, 10x100. Silas A. Underhill and Foreseajan J. wife of Paul W. Ledoux to Mary N. wife of John McDonald. 400

Same property. Charles H. De Witt et al. to Silas A. Underhill. Release judgment, &c. nom

Same property. Silas A. Underhill to Mary N. wife of John McDonald. nom

Floyd st, s s, 246.6 w Tompkins av, 59x100. Martin Flanigan to Veronika Bernauer. Morts. \$5,000. 6,000

Same property. Constantine Bernauer to Martin Flanigan. Morts. \$5,000. 12,000

Fulton st, s e cor Washington av, runs south 90.3 x east 69.3 x south 30 x east 30.9 x south 25 x east 54.7 x northeast 69.5 to Fulton st, x northwest 200.6. William H. Jackson to Felix Rourke. Mort. \$35,000. nom

Frost st, s s, 100 w Humboldt st, 25x100. John C. and Charles C. O'Neil to S. C. Rogers. Q. C. 50

Garden st, s w s, 74.6 w Bushwick av, 40x 100.

Garden st, s w s, 14.6 w Bushwick av, runs east 14.6 to Bushwick av, x southeast along av 112.7 x southwest 72.1 x west 17.3 x north 7.9 x west 20 x north 10.6 x west 20 x north 10.7 x west 20 x north 10.7 x west 40 x north 100.

The Williamsburgh Savings Bank to Catharina Lipsius, widow. 7,000
 Grand st, s e cor 7th st, runs south 154 to South 11th st, x east 50 x north 77 x east 26 x north 11.8 x west 3 x north 3 x west 9 x north 62.4 to Grand st, x west 64. Benjamin and Jacob Baker to Sophia wife of Adolph Baker. All title. Mort. \$36,000. nom
 Guernsey st, e s, 200 s Nassau av, 25x100. Helen Butterworth, widow. New York, to Samuel Self, Smithville, L. I. 550
 Guernsey st, e s, 101.2 s 4th st, 50x100. Ferdinand Fish, committee of F. G. Fish, to Samuel Self, Belimore, L. I. 800
 Hancock st, n s, 475 e Reid av, 92.9x100. hs & ls. Essex Roberts to William V. Studdiford. Mort. \$24,300, taxes, &c. nom
 Heyward st, s s, 204 w Marcy av, 55.6x100. Release mort. Edwards Pierrepont to Louisa Grasman. 3,000
 Hart st, n s, 494 w Lewis av, 16x100, h & l. Thomas Donohue to Richard R. Latourette. Mort. \$4,000. 6,500
 Herkimer st, s s, 100 w New York av, 21x92.9. Mason Young to Harry A. Williams. 5,000
 Herkimer st, s s, 250 w Utica av, runs south 185.6 x west 50 x north 85.6 x east 37.6 x north 100 to Herkimer st, x east 12.6. Release mort. Reuhamay Proctor to George W. Lung, Wilkesbarre, Pa. nom
 Herkimer st, n s, 100 e Hopkinson av, 75x100. Elizabeth W. Aldrich, widow, to Matthew J. Nolan. 3,000
 Jefferson st, n s, 360 e Nostrand av, 20x100, h & l. Hermon Phillips to Alice C. wife of R. G. Davison. Mort. \$6,000. 10,500
 Jefferson st, n s, 290 e Marcy av, 20x100. Arthur G. Stone to Maria M. Stone. Mort. \$5,000. 10,000
 Kossuth pl, n w s, 237.6 n e Broadway, 37.6x95.3x37.6x94.11. William M. Gibson and Peter Johnson to Augustus Behrens. 6,900
 Lynch st, s e s, 30 s w Lee av, 20x100. Char-ity Ostrander and ano., exrs. Wm. Ostrander and Oscar H. Stearns to Emma L. Ostrander. 600
 Lawton st, w s, lot 62 map 84 lots of T. Dodworth and ano., Bushwick. Release mort. Ellen wife of Henry Mann, Oyster Bay, to James Cumiskey. 500
 Lawton st, n w s, 235 n e Broadway, late Division av on old map, 25x92, h & l. James Cumiskey to Abby wife of Frederick Runk. Mort. \$2,000. 3,500
 Louis pl, w s, 144 s Herkimer st, 46x97.6, h & l. Jacob Altschul, New York, to Louis Houseman. C. a. G. 2,400
 Macon st, n e cor Nostrand av, 100x100. Ella E. wife of Bernard Fowler to Catharine F. Street. 8,750
 Monroe st, e s, 250 n Liberty av, 50x100. hs & ls, New Lots. Charles Herringer to Ellen J. English. Mort. \$800. 1,500
 Monroe st, w s, 100 s Broadway, 45x90, New Lots. Mary G. F. wife of Albert A. Miller, Montclair, N. J., to Henry Runge. 500
 McDonough st, s s, 180 w Stuyvesant av, 20x100.
 McDonough st, s s, 260 w Stuyvesant av, 60x100.
 Decatur st, n s, 215 e Stuyvesant av, 60x200 to McDonough st.
 Macon st, n s, 200 e Stuyvesant av, 75x200 to Halsey st.
 Hancock st, s s, 200 e Stuyvesant av, 63x100.
 Stuyvesant av, n e cor Halsey st, 100x100.
 Macon st, s s, 220 w Stuyvesant av, 100x100.
 Stuyvesant av, e s, extdg from Decatur st to McDonough st, 200x95.
 Pacific st, s s, 145 e 4th av, 20x100. Jane V. C. Cooper and ano., exrs. John M. Cooper, dec'd, Jane V. C. and Catharine Cooper, devisees of J. M. Cooper, to Israel Minor, Jr. consid omitted
 McDonough st, s s, 180 w Stuyvesant av, 20x100.
 Decatur st, n s, 215 e Stuyvesant av, 60x200 to McDonough st.
 Stuyvesant av, n e cor Halsey st, 100x100.
 Stuyvesant av, n e cor Decatur st, 100x95.
 Hancock st, s s, 200 e Stuyvesant av, 63x100.
 Israel Minor, Jr., to Catharine S. Cooper. nom
 McDonough st, s s, 260 w Stuyvesant av, 60x100.
 Macon st, n s, 200 e Stuyvesant av, 75x200 to Halsey st.
 Macon st, s s, 220 w Stuyvesant av, 100x100.
 Stuyvesant av, s e cor McDonough st, 100x95.
 Pacific st, s s, 145 e 4th av, 20x100. Israel Minor, Jr., to Jane V. C. Cooper. nom
 McDonough st, n s, 320 w Saratoga av, 40x100. Albert Woodruff to Richard W. Hedger. Taxes, &c. 700
 McKibben st, n s, 75 w Leonard st, 100x100. Jacob Storz to Albert Storz. Mort. \$6,000, &c. 1,500
 Same property. Albert Storz to Maria L. Storz. Mort. \$6,000, &c. 1,500
 McKibben st, n s, 175 e Humboldt st, 25x100. Peter Schaffel, Hamilton County, O., and William Schaffel, Pittsburg, Pa., to George Seitz. Q. C. nom
 Same property. Christine Schaffel et al. to same. Q. C. nom
 Myrtle st, s s, 225 e Cypress av, 25x100, New Lots. Joseph Casey to James W. King. 75
 Main st, easterly cor of road from New Utrecht to Brooklyn, 111x153.6x106.6x155.2, hs & ls, New Utrecht. Elizabeth D. wife of Thomas H. Gelston to Betsey Emmons. 5,000
 Marion st, n s, 625 e Stuyvesant av, 25x100, h & l. Henrietta Robbins to Maria Steinbrecher. nom

Ocean Parkway, w s, 1,124 s Sheepshead Bay and Coney Island road, 100x250 to road, being Boulevard lot 9 map common lands, Gravesend. Acceptance of proposition to purchase. Garret Katen et al., trustees common lands, Gravesend, to Alfred Purgold. 3,000
 Same property. Assignment of above. Alfred Purgold to George W. Lanthier. nom
 Same property. The town of Gravesend to George W. Lanthier. 3,000
 Same property. George W. Lanthier, New York, to Mary J. wife of John J. O'Brien. 3,000
 Ocean Parkway, w s, 1,024 s of Sheepshead Bay and Coney Island road, 100x250 to road, Gravesend. Acceptance of proposition to purchase. Garret Katen et al., trustees common lands, Gravesend, to Alfred Purgold. 3,000
 Same property. Assign. of above. Alfred Purgold to Bernard Biglin. nom
 Same property. Town of Gravesend to Bernard Biglin. 3,000
 Powers st, s s, 144 e Leonard st, 56x100. Contract. John Stossel to Louis P. Gfroehrer and Edward McCarty. 250
 Pacific st, s s, 400 e Franklin av, 100x230 to Dean st. Anna G. Hodgson to Rachel B. Hodgson. nom
 Pacific st, s s, 296 e Rockaway av, 24x107.2, h & l. Catharine Molloy to James Devlin. Mort. \$1,200. 2,300
 Pacific st, n s, 200 e Nevins st, 19x90. Stephen C. Betts to Adelaide E. wife of Ezra L. Bushnell. Ali liens. 3,000
 Penn st, s e s, 140 n e Harrison av, 60x100. Margaret Haaf to Charles Cooper. Taxes 1884. 5,800
 Park pl, n s, 131.10 e 5th av, 72x100. Release mort. Melissa P. Dodge et al., exrs. Wm. E. Dodge, to John V. Porter. nom
 Park pl, n s, 167.10 e 5th av, 18x100. John V. Porter to Louise wife of Charles W. Leggett. Mort. \$4,000. 7,000
 President st, n s, 87 e 7th av, runs east 105 x north 100 x west 4 x south 5 x west 101 x south 95. Release mort. John French to William Flanagan. 15,600
 Prospect pl, s s, 220.10 w Vanderbilt av, 20.10x131. Talitha A. Stow, widow, to David H. Hill. 2,750
 Quincy st, n s, 275 w Nostrand av, 50x100. Joseph V. Johnson to Edward G. Hewitt. Q. C. nom
 Quincy st, s s, 172 e Reid av, 18x100. Julius Davenport to A. Stewart Walsh. 1,000
 Quincy st, s s, 190 e Reid av, 16x100. Release mort. Julius Davenport to A. Stewart Walsh. nom
 Rapelye st, n s, 254 w Henry st, runs north 100 x west 15 to centre Red Hook lane, x southwest 18 x south 85 to Rapelye st, x east 25. Edwardo Pannaci to John G. Agar. Mort. \$2,500. nom
 Same property. John G. Agar, New York, to Veronica Pannaci. Mort. \$2,500. nom
 Ryerson st, w s, 218.3 s Myrtle av, 18.9x100, h & l. Christopher H. Reynolds to William Aukamp. 5,850
 Schenck st, e s, 120 n Lafayette av, 25x95.2x25x96.2.
 Lafayette av, n s, 75 e Schenck st, 26x95.1x22.2x95.
 Grand av, e s, 75 s Lafayette av, 25x100.
 Grand av, n e cor Greene av, 75x100.
 Grand av, e s, 50 s Greene av, 25x100.
 Lexington av, s s, 150 e Grand av, runs south 57 x southwest 49.9 x southeast 25 x northeast 60.6 x north 67.9 to Lexington av, x west 25.
 Lexington av, s s, 275 e Grand av, 100x100.
 Quincy st, n s, 575 e Grand av, 22.5x100x18.7x100.
 Quincy st, n s, 325 e Grand av, 25x100.
 Interior lot, 67.9 s Lexington av and 175 e Grand av, runs southwest 60.6 x southeast 25 x northeast 71.3 x northwest 27.3.
 Quincy st, n s, 300 e Grand av, runs north 100 x west 86.4 x southwest 66.3 x southeast to Downing st, x north to n s Quincy st, x east to beginning, excepting portion of four lots conveyed to Margaret B. Moore. George W. Powers to Bernard Sheridan, Irvington, N. J. Q. C. and release. nom
 Schaeffer st, n w s, 200 n e Bushwick av, 25x100. John Webb to John H. Butcher. 375
 Sidney pl, No. 18, w s, 459.10 n State st, 25x100, h & l. Ann E. Agate to Caroline E. House. Mort. \$7,000. nom
 Stagg st, n s, 250 w Lorimer st, 25x100. Valentine Weissensee to Veronika Bernauer. Mort. \$3,000. 6,500
 Stockton st, n s, 375 e Throop av, 25x100. Constantine Bernauer to Martin Flanigan. 4,000
 Same property. Martin Flanigan to Veronika Bernauer. 4,000
 Stockton st, n s, 375 e Sumner av, 25x100, h & l. Thomas J. Moore to Henry W. Lohman. Mort. \$3,000. 6,150
 St. James pl, or Hall st, w s, 190 n Lafayette av, 20x80, h & l. Eleazer Ray to Stanley H. Ray, Yonkers. Mort. \$7,000. 2,000
 St. Johns pl, s s, 185.7 e 7th av, 21x100, h & l. S. Virginia wife of Frederick J. Warburton to Lucy M. Hall. C. a. G. nom
 Same property. Lucy M. Hall to Frederick J. Warburton. C. a. G. nom
 Truxton st, s s, 130 e Sackmann st, 20x75, h & l. Sophia Ohst, widow, to John Pilster. Mort. \$1,200. nom
 Troutman st, s e s, 325 s w Central av, 100x144.9x109.4x188.9. Franz Hechinger to Edward Hechinger and Christine his wife. Q. C. nom

Van Buren st, s e s, 190 n e Broadway, 36x100. Release mort. Edward A. Tuttle, New York, to Samuel W. Post. 1,552
 Same property. Release mort. Lucy A. Vanrein to same. nom
 Van Buren st, n s, 285 w Sumner av, 20x100, h & l. Ferdinand Sloat to William W. Buckingham. Mort. \$2,500. 6,500
 Wallabout st, n w s, 475 n e Marcy av, 20.6x100x22.1x100. Fredericka wife of Emanuel Glasser, Newark, N. J., to William Glauche. Mort. \$3,000. 4,088
 Wyckoff st, n s, 98 w 3d av, 20x100. Harriett A. wife of Charles B. Porter, Boston, Mass., to Annie wife of Charles W. Goodwin. 4,375
 1st st, n e cor South 1st st, 25x100. John Gerken to Claus Gerken. Mort. \$5,000. 10,000
 1st st, n s, 134.10 e 7th av, 38x100. Release mort. Edwin Packard, committe H. U. Perry, to William B. Martin and Patrick J. Lee. nom
 6th st, s s, 266.8 w 5th av, 20x100, h & l. Richard Marsland to Clara Baker, New York. Mort. \$4,000. 5,000
 8th st, n s, 100 s South 2d st, 20x75. Judson A. Lyon, Jersey City, George W. Kingsley, Plattsburgh, N. Y., and William T. Smith, of Smith, Lyon & Co., to Percival C. Smith. Q. C. nom
 8th st, n s, 207.10 w 8th av, 140x100. Release mort. Jennette L. Dickinson to Kate C. Henderson et al., exrs. I. Henderson. nom
 Same property. Kate C. Henderson et al., exrs. I. Henderson, to Charles Long. exch
 9th st, s s, 109.6 e 7th av, 18.2x82.6, h & l.)
 9th st, s s, 145.11 e 7th av, 36.4x82.6, h & l.) Charles Long to Kate C. Henderson et al., exrs. I. Henderson. nom
 Same property. Contract. Charles Long to Isaac Henderson. nom
 9th st, s w cor Ainslie st, 20x70. James Martin to Thomas J. Tobin. 6,000
 11th st, n s, 429.6 w 5th av, 166.3x100. Asa W. Parker, Hempstead, to Sampson B. Oulton. 12,000
 12th st, n s, 97 w 3d av, 75x100, h & l. Anne L. wife of Charles E. Rogers to William M. Hammeal. Mort. \$3,000. 13,500
 53d st, s w s, 100 s e 3d av, 20x100.2. Edward T. Hunt et al., exrs. and trustees T. Hunt, to Francis H. Lawrence, Meriden, Conn. 700
 55th st, n e s, 250 n w 2d av, 50x200.4 to 54th st. Frank B. Sturge to Edward P. Day. Mort. \$1,375. 1,550
 86th st, s s, 522 w Gravesend av, 50x'95, Gravesend. James S. Voorhies to John Noonan. 300
 Albany av, s e cor Furnald st, 60x100, Flatbush. Joseph Knight to Carl J. Backman. 500
 Albany av, s w cor Degraw st, 62.9x98.2x67.9x112.9. Ann Ball, widow, to William E. Ball. Q. C. nom
 Same property. William E. Ball to Nicholas Espenscheid. 900
 Atlantic av, s s, 440 w Troy av, 60x100. Robert Wilson to Josephine Herod. 2,100
 Atlantic av, n s, 58 e South Oxford st, 20x93.4x16.10x85.7. James McArdell to Felix O'Hare. 2,450
 Atlantic av, n s, 43.11 w South Portland av, 12.6x69.10. Alexander McLean to Joseph B. Alles. Mort. \$1,000. nom
 Buffalo av, s e cor Dean st, 107.9x95. Alexander McCue and ano., exrs. and trustees E. Harvey, to Charles Hart. 1,650
 Baltic av, s s, 50 w John st, 25x100, h & l, East New York. Abram W. Hilton to George W. Palmer. 1,200
 Blake av, s s, 50 w Bennett av, 75x100, East New York. Armenia and Emeline Fuller to Laurence Dunn. 300
 Central av, s w s, 275 s e Troutman st, runs southeast 25 x southwest 72.6 x west to point 100 s w of Central av, x northwest 12.10 to point 275 s e of Troutman st, x northeast 100. Samuel M. Meeker to Leopold Michel and William Bayer. 1,050
 Fulton av, 50 from Eldert av, 25x110.2x25.6x105.
 Fulton av, s s, 75 from Eldert av, 25x88x25x85, East New York.
 Gilliam Schenck to Thomas Cleary, New York. 600
 Gates av, s s, 74.11 e Franklin av, 46.1x120. Julia M. wife of William H. Hallock to E. Ellery Anderson and Frederick H. Man. Q. C. nom
 Graham av, e s, 41 s Maujer st, 20x54.9. Franz Hechinger to Edward Hechinger and Christine his wife. Q. C. nom
 Greene av, n s, 90 e Bedford av, 20x100, h & l. Mary E. wife of Levi Fowler to Prudence A. Randolph. Mort. \$8,400. 11,000
 Greene av, n s, 445 w Reid av, 15x100, h & l.)
 Greene av, n s, 475 w Reid av, 30x100, hs & ls.) John N. Smith to Ziba H. Kitchen, New York. Mort. \$11,100. 17,100
 Knickerbocker av, westerly cor Troutman st, 25x100.
 Knickerbocker av, southerly cor Jefferson st, 75x100.
 Hannah Goodwin, George C. Bennett and Richard Goodwin, for himself, and as trustee for Jos. L. Goodwin, to Philip Krieger. Confirmatory deed. nom
 Lafayette av, n s, 75 w Marcy av, 25x80, h & l. William Sloway to Arthur W. Perego. 3,000
 Lexington av, s s, 300 e Nostrand av, 39.4x100x40x100. Claus F. Hansen to Annie E. wife of Edward T. Rutan. Mort. \$3,000. 5,000
 Ralph av, e s, extdg from Hancock st to Jefferson st, 200x300. Walter B. Bostwick, Bridgeport, Conn., to Morris Building Co. Mort. \$4,000. 13,900

Schenck av, w s, 200 s Baltic av, 25x100, h & l, East New York. Andreas Neder to Louis Preubse. 1,125

Stone av, n e cor Liberty av, 50x100, New Lots. Joseph Berents to Henry Gueslin. 680

Sunnyside av, n w cor Miller av, 50x250 to Highland Boulevard, New Lots. Herbert C. Smith to Isabelle B. wife of Earl A. Gillespie. Taxes 1884. 1,750

Van Cott av, n s, 75 w William st or Monitor st, 25x95. Simon J. Veeder to James D. Lynch, New York. nom

Van Cott av, n s, 150 e Monitor or William st, 25x95. George L. Kingsland et al., exrs. A. C. Kingsland, and Geo. L. and A. C. Kingsland, individ., to Peter Smith. 500

Van Cott av, s w cor Monitor st, runs south 426.6 to Van Pelt av, x west 191.4 x north-west 10.11 to North Henry st, x northwest 419.9 to Van Cott av, x east 200.

Meeker av, westerly cor Van Pelt av, 31.7 to Monitor st, x18.9 to Van Pelt av, x25.5. George L. Kingsland et al., exrs. A. C. Kingsland, and Geo. L. and A. C. Kingsland, individ., to James D. Lynch, New York. 9,000

Van Sinderen av, e s, 150 s Baltic av, 50x100, East New York.

Van Sinderen av, e s, 100 n Broadway, 25x100, East New York.

Gertrude R. Sackett to Joseph Buehler. Release mort. consid. omitted

Same property. Joseph Buehler, New York, to William M. Miller. 600

Van Sinderen av, e s, 150 s Baltic av, 50x100, New Lots. William M. Miller to Robert J., Thomas W., Charles E. and David J. Cummings. Mort. \$300. 500

4th av, w s, 80 n Bergen st, 20x72.10, h & l. Emeline wife of and Michael Miller to Charles and Moses Schwartz. M. \$2,500. 6,500

6th av, s e cor St. Johns pl, 22.3x100, h & l. John Monas to George H. Engeman. Mort. \$11,000. 18,000

7th av, s w cor 20th st, 50x100. Benjamin and Rachel A. Andrews to John Andrews. Q. C. nom

8th av, n w cor 8th st, 100x207.10. Contract. Isaac Henderson to Charles Long. 22,000

Brooklyn & Jamaica Railroad, s s, 200 w Carlton av, 25x141.2x30.10x159.1. Mary E. wife of Francis T. Johnson, Rockville Centre, L. I., to William Bates. Mort. \$1,000. 1,500

Interior lot, 80 n w of Harman st and 80 s w of Evergreen av, runs southwest 20 x north-west 20x20x20. Eliza wife of John G. Cozine to Elizabeth wife of James Wilder. nom

Interior lot on centre line bet Bush and Leonard sts, at point 124.3 e Court st, runs west 24.3 x northeast 28 x east 30 x southwest 28.6. Margaret C. and Anna T. Delany to Catharine Skully and Margaret Delany. nom

Plot at Gravesend, adj John Emmer, 31x75. John Mullen to John Van Westering. 60

Plot begins 225 e 8th av and 100.2 s 38th st, runs east 50 x north 41.6 to s s Martense lane, x west 50 x south 39.7. Charles G. Gunther, New York, to John Lenton. 175

Release of power of sale, &c., by Maria C. Robbins et al., exrs. of Eli Robbins, dec'd.

WESTCHESTER COUNTY, N. Y.

DECEMBER 4 TO 10—INCLUSIVE.

EASTCHESTER.

Carpenter, David E.—Anna E. Cozine, s s Jefferson st, known as 32, adj Lavinia Warner, 25x100. \$300

Palmer, Harrison—Margaret A. Coles, e s 10th av, 100x105, village Mt. Vernon. 2,500

Daly, Dennis—John Coleman, lot on w s Ridge st, at Tuckahoe. 197

Gavit, Margaret—Quirin Guillamue, lot No. 1087 on n s Stevens av. 3,500

Rich, Lewis A.—Thomas McNulty, e s 10th av, 100x105. 100

MAMARONECK.

Ferguson, John L.—Frederick C. Trowbridge, lot on s s turnpike road, adj Caleb Coles. 1

Trowbridge, Frederick C.—Mary F. Ferguson. Same property. 1

Root, Dennis F., Aaron and Francis, Eliza G. and Lorenzo D. Simons, Katherine M. and Chauncey Brady, and Julia A. and Samuel Dearth—Jabez A. Bostwick, abt 7 acres at s w cor landing Geo. F. Seeney on a road 30 ft. wide, shown on map of lands on Delanceys Neck, property of John Greacen, Jr., et al. 10,500

PELHAM.

Roosevelt, Washington—Elbert J. Roosevelt, lot on n e s road 3 rods wide and nearly opposite Christ's Church, Pelham. 300

WESTCHESTER.

Palmer, Alice, et al., by Herman C. Von Post, guard.—Isidor Altschull and John Heller, lot No. 20 on map of Givan homestead on e s highway leading from Westchester to Eastchester. —

Same—John Heller, s e s road leading from Westchester to Eastchester, 285 n Grove st, 2 83-100. 2,900

Same—Helena Heller, lots Nos. 21 and 22 on n w s of a drive on map of Givan homestead 513

Altschull, Isidor—John Heller, lot No. 20 on e s highway leading from Eastchester to Westchester. 1

WHITE PLAINS.

Brusse, Louis B., assignee of Herman Wrenken—Calvin Burr, lots Nos. 175-180, inclusive, at map of Battle Ridge on w s Cottage av. 115

YONKERS.

Radman, Maria and Thornton M. — Gulien L. Dashwood, lot on e s South Broadway, adj land of F. N. Bangs. 1

Green, Samuel S.—Lettia G. Lawrence, s s Oliver av, 168 w Prescott st, 51x95. 2,000

Smith, Edward—Catharine Burns, n s Chestnut st, 500 e Guion st, 25x100. 600

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

DECEMBER 5, 6, 8, 9, 10, 11.

Allen, Linda M. S., widow, to THE BOWERY SAVINGS BANK, 11th st, No. 66 East. See Conveys. Dec. 5, 1 year. \$12,000

Andrews, Wallace C., to Lewis B. Brown, 134th st, Alexander av. P. M. Nov. 26, 1 year, 5%. 11,000

Aldous, Frederick, to THE SEABOARD BANK, 126th st, s s, 350 e 8th av, 50x99.11. Dec. 10, 8 months. 5,000

Barbee, Clifford, to William A. Hoe, 146th st, n s, 400 e 10th av, 25x99.11. P. M. Sub. to mort. \$1,000. Dec. 10, 1 year. 1,700

Buckley, Michael, to THE MUTUAL LIFE INS. CO., New York. 5th av, e s, 75.11 s 115th st, 25x100. Dec. 11, due Mar. 1, 1886. 4,500

Bogert, John G., to Mary A. Gwyer and ano., exrs. and trustees Christopher Gwyer. Bank st, s s, 117.3 w Waverly pl, runs south 7.10 x south 40 x still south 45.7 x west 19.6 x north 45.9 x north 40 x still north 7.9 to Bank st, x east 19.9. Dec. 4, 1 year, 5%. 5,000

Bornkamp, Henry, to Joseph H. Duffell, 9th av, n e cor 95th st, 25.2x82.11x25.3x30.5; 9th av, e s, 75.6 n 95th st, 50.2x93.2x50.7x88.1; 96th st, n e cor 9th av, 24.11x99.1. Sub. to mort. \$209,000. Dec. 5, 6 months. 4,000

Barton, Charles H., to William B. Barton, 127th st, n s, 130 w 2d av, 50x99.11. Dec. 8, due Dec. 10, 1885. 4,264

Boswald, Charles, and Hermann Von Natzmer, to Charlotte S. Thompson, guard. of Helena D., John C., Charlotte A., Robert V. and Mary A. Jones. Pitt st, Nos. 12 and 14, e s, 100 s Broome st, 50x100. P. M. Dec. 1, 1 year. 15,000

Breen, James R., and Alfred G. Nason to Jacob Steinhardt, 57th st, n s, 100 e 2d av, 146x100.5. Nov. 26, 1 year, 5%. 9,000

Bornkamp, Henry, to Anthony O. Rowe and Richard N. Denman. 106th st, n s, 125 w 9th av, 25x100.11; 9th av, n w cor 95th st, 75.6x100; 9th av, s w cor 96th st, 25.2x100; 9th av, n e cor 95th st, 25.2x83x—x80.5; 9th av, e s, 75.6 n 95th st, 50.4x93.1x—x88; 9th av, n e cor 96th st, runs east 111.2 x north to s s 97th st at point 131.1 e 9th av, x west 131.1 to 9th av, x south 25.5 x east 100 x south 50.4 x west 100 to 9th av, x south 126.1. Aug. 18, 6 months. 1,724

Crandall, Mary F., wife of and William E., to George Pancoast, trustee Ellis S. Archer, dec'd. 4th av, e s, 60.11 n 121st st, 20x75. Dec. 8, 3 years, 5%. 7,000

Collins, Theresa B., wife of and Jeremiah J., to William H. Beardsley, Poughkeepsie. 50th st, s s, 275 w 10th av, 25x100.5. Sub. to mort. \$32,000. Dec. 5, due June 7, 1885. 2,000

Collins, Theresa B., wife of and Jeremiah J., to John O'Connor and James Donaldson. 50th st, s s, 250 w 10th av, 25x100.5. Sub. to mort. \$32,000. Dec. 5, 6 months. 1,400

Cowman, Thomas, to George Roll, Brooklyn. 60th st, n s, 125 w 10th av, 26x100.5. Sub. to mort. \$6,000. Dec. 6, due Feb. 1, 1885. 1,500

Crance, Maggie, to Harry Overington. Morris av. P. M. Dec. 4, 3 years. 1,000

Cain, Joseph H., to John F. and James H. Pentz, as trustees of John Pentz, dec'd. 140th st, n s, 100 w 10th av. P. M. Sept. 1, 3 years, 5%. 1,089

Same to same. 140th st, n s, 125 w 10th av. P. M. Sept. 1, 3 years, 5%. 1,089

Same to same. 10th av, w s, 99.11 n 140th st. P. M. Sept. 1, 3 years, 5%. 1,455

Camp, Margaret C., wife of and Alfred H., to Edward S. Willing, Philadelphia, Pa. 47th st. P. M. Dec. 11, 3 years, 5%. 12,000

Conner, John R., Brooklyn, to George R. Conner et al., exrs. G. Ricard. Spuyten Duyvil Creek, &c. P. M. Dec. 5, due in 1887. 1,000

Dean, Clara L., wife of William E., to Joseph M. De Veau. 134th st, n s, 325 e Willis av, 50x100. Dec. 4, 6 months. 5,000

Doyle, James, and Catharine his wife, to Thomas McIntyre. St. Ann's av. P. M. Nov. 30, due Nov. 20, 1887. 450

Edwards, Josephine F., wife of Robert, to Mary A. A. Woodcock, Bedford, N. Y. 2d av, e s, 98.3 n 20th st, 20.3x90. Dec. 6, demand, 5%. 5,500

Earle, Charles M., to Lavinia E. Stuart. 107th st, n s, 168 w 3d av. P. M. Dec. 8, 5 years, 5%. 9,000

Same to same. 107th st, n s, 151 w 3d av. P. M. Dec. 8, 5 years, 5%. 9,000

Eichler, George, to Philip, Susanna and John Wassung. Stanton st, No. 14, n s, 150 e Bowery, 25x100. Dec. 10, 1 year, 5%. 6,500

Same to Frederick W. Von Stade and ano., trustees of Samuel B. H. Judah, dec'd. Same property. Dec. 10, 3 years, 5%. 5,000

Fink, John W., to Andrew Ewald. 50th st. P. M. Dec. 5, due Aug. 1, 1885. 9,000

Fitzpatrick, Daniel A., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, 141st st. P. M. Dec. 4, 1 year. 1,000

Fox, Felicite B., widow, to Greenleaf K. Sheridan, exr. Frederick H. Jackson. 73d st, s s, 95 w Lexington av, 15x102.2. Dec. 1, 3 years, 5%. 4,000

Fried, Manuel, to John Graham. 56th st, No. 144, s s, 125 e Lexington av, 20x100.5. Dec. 6, 3 years, 5%. 9,000

Fruitnight, John H., to THE EQUITABLE LIFE ASSURANCE SOC., U. S. 57th st, No. 161, n s, 144 e 7th av, 18x100.5. Dec. 4, due Jan 1, 1888. 29,000

Forrestal, Redmond, to Joseph B. Hoyt, Stamford, Conn. 128th st, n s, 178 e 8th av. P. M. Dec. 5, due Dec. 6, 1889, 5%. 25,000

Same to same. 128th st, n s, 218 e 8th av. P. M. Dec. 5, due Dec. 6, 1889, 5%. 25,000

Same to same. 128th st, n s, 150 e 8th av. P. M. Dec. 5, due Dec. 6, 1889, 5%. 20,000

Same to Francis M. Jencks. 128th st, n s, 218 e 8th av, 40x99.11. Dec. 5, 1 year. 5,000

Same to same. 128th st, n s, 150 e 8th av, 28x99.11. Dec. 5, 1 year. 5,000

Same to same. 128th st, n s, 178 e 8th av, 40x99.11. Dec. 5, 1 year. 5,000

Franklin, Helena S., wife of and Thomas, to William B. Franklin. Av. D, w s, 48.9 s 8th st, runs south 48.9 x west 174.4 x north 97.6 to 8th st, x east 74.4 x south 48.9 x east 100. 1-6 part. Dec. 5, due Dec. 24, 1887. 1,000

Fitzgerald, Thomas, to Richard H. Handley, Smithtown, L. I. Av. A, e s, 25 s 56th st, 25.5 x100; 56th st, s s, 100 e Av. A, 25x100.5. Lease. Dec. 10, 4 years. 4,000

Fransoli, Margaret J., wife of Augustus C., Brooklyn, to Ceasar Stefaun. 119th st, s s, 100 w 5th av, 100x100.11. Dec. 8, 6 mos. 300

Grinnell, George B., Milford, Conn., to James W. Smith, exr. John A. Haggerty. 155th st, n s, 125 w Boulevard or Public Drive, runs north 100 x west 25 x north 100 to 156th st, x west 287.6 x south 200 to 155th st, x east 312.6. Dec. 10, due Dec. 11, 1886, 5%. 40,000

Haberman, Simon, Bellevue, N. J., to Nathan Wise and Adolph M. Bendheim. 4th av, s e cor 102d st, 100.11x180. Dec. 11, due Dec. 1, 1885, 5%. 26,000

Heerlein, Frederick, to THE GERMAN SAVINGS BANK, City New York. 7th st, n s, 83 w Av. C, 25x97.6. Dec. 10, 1 year. 15,000

Same to same. 7th st, n s, 108 w Av. C, 25x97.6. Dec. 10, 1 year. 15,000

Hirsh, Kaufman, to Jacob H. Lazarus and ano., exrs. and trustees of Rebecca Tobias, dec'd, and Sophia Tobias. 3d av, e s, 82.2 s 76th st, 20x105. Dec. 10, due Jan. 1, 1890, 5%. 12,000

Same to Cornelius Rapelye, Long Island City. 3d av, s e cor 76th st, 22.2x67. Dec. 10, due Jan. 1, 1890, installs., 5%. 17,000

Same to Julia E. Cameron, widow. 3d av, e s, 22.2 s 76th st, 20x67. Dec. 10, due Jan. 1, 1890, 5%. 12,000

Same to John H. Riker, guard. Richard Riker. 3d av, e s, 42.2 s 76th st, 20x67. Dec. 10, due Jan. 1, 1890, installs., 5%. 12,000

Same to Samuel Riker, Newtown, L. I. 3d av, s e cor 76th st, runs south 102.2 x east 105 x north 20 x west 38 x north 82.2 to 76th st, x west to beginning. Sub. to mort. \$65,000. Dec. 10, due Jan. 1, 1886, 5%. 1,000

Same to Josephine wife of George Metcalfe, and George Noakes, as trustee for William and Frank Oliver. 3d av, e s, 62.2 s 76th st, 20x67. Dec. 10, due Jan. 1, 1890, 5%. 12,000

Horn, Adam, to Silas D. Gifford, exr. John Rae. 155th st, n s, 475 w Courtland av, 75 x100. Dec. 1, 1 year. 1,000

Hardenbergh, Mary, wife of and Abram J., Middletown, N. Y., to THE NEW YORK SAVINGS BANK, City New York. 22d st, s s, 237.6 e 7th av, 20.10x98.9. Dec. 4, due Dec. 1, 1885, 5%. 7,000

Harmon, Curtis P., to Elizabeth, James and William A. Sweeney, of E. Sweeney & Sons. 132d st, s s, 339 e 8th av, 18x99.11. Nov. 26, notes. 1,100

Harris, Aaron, to Emil Calman. 40th st, s s, 100 w 8th av, 25x98.9. Dec. 9, due Feb. 7, 1885. 1,300

Hazard, Rowland N., mortgagor, with the Orphan Asylum Society, City New York. Agreement extending mort. Dec. 1. nom

Hearn, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 27th st, n s, 200 e 2d av, 16.8x98.9. Dec. 1, 1 year. 1,000

Henderson, William, to William McNabb. 84th st, s s, 154.2 e 3d av, 100x102.2. Sub. to all mort. Dec. 4, due Feb. 1, 1885. 866

Hunt, Edward, to THE MUTUAL LIFE INS. CO., New York. 4th av, s e cor 107th st. P. M. Dec. 8, due Mar. 1, 1886. 6,000

Same to same. 107th st, s s, 155 e 4th av. P. M. Dec. 8, due Mar. 1, 1886. 5,000

Same to same. 107th st, s s, 80 e 4th av. P. M. Dec. 8, due Mar. 1, 1886. 5,000

Habermann, Simon, Belleville, N. J., to Caroline L. Macy. 113th st, s s, 130 w 4th av, 4 lots, each 25x100.11. 4 mortgs., each \$12,500. Dec 6 3 years, 5%. 50,000

Halpin, Zachariah J., to William J. Merritt. 72d st, s s, 350 e 11th av, 100x82.2x100x76.6. Dec. 4, note. 2,500

Helm, Clara A., to THE EQUITABLE LIFE ASSURANCE SOC., of U. S. 40th st, No. 154, s s, 80 w 3d av, 24x103.10x24.3x107.3. Dec. 4, due Jan. 1, 1885. 15,000

Hess, Henry, to Henry Decker. Lexington av, n e cor 45th st, 20x70. Sub. to mort. \$7,000. Dec. 3, due Dec. 1, 1886. 2,500

Hinkley, Mary M., wife of and James W., to THE MUTUAL LIFE INS. CO., New York. 37th st, No. 438, s s, 275 e 10th av, 25x93.9. Dec. 4, due Mar. 1, 1886. 11,000

Harvey, Edward, to Angeline M. Barrett. 143d st, s s, 212.6 e Willis av, 18.9x100. Dec. 3, due Dec. 15, 1884, 5%. 1,000

Juch, Wilhelmine, wife of and William A., to Alexander Valentine, Westchester, N. Y. 106th st, n s, 69 e 1st av, 19x100.11. Nov. 24, 5 years. 7,500

Same to same. 1st av, n e cor 106th st, 25x69. Nov. 24, 5 years. 13,500

Same to same. 1st av, e s, 25.11 n 106th st, 25x69. Nov. 24, 5 years. 8,500

Johnson, Bradish, to THE EQUITABLE LIFE ASSUR. SOC., U. S. 8th av, n e cor 37th st, runs north 13.10 x east 64 x north 78 x east 18 x north 6.11 to centre block, x east 18 x south 98.9 to 37th st, x west 100; 49th st, n s, 250 e 12th av, runs north 117 x east 50 x south 16.7 to centre of block, x east 275 x south 100.5 to 49th st, x west 325; 12th av, s e cor 49th st, runs east 525 x south 126 x west 50 x west 125 x south 74.2 to 48th st, x west 350 to 12th av, x north 200.10; 12th av, s e cor 48th st, runs east 125 x south 100.5 x east 75 x south 100.5 to 47th st, x west 200 to 12th av, x north 200.10; parcel bounded as follows: north by s s 49th st 573.10, south by n s 48th 48th st 577.4, east by w s 12th av 200.10, and west by 13th av 201.6; also a parcel bounded as follows: north by s s 48th st 552.6, south by n s 47th st 536, east by w s 12th av 200.10, and west by 13th av 201.6; 10th and 11th avs, 15th and 16th sts, 206.6 on avs and 800 on sts; 14th st, n s, 100 e 10th av, 150x103.3; 15th st, s s, 150 e 10th av, 100x103.3; 1/2 of two last; also portions of streets and avenues, with water rights, &c. Nov. 14, due Jan. 1, 1889, installs. gold, 375,000

Juch, Wilhelmine, wife of William A., to Alexander Valentine. 1st av, es, 50.11 n 106th st, 25x69. Nov. 24, 5 years. 8,500

Just, Edward H. M., to THE NEW YORK LIFE INS. CO. 134th st, n s, 100 e 8th av, 75x99.11; 135th st, s s, 100 e 8th av, 75x99.11. Dec. 9, 1 year. 5,000

Same to same. 8th av, e s, extdg. from 134th st to 135th st, 199.10x100. Dec. 9, 3 years. 10,000

Kampman, Charles, to Harriet wife of Edwin S. Gifford, Long Ridge, Conn. Franklin av, s s, part lot 132 map of Morrisania, 30x100. Dec. 1, 3 years. 1,000

Katzenstein, Israel, to THE IRVING SAVINGS INST. 13th st, No. 239, n s, 304.2 e 8th av, 20.10x103.3. Dec. 8, 1 year, 5%. 500

Kelly, Annie E., to Joshua S. and Nathan Peck and Robert C. Martin. 75th st, s s, 217.3 w Av A, 32.9x102.2. Dec. 4, 6 mos. 2,572

Kilpatrick, Edward, to John Ross, Madison av, n e cor 80th st, 76.7x100; 80th st, n s, 100 e Madison av, 20x102.2. Dec. 6, 3 months. 25,000

Kilpatrick, Julia A. S., wife of and Edward, to Richard Fisher, Orange, N. J. Madison av, 80th st. P. M. Dec. 10, 2 yrs., 5%. 10,000

Krikawa, Martin, to Bernheimer & Schmid. 1st av, No. 1380. Lease and saloon fixtures, &c., only. Chattel mort. Dec. 11, demand. 600

Lewis, George W., to Simon Sultan. 153d st, s s, 500 e Courtland av, 50x100. Dec. 11, installs. 875

Lange, John D., to Leopold C. Bierwirth, Dover, N. J. 63d st, s s, 214.7 e Madison av, 14.2x100.5. Nov. 26, due Dec. 1, '88, 5%. 5,000

Lozier, Abraham W., to Oscar Coles, Aiken, S. C. 114th st. P. M. Dec. 6, 5 years, 5%. 11,000

Langdon, Woodbury G., to Adele L. S. wife of Frederic W. Stevens. 55th st, n s, 250 w 5th av, 25x100.5. P. M. Nov. 8, due Dec. 1, 1887, 5%. 25,000

Lipman, Henry, to Abby B., Eleanor E. and William T. Blodgett. 61st st. P. M. Dec. 9, 1 year. 20,000

McManon, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 9th av, s e cor 77th st, 102.2x100. Dec. 10, 1 year. 22,000

Same to same. 77th st, s s, 100 e 9th av, 100x102.2. Dec. 10, 1 year. 18,000

McManus, Patrick H., to John A. Linscott. Railroad av, s e s, 191 n e 167th st, 50x150. P. M. Nov. 28, due May 1, 1885. 1,300

Meehan, John J., to Edward Winslow, East Orange, N. J. 121st st, s s, 216.8 w 4th av. P. M. Dec. 8, due Dec. 1, 1886. 9,000

Same to same. 121st st, s s, 233.4 w 4th av. P. M. Dec. 8, due Dec. 1, 1886. 9,000

Same to same. 121st st, s s, 200.6 w 4th av. P. M. Dec. 8, due Dec. 1, 1886. 9,000

McManus, Patrick H., to Charles H. Heimbürg. Av A, n e cor 75th st, 51.1x98. Building loan. Dec. 3, due April 1, 1885. 10,000

Mitchell, Mary D., Brooklyn, to Bacon, Pike & Co. 13th st, n s, 200 e 9th av, 25x92. Lease. Dec. 3, 1 year. 4,500

Maginn, James, to Wilson G. Hunt. 134th st, n s, 156.6 e Alexander av, 25x100. Dec. 8, 5 years. 4,500

Mahon, Bridget, to Mary Tracy. 1st av, e s, 75.3 s 71st st, 25.1x113. Dec. 8, 5 yrs, 4%. 2,000

Martin, William A., to Irvin McDowell, trustee of Henry Burden. Bowery, Nos. 45 and 47, and Crystie st, Nos. 21, 23 and 25, being Bowery, e s, runs east 69.8 x south 40 x east 7.6 x south 20 x east 119.7 x north 62.8 x west 30 x north 37.4 x west 159 to Bowery, x south 39.10. Dec. 1, 5 years. 4 1/2%. 30,000

McDowell, Helen M., wife of and Irvin, San Francisco, to Helen E. McDowell, trustee. 9th st, No. 10, s s, 177.11 w 5th av, 25x93.11. Nov. 18, due June 3, 1885, 5%. 5,000

Meehan, Patrick, to Mary Broderick. 60th st, s s, 141 w 1st av, 19.6x100.5. Dec. 6, 2 years, 5%. 1,000

Monaghan, Thomas, certifies to receipt of \$4,000 from Hartley and William Haigh on account of mort. for \$8,000.

Maguire, Thomas, to John Fox. 102d st, n s, 130 e 3d av, 250x100.9. Dec. 5, 3 mos. 2,312

Same to Frank E. Wise. Same property. Sub. to mort. \$2,312. Dec. 5, 3 months. 5,341

Mathesius, William A., to Emil Schaefer. 26th st, n s, 157.4 w 8th av, 17.8x98.9. Nov. 19, 1 year. 7,000

Same to same. Mortgagor's share in real and personal estate of his mother, Sophia Graff, dec'd. Nov. 19, 1 year. 5,000

McComb, Jane P., wife of and James, to George E. Kitching et al., trustees J. H. Kitching. 12th st, Nos. 361 and 363, n s, 75.6 e Washington st, 44x89.10. Dec. 10, 3 years, 5%. 6,000

Moses, Max, to Samson Wallach. 62d st, n s, 140.6 w 3d av, 16x100.5. Apr. 30, 1881, 10 years, 4%. 5,800

Neill, Edward M., Newport, R. I., to Thomas J. Seaman, Brooklyn. Broome st, Nos. 345-351, s s, 24.10 e Elizabeth st, 80.4x83.4x74.8x89.1, two courses. Nov. 24, 5 years. 4,400

Norris, John D., Elizabeth, N. J., to Catherine Rainsford. West Washington pl, s s, 122 w 6th av, 21x75. Dec. 6, 5 years, 5%. 5,000

Odell, Albert S., to John H. and Caleb S. Odell. Lexington av. P. M. Dec. 8, 4 years, 5%. 24,000

O'Connor, Agnes A., Brooklyn, to Fredk. R. and C. Coudert, exrs. L. Lornt. Frankfort st, No. 9, s s, 28.8x103.9x32x104.3; Mulberry st, No. 52, e s, 26.11x29x-x28x88.3; Madison av, s e cor 88th st, runs east 63 x south 100.8 x west along centre of block to Madison av, x north to beginning. 1-12 part. Dec. 1, 3 years. 3,000

O'Neil, Charles and James, to THE UNION DIME SAVINGS INST., New York. 29th st, n s, 213.4 w 7th av, 46.5x98.9x47.3x98.9. Dec. 5, due Nov. 1, 1887, 5%. 10,000

O'Brien, William J., to Abraham Steers. 110th st, No. 159 E. P. M. Sept. 1, installs, 5%. 7,500

Powers, Hannah L., wife of Thomas J., Peekskill, to Phebe Pearsall. 34th st, n s, 125 e 7th av, 25x152.6x26.2x144.10. Sub. to mort. Dec. 11, due Dec. 8, 1885. 6,000

Peffers, Abbie M., to William Hart, Westfield, N. J. 4th av, w s, 25.6 s 85th st, 25.6x82.3. Dec. 5, 3 years. 4,000

Phillips, Mary A. F., to Lyman Tiffany et al., trustees of Mary P. Tucker. 167th st, Hall pl. P. M. Nov. 14, 3 years. 300

Payne, Georgiana M., widow, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 5th av, w s, 57 n 30th st, 17x125. Oct. 18, 1 year. 3,000

Quinn, William, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 115th st, n s, 94 w Pleasant av, 100x100. Nov. 3, 1 year. 20,000

Ray, Caroline, wife of James, and Catharine A. Anthon to Katharine C., Mary L. and Charles W. Mead, Mt. Pleasant, N. Y. Tompkins st, w s, 100 s Delancey st, 25x200 to Mangin st, Dec. 3, due Dec. 5, 1885, 5%. 3,000

Robertson, James and Jennie L., and Margaret L. wife of Edward Clearwater to Thomas E. Greacen et al., exrs. James Wiggins. 118th st, s s, 100 w 3d av, 69.6x75.8. Dec. 5, 1 year. 1,000

Rhineland, Laura V., to James N. Platt, trustee for Eliza B. Garrett. Washington st, w s, 25.9 s Park pl, 18.6x55.3x18.2x55.3. Dec. 5, due Feb. 21, 1887, 5%. 8,000

Reilly, Rose A., wife of Daniel E., to Barbara Seitz. 109th st. P. M. Dec. 10, 5 years, 1,500

Ruggles, James F., trustee S. B. Ruggles, dec'd, to John C., Robert M. and Charlotte A. Vanden Heuvel. 81st st, n s, 225 e 9th av, 25x102.2. Dec. 8, 3 years, 5%. 5,000

Same to same. 81st st, n s, 250 e 9th av, 25x102.2. Dec. 8, 3 years, 5%. 5,000

Schildwacher, Charles C., to Henry G. Peters. 4th av, n e cor 128th st, 24.11x80. Dec. 4, due June 4, 1885. 8,000

Shackman Isaac, to Henry W. Haas. 111th st, n s, 73.9 w 4th av, 15.3x100.11. Dec. 8, 5 years, 5%. 5,000

Smith, Sarah J., to Edward Schell. 38th st, s s, 237.6 e 4th av, 14x98.9. Dec. 1, 1 year, 5%. 10,000

Simmons, Samuel C., to Edgar C. Merriman. Certificate as to payment of notes and consent to discharge of agreement under which they were given. Dec. 8. 8

Stevenson, Vernon K., to Eugene Fishel, Babylon, L. I. Madison av, s e cor 59th st, 150x150. 1-7 part, sub. to dower of Anna L. Stevenson. Dec. 9, due. Mar. 1, 1885. 1,000

Stube, Henry, to THE GERMAN SAVINGS BANK, City New York. 9th av, n e cor 46th st, 75.4 x74.2x-x50. Dec. 8, 1 year. 24,000

Simons, Cynthia H., widow, Rutland, Vt., to Edward F. Hassey. 2d av, No. 1033, w s, 50.5 n 54th st, 25x75. Sept. 1, 2 years, 5%. 2,000

Sproessig, Charles H., to Charlotte F. Trowbridge, Brooklyn. Bristow st, w s, 272.6 n Jennings st. See Conveys. Dec. 5, due Dec. 8, 1887. 800

Schneider, Mathias H., to Francis J. Schnugg. 81st st, No. 419, n s, 306.6 e 1st av, 25x104.2. Dec. 2, due July 1, 1889. 4,000

Schrick, Christian, and Margaret wife of Frank Schmitt to Charles C. Schildwachter. Lincoln av, e s, 50 n 135th st, 25x100. Dec. 3, demand. 1,200

Seitz, Christian F., to Louisa S. Upson. 149th st. P. M. Dec. 3, 3 years. 2,000

Shepherd, Frank A., to Elizabeth G. S. Hammond. 23d av, w s, lot 24 map of Morrisania, 25x87x25x84. Dec. 3, 2 years. 1,000

Sinclair, Catharine E., wife of Hector, to Edward A. Fraser and ano., exrs. Napoleon B. Mountford. Mott av, e s, 229 s 144th st, runs south 48.6 x east 32 x south 1.6 x east 95 x south 50 x northeast 100 x northeast 100 x west 245. Dec. 6, due July 10, 1889, 5%. 2,000

Schuyler, Garret L., to Henry J. Powell, Baltimore, Md. 88th st, s s, 160 e 3d av, 100x100.8. Dec. 10, 3 months. 5,682

Snyder, William L., to Emily F. Currier and ano., trustees for F. A. Woodward. 87th st. P. M. Nov. 25, 3 years, 5%. 8,000

Same to Ebenezer Morgan, Groton, Conn. 87th st. P. M. Nov. 25, 1 year. 3,000

Same to Mary J. Clark. 87th st, n s, 158.4 w 9th av, 16.8x100.3. Dec. 11, 2 years. 1,000

Specht, Frederick, Brooklyn, to Clinton G. Reynolds. Bayard st, Delancey pl, Lorillard st. P. M. Sept. 24, 9 months. 8,420

Stevens, Maria S., wife of John W., to Ebenezer Morgan. 87th st. P. M. Dec. 11, 5 years, installs. 5,000

Same to Emily F. Currier and ano., trustees for said Emily F. Currier. 87th st, n s, 258.4 w 9th av, 16.8x100.8. P. M. July 22, 5 years, 5%. 8,000

The Church of St. Joseph to THE GREENWICH SAVINGS BANK. 4th st, n w cor Barrow st, 22.10x71.6x22.7x75.4. Dec. 8, due Jan. 1, 1888, 5%. 7,500

Thornton, David, Brooklyn, to Frances A. Gesner. 107th st, n s, 202 w 3d av. P. M. Nov. 26, 5 years, 5%. 9,000

Same to same. 107th st, n s, 135 w 3d av. P. M. Nov. 26, 5 years, 5%. 9,000

Trunk, Ludwig, to John C. Boettner. Broome st, No. 236, n s, 21.10x100. Dec. 11, 3 years, 5%. 7,000

Totten, George W., to Mary E. Totten. Av A, e s, 25.5 n 55th st, 25x80. Sub. to mort. \$24,000. Nov. 22, 1 year. 1,000

Same to same. Av A, e s, 50.5 n 55th st, 25x80. Sub. to mort. \$24,000. Nov. 22, 1 yr. 1,000

Same to Randolph Guggenheimer. Av A, n e cor 55th st, 25.5x80. Sub. to mort. \$24,000. Nov. 22, 1 year. 5,000

Tubbs, George W., to Charles L. D. Washburn and ano., exrs. E. H. Payton. 19th st. P. M. Lease. Dec. 3, 6 months. 2,000

Torrey, Charles W., Yonkers, to THE MUTUAL LIFE INS. CO., New York. Park st, s s, 23.4 e Duane st, 23.6x89.10x24x89.7. Dec. 9, due Mar. 1, 1886. 1,000

Upton, Louise R., wife of Charles E., to James C. Parsons. 83d st, n s, 138 e Madison av, 18 x102.2. Nov. 7, due Dec. 8, 1884. 2,000

Wall, Franklin J., and Sarah E. his wife, to Moses T. Pyne. Teasdale pl, s s, 137.6 w Delmonico pl, 37.6x100. Dec. 6, 3 years. 3,000

Same to same. Teasdale pl, s s, 100 w Delmonico pl, 37.6x100. Dec. 6, 3 years. 3,000

Wagner, Peter, to Joseph P. Sauer. 47th st, s s, 182 e 10th av, 27x100.5. Dec. 9, 1 year. 1,000

West, Joseph I., to Augustus Cruikshank, individ., and as trustee B. Lord. 28th st. P. M. Dec. 6, 3 years, 5%. 7,500

Wood, Esther A., wife of William, to Mary Bedford. 114th st, n s, 98 e 4th av, 16x100.10. Dec. 10, 3 years, 5%. 5,200

Wood, Esther A., to Henry J. Cullen, Jr., Brooklyn. 114th st, n s, 98 e 4th av, 16x100.10. Dec. 10, due Dec. 1, 1887. 742

Wright, Isaac E., to John C. Overhiser. 131st st, s s, 325 e 8th av, 16.8x99.11. Oct. 15, due May 1, 1885. 8,500

KINGS COUNTY.

DECEMBER 5, 6, 8, 9, 10, 11.

Alzamora, Nina, and Carrie Alzamora de Ramirez, to Roswell S. Douglass, Plymouth, Mass. Woodbine st, n w s, 225 n e Bushwick av, 25x100. Oct. 15, 5 years. \$950

Andrews, John, to Elise Lorentz. Clason av, w s, 147.11 s Myrtle av, 16.8x93. May 1, 2 years. 1,000

Backman, Carl J., to Joseph Knight. Albany av, Fernald st. P. M. Dec. 5, 5 years. 450

Behrens, Augustus, to The Williamsburgh Savings Bank. Kossuth st or pl, n w s, 256.3 n e Broadway, 18.9x95x18.9x94.7. Dec. 6, 1 year, 5%. 1,800

Bierds, William H., to William T. Murphy. Park pl, s s, 293 e Clason av, 16.8x131. Dec. 1, 1 year. 500

Birmingham, Mary, to The South Brooklyn Savings Inst. Prospect pl, s s, 103.10 e 5th av, 20x100. Dec. 5, 1 year. 2,000

Buckingham, William W., to Ferdinand Sloat. Van Buren st. P. M. Dec. 1, 2 years, 5%. 1,000

Benedict, Lodina, widow, to Clinton W. and Edward M. Barlow. Bond st, e s, 25 n State st, 16.8x50. Dec. 6, 3 years. 1,500

Bush, Frank H., to Henry S. Terbell, trustee Gerritt Smith, dec'd. 6th av, e s, 95 s 12th

st, 15x97.10. Re-recorded. Aug. 14, 1 yr. 3,000
 Baker, Henry C., to Hannah Enston, Philadelphia, Pa. Monroe st, s s, 101.8 e Lewis av, 5 lots, each 16.4x100. 5 morts., each \$4,000. Dec. 1, 3 years. 20,000
 Same to same. Monroe st, s s, 183.4 e Lewis av, 16.8x100. Dec. 1, 3 years. 4,000
 Same to Andrew D. Baird. Monroe st, s s, 134.4 e Lewis av, 3 lots, each 16.4x100. 3 morts., each \$1,000. Dec. 11, 1 year. 3,600
 Same to Richard G. Phelps, Huntington, L. I. Monroe st, s s, 183.4 e Lewis av, 16.8x100. Dec. 11, 1 year. 1,000
 Same to Joel W. Sherwood. Monroe st, s s, 101.8 e Lewis av, 98.4x100. Dec. 11, due Apr. 1, 1885. 2,000
 Same to Horace F. and Robert Burroughs and Marvin Cross, of H. F. Burroughs & Co. Same property. Sub. to morts. \$30,000. Dec. 11, due June 1, 1885. 1,122
 Beardslee, Clarence W. H., by Geo. W. Beardslee, guard., and George W. Beardslee, to The Brooklyn Life Ins. Co. Greene av, s s, 325 e Clason av, 19.6x100. Dec. 10, 3 years, 5 1/2 %. 2,500
 Cardwell, George C., to John J. Drake. Lawton st, n w s, 150 n e Broadway, 50x90. Dec. 5, indemnity. 800
 Cooney, Mary, wife of Patrick, to Geo. W. May. Central av, northerly cor Ralph st, 25x100. Dec. 10, due May 20, 1889. 300
 Church, Stewart, to Margaret S. Orr. Clinton st, n w cor Amity st, 25x90. Dec. 1, 1 year, 5 %. 1,000
 Cowen, Harriet, widow, to Samuel I. Jarvis. Bainbridge st, s s, 525 e Stuyvesant av, 50x100. Dec. 6, 1 year. 750
 Cathcart, Hannah, wife of and James, to Hewlett T. McCoun. Glen Head, L. I. Dean st, s s, 259.8 w Sackman st, 20x—x—x93.6. Dec. 5, due Dec. 1, 1887. 1,200
 Clayton, Ransom F., to William H. Biersd. 7th av, e s, 20 n 14th st, 80x88. Sub. to morts. \$14,000. Dec. 3, 1 year. 2,000
 Commoss, Joseph T., to Gertrude R. wife of Guernsey Sackett. Dean st. P. M. Dec. 8, due Dec. 10, 1887. 5 %. 2,800
 Carey, James, to The East River Savings Inst. Steuben st, e s, 275 n Park av, 25x100. Dec. 9, 1 year, 5 %. 4,000
 Cooper, Charles, to Margaret Haaf. Penn st. P. M. Dec. 10, due Dec. 1, 1885, 5 %. 3,500
 Devlin, James, to Catherine Molloy. Pacific st. P. M. Nov. 8, installs. 900
 Daly, John, to Sarah H. Powell, New York. Bond st, e s, 80 s 2d st, 20x40. Dec. 9, due May 1, 1885. 300
 Devye, Margaret, wife of Thomas A., to Bushwick Savings Bank. Suydam st, s s, 250 w Evergreen av, 50x95. Dec. 1, 1 year. 1,800
 Du Casse, John P., to Edward P. Day. 2d av, s e s, 20 n e 55th st, 20x100. Dec. 1, 7 yrs. 1,500
 Davison, Alice C., wife of R. G., to Hermon Phillips. Jefferson st, n s, 360 e Nostrand av, 20x100. Dec. 6, 1 year. 1,000
 Day, Jane, wife of James, to Albert Woodruff and ano., trustees Elijah S. Woodruff, dec'd. Putnam av, s s, 340 e Nostrand av, 40x48.3x40x52.3. Dec. 10, 5 years, 5 %. 3,000
 Donohue, Thomas O., New York, to Mina Abel. 56th st, s w s, 340 n w 3d av, 40x100.2. Dec. 10, 5 years. 1,200
 Evans, Mary J., wife of and John, to Effie P. Richards, Elizabeth, N. J. Macon st, n s, 225 w Tompkins av, 20x100. Dec. 1, 3 years. 3,000
 Eadie, Elizabeth D., wife of Thomas D., to Henry Irwin. Troutman st, s s, 190.6 w Evergreen av, runs south 109.4 x southwest 8.5 x east 57.6 x north 68.11 x southwest 1.8 x north 48 to Troutman st, x west 51. Dec. 10, due Nov. 1, 1885. 500
 Fastert, August N., to Johann H. Fastert and Metta A. his wife. Chauncey st, n s, 200 w Patchen av, 25x70.11x25x70.2. Dec. 1, 3 years. 300
 Fish, Annie, and Hannah F. wife of Herman E. Street to William H. Hazzard et al., trustees James Brady, dec'd. South Oxford st, e s, 99.10 s De Kalb av, 22x91.8. Nov. 27, due Nov. 1, 1887. 14,000
 Flanagan, William, to Mary A. Knight et al., exrs. and trustees Henry Knight. President st, n s, 87 e 7th av, 5 lots, each 21x95. 5 morts., each \$6,000. Dec. 5, due Dec. 1, 1889, 5 %. 30,000
 Fowler, Mary E., wife of and Levi, to Jane A. Bennett, exr. C. Bennett. Washington av, e s, 145 n Douglass st, 25x82.7x27.4x71.7. Dec. 6, due Dec. 4, 1887. 4,000
 Fisher, Ann L., widow, Bloomfield, N. J., to Susan P. Embury, New York. 18th st, s w s, 383.4 s e 5th av, 16.8x100. Dec. 4, due Nov. 1, 1887. 1,500
 Fowler, Mary E., wife of and Levi, to Lucy A. Vanrein. Douglass st, n s, 48.10 e Washington av, 16.8x94.11. Dec. 8, 1 year. 650
 Gilkinson, James, New York, to William A. Fulton and Marcus Bookstaver, of Fulton & Bookstaver. Coney Island road and Bridge Co.'s road, w s, known as the Manhattan Hotel lot, being southerly portion lot 11 Commissioners map of Coney Island, 300x300. Lease. Dec. 4, 1 year, 5 %. 2,300
 Godfrey, William, to Joel W. Sherwood. Lewis av, s e cor Monroe st, 100x101.8. Dec. 6, due Mar. 1, 1885. 3,000
 Grasman, Louisa, wife of Henry, to Mary E. Colyer, Oyster Bay, L. I. Heyward st, s s, 365.6 e Lee av, 18.6x100. Dec. 6, 3 yrs, 5 %. 3,200
 Same to same. Heyward st, s s, 364 e Lee av, 18.6x100. Dec. 6, 3 years, 5 %. 3,200
 Same to Sarah H. Powell, New York. Heyward st, s s, 421 e Lee av, 111x100. Dec. 6, 1 year. 3,000

Goodwin, Anna, wife of and Charles W., to Celeste J. Ross. Wyckoff st. P. M. Dec. 11, 5 years, 5 %. 3,000
 Hammeal, William M., to Charles E. Rogers. 12th st, n s, 97 w 3d av, 75x100. Dec. 1, due Nov. 1, 1885. 3,000
 Hardick, William S., to Abraham H. Van Hosen. Lafayette av, s s, 133.4 w Stuyvesant av, 16.8x100. Dec. 10, 5 years. 1,000
 Houseman, Louis, New York, to Mary K. Brooks. Louis pl, w s, 144 s Herkimer st, 46 x97.6. P. M. Nov. 4, 3 months. 10,500
 Howell, Charles M., to Frederick Bruce, Southampton, L. I., as committee of George Bruce. Fulton st, n s, 42.4 e Irving pl, 18.8x122x20.5 x113.8. Dec. 8, due Dec. 1, 1889, 5 %. 2,000
 Hall, Mary E., wife of and Charles G., to William Post, exr. of Abram P. Skidmore. Patchen av, w s, 54 n Madison st, runs west 75.3 x northwest 40.9 x north 16.10 x east 20 x south 29 x east 80 to Patchen av, x south 17. Dec. 6, due Dec. 1, 1887. 3,300
 Same to same. Patchen av, w s, 37 n Madison st, 17x75.3x23.9x58.6. Dec. 6, due Dec. 1, 1887. 3,300
 Haller, Rosa, widow, to George Sattler. Broadway, s s, 25 e Sheffield, av, 75x100. Dec. 6, 5 years. 2,400
 Hart, Charles, to Alexander McCue and ano., exrs. and trustees Edward Harvey. Dean st, Buffalo av. P. M. Nov. 26, 3 years. 1,000
 Herod, Josephine, to Henry S. Hayes. Atlantic av, s s, 455 w Troy av, 15x100. Dec. 1, due Dec. 6, 1887. 1,250
 Same to same. Atlantic av, s s, 440 w Troy av, 15x100. Dec. 1, due Dec. 6, 1887. 1,250
 Same to Florence R. Hayes. Atlantic av, s s, 470 w Troy av, 15x100. Dec. 1, due Dec. 6, 1887. 1,250
 Same to same. Atlantic av, s s, 485 w Troy av, 15x100. Dec. 1, due Dec. 6, 1887. 1,250
 Hill, David H., to Fannie E. Spooner. Prospect pl. P. M. Dec. 4, due Dec. 1, 1887. 7,500
 Higgins, Sarah M., wife of and Algernon S., to Mary A. Knight et al., exrs. Henry Knight. 6th av, w s, 25 s St. Johns pl, 22x100. Dec. 9, due Dec. 1, 1889, 5 %. 8,000
 Hoffman, Gertrude B., Boonton, N. J., to George M. Miller, exr. E. S. Hoffman. Durvea av, n s, extdg from Shepard av to Bennett av, 200x100. Dec. 2, due Dec. 19, 1888, 5 %. 500
 Jackson, George W., to Josephine Pfab. Lawton st, s e s, 113.9 s w Bushwick av, 20x90. Dec. 1, due Jan. 1, 1888, 5 %. 2,000
 Johnson, Henry K., to Krongelb L. Johnson. Liberty av, s s, 150 w Elderts lane or av, 125x100; Sheridan av, e s, 109.7 n Liberty av, 25x100; Liberty av, n e cor Sheridan av, 50.1x108.9x50x109.7; Liberty av, n w cor Grant av, 125.1x108.4x125x106.3; Grant av, w s, 106.3 n Liberty av, 25x100; Broadway, n s, 50 e Barbey st, 25x100. December 10, 1 year. 1,800
 Kouwenhoven, William W., to Arthur C. Babson. Tompkins av, e s, 20 s Willoughby av, 20x80. Dec. 11, due May 1, 1888, 5 %. 2,000
 Kennedy, Margaret, formerly Margaret Fogarty, and Katie W. Fogarty, to Sarah H. Powell, New York. Fozgarty st, w s, 136.4 s Flushing av, 25x100. Dec. 6, 1 year. 200
 Keppel, Mary, widow, to Susan S. Pote. Henry st, w s, 65.3 n Union st, 21.9x93. Dec. 9, 1 year, 5 %. 500
 Laighton, Charles F., to The Williamsburgh Savings Bank. Hart st, s s, 185 e Throop av, 20x100. Dec. 6, 1 year, 5 %. 2,250
 Lipsius, Catharina, widow, to The Williamsburgh Savings Bank. Bushwick av, Garden st. P. M. Dec. 6, 1 year, 5 %. 3,500
 Lohman, Henry W., to Thomas J. Moore. Stockton st. P. M. Dec. 6, 6 months. 1,000
 Lowery, Mary, wife of Robert, to John Curh, New York. Maujer st, s s, 350 e Waterbury st, 25x95. Dec. 5, 5 years. 1,000
 Lawrence, Francis H., Meriden, Conn., to Edward T. Hunt et al., exrs. and trustees T. Hunt. 53d st. P. M. Dec. 1, 5 years. 525
 Lung, George W., Wilkesbarre, Pa., to George R. Haydock. Herkimer st, s s, 250 w Utica av, runs south 185.6 x west 50 x north 85.6 x east 37.6 x north 100 to Herkimer st, x east 12.6. Nov. 26, due Jan. 1, 1888. 1,500
 Merchant, Mary E., to Archibald Young. Bay 16th st. P. M. Aug. 30, 5 years. 150
 Miller, William M., to Stephen T. Rushmore, Roslyn, L. I. Hull st, n s, 450 w Rockaway av, 28.9x100x25.8x100. Nov. 26, due Nov. 10, 1888. 2,500
 Same to Gertrude R. Sackett. Van Sinderen av. P. M. Nov. 28, 3 years. 300
 Moffett, Samuel, to Mary B. D. Noble. 14th st, n s, 97.10 w 5th av, 24.10x100. Dec. 6, due Jan. 1, 1889, 5 %. 5,000
 Monas, John, to Sinclair Tousey. Park pl, n s, 180.5 w 6th av, 25x100. Dec. 6, due Dec. 1, 1887, 5 %. 9,000
 Murphy, William, to Joseph J. O'Donohue. North 5th st, n e s, 20 s e 3d st, 20x60; North 5th st, n e s, 60 s e 3d st, 20x80. Dec. 5, 7 years. 1,500
 Murray, Mary E. T., widow, to Hannah S. wife of Theodore D. Dimon. Douglass st, s s, 112.6 w Smith st, 18.9x100. Dec. 3, 3 yrs. 400
 Martin, William B., and Patrick J. Lee to Arthur McAvoy. Garfield pl, s w s, 75 s e 7th av, 18.4x100. Dec. 6, 3 years, 5 %. 7,000
 Same to Edwin Packard, trustee for Emma L. Hutchinson. 1st st, n s, 134.10 e 7th av, 38x100. Dec. 6, 2 years. 4,000
 Mehrhoff, Herman, to Henry Van der Wyk, New York. Boerum st, s s, 125 w Bushwick Boulevard, 25x100. Oct. 22, 1 year. 600

Miller, William M., to Sarah J. Stearns. Van Sinderen av, e s, 100 n Broadway, 25x100. Nov. 28, due Nov. 22, 1887. 1,000
 McLoughlin, Michael E. and John J., to Edward Viehman. Carlton av, e s, 219.8 s Flushing av, 25x46x25x45.10. Nov. 25, 3 years. 1,600
 Merkle, John, to Barbara and George Krebs. Myrtle st, n s, 50 e Charles pl. P. M. Nov. 24, 5 years, 5 %. 500
 Martin, Henry and Amelia, to Bridget wife of James Furey, St. Louis, Mo. Denyse st. P. M. Dec. 5, 3 years. 2,000
 McNamara, James, to Eibe H. Steers, Flatbush. Ocean av, n e s, 869.7 n w road from Gravesend to Flatlands, 100x100. Nov. 29, due Nov. 1, 1887. 800
 Moore, Thomas J., to Justus E. Gregory. Stockton st, n s, 500 e Sumner av, 25x100. Dec. 11, 3 years, 5 %. 3,000
 Nolen, Matthew J., to Elizabeth W. Aldrich, New York. Herkimer st, n s, 100 e Hopkinson av. P. M. Nov. 24, demand. 3,000
 Ogden, Julia B., wife of Bishop A., to Henry H. Hooper, Jacksonville, Fla. Dodworth st, s e s, 155.4 s w Bushwick av, 25x91.6. Dec. 4, 1 year. 300
 Ostrander, Emma L., to Julia A. Smith. North Hempstead, L. I. Lynch st, s e s, 80 s w Lee av, 20x100. Dec. 6, 3 years. 200
 Oulton, Sampson B., to Asa W. Parker. 11th st, n s, 429.6 w 5th av. P. M. Dec. 5, due Mar. 1, 1885. 12,000
 Parker, Elijah S., to Charles St. John, Port Jervis, N. Y. 7th av, s e s, 20 n e Sterling pl, 20x90. Dec. 1, note. 10,000
 Parker, Elijah S., to The American Missionary Assoc. St. Marks av, s s, 344.8 w 4th av, 5 lots, each 20.4x100. 5 morts., each \$4,000. Dec. 1, due June 1, 1888, 5 %. 20,000
 Same to Daniel S. Arnold. Same property. 5 lots. 5 morts., each \$1,600. Dec. 1, 2 yrs. 8,000
 Post, Samuel W., to Peter Hess. Broadway, n e s, 40 n w VanBuren st, 20x73. Dec. 4, due April 1, 1885. 500
 Perego, Arthur W., to William Sloway. Lafayette av. P. M. Dec. 8, 3 years. 2,000
 Quinn, Thomas, to John Ross, New York. Dean st, n e cor Utica av, 83.4x131.1. Dec. 5, demand. 1,700
 Reichert, Mathias, to Henrietta Frank. Broadway. P. M. Oct. 27, due Nov. 1, 1889, 5 %. 6,000
 Richard, Franziska, wife of and John C., to Sinclair Tousey, New York. Macon st, n s, 340 e Marcy av, 20x160. Dec. 1, 3 years, 5 %. 3,000
 Shaughnessy, Eliza, widow, to Benjamin Collins, New York. 20th st, n e s, 110 n w 4th av, 25x100. Dec. 4, due Dec. 6, 1885. 200
 Sattler, George, to Karl Buchold. Broadway, s e cor Sheffield av, 25x100. Dec. 6, 3 yrs. 1,400
 Schwartz, Moses, to Louis Schwartz. Clinton av, e s, 222.1 s Park av, 16.8x120. Dec. 1, 3 years, 5 %. 3,500
 Scoville, Elizabeth, to Susan Swift. Union st, s s, 20 w Smith st, 20x100. Dec. 9, 5 years, 5 %. 5,000
 Smith, Mary J., wife of and Matthew, to The Williamsburgh Savings Bank. Lorimer st, e s, 50 s Devoe st, 50x100. Dec. 9, 1 year, 5 %. 4,000
 Street, Catherine F., wife of Charles G., to Edward R. Betts. Nostrand av, n e cor Macon st, 100x100. P. M. Nov. 29, due Dec. 5, 1887, 5 %. 5,000
 Seltz, George, to Edward C. Reinhardt. McKibben st, n s, 175 e Humboldt st, 25x100. Dec. 10, 1 year, 5 %. 3,000
 Sprague, Anna J., widow, to The Germania Savings Bank, Kings Co. President st, n s, 280 w Court st, 20x93.7x20.9x102.7. Dec. 10, 1 year, 5 %. 5,000
 Stevens, Eugenie, wife of F. Clayton, to Helen Embury. Halsey st, n s, 66.8 e Saratoga av, 16.8x100. Dec. 8, due Nov. 1, 1887. 1,500
 Scott, James, to Adolph Vanrein. Monroe st, s s, 275 e Patchen av, 16.8x100. December 11, note. 200
 Sloggatt, Edward, to Juliette C. Jeannerett, Rutherford, N. J. 7th st, s s, 151.4 w 5th av, 21x100. Dec. 11, due Jan. 1, 1890, 5 %. 3,000
 Sparrow, J. Robert, and Rhoda J. his wife, to Catharine Coll. Vernon av, s s, 218.3 w Marcy av, 18.1x100. Nov. 30, due Nov. 1, 1887, 5 %. 2,500
 Teves, Christian F., Jr., to The Williamsburgh Savings Bank. Park av, s s, 100 w Tompkins av, 25x100. Dec. 5, 1 year, 5 %. 2,500
 Same to same. Park av, s s, 125 w Tompkins av, 25x100. Dec. 5, 1 year, 5 %. 2,500
 Tobin, Thomas J., to James Martin. 9th st, s w cor Ainslie st, 20x70. Nov. 29, 3 yrs. 4,000
 Van Wart, Ida P., wife of Gerard B., to John P. Jaaffe. Bergen st, s s, 265 e Rochester av, 20x127.9. Aug. 18, 1 year. 300
 Voelbel, Minna, and Mary J. Ihrig to George W. Ihrig. South 5th st, s s, 50 w 12th st, 25 x100. Dec. 4, due Jan. 1, 1890, 5 %. 3,000
 Van Wicklen, Jonathan W., to Ida A. W. Siney. Bedford av, e s, 258.8 s Flushing av, 16.8x100. Dec. 1, 3 years. 1,500
 Same to same. Bedford av, e s, 242 s Flushing av, 16.8x100. Dec. 1, 3 years. 1,500
 Von Lyncker, Moritz F., to Robert Spitzer. Elm st, s e s, 260 n e Broadway, 20x70.4x20x70.9. Nov. 22, 2 years. 500
 Wheeler, Henry G., to Hannah K. Van Vranken, as trustee of Hannah Kellum, dec'd. Chauncey st, n s, 350 e Stuyvesant av, 100x100; Marion st, n s, 300 w Reid av, runs north 200 to Chauncey st, x west 62 x south 100 x west 63 x south 100 to Marion st, x east 125. Nov. 10, due Nov. 1, 1886. 6,000

Dege, G. F. 283 3d av...Lehn & Fink. Drug Fixtures. (R) 907
 Dantel, D. 10th st, bet 9th and 10th avs...W. R. Clarkson & Co. Bakery Fixtures. (R) 300
 Ernst, F. 199 Av A...L. Schworer. Butcher's Fixtures. (R) 300
 Gallivan, M. J. 119 and 121 W. 45th...D. B. Dunham. Coupe, &c. 950
 Hering, C. 250 E. 3d...Adler & Bauer. Bakery Fixtures. (R) 150
 Higgins, Mary A. 46 Clarkson...Nuffer & Lippe. Coach. 621
 Hafner, Mary M. 446 W. 36th...A. Moll. Machines, &c. 276
 Hasson, M. 410 E. 25th...Ellen Hasson. Horses, Caris, &c. 1,200
 Heuser, C. L. 676 10th av...J. Heuser. Butcher Fixtures. 800
 Himmer, V. 2115 3d av...Marvin Safe Co. Safe. 250
 Holzer, N. R. 112 John...C. J. Holzer. Machinery. 300
 Hansen, C. M. 11th st, bet Avs B and C...F. M. Horton. Horse, Oil Wagon, &c. 200
 Heath, J. B. 104 E. 63d...R. N. Heath. Horses, Trucks, &c. 5,211
 Helmstadter, J. 8th av, near 132d st...P. Westphal. Barber Fixtures. 130
 Hoyt, E. A. 171 Broadway...G. E. Horne. Office Fixtures, Furniture, &c. 250
 Ironmonger, F. M. 458 and 458 Cherry...M. Dean & Co. Machinery. 3,645
 Johnson, Annie A. 8th av, bet 132d and 133d sts...A. B. Wood. Buter Store Fixtures. 55
 Kellam, Minnie E. 18 Washington...W. Nichols, Jr. Horses, Trucks, &c. 1,350
 Koehler, J. 825 Broadway...J. Kremer. Barber Fixtures. 800
 Koony, M. 92d st and 8th av...P. White. Horse, Trucks, &c. 200
 Kraechter, M. 189 Eldridge...Gottlieb & Son. Horse, Wagon, &c. 300
 Kruse, H. 37 W. 125th...F. Van Axte. Confectionery Fixtures. 450
 Same...A. Paulsen (?). Confectionery Flxt. 250
 Same...F. Paul. Confectionery Fixtures. 225
 Landers, J. 425 E. 23d...Ellen Landers. Horses, Trucks, &c. 500
 Lynch, J. V. 92 and 101 E. 4th...W. Westfield & Son. Horse, Truck, &c. 307
 Macv, C. G. 148-158 Bank...Margaret B. Macy. Press, Machines, &c. 1,000
 Metropolitan Telephone and Telegraph Co. of New York. City...Henry G. Pearson and Clarence Cary, trustees. (R) 600,000
 Metz, L. 29 Centre...Marvin Safe Co. Safe. 100
 Miller & Koch. 157, 159 and 161 Goerck...Lena Miller. Machinery, &c. 171
 Monday, Lizzie. 439 3d av...D. Buchner. Cigar Fixtures, &c. 2,000
 Morz, P. 19 Av A...P. Danenheimer. Barber Fixtures. 100
 Morris, G. C. 124 Waverly pl...Amanda A. Racen. Ostrich Feathers, &c. 450
 Mantel, G. Spring pl...Royer Wheel Co. Blacksmith Fixtures. 140
 Muetze, W. 376 Bowery...Marvin Safe Co. Safe. 100
 Muller, C. Mt. Hope...E. Goldman. Horses, Wagons, &c. 210
 Munson, A. L. 44 Tompkins...J. Haney (G. W. Miller and ano., by assign.). Presses, &c. (R) 1,200
 New York Mutual Gas Light Co. City...C. Vanderbilt and ano. (R) 1,296,000
 Orenstein, J. 33 Allen...Archer M'fg Co. Barber Chair. 19
 Pierce, Geo. 222 E. Houston...Marvin Safe Co. Safe. 100
 Pietsch, C. 1325 2d av...T. Austermann. Drug Fixtures. 180
 Purcell, P. H. City...J. E. Phillips. Horse, Wagon, &c. 200
 Peters, J. G. 66th st, bet 9th and 10th avs...Nuffer & L. Coach. (R) 164
 Ready, W. 411 E. 15th...E. Willis. Coupe. 633
 Roberts, B. W. 824 3d av...J. O. Sayer. Photographer's Fixtures. 60
 Rosenfeld, F. 380 Canal...M. Hammerstein. Bakery and Restaurant Fixtures, &c. 500
 Robinson, J. 368 Greenwich...E. Hyatt. Horse, Wagon, &c. 300
 Reimuth, C. 11th av, near 95th st...L. Heilbrunn. Horse, Wagon, &c. 200
 Rockefeller, S. A. 173 Pearl...W. H. Fountain. Office Furniture, Fixtures, &c. (R) 315
 Schoepp, J. N. 253 Rivington and 56 Jackson...Julia Piddian. Butcher Fixtures. 166
 Schnoor, Ida W. 453 10th av...W. Jung. Cigar Fixtures. (R) 450
 Schulze, C. 157 E. 52d st and 817 3d av...B. Fischer & Co. Grocery Fixtures, Horse, Wagon, &c. (R) 200
 Selchow, W. H. and E. Duke. City...Lillian E. Duke. Horse, Milk Wagon, &c. 60
 Seltenrich, G. 848 11th av...D. Leibe. Butcher Fixtures. 150
 Standard Time Co. Welles building...Marvin Safe Co. Safe. 1-5
 Steinberg, H. 631 11th av...Firm J. Matthews. Soda Water Fixtures. 350
 Stegel, J. H. 60 E. 4th...F. Ludke. Piano Business. (R) —
 Soman, A. 409 3d av...T. J. McLaughlin. Cigar Fixtures. 1,200
 Stein, M. J. 312 E. 75th...C. Giegerich. Machinery. 400
 Schroeder, P. and F. 637 1st av...J. Crimmins. Grocery Fixtures. 100
 Strilack, C. C. 195 Eldridge...A. W. Weismann. Drug Store Fixtures. 100
 Streep, Phoebe S. 90 Fulton...S. L. Streep. Presses, Type, &c. 1,000
 Terbeck, J. 155 W. 52d...Smith & Sills. Grocery. 100
 Tewles, A. 341 Main st, Hartford, Conn...C. B. Rogers & Co. Machine. 100
 Tewles, A. & Co. 302 Asylum st, Hartford, Conn...C. B. Rogers & Co. Shaft, &c. 116
 Turner, C. M. 1850 3d av...Smith & Sills. Grocery Fixtures. 216
 Thompson, J. C. 421 W. 15th...Hester A. Thompson. Horses and Trucks. 1,500
 Thornhill, J. 496 4th av...Sarah M. Hicks. Florist Fixtures, Horse and Wagon. 300
 Tiernan, W. 41 Rutgers...Nuffer & L. Coach. (R) 83
 Tinsley, J. H. 373 Pearl...W. H. Phillips. Presses, Type, &c. (R) 3,000
 Triolo, G. 1575 3d av...N. M. Goldberg. Barber Fixtures, &c. 180
 Ulmer, Mina. 5 N. Moore...M. Ulmer. Butcher Fixtures and Furniture. (R) 600

Ullman, C...G. Schuckmann. Fixtures. —
 Willis, H. 4 E. 39th...D. B. Dunham. Coaches. (R) 50
 Wischusen, G. 1454 2d av...H. Tonyes. Grocery Fixtures. 1,400
 Wolf, S. 56 Hester...M. Sideman. Machinery. 250
 Zimmer, E. 398 E. Houston...Jane E. Scheffmeyer. Milk Depot, Horse, Wagon, &c. 150
 Zachmann, J. 1027 3d av...The J. Kress Brewing Co. Bottling Fixtures, Horse, Wagon, &c. 1,000
 Zepler, C. 417 Broome...L. Levison. Machines, &c. 75

BILLS OF SALE.

Allen, Sallie N...J. H. Jones. Furniture. 125
 Anderson, F. G...Mary C. S. Erben. Organ Fixtures. other consid. and 1
 Braun, F. 293 1/2 Stanton st...H. Klaus. Saloon. 480
 Coleman, M. A. City...Mary F. Coleman. Harness. 2,000
 Couch, F. J. City...A. Farr. Furniture. 150
 Del Gaizo, Pasquale. 88 Mulberry st and 318 Bowery...Mariagrazio Del Gaizo. Confectionery Fixtures. 1
 Del Gaizo, M. G. 886 Bowery...V. Del Gaizo. Confectionery Fixtures. 10,000
 Dunlap, E. B. 121 W. 45th...H. H. Rogers. Horse, Wagon, &c. 300
 Erben, C. City...F. G. Anderson. Organ Fixtures. other consid. and 1
 Fanin, R. City...G. Watson. Furniture, &c. 1
 Gerdes, C. 589 3d av...Vogel & Hueller. Baker and Saloon. 750
 Grafelman, Mary. 610 9th av...P. Herrich, Jr. Butcher Fixtures. 200
 Harder, O. H. City...Mary Harder. Horses, Wagons, &c. 1
 Heid, K. 313 Rivington...S. Lutz. Bakery. 275
 Hemphill, Elizabeth M. 1624 3d av...Mrs. C. Shears. Store Fixtures. 2,800
 Kraft, J. 345 E. 77th...C. Schmidtberger. Saloon. 185
 Klaus, H. and G. Brautigam. 293 1/2 Stanton...F. Braun. Barber Fixtures. 490
 Lansing, Malvina. 19 E. 124th...Anna M. Anderson. Furniture. 300
 Lawrence, W. H. 19 Park pl...H. R. Johnson. Musical Fixtures, &c. 2,500
 Ludwig, Amelia C. 194 Bleecker...Mary E. Munich. Bakery. 825
 Lyon, J. T. Brooklyn...Agnes E. Winchester. Furniture and Fixtures. other consid. and 1
 McCollum, J. S. 2340 3d av...E. Bailey. Grocery. 800
 Miller, J. City...F. Feldhusen. Grocery. 1,700
 Poynter, Catherine. Battery Park Hotel...M. Berz. Furniture. 2,500
 Regard, Marie. 77 Nassau...C. Roemaet. Restaurant. 450
 Schuckmann, G. 814 5th...Annie Schubkezel. Machinery. 500
 Schwartz, M. 74 Vesey...Anne Moses. Butcher Fixtures. 225
 Sinnott, R. W. 539 8th av...McCorken Bros. Saloon Fixtures. 3,750
 Streep, L. S. City...Phebe S. Streep. Type, Presses, &c. other consid. and 1
 Sturgis, L. B. 460 6th av...T. C. Barden. Hotel Fixtures, &c. 6,500
 U. S. Champion Gas Machine Co. 143 8th...Barbara Straub. Gas Machines, &c. 1,000
 Wagner, H. J. 201 1/2 E. 77th...C. E. Bonwell. Furniture. 1
 Winchester, F. S. 18 Dey...I. T. Lyon. Furniture and Fixtures. (1/2 part) other consid. and 1
 Yuengling, D. G., Jr. 1237 Broadway...J. Converse. Saloon. 4,500

KINGS COUNTY.

SALOON FIXTURES.
 Busse, A. 1425 Fulton st...H. Kushn. \$700
 Boyle, T. J. 105 Franklin st...Williamsburgh Brewing Co. 305
 Doggrell, Wm. 1022 De Kalb av...Cath. Lipsius. (R) 1,000
 Ebel, Louis. 46 Broadway...Cath. Lipsius. (R) 1,300
 Fox, W. F. 244 Bond st...T. C. Lyman & Co. (R) 200
 Falkenmayer, Anton. 249 De Kalb av...S. Liebmann's Sons. 1,000
 Gutge, H. F. 183 Columbia st...G. Bechtel. (R) 600
 Gerlinger, Frank. 790 Grand st...Budweiser Brewing Co. 400
 Hartwig, Edward. 168 Gwinnett st...Williamsburgh Brewing Co. 550
 Hanlon, James. 284 Hudson av...John Murtaugh. 801
 Hoffman, Annie. 14 Metropolitan av...Budweiser Brewing Co. 350
 Koehn, Henry. 21 Adams st...John Kuhlken. 1,500
 Koelsch, G. 79 Howard av...I. Hirsch. 200
 Murtagh, Patrick. Se cor 55th st and 3d av...T. C. Lyman & Co. (R) 500
 Ochs, F. 30 1/2 Atlantic av...H. B. Scharmann. Plage, Henry. Cor Frankfort and Rose sts, New York...Jachens & Meyer. 825
 Quinn, Thos. and Wm. I. Cline. 159 Prospect st...F. J. & C. C. Steenwerth. 2,000
 Shannon, M., and Jane Sinnott. 94 Greenwich st, New York...P. Ballantine & Sons. 2,000
 Spencer, F. G. Union st and 9th av...H. P. Falley. 400
 Sauer, Nikolaus. 71 Bushwick av...Catharine Lipsius. 150
 Schlauersbach, A. 215 Wythe av...M. Seitz. 1,862
 Smith, E. J. 431 Court st...J. Smith. 190

HOUSEHOLD FURNITURE.

Abberton, Rose. 256 Clason av...Jordan & M. Auliff, Ann. 88 South 10th st...Epstein & K. (R) 145
 Bahr, F. A. 216 Maujer st...A. Levy. 288
 Barker, W. H. 534 Bedford av...J. H. Jones. 345

Brooks, Mrs. L. C. 406 Jefferson st...G. H. Titus. Carpets. 218
 Bard, Carrie. 163 Livingston st...F. G. Smith. Piano. (R) 137
 Benson, Mrs. M. L. Navy Yard...E. D. Phelps. Piano. 235
 Berry, Margaretta. 33 Schermerhorn st...W. H. Schofield. 3,000
 Brennan, Mary. 117 Graham st...F. G. Smith. Piano. (R) 200
 Chamberlin, Jennie H. 302 13th st...J. H. Jones. 60
 Clifford, J. E. 40 2d st...F. G. Smith. Piano. (R) 108
 Clyde, Esther A. 321 Nostrand av...F. G. Smith. Piano. (R) 245
 Childs, Mary E. 315 Clinton av...T. J. Tobin. 450
 Columbine, J. A. 306 Clifton pl...Hardenburgh & King. Carpets. 190
 Cummins, J. 126 Schermerhorn st...F. J. Brechtel. 310
 Deckover, Harry M. 236 Pearl st...F. G. Smith. Piano. 325
 Eckert, Mary L. 321 Livingston st...I. Mason. 129
 Evers, Henry. 161 Huntington st...P. Duff. Carpets. 106
 Fick, Fred. 371 Broadway...J. Mullins. 303
 Fosburgh, Mrs. C. E. 134 Heyward st...A. Shellas. 325
 Geary E. F. 480 Bedford av...M. Riley. Piano. (R) 370
 Gibbs, D. E. 748 Gates av...M. L. Abrams. 113
 Green, Hanna. 33 Vanderbilt av...I. Mason. 115
 Haines, Augusta. 547 Warren st...M. L. Abrams. 169
 Huyck, George. 184 Eckford st...Jordan & M. Hanson, R. 209 1/2 14th st...Jordan & M. 211
 Joerg, O. 153 Schermerhorn st...A. Baumann. 344
 King, Sarah C. 375 Pearl st...Mary A. Hunt. Piano, &c. 150
 Lang, Susan. 489 Dean st...Anderson & Co. Piano. (R) 90
 Loffin, Josephine. 231 Greene av...Anderson & Co. Piano. (R) 395
 Long, James. 195 Powers st...Jordan & M. 101
 Lundbeck, Chas. 142 Hoyt st...J. Mullins. 116
 Lawrence, Martha J. 184 Devoe st...E. D. Phelps. Piano. 184
 Lee, Mary A. 90 Waverly av...E. D. Phelps. Piano. (R) 186
 Lloyd, Agnes. 439 Pulaski st...F. G. Smith. Piano. 250
 MacKrell, Henry C. and Mary E. 607 Warren st...L. Moody. 300
 Martin, Mary. 38 North Elliott pl...M. L. Abrams. 153
 Martins, H. J. 9 Post row, Old Coney Island road...F. G. Smith. Piano. (R) 58
 McMillan, Mrs. M. E. 239 Penn st...F. G. Smith. Piano. 325
 McGinniss, Mary A. 59 10th st...F. G. Smith. Piano. 325
 Moore, Deborah. 207 26th st...Jordan & M. 173
 Monroe, J. C. 35 St. Felix st...L. Z. Murray. 149
 Murphy, Annie. 1043 3d av...W. C. Breen. 35
 Nancy, Mary. 146 John st...M. L. Abrams. 115
 Netyne, Henry, Jr. 616 Myrtle av...Jordan & M. 111
 O'Toole, Thos. 97 Hamilton av...Jordan & M. 97
 Oakes, B. 75 North 9th st...M. L. Abrams. 125
 Peters, Charles. 110 10th st...F. G. Smith. Piano. 275
 Patterson, C. H. 111 Nevins st...Jordan & M. 146
 Quigg, D. J. Cor 9th st and Ainslie st...Epstein & K. 192
 Read, Elizabeth. 550 Willoughby av...I. S. Catlin. 250
 Richardson, W. H. 131 Hooper st...A. Schulz. 124
 Rockefeller, S. A. 115 McDonough st...W. H. Fountain. (R) 300
 Randall, J. P. 94 Lee av...A. Shellas. 275
 Russell, K. F. 146 North Elliott pl...L. Z. Murray. 105
 Seeley, Alice. 40 North Oxford st...L. Z. Murray. 123
 Shook, Harriet P. 65 Division av...F. G. Smith. Piano. 250
 Sugerman, I. Atlantic av, East New York...Epstein & K. 117
 Wilson, Z. G. 154 Jefferson st...R. M. Walters. Piano. 160
 Woodcock, Lizzie C. 184 Fort Greene pl...F. G. Smith. Piano. 325
 Woolf, Catherine. 438 Degraw st...M. L. Abrams. 167

MISCELLANEOUS.

Adams, Chas. W. & Co. 167 and 170 Fulton st, New York...A. Broadway. Press, Type, &c. 1,000
 Baade, C. T. 1104 Fulton st...P. Aitken. Hair Picking Machine. 75
 Broad & Ewen. 251, 253 and 255 Greenpoint av...J. H. Broad. Machinery. (R) 6,500
 Baehr, H. G. Cor Floyd st and Lewis av...G. Ross. Fixtures. 85
 Black, D. F. Cor Grand and Atlantic avs...John Ferguson. Yacht. 18
 Brady, J. C. 253 Hudson av...D. B. Dunham. Coupe. (R) 50
 Brunner, Fred. 669, 671 and 673 Grand st...L. Frank. Horses and Wagons. (R) 500
 Bachmann, Maggie. 59 Ryerson st...A. & M. Ibert, Jr. Bakery. 350
 Blackman, Wm. 520 Myrtle av...J. P. Rathbur. Printing Press. 112
 Crosby, James...McDougall & Potter. Punch and Shears. 700
 Clayton, James. 45 and 47 York st...N. Strang. Machinery. (R) 1,000
 Clayton, James. 45 and 47 York, st...Phoebe Q. Clayton. Machinery. (R) 20,833
 Folz, A., and J. Gibb. 396 Wallabout st...J. Grubel. Horse and Wagon. 85
 Gaillard, T. 22 Franklin st...H. McDougall and R. Potter. Steam Hammer. 400
 Goldin, R. N. Cor Franklin av and Degraw st...Dennis Norton. Cows, &c. 100
 Gray, C. L. 112 Greenwich av, New York...P. Rockwell. Bakery. 1,037
 Harrison, M. P. 664 Greene av...Minnie Bennett. Fixtures. 150
 Harrison, H. A. 567 Fulton st...G. W. Bergen. Fixtures, &c. (R) 285
 Hawkins, John. 177 North 9th st...W. P. Carey. Wagon. 60
 Hecht, Chas., and Geo. Stein. 369 Broadway...A. Volkert. Confectionery Store, &c. 469
 Kent, W. H. Cor Henry and Middaga sts...S. W. Kent. Butcher Business. (R) 300
 Kenney, Patrick. 239 Bond st...D. B. Dunham. Coach. 500
 Kolb, J. H. Se cor North 11th [and] 15th sts...Ball & Jewell. Machinery. (R) 1,300

Table listing various items for sale or lease, including Langjahr, Mary and W., Weeks, Douglass & Co. Bakery, Ludwig, Valentine, 146 Hoyt st., etc.

Table titled 'BILLS OF SALE' listing items like Baker, G. S. to Mary A. Gsanger, Brodigan, James, to John Meyer, etc.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City, including 6 Armstrong, William—J. W. Frank, 6 Adams, Charles D.—W. A. Hardt, etc.

Table listing judgments in New York City (continued), including 9 the same—David Fairbanks, 9 Bowers, William, Jr., by William Bowers, Sr., etc.

Table listing judgments in New York City (continued), including 6 Edwards, Alfred J. S.—James Allen, 9 Ellsler, Effie—Joseph Brooks, etc.

Table with 3 columns: Name, Address/Details, and Amount. Lists various individuals and companies with their respective financial details and amounts.

Table of real estate records for Kings County, Dec. entries 1-12. Includes names like Wolff, Gustav, Wanamaker, Lewis C., etc., and amounts.

KINGS COUNTY.

Table of real estate records for Kings County, Dec. entries 13-62. Includes names like Ackerman, David, Alexander, James, etc., and amounts.

Table of real estate records for Kings County, Dec. entries 63-111. Includes names like McCalemount, Stewart L. B., Mav, George J., etc., and amounts.

SATISFIED JUDGMENTS. NEW YORK

December 6 to 12—inclusive.

Table of satisfied judgments for New York, Dec. entries 1-11. Includes names like Alden, John B., Alexander, James J., etc., and amounts.

Table of real estate records for Kings County, Dec. entries 112-182. Includes names like Same—F. T. Chase, Same—J. B. Case, etc., and amounts.

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

KINGS COUNTY.

December 6 to 12—inclusive.

Table of real estate records for Kings County, Dec. entries 183-187. Includes names like Abbott, George B., Beales, Henry-G. H., etc., and amounts.

Table listing Broadway Railroad Co. and other entities with associated values and dates.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City with details on property addresses and amounts.

Table listing Kierst agt Francis N., Mary N. and Robert F. Shepard, owners.

KINGS COUNTY.

Table listing various properties in Kings County with details on owners and values.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City.

KINGS COUNTY.

December 6 to 12—inclusive.

Table listing properties in Kings County for Dec 6-12, 1884.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Table listing buildings projected south of 14th St.

BETWEEN 14TH AND 59TH STS.

Table listing buildings projected between 14th and 59th Sts.

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

Table listing buildings projected between 59th and 125th Sts, east of 5th Ave.

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

Table listing buildings projected between 59th and 125th Sts, west of 8th Ave.

NORTH OF 125TH ST.

Table listing buildings projected north of 125th St.

126th st, n s, 164 e St. Nicholas av, eight three-story brick dwell'gs, 16.8x50, slate and tin roofs; cost, each, \$12,000; owner, The Nassau Building Co., Wm. Sutphen, secretary, 20 Nassau st; architect, Alex. I. Finkel; builder, not selected. Plan 1592.

128th st, n s, 57.6 e 8th av, one one-story brick office building, 17.6x12.6x20, tin roof; cost, abt \$650; owner, Henry Weil, Mansion House, Brooklyn; architect, W. C. Busb. Plan 1595.

140th st, n s, 100 e 8th av, five three-story brick tenem'ts and stores, 20x50, tin roofs; cost, each, \$8,000; owner, Patrick J. O'Brien, 143d st, near 8th av; architect, A. Spence; done by day's work. Plan 1593.

141st st, n s, 80 e St. Nicholas av, one three-story frame dwell'g, 18x40, tin roof; cost, \$2,500; owner, Robert Steedman, 327 West 25th st; builder, Herman Bauscher. Plan 1598.

23D AND 24TH WARDS.

152d st, n s, 300 e Courtland av, one one-story frame dwell'g, 22x28, tin roof; cost, \$1,000; owner, Heinrich Peifer, 381 East 152d st; architect, Chas. Rinnert. Plan 1587.

Suburban st and Hull av, 1 south and 3 north of Hull av, 24th Ward, four two-story frame dwell'gs, 25x30, shingle roofs; cost, each, \$4,500; owner, 24th Ward Real Estate Assoc., Daniel R. Kendall, president, 60 West 48th st; architect, A. Marsh; builders, V. J. Hedden & Sons. Plan 1594.

Chisholm st, e s, 150 s Jennings st, one two-story frame dwell'g, 20x28, tin roof; cost, \$1,000; owner, William C. Butler, 770 West 3d st; architect, A. K. Butler; builders, P. Tworg and Wm. Butler. Plan 1597.

3d av, e s, 26 s 155th st, one three-story frame tenem't, 25x53, and one two-story frame stable, 16x25, tin or gravel roofs; cost, \$4,200 and \$250; owner, Fred. Kurtz, 246 Av A; architect, Adolph Pfeiffer. Plan 1588.

141st st, No. 479 E., one four-story brick tenement, 25x65, tin roof; cost, \$12,000; owner, Mary E. Connolly, 224 East 59th st; architect, John Brandt. Plan 1599.

Courtland av, s w, 45 s 152d st, one one-story frame dwell'g, 9.3x51, tin roof; cost, \$400; owner, Hasbrook Du Bois, 580 East 145th st; architect, Arthur Arctander. Plan 1600.

KINGS COUNTY.

Plan 1567—Floyd st, No. 102, s s, 205 e Marcy av, one three-story frame tenem't, 20x44, tin roof; cost, \$3,500; owner and builder, Jacob Ludwig, 106 Floyd st; architect, Th. Engelhardt.

1568—Maspeth av, No. 78, s s, 250 w Olive st, rear, one two-story frame stable, 25x19, gravel roof; cost, \$500; owner and architect, Ebenezer Conklin, 74 Maspeth av; builders, Thomas Gower and E. Conklin.

1569—North 6th st, No. 29, n s, 100 w 1st st, one two-story brick cooper shop, boiler and engine room and chimney, 187.8x78.4, gravel roof, brick cornice; cost, \$12,000; owner, Paul Weidmann, 97 North 3d st; architect, Th. Engelhardt.

1570—North 7th st, No. 28, s s, 125 w 1st st, one two-story brick storage shed, 355x80, gravel roof, brick cornice; cost, \$12,000; owner, Paul Weidmann, 97 North 3d st; architect, Th. Engelhardt.

1571—Van Buren st, s s, 90 w Stuyvesant av, one two-story brick carpenter shop, 20x60, tin roof, wooden cornice; cost, \$2,500; owner and carpenter, Wm. Godfrey, 548 Monroe st; mason, Wm. M. Gibson.

1572—Hanover pl, n e cor Grove pl, one one-story brick carpet store, 59.6x30, gravel roof, iron cornice; cost, \$10,000; owners, Wm. Berri's Sons, 526 Fulton st; architects, Eastman & Davis; builders, Frank Kelley and F. D. Norris.

1573—4th av, n w cor Sackett st, one two-story brick office, 20x30, gravel roof, wooden cornice; cost, \$2,000; owners and builders, E. & F. Conklin, cor 4th av and Wyckoff st.

1574—23d st, n s, 100 e 5th av, one three-story frame tenem't, 27.2x50, tin roof; cost, \$3,200; owner, A. M. White, Pierrepoint terrace; architect, James Pitbladdo; builders, Dumbleton & Sons and James Pitbladdo.

1575—Herbert st, No. 57, n s, one three-story frame tenem't, 25x50, tin roof; cost, \$3,500; owners, architects and carpenters, Sammis & Bedford, 461 Graham av; masons, Doyle & Brazil.

ADVERTISED LEGAL SALES.

REFERREES' SALES TO BE HELD AT THE EXCHANGE SALES ROOM, NO. 111 BROADWAY. Dec. 108th st, No. 226, s s, 250 w 2d av, 24 6x100.11, four-story brick tenem't, by D. M. Seaman. (Amt due, abt \$6,625) 15 5th av, Nos. 35 and 37, n e cor 10th st, 80.8x100, six-story brick apartment house, by R. V. Harnett & Co. (Amt due, abt \$290,000) 15 85th st, No. 550, s s, 181.6 w Av B, 16 6x102.2, two-story brick (stone front) dwell'g, by J. T. Boyd. (Amt due, abt \$1,700) 15 Monroe av, n e cor Columbia av, 400x100, by J. T. Boyd. (Amt due, abt \$6,050) 15 St. Nicholas av, e s, 76.3 n 16th st, 101.8x212.8 to Jumel terrace, x100x194; Nos. 1 to 20 Sylvan terrace, twenty two-story frame dwell'gs, by L. J. & I. Phillips. (Amt due, abt \$49,000) 15 Bowery, s w cor Hester st, &c. (see sale Oct. 16 for description), by R. V. Harnett & Co. (Amt due, abt \$137,300) 16 6th av, No. 804, e s, 81.8 s 46th st, 18.9x75, four-story brick store and dwell'g, by R. V. Harnett. (Partition sale) 16 108th st, No. 87, n w cor 4th av, 17x80.10, four-story brick (stone front) dwell'g, by L. Mesler. (Amt due, abt \$8,875) 16 69th st, Nos. 213-219, n s, 240 e 3d av, 112x100.4, four five-story brick (stone front) tenem'ts, by L. J. & I. Phillips. (Amt due, abt \$39,650; other mort. \$33,000) 17 70th st, s s, 294 w 1st av, 25x100.4 17 70th st, s s, 319 w 1st av, 25x100.4 17 Two four-story brick (stone front) tenem'ts, by L. J. & I. Phillips. (Amt due on each, abt \$4,025) 17 Boulevard, s e cor 131st st, 99.11x100, vacant. 18 131st st, s s, 100 e Boulevard, 50x99.11, frame stables, by R. V. Harnett. (Partition sale) 18 86th st, No. 334, s s, 405 e 2d av, 20x102.2 18 85th st, n s, 325 e 2d av, 25x102.2 18 85th st, n s, 350 e 2d av, 25x102.2 18 85th st, n s, 375 e 2d av, 25x102.2 18 85th st, n s, 400 e 2d av, 25x102.2 18 Nos. 333-339, five four-story brick (stone front) tenem'ts, by R. V. Harnett. (Amt due on No. 338 86th st, abt \$3,500; prior mort. \$10,200; amt due on Nos. 333 and 335 85th st, abt \$3,900 each; on 337 and 339, abt \$3,600 each; prior mort. on 85th st houses, \$11,400 each) 19 Broome st, s e cor Cannon st, 25x50; No. 63 19 Broome st, two-story frame (brick front) store and dwell'g; No. 18 Cannon st, two-story brick shop 19 Cannon st, No. 20, s s, 80 e Broome st, 20x50 19 by R. V. Harnett. (Amt due, abt \$1,450) 19 3d st, late Amity st, s e cor Thompson st, 75x106.3 x76.8x92; No. 72, three-story brick dwell'g; No. 74, two-story brick dwell'g; No. 76, two-story brick store and dwell'g and two-story brick stable, by E. H. Ludlow & Co. (Partition sale) 20

KINGS COUNTY.

Dec. Lawrence st, w s, 70 s Willoughby st, 20x57.6, h & l, by J. Cole, at 359 Fulton st 13 Warren st, n s, 94.3 w Clinton st, 21x80, by T. A. Kerrigan, at 35 Willoughby st 13 Grove st, s e s, 350 s Central av, 25x100, by J. C. Eadie, at 45 Broadway, E. D. 15 Same property, by T. A. Kerrigan, at 35 Willoughby st 15 Charles pl, w s, 115.6 n Myrtle av, 25x114.10 15 Charles pl, e s, 175 n Myrtle av, 25x100 15 Myrtle av, n s, 225 w Evergreen av, 50x199.3x50x191 15 Elm st, n w cor Evergreen av, 25x100 15 Bushwick av, s e cor Elm st, 10x61.5x89.6x88.4 15 Elm st, s s, 216.3 e Bushwick av, 50x91.6 15 Myrtle st, s s, 325 e Evergreen av, 20x95 15 by L. Merchant, ref., at Court House 15 Hamilton av, No. 234, w s, 20x76.11x28.6x56.6, three-story brick store and dwell'g 15 Snedeker av, w s, 235 n Liberty av, 20x100, three-story frame house 15 Sterling pl, Nos. 82 to 92, each 20x100, stone front flats 15 Union st, Nos. 825 to 831, n s, each 20x30, four-story stone front flats 15 6th av, Nos. 228 to 226, n e cor Carroll st, each 20x70, four-story stone front flats 15 Nostrand av, Nos. 371 and 373, n s, each 20x80, three-story stone front stores and flats 15 5th av, No. 111, n s, 20x78.10, stone front store and dwell'g 16 by Cole & Murphy. (Assignee's sale) 16 Main st, s e cor Water st, 50x75, by J. Cole, at 389 Fulton st 17 North 11th st, w s, extd'g from 5th to 6th st 400 x100, by J. C. Eadie, at 45 Broadway, E. D. 17 Franklin st, w s, 25 n Java st, 25x73, by Cole & Murphy, at 379 Fulton st 17 7th av, n e cor 39th st, runs north 131.10 x east 350 x south 49 x west 100 x north 100 x west 250 to beginning 17 Fulton st, s e cor Boerum pl, 51 7x83.2x53x81, four-story (stone front) office building, by M. C. Ogden, at 346 Fulton st 17 Macon st, n e cor Marcy av, 20x100 17 McDonough st, n s, 80 w Sumner av, 20x100 17 McDonough st, n s, 120 w Sumner av, 40x100 17 McDonough st, n s, 280 w Sumner av, 20x100 17 McDonough st, n s, 20 w Lewis av, 75x100 17 McDonough st, n s, 195 w Lewis av, 20x100 17 McDonough st, n s, 235 w Lewis av, 60x100 19 by J. Cole, at 389 Fulton st 19 Smith st, e s, 75 n e Wyckoff st, 25x75, by Cole & Murphy, at 379 Fulton st. (Partition) 19

LIS PENDENS, KINGS COUNTY.

Dec. Monroe st, n e cor Marcy av, 25x100, Lucy P. Lees agt Florida O'Brien and others; att'y, Thomas Proctor 5 Stockton st, s s, 387.3 e Nostrand av, 92.9x93.3, James W. and Samuel T. Waters agt Eliza Doran, Joseph Bryan and others; action to reform deeds; att'y, J. Stewart Ross 5 De Kalb av, n s, 100 w Clason av, 25x100, Robert E. Topping agt William Walters; att'y, M. H. Topping 5 United States Navy Yard, w s, on south side United States st, runs west along st 19.3 x south 93 x east 19.3 to line of United States Navy Yard, x west 100. Rose McGahey agt William and John McGahey; action for admeasurement of dower; att'y, Wm. McKean Martine 5

Flint st, e s, 76.4 n York st, 24.8x45. Catherine Mullen agt Sarah J. Creshull and others; action for admeasurement of dower; att'y's, Morris & Pearsall 5 13th s, s w s, 125 e 7th av, 25x100. Abner Brady agt William J. Barry and Jennie his wife; att'y, Jos. M. Greenwood 5 Halsey st, n s, 1-3 4 e Throop av, 16.8x100. Caleb S. Woodhull agt Henry S. Bellows; att'y, C. S. Woodhull 6 7th av, n w s, 80.6 n e St. Johns pl, 19.10x100. Henry Fuher, as recrv, agt John B. Reilly; action to set aside deeds as fraudulent; att'y, Benno Loewy 6 Van Buren st, n s, 121 w Throop av, 20x100. Cornelius S. Stryker agt Gustav J. Volckening and Matilda E. his wife; att'y, William J. Sayres 6 Locust st, e s, 125 n Broadway, 50x100. Louis Bossert agt William Maske and Bernhard Mueller; foreclosure of mechanic's lien; att'y, N. A. McBride 6 Clifton pl, s s, 350 w Nostrand av, 250x100. Hammond Hunter agt William Andrews; action to establish ownership of 1/2 share; att'y, E. B. Convers 8 Rogers av, w s, 164.1 s Prospect pl, 16 6x100. Charles F. Jones agt George Nichols et al.; att'y's, Wyatt & Nimble 8 Clermont av, w s, 152.8 n Willoughby av, runs west 76.2 x south 0.11 x west 42.10 x north 12 x west 3 x north 88 x east 54.4 x south 21.9 x east 77.8 to Clermont av, x south 77.3. The Mutual Life Ins. Co, New York, agt The North Reformed Protestant Dutch Church, Brooklyn, et al.; att'y, Thomas A. Watson 8 Navy st, e s, 144.10 n De Kalb av, 21x100. John B. Phillips agt Elizabeth J. wife of John Milligan; att'y's, Castner & Badeau 8 Clarkson av, Ocean av, Catin av and Flatbush av—the block 8 Catin av, n s, 95.6 w Ocean av, 176 to Brooklyn, Flatbush & Coney Island Railroad, x 370.7 to Crooke av, x12.5x293.10 8 East Broadway, s s, adj S. Dean, runs south 29.6 x east 48.2 x south 179.9 x east 80.5 x north 99.3 x west 30.2 x north 10.2 to East Broadway, x106.9 8 Also all the mill dam or pond and meadows adj, with mill, island, &c., containing 500 acres meadows and 5 acres upland; all above in Flatbush. 8 Partition. Mary H. Crooke et al. agt Robert L. Crooke et al.; att'y, D. T. Walden 9 De Kalb av, northerly cor Central av, 90x90. Joseph Ryan agt Annie Jenny; foreclosure of mechanic's lien; att'y, Horace G. Aves 9 Lafayette av, n s, 150 e Throop av, 40x100. Frances M. Reed agt Robert Donald; att'y, Randolph H. Cole 9 Van Dyke st, easterly cor Richards st, 40x80. Anna Gluck agt Ellen J. Robinson et al.; att'y, M. L. Towns 9 Adams st, e s, 50 n Concord st, 25x97.9. Henry Wilkins agt C. Herman Altgelt and Maria Altgelt; att'y, H. M. Geschmidt 9 Ryerson st, w s, 200 s Willoughby av, 40x90. David F. Kimberly agt Mary Graham; att'y, Jos. M. Greenwood 10 Myrtle st, n w s, 181.6 n e Broadway, 22x95. Charles Goedecke agt Bella G. Adams et al.; att'y, Max Brill 11 South 1st st, No. 255, n s, bet 6th and 7th sts. Maria Moss agt Emma and Samuel S. Ackerly and ano.; att'y, Geo. S. Wilkes 11 State st, s s, 140 e 3d av, 21x100. Catharine N. Curtis agt Catharine C. and Robert N. Goodwin; att'y, Frederic J. Middlebrook 12 Hancock st, s s, 100 w Tompkins av, 75x100. Caleb S. Woodhull agt Robert Little and others; att'y, C. S. Woodhull 12

RECORDED LEASES.

NEW YORK. Per year Ann st, No. 15, first floor. Joshua Van Brimmer and John G. Mitchell to Gustav Bauer; 4 years and 8 months, from Sept. 1, 1884. 1,500, 1,600 and 1,700 Boulevard to 10th av, and 56th st to 90th st, the block, excepting piece on 10th av, abt 150 wide and 50 deep. John Myers to Charles E. Koch; 1 year, from May 1, 1883. 400 Beekman st, No. 19, basement. George A. Higgins to Nicholas F. Wittschen; 3 years 5 months, from Dec. 1, 1884. 900 Centre st, Nos. 146-150, s e cor Walker st, store. Peter R. Weiler to H. T. Paterson & Co.; 5 1/2 years, from Feb. 1, 1885. 5,200 Canal st, No. 91, store. Philip and Helena Schaffer to Lena Bernstein; 5 years, from May 1, 1885. 480 Greenwich st, No. 65, and No. 106 New Church st. Patrick Dollard to John N. Spaus; 5 years, from May 1, 1885. 3,000 Hester st, No. 54, s w cor Ludlow st, store and basement store. Henry Waters to Solomon Jzen; 4 1/2 years, from Jan. 1, 1885. 1,800 Maiden lane, No. 21, store and basement. Alexander M. Hays to Alfred E. Cross and Henry E. Bequelin, of Cross & Bequelin; 5 years, from May 1, 1883. 4,500 Orchard st, No. 45. Sarah A. Welch, Brooklyn, to Isaac Horn; 3 years, from May 1, 1884. 420 Rivington st, No. 87, first floor, basement and one room on second floor. Cretien Fuchs to John O. Keiser; 5 years, from May 1, 1884. 1,500 Rivington st, No. 234. Joseph P. Payten, agent, to B. Kruger; 2 7-12 years, from Oct. 1, 1884. 720 Rivington st, No. 228. Same to Louis Muller; 2 7-12 years, from Oct. 1, 1884. 420 Stone st, No. 10, store, basement and top floor for term commencing upon day of completion of first story extension and ending April 30, 1891; also the remainder of building, first, second and third stories, from Jan. 1, 1884, to April 30, 1889. Jefferson M. Levy to Morand Alleman for store, basement and top floor from day of said completion to Jan. 1, 1884 \$1,740; for whole building from Jan. 1, 1884, to May 1, 1884, \$3,000; from May 1, 1884 to May 1, 1889, per year, \$3,400; for store, basement and top floor from May 1, 1889, to April 30, 1891. 5 Union sq, No. 33, basement floor and part cellar in northeast corner. John J. Decker to Hanbury Smith; 5 yrs, from May 1, '85. 3,800 Washington Market, No. 137, butter stand. Denis Flanagan, exr. Mary A. Nihan, to Timothy Aherne; 5 years, 5 months, from Dec. 1, 1884. 480

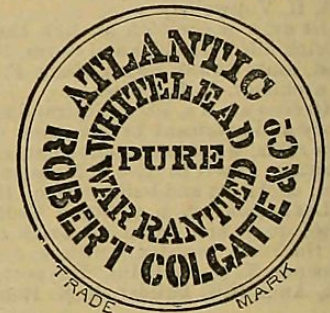
Water st, Nos. 229 and 231, cor Beekman st, John Carle, Jr., to George Starrett; 5 years, from May 1, 1879. 4,000 4th st, s s, 100.10 e Lewis st, 197x98. John F. Dimon et al., trustees under deed of trust, to Hancock Hencken and Frederick Wilkenbrock, of Hencken & Co.; 3 years, from May 1, 1885. 4,250 13th st, Nos. 114 and 116 E., Clarendon Hall, Jane Jacobs, guard, to Herman Koehler; 5 years 5 months, from Dec. 1, 1884. 4,500 13th st, No. 410 E. George B. Marx to Jacob Koehler; 5 years, from Feb. 1, 1885. 360 25th st, No. 423 W. Franklin R. Barnes to Frederick W. Hencken; 3 years, from May 1, 1883. 380 43d st, No. 528 W., five-story building, except 1/2 rear of basement. Louis Ernst to Augustus Baus & Co; 2 years, from May 1, 1883. 1,000 50th st, No. 222 E. Joseph C. Wolff to Charles S. Bondy; 1 year 4 months and 16 days, from Dec. 1, 1884. 1,000 50th st, No. 54 W., store floor and cellar. Rosalie Steinhardt to James Tynan; 5 years, from June 1, 1884. 540 52d st, No. 240 E. Monmouth H. Underhill to Herman Rosenthal; 3 years, from May 1, 1885. 600 64th st, n s, bet 2d and 3d avs, property now occupied by parties second part. Jacob G. Sanders to Lyman G. and Joseph B. Bloomingdale, of Bloomingdale Bros; 9 years, from May 1, 1886; taxes on valuation in excess of \$3,000 and 4-5 and 475 107th st, n w cor Lexington av, runs west 400 to 4th av x north 130.11 x east 80 x south 30 x east 420 to Lexington av, x south 100. Jane B. Muxlow wife of Herbert H. to Albert C. Couch; re-recorded; 9 years, from Jan. 1, 1885. 7,000 125th st, No. 244 W. Anna R. Morris to John A. Bartz; 7 years and 5 months, from Dec. 1, 1884. 1,500 3d av, No. 1898 1/2, store and upper part of house. Sophia Smith, widow, to William O'Connor; 5 years, from Dec. 9, 1884. 1,200 6th av, No. 32. John H. Beventer to Isaac and Amelia Abraham; 5 years, from May 1, 1883. 1,300 7th av, No. 891, store. William, James and Caroline Delamater to Matthew O'Rourke; 1 year, from May 1, 1884. 1,100

MISCELLANEOUS.

WILSON'S Rolling Venetian Blind, Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished. Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut. Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue. J. G. WILSON, 527 and 529 W. 22d St., New York. Mention this paper.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

Manufacturers of Atlantic Pure White Lead.



The best and most reliable White Lead made, and unequalled for uniform Whiteness, Fineness and Body. RED LEAD AND LITHARGE PURE LINSEED OIL, Raw, Refined and Boiled. ROBERT COLGATE & CO., 287 PEARL STREET, NEW YORK.

A. KLABER, Steam Marble Works, 256, 258 & 260 E. 57th Street, At 2d Ave. Elevated R. R. Station. NEW YORK.

F. MITCHELL, Plasterer, 202 EAST 19TH STREET, Near 3d Avenue.

STEAM HEATING APPARATUS. THOS. J. ALLSOP, Telephone B'klyn, 340. 92 PEARL ST., B'klyn.