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The stock market has looked blue during the past week, but the real estate market, at least so far as the salesrooms are concerned, was very lively. Investors are disposed to patronize the auctioneers rather than private dealers, which will be a good thing for the new Real Estate Exchange if this preference continues to grow. Notwithstanding the depressed feeling in the security market the business outlook shows signs of improvement. A bear market, for a time at least, is in order during the spring season.

The United States Senate and Secretary Bayard are disposed to be belligerent. The few wretched old hulks called war vessels belonging to the American Navy have been ordered to the coast of Central America to protect American citizens and overawe the confederated states who talk of invading Nicaragua. We can probably afford to put on a bold front towards these so-called republics, but we would not dare to use the same tone toward Chili. That power has at least two war vessels either of which would be more than a match for the whole navy of the United States. The defenceless condition of our coast and the entire absence of a navy will force President Cleveland's Cabinet to speak with bated breath to any power which has a fleet. Heretofore American citizens in Central and South America have been forced to deny their country and claim to be subjects of Queen Victoria to be protected against the native governments, all because we have no navy to maintain the honor of the country abroad.

Mayor Grace no doubt means well, but if the policy he is pursuing had obtained in the past the city would never have had any large and wisely-planned improvements. He would have opposed the laying out of the Central Park, and vetoed if he could the Riverside Drive, the Boulevards and the other improvements which have so benefited and beautified the metropolis. He opposes the parks in the annexed district, objects to a cable road, and seems to think his only interest is that of the selfish and unenterprising taxpayer. It is not wise to hamper in every way new and improved systems of internural transit. We have not taken much stock in the people who are managing the proposed cable road system. They have shown little or no sense in dealing with the public and the various official authorities, but cable roads have proven to be great public improvements in San Francisco, Chicago, Philadelphia and the other cities where they have been fully tested. If introduced in New York they would, we are convinced, prove a great advance upon our horse car systems. The cable companies propose to transfer passengers to any part of New York for five cents, and by a swifter means of conveyance than the horse cars. This would be a vast benefit to our citizens. Mayor Grace ought not to imitate the cheap demagoguery of our daily press in shouting "job" when any proposition is made to benefit the public by an improvement. When public work is done somebody makes money of it as a matter of course, but a wise municipal administration would favor all improvements and do what it could to avoid wasteful expenditure. Mayor Grace may gain some cheap applause with the present generation of taxpayers, but in the future annals of the city he will not be regarded as one of its benefactors if he continues to bend his energies to putting a stop to everything in the way of an improvement.

President Cleveland is making haste slowly. He realizes that a clamor would be raised not only by the Republicans, but by the civil service backers of Republican antecedents were he to set the guillotine to work at first in any wholesale way. He is determined, up to the present, to stand by his civil service reform professions, but he will probably be forced to succumb in the end as was President Grant when he first assumed office. The latter honestly tried to rule without the aid of the politicians, but ended by submitting to all their behests. But General Grant had the backing of an immense popular vote when first chosen, and was a strong and obstinate man. President Cleveland has no such prestige in the way of personal popularity, nor is it likely that he will have any more staying qualities; so we expect to see his surrender to the party chiefs before his administration is many weeks older. Still it must be confessed that he has shown sense and firmness so far.

The Democrats are not unreasonable in demanding a fair share of the offices now monopolized by the Republicans. They have been out of power for twenty-four years, and no sensible Republican would object to the heads of departments being filled by trustworthy Democrats. It will only be fair, too, that vacancies, when they occur, not subject to civil service rules, should be filled by members of the party which carried the last election. There is no justice in a civil service, the working of which would be to give a monopoly of all the offices to a defeated party. This publication has always held that business principles must be applied to the public service, and that competent officers must not be displaced merely because the political complexion of administration has changed. Indeed, we cannot understand why Postmaster Pearson should not give place to a Democrat; but whoever is appointed should be pledged not to remove efficient subordinates. The way the "mugwump" organs are commenting upon the few appointments that have been made looks as though they are getting ready to break with the new administration.

The elements of discontent with President Cleveland's Cabinet are many and obvious. The Senate is opposed to him politically, and in the House the Democratic majority is small. Then there are only four Northern Senators in the Democratic ranks, while the ablest and most active supporters of the administration are in the Southern wing of the Democratic party. It follows that the recommendations for office by Senators and Representatives will be largely Southern, and this will quickly lead to discontent in the North. The "mugwumps" are honest and well meaning, but in their ranks is a large assortment of chronic cranks and malcontents who will pass over to the opposition on the very first opportunity. Then President Cleveland made a capital political blunder before he was in office in antagonizing the bi-metallic interest, which was overwhelmingly strong in his own party and in the South and West. But independent men of all parties should stand by the new administration until its ability in the conduct of public affairs is fully tested.

The Proposed New Parks.

Just at present there is a good deal of feeling manifested between the friends and opponents of the proposed new system of parks in the annexed district. There would probably have been no controversy were it not for the adoption of the Constitutional Amendment prohibiting an increase of the city debt beyond 10 per cent of the valuation of the real estate of the municipality. Had that amendment to the constitution not been endorsed, the necessary lands would have been condemned and long date bonds issued for the payment of the same. But under the conditions of the acts authorizing the new parks a very summary method is provided for securing payment to the owners whose lands are taken. Tax payers may be called upon to pay a very large sum of money, how much is not yet known, within a very short period of time. It is this possibility which is made the excuse for trying to reverse the legislation of last year authorizing the establishment of these parks.

Of course the interests represented on both sides of this controversy are somewhat mixed. The tax payers and officials who object care very little for the benefits the proposed parks may confer upon people who will reside within the limits of New York ten or twenty years hence. All they know or care for is that heavy expenses will be incurred, which they will be called upon to pay, and for which they can see no immediate equivalent so far as they are concerned. Then, on the other side, there are powerful selfish interests brought into play. The owners of poor lands are very anxious to sell them to the city at an exorbitant price. Contractors also know that in the construction of parkways and the making of park improvements there is a great deal of work to be done, and they, of course, are on the lookout for lucrative jobs. Then property-holders near the new parks know that the latter would enhance the value of their property. It is the fact that there are personal interests at work on behalf of the parks, which discredits the proposed purchase in the eyes of the more conservative taxpayers of this city.

But after all those who have the larger interests and the future splendor of the metropolis at heart favor these parks, even the one at Pelham Bay. They have been planned in a large, wise and liberal way, and if carried out will add greatly to the attractions of the American metropolis. Should they be constructed, the New Yorkers of the next century will recall with gratitude and admiration the services of those who planned these noble preserves.

De Witt Clinton, it will be remembered, in his day, proposed a great parkway 1,000 feet wide, midway between the Hudson and North Rivers, and running from Twenty-third street to the Harlem River. It was put aside as impracticable, yet what a splendid improvement it would have been if sanctioned by the then city authorities. From an artistic and recreative point of view it would have been as fine a monument to Clinton's fame as is the Erie Canal to the correctness of his business instinct. And so of these projected parks.

If the sinking fund could be treated in a sensible way there would

be no fear of injury to the present generation of taxpayers. Nominally we owe nearly \$127,000,000; our real debt is only \$92,000,000. The fictitious evidence of debt is in the form of bonds held by the safety fund commissions. Some of these cannot be cancelled but others can and it is in every way desirable that past paid bonds should not be left in the city treasury. They are constant a temptation to dishonest officials and a source of profit to money changers who are parasites on the city treasury. If these superfluous bonds were cancelled as they should be, there would be enough margin left for bonds to pay for proposed parks.

In one respect, however, the tax-payers have just cause for complaint. The expense of these parks is levied upon the whole city. In equity a goodly portion of the indebtedness should be charged to the real estate of the Twenty-third and Twenty-fourth Wards, which is to be immediately benefited by these improvements. If there was a large speculative advance in values due to the legislative endorsement of the plans of the commissioners having the matter in charge, it would be only fair that those who profit by the parks should pay part of their cost.

About New York Harbor Defences.

Editor RECORD AND GUIDE:

In view of the criminal remissness of Congress in not making some provision for defending New York and other harbors now at the mercy of any nation having an ironclad fleet, why should not our citizens raise the money themselves and at least purchase the Destroyer, the famous torpedo boat with submarine gun constructed by Mr. John Ericsson, as well as employ experts to get war material together for defending New York?

The war clouds are gathering in Europe, and should there be a general conflict a city like ours offers a tempting prize for contributing a couple of hundred millions of dollars to the treasury of some foreign power. Should Germany, France, or even Italy require that sum of money they could demand that indemnity of New York and other seaboard cities without the slightest risk to themselves, for it would take many years for us to be in condition to get even with the plundering power. Then look at what our stupid Congress has done. It is bringing into existence more gunboats—war vessels of 800, 3,000 and 4,000 tons—to compete with the monster war craft of the leading naval nations, which are 6,000 tons and over. Our object should be to have a very few vessels, but the most powerful and swiftest of their kind in the world; but the "Dolphins" we are building are of no value except as pleasure yachts for Cabinet officers. True, they might overtake slow-going ocean steamers, but that could be just as well done by privateers. Why should not THE RECORD AND GUIDE open a subscription list for the defence of New York harbor?

REALTY.

We cannot undertake the enterprise suggested by our correspondent, nor recommend others to do it. The average American citizen lives in such an atmosphere of serene self-satisfaction that nothing will wake him up but a terrible calamity, rendered possible by his want of foresight. A nation is as certain to have its foreign entanglements and wars as surely as an individual must expect to be sick and in distress at different periods of his life. The subscription list would be a failure as complete as the proposed fund for the Bartholdi statue. The lack of interest in that matter has put us, as a nation, in the most contemptible position before the world. Nothing but the capture of one or more of our leading seaboard cities and the loss of several hundred millions of dollars will give our people a realizing sense of the danger they have been running, and of their own purblind negligence.

Our correspondent is quite right in his criticism of the new ships ordered by Congress. We will be as defenceless after they are constructed as we are now. What we need are batteries, fixed and floating, to defend our harbors, an efficient torpedo service, plenty of great guns and some half dozen mighty war vessels—the most powerful of their kind in the world. But the money to be spent on gunboats authorized by the last Congress might just as well have been thrown into the sea. The gunboat was first suggested by President Jefferson and it seems impossible for the average American legislator to get it out of his head that the conditions of modern naval warfare have rendered medium sized gunboats as antiquated as Noah's Ark.

The Chamber of Commerce and the Real Estate Exchange petitioned Congress to provide harbor defences. An effort was made to induce all the exchanges to unite in memorializing Congress on this matter but the Produce Exchange was the only one which took any action. The Stock, Cotton, Metal and other exchanges did nothing, not realizing that there was any necessity for securing New York harbor against attack in case of foreign war.

A revolution in the iron and steel trade is impending. Heretofore it has cost about \$12.50 in labor and plant to convert a ton of pig iron into a ton of steel; but by a new process a remarkably fine and useful variety of steel can be produced for less than \$7 plus the price of the iron. The practical effect of this change will be to substitute steel for iron to a vastly greater extent than is now the case, while it will depreciate the value of the costly plant heretofore used in making Bessemer steel. The new Clapp-Griffith's process, as it is termed, can be instituted with a plant costing only from \$40,000 to \$50,000. The steel so produced can be made into nails, wire

rods, sheets, bars, axles, shovels, and the like; but some experts doubt if it will be equally useful for rails, ship-plates, and other heavy forms of steel. This new process and the use of natural gas in Western Pennsylvania, by which the manufacturer can do with less coal and labor, promises to make iron and steel so cheap in this country as to put an end to all fear of foreign competition, and obviates the necessity for any tariff on iron. With the increased use of steel will come a less demand for iron, because of the longer life of the carbonized product. The cheapness of the price of steel will have far-reaching consequences.

Terminal Charges and Costs.

It is proposed to regulate elevator charges in the port of New York by an act of the Legislature. The subject has been considered in the Produce Exchange and Chamber of Commerce, and it has formed the topic of a variety of deliverances, editorial and communicated, from the daily press. This recalls the question of terminal expenses in general, a subject to which this journal has devoted considerable attention, and a question of the first concern to the commercial progress of this city.

With regard to elevator charges they are unquestionably too high to permit New York to compete to advantage with rival cities for the grain traffic. But how are we to obtain relief? Not merely those who are pecuniarily interested in grain elevators, but men who have carefully investigated the subject and made themselves acquainted with all our terminal disabilities, hold that the proposed law would not prove effective. They believe that it would be a bad law, conceived in the wrong spirit, and leading in the wrong direction. Almost every man who will take the trouble of recalling his own experience will confess that there is more to be feared from excessive competition than from excessive charges. Whenever individuals or corporations are earning too much money on their invested capital we can safely trust that their field of operations will not long remain free from the invasion of rival operators. On general principles a proposition to regulate charges by law is simply a proposition to restrict the production of wealth and to restrain enterprise; for capital is only another name for profits, and has no being except in its relation to profits. If the elevators in New York and vicinity are making too much money it is held to be a sufficiently good sign that the commerce of the port demands more elevators, and it would be poor policy to take a step which would render their construction impossible. Looking at the subject from this point of view, it seems that if the agitators against high charges are sure that dividends are excessive they could do their most sensible and practical work by aiding in the organization of a new elevator company.

But this question of high charges for handling grain in the port of New York is only a corollary of the broader question that springs from general excess in terminal expenses. There is no operation in terminal transportation and storage in New York and vicinity which does not cost about twice as much money as it ought to cost. In the first place, it has been shown that the railroads that concentrate here are expending the interest on \$35,000,000 for river and harbor transportation in their freight service alone. This is a waste that could be completely remedied by the construction of tunnels; one under the Hudson River, one under the Narrows, communicating with the water front in South Brooklyn, and one under the East River from Lawrence's Point to North New York east of Ward's Island, a point where the channel is not more than a half mile in width. The first of these works is already about one-third completed; the second, definitely projected, will soon, in all probability, be organized and put under construction; and the third will follow as soon as the interests of the East River water front, north of Wallabout Bay, justify the enterprise.

But when all portions of the water front surrounding the harbor have been made accessible to the railroads, there will still remain an enormous waste in the charges for terminal transportation, caused by the cost of truckage in New York City. Upon carefully collected data this cost has been estimated at not less than \$25,000,000 per year to wholesale merchants. To the misfortune of having our wholesale warehouses scattered throughout the city, instead of being located directly along the water front in close communication with the piers, is to be charged the principal part of this great expenditure. But a tree never yet reached perfection without a great deal of pruning and training. The development of New York has been about as purely accidental as the growth of a toad stool. No comprehensive plan for organizing commercial traffic, nor for economizing space, has ever been attempted. Our pier system, it is true, enables us to make the most of our water front. But in everything else there is an entire want of adaptation of means to end.

We have great opportunities, however, in New York. Our apparently limited space is really an advantage from the commercial point of view, enabling us to concentrate an enormous length of pier line within short distances. South of Fifty-ninth street on both rivers, we may have more than fifty miles of such line, accessible

between the most distant points within twenty minutes. But we must learn to make the most of the enclosed space.

Our present means of street transportation seem to have been carried about to their limit. It costs twenty-five per cent. more to run a truck now than it cost eight years ago, say the truckmen; and it is safe to anticipate that it will cost fifty per cent more eight years hence than it costs now. How is this growing obstruction to be met without a decrease in the ratio of our commercial growth? There seems to be but one way. It has been suggested that sub-structure tramways, passing through the centre of each block, and under the longitudinal streets, could be made to completely relieve the thoroughfares on the lower end of the city. Extended mainly through cellars already excavated, such tramways would not be expensive. Careful estimates, made with a thorough knowledge of the location of all partition walls and other obstructions in the sections of the city most needing relief, do not place the construction cost at more than \$150,000 per mile. These tramways, connecting with the belt line railway, already in possession of a franchise for making lateral connections with the piers and depots and moving freight cars, would quadruple the resources for handling merchandise in the lower sections of New York and reduce the cost in a corresponding degree.

All that has been suggested is in the process of evolution, and it will not be worth while for our legislators at Albany to trouble themselves with bills for the relief of a city which is very well able to relieve herself. We have simply grown up to the point of congestion; but the remedy will not be found in passing laws which, were they not nullified in some way, would only cripple enterprise, destroy capital, and even increase the load of disabilities under which we suffer.

The New Real Estate Salesroom.

Editor RECORD AND GUIDE:

The salesroom of the new Real Estate Exchange in Liberty street will be a remarkably fine one, but will it be large enough? It is, I believe, some 240 square feet less in size than the room at No. 111 Broadway. Now, on Thursday last, being late, I failed to get in the latter room, which was overflowing when I arrived at 12:30. Should not the new Exchange at once double the size of its salesroom, if that is possible. DEALER.

The salesroom of the new Exchange on Liberty street will not be formally opened until after the heavy spring season is over. It will be quite large enough for the summer and fall business. In any case, there will be no need of increasing the size of the hall. It would be an easy matter for the auctioneers to so arrange their business as not to interfere with each other. If one has an important sale, likely to attract a crowd, other auctioneers with valuable properties to offer can choose a day when there will be less competition. But why should all the sales be held at twelve o'clock? That was well enough when New York was a small city and the bidders at auctions were necessarily few in number. On all the other exchanges business is continuous from ten to three o'clock. Even on the Real Estate Exchange stocks and bonds are sold at half-past twelve. The time will come, we judge, when there will be calls of different kinds of real estate business at stated hours of the day, so that one sale will not interfere with the other. For instance, residence property might be dealt in at one hour, store property at another, and unimproved lots at a third. Then there should be a call of miscellaneous securities, such as the stock of apartment houses, building associations, guaranteed mortgages, real estate contracts and the like. There are many new fields open for the dealers in real estate if they are wise enough to take advantage of all the facilities afforded by the new Exchange. There is no excuse for holding all the sales at one hour. It is a petty and provincial way of doing business which the real estate interests of New York has outgrown. By keeping up continuous sales, say from eleven to two o'clock, and excluding people who have no business in an exchange room, the new salesroom will be found quite large enough to transact five times the business ever handled in the old salesroom.

In many of the plans for new houses the bath-room, water-closet and washstands are in an apartment by themselves, sometimes in the centre, but more often in the rear of the dwelling. It costs less to begin with, involves a system of plumbing which is more easily kept in order, and better than all, the houses so constructed are more wholesome, as there is little or no danger from contamination by sewer gas. There ought, indeed, to be a law against connections between the sewers and sleeping chambers. Undoubtedly there are plumbing contrivances which, while they are in order, exclude the sewer gas from the wash-basins in the sleeping apartments, but they are not in use in one house in every fifty of those constructed throughout the city. As for large apartment and tenement houses, the law ought to enforce a regulation segregating the water-closets and drains to a section of the building away from all the living rooms. In a majority of the large apartment houses now in existence the water-closet adjoins either the sleeping room or the kitchen, and is not seldom located between

them both. Often they are in dark rooms, without windows or shaft to the roof. But builders and investors are beginning to find out that people object to these arrangements, and that they are especially prejudiced against connections between their chamber washstands and the street sewers.

Interest, Profits and Wages.

The strikes among workmen at all points of the compass, comprising a great variety of industries, the investigating committees appointed by legislatures to look after corporate administration, and the persistent struggle to secure public control, through railway commissions, etc., of interests which heretofore have been regarded as subjects only for private management, point to the necessity for a clearer understanding of certain not very well comprehended first principles in financial and social science. A true philosophy will not always reform the world, but it can generally be depended upon to prevent mischievous measures in legislation.

A bill was introduced in the New Jersey Legislature during the present session to reduce the legal rate of interest to 5 per cent. It was defeated, as it deserved to be; yet there will not be wanting men who will regard its defeat as a triumph of capital over the much-injured forces that contend against its supposed aggressions. It is just upon this question of interest and its supplementary question, profits, if these two words can be separated in economic discussion, that the world is most profoundly in need of instruction.

To what good end could interest be reduced? The emoluments of capital are too great, it will be answered; we must reduce interest so that a larger proportion of the products of industry may go to labor. But is it clear that a reduction in interest would lead to a more equitable distribution of wealth? It is certainly not clear when reasoning *a priori*. Capital—we may use the word in this instance as a synonym for wealth—is only a product of interest and profits. A reduction of profits is always, fundamentally, a reduction in capital. Stocks, or any other description of capital, may hold a certain marketable value even when they cease temporarily to make profitable returns. But this value is founded on a prospective improvement. Destroy all chance of their ever again becoming profitable, and, from that moment, they become no more valuable than waste paper or second-hand builders' material. The difference is in degree only when it is a question of reduction in profits without proposing their entire abolition.

But the argument is no more favorable to the scaling down process when you begin to reason from facts. The builder secures a loan of \$30,000 on which he agrees to pay interest at 6 per cent. per annum. At the end of six months, the time required for completing his building, this will amount to \$900, quite an item, it will be thought, if the sum could remain in his own pocket. But, of course, something must be paid for usage, and we will suppose that the loan was made at 3 per cent. The builder then has saved \$450, still quite a handful of pocket money to be used for his personal enjoyment. But will he really have made a saving? On the contrary, he has lost the opportunity of charging \$450 more for his building when it is placed upon the market. Well, then, it must be the purchaser who has made the profit. Wrong again. The building has lost \$450 of its possible value either for sale or for rent. Then, at last, we have traced the economy to its ultimate abiding place. It is the tenant who will save money. But the tenants will be, perhaps, some of the very house carpenters or masons who aided in the construction of the building, and they might have received, and would have received, their proportion of that \$450 of which we are in pursuit. But this must be very wrong reasoning, exclaims the careless economic thinker. This \$450 would all have gone to the money lender. This seems true, superficially; but it is not true in fact. The supposed \$450 represents uncreated wealth, it must be borne in mind; and in the process of creation, wealth multiplies and distributes itself through all the hands engaged in its production. The money lender would have gained his \$450 from the increment in values; put the workmen would have gained an equal amount in helping to produce this increment. This is a point never to be lost to view. The amount created may not be large in the case supposed, but carried through all departments of industry the total becomes something enormous.

Reason it as we may, all attempts at reducing interest and profits are attempts at restricting the production of wealth, and the bad consequences fall with equal force upon every member of the community, from the merchant prince or the railroad king to the beggar. Without large profits there is no enterprise; without enterprise there is no labor; and when both are lacking, even charity is compelled to withhold its hand through sheer inability to give. The world is suffering now because the prices of commodities, the cost of transportation, etc., more flexible than the cost of labor, have been reduced thorough competition beyond the limit of profitable production or service, and the situation will mend when an equilibrium has been re-established. Shall it be re-established by reducing still further the cost of labor? This course will be in accordance with the ordinary dictates of human wisdom, prompted, as men imagine, by necessity. But all the world knows that, for

causes readily comprehended by those who furnish workmen with their means of subsistence and comfort, the times are only prosperous when the cost of labor is high and rising. We shall have a long road to a complete revival if the adjustments cannot be made from above and not from below.

These are times to denounce all efforts at cutting down rates of interest, profits or wages. High wages and well sustained prices going hand in hand mean the equitable distribution of wealth. The reason of this is apparent. The poor buy little except the necessaries of life, always comparatively cheap, and the rich buy its luxuries, always dear. The money expended, therefore, by the poor man is, proportionally to his means, very much less than the money expended by the rich man; and, through increased production, the poor find their benefit in the excess. We can see in high compensation for labor something better than the Utopia of which Socialists dream.

But we must not imagine that any good can come through a reduction of interest or profits. They both represent newly created wealth, and labor finds an emolument in its production. Except during short intervals, when financial readjustments are taking place, interest, profits and wages go hand in hand, rising and falling together. We say this without being oblivious of the recognized economic law of declining interest, which operates, if it operates at all, only over long intervals of time. For the moment the three forces in production move in unison, and thus they will continue to move until the Utopians have discovered some means of inducing men to work without an object, and established a new social order.

A Very Common Misapprehension.

Editor RECORD AND GUIDE:

I read your silver articles with interest, but I cannot yet comprehend why a government which charges a gold dollar for its silver dollar should not put a gold dollar's worth of silver into that silver dollar; nor why I have not a rightful claim upon that government for a gold dollar in exchange for its silver dollar, when, if ever, other parties may lawfully refuse to make such an exchange. This may be due to dense stupidity on my part, but your paper is run, I believe, to enlighten such. R. T. B. EASTON.

Where is the injustice when the silver dollar for all practical purposes is as good as the gold dollar? For a couple of centuries we have been using pieces of paper as equivalents for gold coin, although in themselves they are worthless, but they pass current on the faith that they are convertible into coin at some treasury or bank counter. The bank paper money which Mr. Easton accepts without question is really worth only about twenty-five cents; that is to say were there a sudden demand on the banks to pay out in any one day gold coin for their paper issues they could only pay about twenty-five cents on the dollar, as that is all the reserve they are required legally to keep on hand to meet their issues. If the holders of silver certificates were simultaneously to present the whole issue of \$113,000,000 they would have dollar for dollar in silver, which, under our laws, is just as good for purchasing purposes as the same number of dollars in gold. It is true the holders of bank notes would in time get all of their money, but they would have to wait until the government bonds securing the note issues were sold. In the meantime there would be a panic in Federal securities, which, with the withdrawal of bank notes, would give us a month of Black Fridays.

But it is idle to indulge in vaticinations respecting possibilities that are not probabilities. Currency laws have always been more or less makeshifts. Ideal or abstract justice in the relations of men, as all lawyers know, is never attainable. We must do the best we can; that is what is required by practical statesmanship.

It may interest our readers and Mr. Easton to know that we give more silver for gold in our lawful coinage than any other nation on earth. Our ratio is 16 parts of silver to 1 of gold, whereas in the rest of the world the equivalent of our silver dollar contains only 15½ parts of silver to 1 of gold. We undervalue silver to the amount of \$950,000,000, if judged by the silver coinage of Europe, and \$1,000,000,000 judged by the coinage of British India. It will be seen, therefore, that gold is better treated in the United States than in any other bi-metallic country.

Our correspondent seems to labor under the impression common to so many people that there is some ideal dollar ordered by God or instituted by nature which restricts the measure of value to an American gold coin containing 25 8-10 grains of gold 900 fine, and that somehow silver has no business to measure values at all, but shall rise and fall in price as gold becomes more or less costly because of its greater or less production in the mines; but the fact should be borne in mind that while gold is the unit of value for about 300,000,000 of people, silver is the measurer of prices for some 900,000,000 of the human race. The vast bulk of mankind uses silver exclusively, which is the metal of retail trade even in gold monometallic countries. Although discredited in several nations of Europe, it is a better measurer of values than gold, for the latter is growing smaller in volume daily and hence prices are being marked down the world over as compared with gold; that is

to say, while silver bullion will buy nearly as much of the products of labor as in former years, gold will purchase a great deal more because of its enhancement and scarcity and the double duty put upon it by the partial demonetization of silver.

Our Prophetic Department.

OBSERVER—Notwithstanding the set-backs in stocks during the past week, is it not clear that the general condition of things is improving? Despite the railroad wars, the earnings of the various companies show an increase. There is a large trade, and those who sell are making profits. Don't you look for a recovery in stock values and a better feeling among the holders of securities?

SIR ORACLE—You will recall the fact that for the last two weeks I have expressed myself as being puzzled at the outlook. There are some promising indications, but, then, so far as stocks are concerned, I have felt recently as if a break was in order. January and February were, on the whole, bull months. There was a higher range of values than obtained in December. This was due in part to the more hopeful feeling natural to the beginning of the year, and the fact that there was some \$40,000,000 of American gold being loaned out in London and Paris, and finally to a belief that there was a settlement under way between the New York Central and the West Shore Roads. But now several depressing influences are at work. The negotiations having in view the union of interest between the Central and West Shore have broken down, and the whole Vanderbilt system is now stripping for a fight. They are getting rid of all their *impedimenta*. In other words, many of the fixed obligations of the Vanderbilt system will be got rid of altogether or made less burdensome. In this connection the decline of the Nickle Plate bonds is significant.

OBSERVER—Now that the weather has improved may we not expect good returns in the way of increased receipts from the railroads, and will not that help to sustain prices?

SIR O.—Very likely; but navigation will open soon, and there will be water competition with the trunk lines. The astonishingly low price of wheat, corn and provisions is a very depressing factor in the trade of the country.

OBSERVER—I can understand that these prices are very discouraging to the farming class; but is not the manufacturing community better off in view of the cheapness of food? Then surely wheat cannot remain at its present ridiculously low figure?

SIR O.—I would not be surprised to see wheat go lower. Everything seems to work against our farming class. The crop of 1884 was a large one in every country. The world's means of intercommunication has been so improved that wheat raised in any quarter of the globe can be brought to where it will be consumed at phenomenally low rates. Hence American wheat has had a competition greater than it ever entered into before. To cap the climax comes the import duties levied by Germany and France upon American cereals.

OBSERVER—I suppose the moral to be drawn is that our farmers must not grow so much wheat?

SIR O.—That programme will, I believe, be measurably carried out and I make bold to predict on the 21st of March, 1885, that the wheat crop to be harvested in this country next summer will not be as large as that of the preceding year by 75,000,000 bushels. Still there will be a great deal of wheat planted and harvested, as it is a cereal that will grow almost anywhere. It is different with corn, which is our great crop and which will probably be larger next year than it has been this.

OBSERVER—How will changes in agriculture affect the price of land?

SIR O.—There was an excellent article on that subject in the *Sun* of last Monday. It was shown conclusively, I think, that the corn lands of this country would steadily appreciate in value far more than any other agricultural land.

OBSERVER—And the reasons are?

SIR O.—Well, in the first place corn is the surest crop if planted in the right soil. Then it can be worked with less labor than wheat; that is to say the labor can be distributed over the growing season whereas wheat requires a great amount of labor during harvest. Corn, again, is food for man and beast. If the market price for the grain is not satisfactory it can be fed to hogs and cattle and so made to yield a larger return. We must have a foreign market for wheat, but the vast bulk of our corn is consumed at home. Hence it follows that corn lands will steadily grow in favor and price, while wheat lands will not be so desirable in view of the Californian, Australian and East Indian competition. American corn is a monopoly that can never be taken from us any more than our cotton.

OBSERVER—How will this affect different sections of the country?

SIR O.—It will tell against the advance of values in the new Northwest; that is, in Dakota, Manitoba and the lands on the line of the Northern Pacific. It will advantage the region south of the line drawn through Chicago and east of the arid region of Western Kansas and the country north and south of it. Rich

river bottoms will command higher prices than ever, while dry soils and uplands, suitable for wheat but not for corn, will depreciate in value. The Southern States ought to be greatly benefited by this steady appreciation of corn lands, particularly Virginia, North Carolina, Kentucky, Tennessee, Northern Georgia and Northern Texas. I confidently predict that before the close of this century the tide of emigration to the extreme Northwest will fall off, and that the corn, fruit and lands suitable for dairying in the states I have mentioned will be in actual demand.

OBSERVER—But I notice that there is quite an emigration of old settlers from Southwestern Virginia?

SIR O.—That is an exceptional region because without railway facilities. Mark my words, the head of a family who invests in well-located corn lands in the region just south of the Potomac and Ohio rivers will leave a rich inheritance for his children. But the tariffs placed upon our wheat and pork by the continental nations is a hint to the United States which will not be disregarded. We must diversify our industries—manufacture more, raise less wheat and stimulate our commerce with other nations; in other words, we must make new openings for investment and profit other than the growing of food for Western Europe.

Guide to Buyers and Sellers of Real Estate.

BY GEORGE W. VAN SICLEN.

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VIII.

Parties.—Seldom does any question arise as to the parties to such a contract. Of course an infant under twenty-one can not sell land without a guardian appointed for that purpose by the court, and an order of the court that such land be sold for the infant's benefit; nor can a seller rely upon a young man of twenty say, as a buyer, even if he pay his money and take his deed, for he may repudiate his bargain any time before he is twenty-two, and deed the land back, and get his money. Of course a corporation can sell land that it owns; the general view is that a corporation can not give a full covenant warrantee deed, but only a deed of bargain and sale, or a quit-claim, on the ground that the covenants of warranty would be *ultra vires* (or beyond the powers of the corporation): but my own view is opposed to this, and if the corporation will give you such a deed, you take it; the only risk you run is that some time in the future, if you should have trouble with your title, say your quiet enjoyment interfered with, or some deed of further assurance be required, the corporation may have ceased to exist and you would have no one to enforce your claim against; but you would be no worse off than if you had a simple deed of bargain and sale, without any covenants.

Referees appointed by the court, or Sheriffs, in foreclosure or partition suits, are very often the sellers of property, and the parties of the first part in contracts. In such cases the terms of sale are usually embodied in the decree or judgment that appoints the referee; but if you are going to buy a piece of property at such a sale you ought to go, or rather send your lawyer, beforehand and examine the decree, and the terms of sale that the referee intends to use, for you will not be able to understand them when they are read in the babel of the real estate exchange or auction room, at the sale.

Referee to see that taxes are paid.—The referee, or Sheriff, is personally bound by law to see that all taxes and assessments, liens on such property, are paid from the proceeds of the sale; if he overlooks it you can make him pay them out of his own pocket.

Competent Parties.—There must be competent existing parties, but they need not be expressly named, though where there is nothing in the contract itself nor in the nature of the transaction which shows who are the parties, such a contract would be void for uncertainty; though it is not necessary in every case that the party to whom the deed is to be made should be distinctly ascertained at the time of the contract; for example a contract might be made to convey land to a corporation not yet formed, which would not be void for want of a grantee, if a good consideration were paid for the contract, as the corporation might be formed and be in existence before the date of the delivery of the deed; and the heirs of a vendor, even though they should be infants, and although not named in the contract, may be made to fulfil the contract to the extent of the estate that descends to them; in one case, where the seller died before delivery of the deed and left a lunatic child as his heir at law the court directed the committee of that lunatic child to execute the necessary conveyance.

Assignee of Contract.—The contract may be assigned. The assignee can stand in no better position than the original vendee, and takes it subject to all equitable rights, between his assignor and the other party to the contract, bound by any understanding or bargain outside of, or in addition to the contract; but the assignee of the buyer under such a contract is not personally bound to pay the balance of the purchase money that may be due; unless he makes an express agreement so to do, or unless such an agreement

on his part can be implied, the seller cannot sue *him* for such balance of the purchase money.

Oral Authority to Agent.—An oral authority to an agent to make a contract relative to the sale of lands would be good, and not within the statute of frauds; but the execution of a deed by an agent would not be good unless authorized by a power of attorney under seal (you could tell another man to sign your name right in your presence and that would be a good signature by you).

Auctioneer.—A mere oral authority is all that an auctioneer needs to sell lands, but not to make a deed of them. As soon as a sale is perfected the auctioneer's agency ceases. A sale by him (at auction, of course), is within the statute of frauds and requires a memorandum of it in writing in order to bind both parties, but this memorandum made and signed by the auctioneer is sufficient; he acts as the agent of the buyer as well as that of the seller; but he must make that memorandum and sign it at the time of the sale, and before those proceedings are terminated, or the purchaser will not be bound.

By-bidding.—The employment of puffers or by-bidders to run up the property by sham bids is against public policy and avoids an auction sale; a buyer at such a sale may be delivered from his purchase. But some courts have held that if persons were employed to bid up to a certain sum in order to avoid a sacrifice of the property, and then the price was afterwards raised by real bidders, the sale will be sustained; and out in Texas, merely for a person to bid in for the owner does not necessarily vitiate an auction sale, so long as he does not intend to raise the price beyond a fair value; and it has been decided there that whether the by-bidders were employed in good faith to prevent a sacrifice, or simply to raise the price by a pretended competition, is a question for the jury to pass upon in each case.

Lunatic Party.—If you should unfortunately be drawn into making a contract with a lunatic of course you cannot hold him to it, but mere weakness of understanding on his part would not invalidate it, so long as he has memory and judgment to a moderate extent and no fraud is shown; it is useless to get a man to make a contract while he is intoxicated and thereby deprived of his reason, because he can have it set aside.

Signature by Agent.—The *proper* way for an agent to sign a contract on behalf of his principal is of course, "the principal by the agent." "John Smith, by Wm. Jones, agent;" still should it be signed "Wm. Jones for John Smith" that would bind the principal, provided the contract on its face purported to be made by the principal; and where the agency is disclosed and the contract is within the agent's authority, the latter will not be personally bound, unless upon clear and explicit evidence of an intention so to bind him; if an agent who had no authority should risk signing a contract on behalf of a principal, the former would be personally bound to carry out the contract; this rule, however, does not extend to a purchase at auction where the auctioneer, carrying out his duty as such, signs the memorandum of the sale and purchase as the agent of the buyer, as well as of the seller.

Signature by Trustee.—If a seller who is a trustee for others should be described in a contract simply as "Trustee" or "Trustee, etc.," without stating for whom, he would be personally liable; so take care to put in the whole of your title as trustee: this is a precaution often neglected, generally from laziness, because it is too much trouble to look up the exact words of description of your position or legal name, the seller not being quite certain whether he is "executor of the estate of James Henderson, deceased," or "trustee under the last will and testament of James Henderson, deceased," or what.

Signature by Trustee of a Corporation.—But it will not do to make a contract on behalf of a corporation and then sign it with your name as trustee of such corporation, you would then be personally liable; it must be signed with the name of the corporation by So and So, trustee, or director, or president; if you sign it in the preceding way, as we have stated before, you will be personally liable.

Of course a person merely *named* in a written agreement is not liable if he has not signed it, unless there be other evidence of his promise.

Pretended Owner.—If you contract to purchase from a person who turns out to be only a pretended owner, you can not be compelled to take your title from some one else, a third person, the real owner.

Assumed Agency—Bond and Mortgage.—If you sell to a purchaser under a contract in which he agrees to assume and pay a mortgage on the premises as part of the consideration, or if he agrees to give a purchase money mortgage for the same, and then you give him a deed in which he assumes the existing mortgage, or upon the delivery of which he gives you his own purchase money bond and mortgage, in pursuance of that contract, and you afterwards find that he was acting for some one else, some rich man, his undisclosed principal, it will be of no use for you to sue this

third party on the covenants in that contract, should the one to whom you gave the deed afterwards fail to pay the mortgage.

The farmers were powerful enough to persuade the State Legislature to pass a law practically prohibiting the manufacture and sale of oleomargarine in this state. The result has been very serious. It has lost the city a trade valued at \$2,000,000 per annum, and has transferred the manufacture of oleomargarine to New Jersey and the Eastern States. Worse than all, it has stimulated its production on the continent of Europe, which formerly bought the article in our city markets. While doing this damage to trade and manufactures the law has not advantaged the farmer, for he has sold no more butter nor received any better price for it. Oleomargarine, honestly made, is just as wholesome as butter. It is coveted by the poor because it is cheaper than any of the hydro-carbons used as food. The farmer voter in this matter, as in his legislation reducing interest and taxing mortgages, has shown himself to be as unwise as selfish.

Concerning Men and Things.

William Henry Hurlbut, late editor of the *World*, when that paper was owned by Jay Gould, is a candidate for the Italian Mission. So far as abilities go, he would adorn that position. He is a brilliant writer, a charming conversationalist and a fine linguist. During his new somewhat long life he has been a great favorite with the gentle sex. Although partially bald, gray and obese, he recently won the heart and hand of a charming woman with a large fortune. But Mr. Hurlbut has enemies, and among them is Mr. George Jones, of the *Times*, who, in effect, alleges that the would-be representative of the United States in Italy is—well, we will not say what—for the charge is so gross that it would be libellous. Mr. Hurlbut has, however, the reputation of being a literary Bohemian, with a talent for making debts rather than paying them. Although a writer of elegance and force as an editor, Mr. Hurlbut made a conspicuous failure. The *World* was shockingly mismanaged during his regime, and he cost Mr. Jay Gould a great deal of money, for which the latter got no return.

George W. Smalley, the London correspondent of the *Tribune*, is a curiosity. He is married to an adopted daughter of the late Wendell Phillips, and was an enthusiastic admirer of the radical sentiments of that greatest of radicals. Since being transplanted to London, Smalley has become a snob and cad of a very contemptible kind. He is the toady of any lord who ask him to dinner; he echoes the British Philistine hatred of Parnell and the just claims of the Irish; Lord Ripon he censured bitterly for trying to save the native Hindoos from the measureless insolence of their English civil and military rulers. He has lauded to the echo as the greatest artiste of the age an amateur actress for no reason in the world except, perhaps, that she has been the reputed mistress of more than one dissolute nobleman, and he idolizes the aristocracy, while he never misses a chance to asperse the histrionic efforts of Miss Mary Anderson, who is not only a pure and beautiful woman, but the greatest tragedienne to be found on any stage. There is probably not an American in London who would not be delighted to have a colorable excuse for giving G. W. S. a vigorous kicking. Call that cad home, Mr. Reid! Call him home.

Miss Kate Sanborn is a grand-niece of Daniel Webster. She has won distinction as a lecturer, and was at one time a professor of literature at Smith College. Her lectures have no very high literary excellence, being made up mainly of extracts from other writers; but are very effective as Miss Sanborn has a good delivery and can tell a story admirably. She was engaged to be married this Saturday to Gordon W. Burnham, the millionaire, who made a gift to this city of the statue of Daniel Webster, now in the Central Park. When the engagement was made Miss Sanborn was in the prime of womanhood, and Mr. Burnham was eighty-two. His attraction was Miss Sanborn's relationship to Daniel Webster, of whom he was a profound admirer. He took cold while waiting at a ferry for his affianced wife, and died on Wednesday last. It is understood that Miss Sanborn was not forgotten in his will.

The working girls of New York, Brooklyn, and New Jersey are now beginning to try their skill at combination, and, curiously enough, a consolidation of newly-formed clubs, under the name of the Association of Working Girls' Societies follows almost directly on the first steps. This we suppose shows the fondness of young girls for something that is all-embracing. But it shows talent for organization, too—a talent born, possibly, from a long indulgence of the monopolistic spirit. But there is no gainsaying the earnestness of the movement. The various societies, under their associated title, thronged Association Hall 750 strong recently, and we suddenly find that we have a big hollyhock in full blossom when we did not know that there was even a sprout. The following are the objects of the new society so far as announced:

1. To strengthen, to knit together and to protect the interests of the several societies.
2. To hold meetings where the reports of the societies shall be presented, and to make more generally known their aims and advantages.
3. To promote the adoption of the principles upon which the societies have been formed.
4. To secure the services by co-operation of good teachers, lady physicians and lecturers.
5. To keep the several societies informed of such classes and schemes as are proved valuable.
6. To encourage and assist in the establishment of new societies.

Here we find everything, from an effort at self-protection and self-culture to a movement in the direction of propagandism—a prospectus more comprehensive than the plans of the unions of male workmen, and probably just as radical. Where will it all end? It is noticeable that one of the songs

sung at the meeting, sung with "great heartiness" according to the reporter, was entitled "Hush Thee, My Baby." It is not possible that the end proposed—proposed, but not announced—is to be found in the nursery. But we would not be suspected of a desire to throw ridicule on a movement which is really deserving of every encouragement. Girls will do the most practical things in such a sentimental sort of way that they sometimes compel a man to smile even when his heart is sad; but here is no cause for merriment. Much good should come from these organizations if the members keep poker away from their meetings and stick to their prospectus. Much good will come to society, too, if the world will take a lesson from this movement, and learn to discover true policy in the fact that the spirit of combination among the work people is becoming continually stronger and more uncontrollable, so strong, indeed, that its recognition must eventually form the basis of all financial calculations.

President Wilson, of the Consolidated Mining, Petroleum and Stock Exchanges, in a talk with a reporter of THE RECORD AND GUIDE, said that the report that the Exchange proposed to erect a new structure at No. 62 Broadway was incorrect. They were only going to make slight alterations, which they would commence within a few days, by breaking down the wall between Nos. 60 and 62, and so having a room 57x125 feet in size. They were not negotiating formally for the purchase of any property, though he would not state that they had not received any offers of sites. They would undoubtedly build, but probably not before eight or nine months. A building committee will be appointed, who will have the matter in charge. The Exchange now has assets amounting to nearly \$700,000, a much larger sum than the Produce Exchange possessed when they undertook to build their immense structure.

"Harry" Logan is no longer a member of the firm of Prince & Whitely. He says the running expenses of that firm are \$375 a day. It formerly employed forty assistants, but now has not work enough for twelve. When the stock market was booming it often traded in over 100,000 shares a day while its loans often reached \$9,000,000; 5,000 shares is now considered a good business; yet it is believed that this firm has been less hurt by the shrinkage in business than any other of the large brokerage stock firms in the market. When the opposition consolidated exchange gets fairly under way, which will not be before May, the business of the regular brokers will probably shrink still more.

Henry R. Beekman, of the law firm of Beekman & Ogden, has been appointed Park Commissioner by Mayor Grace. His term of office will expire May 1, 1886. Mr. Beekman was born in 1845, is a graduate of Columbia College and the law school of that institution, has been a school trustee, is a large property-holder, belongs to the Real Estate Exchange, and is one of the most active members of the Legislative Committee of that institution. He has the training to make an efficient and useful Park Commissioner.

How the Leaders Fool the Street.

An acute observer of Wall street manipulation said, recently, to a representative of the RECORD AND GUIDE: "I have come to the conclusion that the leaders of the 'street' generally have an understanding as to what they shall do, and, while some pose before the public as bulls and others as bears, there is really an agreed programme between them. Jay Gould, I think, has been on both sides of the market since 1880, if not before. When he tried to ruin James R. Keene at the time the latter was engaged in his great wheat deal in the spring of that year, his confederates were Cammack and Woershoffer. Keene had a gigantic fortune in his grasp, for the wheat situation was in his favor; but he had to borrow large sums of money to make the corner, and it was this that ruined him; for the three wreckers got on his track, alarmed the money-lending institutions, and Keene was forced to sell instead of keeping his wheat. He lost two-thirds of his fortune by the decline in that cereal, as well as in Jersey Central. In the cyclone of last May, it was Woershoffer who ostensibly came to the assistance of Jay Gould by paying \$2,000,000 for a block of Western Union, the real fact probably being that "the little Dutchman" had been acting as a broker for Gould for some time previous in selling the stock. After Deacon White had closed out one of his Lackawanna deals early in the year, he made no secret of the fact that Woershoffer was his broker. The two operators conspired to fool the 'street.' Individual judgment goes for nothing now in Wall street, because of the deception practiced by the leaders on both sides, who are really working together to fleece the general public. This accounts for the lack of interest in the Stock Exchange. Sensible men will not deal in a market where they are at a greater disadvantage than if they 'bucked the tiger' at a skin faro game."

On March 7, in commending the action of Congress in agreeing to pay a fair rate for the carrying of the mails by the Pacific Mail Steamship line, we warned the public against the gamblers who operated in the stock of that company, and said: "Their organs in the press are making use of this vote to puff the management and to predict higher prices. It looks as if the lambs are again to be sheared by purchasing this stock at higher figures than its real merits as an investment warrant." And so it has proved. The Wall street *News*, bearish on everything else, has been vigorously bulling Pacific Mail, and other papers have been predicting 70 and 75 for its stock. The price was worked up to the neighborhood of 64, and the insiders have since been unloading upon the lambs. Pacific Mail stock is potentially valuable, but after all, it is subject to many contingencies, such as the destruction of its steamers, loss of markets, and changes in the current of trade. It has profited lately by carrying materials required for the construction of the Panama Canal. When that is completed there will be no money in the trade between New York and the Isthmus.

The Bull Domingo mine has been bought in under execution by William M. Lent, one of its largest creditors. The history of this mine has been full

of vicissitudes. Its first discoverers made a great deal of money from the "grass roots down," but made much more out of the syndicate which purchased the property from them. Since it has been under corporate management \$10 have been put into the mine for \$1 taken out of it, yet it is a remarkable mine in the extent of its ore body, which is mixed lead and silver. A new company is to be formed, with 100,000 shares—the old stockholders to come in, provided they reimburse Mr. Lent for his outlay. The intention is to sink a shaft 1,000 feet and thoroughly develop the property before extracting ore. Its friends say it is probably as rich a mine as there is in Colorado. Among the shareholders of this property are some noted people, such as Senator Barnum, Mr. Dorsheimer several members of the Field family, and many well-known politicians and divines, but the dividends they have so far drawn are of the variety known as Irish.

Home Decorative Notes.

—Small five o'clock tea sets now find their way quite naturally into the drawing room, and nothing in the way of delicate china and linen is too elegant for these dainty tea services; the tea-tray is placed upon a low mahogany table, which may be as ornamental and elegant as one chooses; the cover to the tray is sometimes of fine Canton silk, embroidered in colors after some pretty design; the hot water kettle is of burnished brass or bronze; the tea pot should be of some rare form and odd color; the china is of the finest, and all the variety and color given to the service possible; the tea napkins are worked in etching silks, with a border of Russian cross stitch in colors.

—In draperies the velours worked with gold tinsel thread is new and elegant; the jute velours can be procured in all the new shades, such as silver gray, gold, Havana brown, salmon and chalk-blue.

—The treasures of Japanese art which during the last few years have been brought within the reach of all people of artistic tastes, have produced a profound impression. Japanese effects in decoration, ornaments and even entire Japanese rooms are in fashionable demand.

—Table lamps show great felicity of design; they are more than ordinarily massive and the surfaces exhibit chased and geometrical designs, combined with medallions and presenting antique objects.

—Yellow is a favorite color for table decoration, floral centre pieces have a mass of yellow jonquils as the chief attraction.

—For tobacco, cigars and ash receptacles are gloomy caverns overhung with moss; terra cotta barrels banded with silver are for similar use.

—Lace and muslin window curtains are often tied with two colored ribbons, with one bow facing the room and the other facing the window.

—A pretty fashion in bed furniture has an insertion of wide lace sewn on to one end of the pillow case, and these ends are laced together with very narrow silk ribbon.

—Brass jewel trays are among the pretty things for a dressing table.

—Silver and gold-capped pungents have pretty little chains of gold or silver to attach to the button-hole.

—Curtain hollands come in cardinal, sage, ecru and shades of brown and gray; lace edgings and insertions, fringes or tassel fringes can be used as a finish.

—For flowers and small bouquets of long-stemmed cut flowers there are vases of small opaque and transparent glass, the thin glass of Rhenish green and deep blue, with decoration of white, red and blue.

—Pretty rustic baskets are filled with luscious grapes, the golden amber and the purple, on which the purple dust still lingers.

—Dining-room chairs in Jacobean style are cushioned with embossed leather.

—Cut glass retains its popularity, though so closely imitated by the pressed as to cause inquiry. The Russian cut is the most popular, though the fan pattern and hob-nail are worthy of admiration; olive trays, fruit bowls, butter tubs, with several odd designs in finger and salad bowls, are constantly being received by D. B. Bedell, 866 Broadway.

—Mahogany five o'clock tea tables are set on a pedestal of brass made in the form of a tripod.

—Dainty gold salt-cellars are in the shape of four-leaved shamrocks.

—Venetian glass mirrors are imported for the boudoir.

—The dining-room should be lighted from low side brackets, also wax candles and lamps with colored shades giving a pretty effect; these are used upon the candelabra at either end of the table; the most beautiful are of Dresden ware, though silver is very much used.

—Writing cases for note paper are very easily made; the covers can be of plush, satin or unbleached linen, and embroidered with silk in some simple design, loops are fastened on the edge in which to slip the pencil.

—Popular taste has undergone a decided change, and improvement in the matter of pictures, engravings and etchings: the demand for fancy pictures is largely on the increase, and the framing of these is an art in itself; with a frame of heavily grained flat moulding; almost boundless possibilities in the way of decoration suggest themselves, for an autumn scene a graceful arrangement of wheat and rye may be glued securely to the plain frame and all gilded; a snow scene may be suitably framed in matting, while a small manilla rope is tied over each end of the frame, as though binding all together, and then the whole is silvered.

—Umbrella cases formed of plush with decoration of embroidery are handsomely mounted with backs of carved wood.

—It is undoubtedly true that two or three fur rugs thrown with careful carelessness about a room produces a delightful result; they may be alike or not so long as they harmonize with the surroundings. The decided preference, however, is for a difference in kind and having the head of the animal mounted in full relief. A magnificent rug is the white wolf-skin with head in full relief. The linings of these rugs are dark-colored cloths.

—Brass trimmings are growing more and more popular, and it is now possible to duplicate handles and ornaments.

—Pieces of cheese-cloth make the best kind of dusters.

—The rug lounges are novel and certainly rich in appearance. The upholstery consists of a rug laid over furniture in the muslin and tacked here and there to keep it in place.

—The popularity of plush and velvet asserts itself in fresh and beautiful designs of embroidered boxes, jewel cases, glove and stationery cases; some of the more elaborate card cases and portfolios of plush have decorations of rolled gold and nickel, showing antique designs of oxidized silver or dark olive wood, and again of hand-painted leather. The varieties of inkstands are inexhaustible in freaks of strange fancies in brass and nickel; without particularizing further, it may be said in brief that the entire collection of novelties shown by Baker, Pratt & Co., No. 19 Bond street, are chosen with exquisite taste.

The Legislative Committee of the Real Estate Exchange.

The Legislative Committee of the Real Estate Exchange at its last meeting authorized Mr. Charles Buek, Chairman of the Committee on Building and Mechanics' Lien Laws, to remonstrate in the name of the Exchange against the passage of certain laws now pending at Albany, making changes in the present lien laws. These are confessedly defective, but the changes proposed will only make them worse. Hence, it is thought best to oppose all legislation on this subject for this session at least. Mr. Buek says that in the proposed building law now before the Legislature one important provision which was in the bill passed last year and vetoed by the Governor has been left out. It is a section which provided that there might be an appeal from a decision of the Superintendent of Buildings if it was a matter that involved an expenditure of more than \$500. Under the pending law there is no redress if the building superintendent renders a decision against the interests of the builder. There is no fear that the present superintendent will do anything unjust or capricious, but there is an apprehension that he may be followed by superintendents in the future who may abuse the arbitrary power lodged in the office. Mr. Buek also states that the pending building law, while a great improvement upon the one now in force, is obscure in many of its provisions and may lead to confusion if the law is finally enacted as proposed.

The subject of the parks in the annexed district and of Mayor Grace's bill relative thereto was again up for discussion. Mr. James Stokes, of the sub-committee having the matter in charge, reported in favor of non-action by the Exchange. There were honest differences of opinion with regard to the matter and it did not seem wise for the Exchange to take a decided position on either side in view of the diversity of views on the subject among its members.

The Legislative Committee, after a warm debate, concurred in this position and laid the whole matter upon the table.

Mr. H. H. Cammann, the President of the Exchange, then addressed the committee. He had not heretofore, he said, taken part in their deliberations, although very much interested in what they did, but something had occurred recently which he thought affected the Exchange in a vital way. A report had been published in the papers which gave the impression that the Real Estate Exchange had taken ground against the proposed new parks in the annexed district. This was based upon a printed document which had been furnished the press bearing the name of a chairman of one of the sub-committees. As a matter of fact this was the expression of an individual opinion which was not shared in by the other members of the sub-committee. To prevent any such perversion of the position of the Exchange, Mr. Cammann proposed a rule prohibiting the consideration or publication of any report not sanctioned by the committee having the matter in charge and acted upon by the general committee. The proposed rule was adopted unanimously.

A long communication was read from Mr. H. B. Claffin and other property holders strongly favoring the proposed new parks and objecting to the feature of the Mayor's bill which would assess the cost of acquiring the lands upon the neighboring property-holders. It would be confiscation to do so.

The chairman of the committee, Mr. Varnum, called attention to the fact that the Senate had appointed a committee on national defences and fortifications and he thought perhaps the various exchanges of New York might now move in the matter of getting this Senatorial committee to report in favor of proper defences for the metropolis.

Prison Labor.

A report made by Mr. John S. Perry on prison labor, showing the proportion of convict to citizen labor in the different industries of the United States, and prepared for the information of a Legislative Committee, fails of justifying the opinion prevalent among both workmen and employers that prison labor competes injuriously with free labor. In the first place, in all states prisons, reformatories, county jails, houses of correction, etc., in the Union, where prison labor of a competitive character is performed, there are only 53,512 inmates, a number in proportion to the number of free workmen hardly surpassing a fraction of 1 per cent. So much for the subject on general principles. But when we come to look to detail and select special industries for illustration, those industries which have been thought most injuriously affected, the showing hardly justifies the attention which the subject has received. Taking thirty-two industries, comprising products which are largely produced in the prisons, we find a total of 1,076,946 citizen workmen and 25,374 convicts, or .024-10 per cent. As these convicts only perform the labor of half their number of citizen workmen, it will be seen that their achievements cannot be very remarkable. In the manufacture of buttons there are 5,825 citizen workmen, and 29 convicts or 5-10 of 1 per cent. In the harness and saddlery product there are 21,446 citizens employed, and 674 convicts, producing work equal to 350 citizens, about 1 per cent. In the production of hats, an industry that has made considerable noise in the controversy, there are 22,671 citizens engaged, and 326 convicts, 7-10 of 1 per cent. The figures run at about these averages

wherever statistics are brought to bear on the discussion, and there is hardly an instance where prison competition would take three cents per day from the wages of any free workman. What it will cost him per day when he is obliged to contribute for the support of the prisoners in idleness, if that day ever comes, is an unknown quantity. But it will be more than three cents per day, and if we fail of teaching our convicts a trade the prison population is likely to be largely increased as the years roll on through an increased number of professional criminals.

Have we too Many Theatres?

Editor RECORD AND GUIDE:

Since the construction of the West Shore Railroad one is prepared for almost any folly in the way of attempts at competition, but I hardly think that all the dramatic people who are said to be ambitious to build theatres in New York will give to their thick-coming fancies a local habitation and a name. Mr. Lawrence Barrett, it is said, intends to build; Mr. A. M. Palmer and Mr. Daniel Frohman desire to build; Mr. Neil Burgess expects to build; Mr. Bartley Campbell is ambitious to build, and Mr. Townsend Percy thinks that a new burlesque theatre ought to be built. Add to the names of these gentlemen the name of the proprietor of the new Lyceum Theatre, soon to be opened, and that of Mr. Martin, who is preparing to rehabilitate the old Windsor Theatre, and we find rather a startling list of projectors for new places of entertainment. Playwrights, like poets, are of imagination all compact; and among actors, it is to be feared that the habit of imagining themselves princes and millionaires behind the footlights sometimes leads them to see only golden ducats in a cobble-stone pavement. If that is the case, it would be better for some of the more ambitious to change the cast for a while and play only in the characters of beggars. Unless the skating fever subsides soon, it is not quite certain that some of our standard theatres will not have to be converted into skating rinks. For anything we know to the contrary, all managers dine from a silver table service; but if such is the fact, during the present season they must have had some trouble to prevent their tea pots being doubly spouted. I think there are pretty nearly enough theatres in New York. It is a disagreeable task to discourage enterprise, and it may be that the future good time coming may be sufficiently discounted to furnish margins for the present day. But we fear not. We do not think that many new theatres will be built. Men are most prolific in fresh schemes when they are failing to make their substantial adventures profitable, and this is probably the reason why we hear of these new enterprises. The day will come when men will look more cautiously over fields in which they intend to compete. For the theatrical business in New York that day should have come already. A. B.

THE OTHER SIDE.

[From the New York Sun.]

The announcement made some time since by Mr. Lawrence Barrett that he designed establishing in New York a theatre conducted on the same artistic principles as obtain in Mr. Henry Irving's Lyceum in London, naturally enough has evoked the question: Have we not now more theatres than are wanted? A study of the situation will show that there is probably room for others. The truth of the matter is that while the population of the metropolis has been steadily increasing, the number of places of amusement is no larger than it was fifteen years ago. Hotel accommodations have been much improved and augmented, means of local transit have been multiplied, and theatre-going has become more general, but the number of playhouses is no larger, and the aggregate seating capacity is actually less than it was in 1870. Thus on the 1st of January, 1870, there were in New York twenty-three places of amusement, while on the 1st of January, 1885, there were but twenty. To offset the gain during four years of Wallack's, the Casino and the People's, there have been the following losses: Old Theatre Comique, turned into stores April 30, 1881; Abbey's Park Theatre, burnt October 30, 1881; Booth's Theatre, turned into stores April 30, 1883; Windsor, burned November 30, 1883; Cosmopolitan, now a skating rink, abandoned as a theatre February 25, 1884; Twenty-third Street Theatre, turned into a church May 1, 1884, and Harrigan & Hart's, the old Globe, burned December 23, 1884. To this list may further be added the Bowery Theatre, now exclusively German, and the old Metropolitan, on Broadway, opposite Niblo's. Besides minstrelsy and variety shows, it supplied theatrical entertainments. Not less notable than the reduction in the number of theatres is the fact that prices have come down in even greater ratio. Where formerly "popular prices" were a welcome exception to many, they are now the rule. The big theatres, like Booth's, the Bowery, the Windsor and the Olympic are now nearly all gone, and small houses have replaced them. New York has, in proportion to its size, far fewer theatres than London, Paris, Vienna or Milan. There is room for more.

Drainage in North New York.

The president of the Park Commission, in referring to the defective system of drainage in parts of the Twenty-third and Twenty-fourth Wards at a recent meeting of the Department, spoke as follows:

The special attention which I have given to the annexed district, during my two years connection with the Department, impresses me with the importance of a system for its thorough drainage. In my opinion, it is far more essential that a commission be appointed, empowered to take lands for that purpose, than for establishing parks, which, even when acquired and erected, would be little visited on account of the insalubrity and distance of their neighborhood. The Department has encountered great obstacles in the prosecution of this work, owing to the objections of property-owners to having their land taken for sewers, and paying the assessments rendered necessary by their construction. If the city is warranted in any way to increase its indebtedness by the issue of bonds, there is no object which will better justify it, than the construction of such a system. The population and building of the annexed district is very largely grouped in its interior; from the shore of the Sound, for nearly a mile inland there is scarcely any improvement, and the land is held in large plots, and utilized for market gardening, agricultural and grazing purposes, and through this undeveloped section any system of drainage designed to serve the centre of population in the interior must be run as an outlet. Old watercourses running through it afford a sufficient drainage for the present accumulations upon its surface, and though the law contemplates the imposition of an assessment upon the property adjacent to a local improvement for the benefit supposed to be conferred thereby, yet this section of the district would receive little immediate benefit from the construction of such a system. It would not be devised for the present service of that territory, but of the populous city lying further inland. In my opinion, provision should be made for the issuing of bonds for the purpose specified, in order that the expense may be hereafter charged upon the property, when through course of improvement and appreciation, it shall have become able to assume the burden.

Realty at Albany.

[From our own Correspondent.]

ALBANY, March 19.

The hearing on Mayor Grace's bill setting aside the act passed last year for new parks and the reconstruction of those parks, and which had been set down for this week, did not take place. It was postponed until next week at the Mayor's request, so that he could come here backed by the support of his Chickering Hall meeting against the parks.

The consideration of the spring election bill has also been postponed for a week. Owing to the developments which have taken place showing the anxiety of the Mayor to grasp power in all directions, this measure has not as strong support as it did when first introduced. The general comment among the Republicans of the interior is that the New York Mayor seems to be devoting his time to devising bills to send here which will give him more power and patronage. What does this mean? is their inquiry. This has caused closer scrutiny of all the measures recommended by him.

The Mayor's bill for extending the powers and jurisdiction of the Board of Street Openings over the Twenty-third and Twenty-fourth Wards has passed the Senate. It was amended so as not to interfere with the Department of Parks in completing the maps for those wards, and also so as not to apply to any proceedings connected with the parks authorized by the law of last year. The board is given authority over the extension, altering and closing of streets laid out in those wards, and the right to determine where the lands shall be taken for the streets that have been marked out; also to ascertain the grades and where the streets and avenues shall be improved for public use.

The other two bills providing a mode for raising the money to pay for bonds acquired for street purposes, and that creating a fund for the regulating, grading and improvement of streets have both passed the Senate.

The act for the repavement of Fifth avenue, from Washington Square to Fifty-ninth street, excepting that portion between Thirty-third and Thirty-seventh streets, which was repaved last summer, was favorably reported in the Senate to-day. It requires the Board of Apportionment to insert the amount necessary for the purpose in the tax budget for this year, the work to be done by the Department of Public Works.

The passage of the mechanics' lien law bill appears to be delayed by the multiplicity of bills. Some half a dozen have been introduced on that subject, each one persistent that his particular bill shall have the preference. So all are delayed, and it is not improbable but that it will end in leaving the law as it now stands.

A bill has been introduced by Mr. Heath, and is under consideration by the Judiciary Committee of the Assembly, which authorizes the organization of corporations for the purpose of examining titles to real estate, procuring and furnishing information in relation to titles, and for guaranteeing (or insuring bonds and mortgages) the owners of real estate and others interested therein against loss by reason of defective titles and other incumbrances of or upon real estate. It in fact authorizes real estate title insurance companies to be organized. All such companies organized are placed under the supervision of the Insurance Department, and required to make annual reports to that department under oath, covering twenty-six different points touching their capital, property, liabilities, income and expenditures, including the amount that they pay agents, official searchers in county offices for abstracts and copies of records.

There is no provision in the bill in reference to the mode of conducting its business, nor is there any declaration that companies so formed shall have any access to the public records for examining titles other than that now accorded to individuals. The companies are given the authority to guarantee titles, but in securing the facts on which to base their guarantees have evidently to rely upon that obtained from the official searches in the several departments in which liens, mortgages and anything affecting a title is recorded. There is no rate fixed for the companies to charge, nor any restriction on that point. The companies are given the right to keep abstracts, maps, copies of records; and thus, when it obtains all the dates about one piece of property, can enter that in books to which it can be referred and made available for all future transfers of the same property, only following it down to the time when a new transfer is to be made. It is only by some mode of that kind and the adoption of some such system that a guarantee of these companies will either facilitate or lessen the cost of transfer of titles.

The bill itself, after declaring the purposes for which companies may be organized, is principally devoted to the details as to how they shall be organized, the officers, the issue of stock, election of officers and the powers of the Insurance Department over them. It permits five or more persons, a majority of whom shall be citizens of the United States and residents of the county in which said title insurance company is proposed to be located, to form a corporation for the purpose of examining titles to real estate, guaranteeing and insuring the same and bonds and mortgages, their charter and by-laws to be approved by the Insurance Department before they go into effect.

No corporation to be organized with a capital less than \$150,000, and in no case with a capital exceeding \$1,000,000.

Each company organized is required to set apart a sum equal to at least two-thirds of its capital stock as a guaranty fund; and no company is permitted to issue any guaranty or policy of insurance upon bonds and mortgages, or to owners of real estate and others interested therein against loss by reason of defective titles and other incumbrances until such sum is set apart and invested. This guaranty fund is required to be kept and applied for the security and payment of losses which may be increased by reason of the guaranty of titles, and shall not be subject to other liabilities.

The bill creating a company with \$60,000,000 capital under the name of the Hudson River Valley Aqueduct Co. has been favorably reported in the Assembly. It is given the right to take water from the Adirondack region and Hudson River valley (Lake George alone excepted), and construct an aqueduct or conduit to convey it to any or all cities on the Hudson River and sell the same, and to extend their works to New York and Brooklyn. The time will come when water will have to be taken from that quarter for New York, but not for several years yet. This company evidently wants to be ready to meet the demand when the time comes.

The Committee on Cities has reported favorably the bill of Mr. Shea to alter the map and plans and profiles of streets in the Twenty-third and Twenty-fourth Wards adjacent to Spuyten Duyvil Creek and Harlem River. The reasons set forth for the change are that maps and plans were made and filed by the Department of Parks locating and laying out streets, avenues, places and improvements across the river before the final location of the improved channel of Harlem River and Spuyten Duyvil Creek by the engineer in charge for the United States was determined upon. Some of the streets were laid out with reference to the line of said channel being located to follow the course of the river and creek around the northerly end of Manhattan Island. In consequence of the final location of the new channel across the island, certain portions of the improvements and plans laid out by the Department of Parks are not adapted to the territory within

said bounds, and the public interests will be best subserved by changing the plans for streets so as to conform them to the new channel.

The bill requires the Department of Parks to change its maps and plans for that section west of the point where Broadway crosses the channel laid down by General Newton, and all the section to the base of Spuyten Duyvil Hill. It takes in the requirement for change of plans for all the portion abutting on Spuyten Duyvil Creek to where the creek becomes a river.

No progress has been made in the passage of the building law bill since it was reported, except in having it thoroughly examined by those who are conversant with the necessities for the law. It will be pushed forward next week.

Under the present programme the New York measures are likely to be uppermost next week, and their consideration occupy most of the time of the Legislature and part of the committees.

A new bill is being prepared under the advisement of the city officials, to amend the law relative to the sinking fund. It is to provide for the cancellation of all bonds held or purchased by the sinking fund commissioners over and above those required to keep the sinking fund intact to meet the requirements for bonds to mature with the annual revenues for that fund. Under a carefully prepared schedule of the bonds and debts that has been prepared the provisions of the proposed bill will allow the immediate cancellation of about \$13,000,000 of city bonds, now held in the sinking fund of the city. If the remaining bonds held by the sinking fund are called part of the city debt, as the Corporation Council persists in claiming that they shall be, then this cancellation will reduce the debt to a fraction below the ten per cent. limit of the constitutional amendment.

This whole question will be thoroughly discussed before the committee when Mayor Grace's park bill is considered. Those who oppose that measure will be prepared to present facts in regard to the counting of bonds purchased by the city as part of the debt which the city owes.

Legal Questions Answered.

March 12, 1885.

A party owning a house and lot on which there is a purchase money mortgage makes an assignment for benefit of creditors. Assignee collects rent on first day of each month in advance.

The mortgage is foreclosed for non-payment of principal. Sale takes place June 5th. Purchaser receives referee's deed June 20th.

Question 1. Is the purchaser entitled to the rent from the date of the sale to him, or only from day he receives his deed. And if not, why not?

2d. If you decide it to be the later date, can the purchaser recover from the assignee the rents (which he has collected) from 20th June to the end of that month?

A SUBSCRIBER.

Answer to Question No. 1.—No. Purchaser not entitled to rent between sale and delivery of deed.

Answer to Question No. 2.—No; assuming that the tenant was made a party to the foreclosure suit his interest was cut off by it. But the tenant can recover back from the assignee the proportionate part of rent.

NOTE.—If the tenant should not yield possession to the purchaser on production of the referee's deed, he becomes liable for the mesne profits (that is, rent) thereafter.

If he should "attorn" or agree expressly or impliedly to hire from the purchaser, or to pay the latter for the use of the premises, in a suit could be brought against him for use and occupation.

LAW EDITOR.

A sells real estate to B by warranty deed. B sells to C by quit claim, a bargain and sale deed. The title proves defective. Is A liable to C, or is the chain of guarantee broken?

E.

ANSWER.—Our correspondent's question is not at all a question about a point in a real estate contract; it is a question about the title to the property, or about the liability of a vendor after the money has been paid and the deed has been given. We shall answer it; but what we desire is questions about knotty points which arise in contracts for the purchase or sale of real estate. The answer to E's foregoing question is this: There are no implied covenants in any deed; the statute forbids it; A is not liable to C under either a quit claim or a bargain and sale deed; "the chain of guarantee is broken."

LAW EDITOR.

Fitch on Real Estate Agency.*

Out in Chicago they have found it desirable to publish the rules of law which apply to principals, agents and third parties, especially as they relate to real estate agents; these rules have been deduced from the decisions of the courts by Mr. Nathan T. Fitch. There appears to be no other work devoted especially to this subject; this book is designed principally for the use of real estate agents, whose business is of modern growth; the real estate agent is a broker, and yet he is more than a broker, that is, more than a mere go-between or medium of communication between the buyer and seller, while he is not so far identified with his principal that he may be called the agent or trustee of the latter, with all the obligations and disabilities of that relation. This is a well printed 12mo of 145 pages, with appendix of 50 pages more, the latter containing in full a number of leading cases bearing upon the rights of brokers to compensation. The book treats of agencies in general, and the real estate agent in particular; of the authority of the latter; of representations by and liability of the agent; commissions and deposit money. It can be ordered by mail from the publishers, price \$2.50. No doubt many of our subscribers will find interest and profit in reading it.

* "The Law of Real Estate Agency," by Nathan T. Fitch, Counsellor-at-law. E. B. Myers & Co., publishers, Chicago.

Taxes on Real and Personal Property.

For several years a bill has been introduced in the Legislature to do away with the exemption for debts which the law allows on the assessment of personal property. The objections to this bill are numerous, and, we believe, convincing. At the same time the reports of the State Assessors and the messages of the Governor for several years have shown that undue advantage is taken of present provisions of the law through the creation of fictitious debts, by which personal property escapes the fair proportion of its taxes and real property is unduly burdened. A bill has been introduced by Senator Arkell which, we believe, meets fairly the objections raised to the bill abolishing altogether exemption for debts, and at the same time tends to adjust more equally taxation on real and personal property. The bill provides that wherever an exemption for debt is claimed, the one claiming the exemption shall file with the assessors and with the County Clerk a detailed list of the amount of his debts for which he claims exemption and the names and residences of his creditors. A man's assessable property is a matter of record open to public inspection. It is just that when he claims exemption the grounds for his claim should be equally public. The amount of his taxes is not a matter which concerns him alone, for the amount of taxation is fixed, and when one man's share through any cause becomes less, the burdens of all others in the same community are proportionately increased. Still further, the proposed bill allows an alternative. If a tax-

payer does not desire to make the amount of his debts and the names of his creditors matters of public record, he is under no compulsion to do so. By refraining from claiming exemption he can preserve the secrecy of his business affairs, if he chooses. One or the other alternative it seems fair that the state should impose upon its taxpayers. Either they should pay taxes on personal property they seem to possess or they should make it perfectly clear that they do not possess the property on which they are taxed.—*Albany Journal*.

The Bartholdi Statue.

NEW YORK, March 19th, 1885.

Editor RECORD AND GUIDE.

Allow me to suggest that the 500 members of the Real Estate Exchange should contribute something in aid of the Bartholdi Statue of Liberty, say ten dollars each, making \$5,000. If the brewers could raise \$3,000 for this purpose, we ought easily raise \$5,000. And I suggest that the opening of our new Exchange would be a fitting occasion to make the contribution.

F. R. HOUGHTON, 145 Broadway.

The World of Business.

The Outlook.

The only places of business that have shown any considerable activity this year—the exchanges where great speculative operations are carried on—are themselves now in a semi-torpid condition, and we look vainly anywhere in the country for such a movement of commodities or securities as would indicate eagerness to buy, or a confidence that prices are to advance rapidly. In the New York Stock Exchange, where the greatest buoyancy has been seen, the most daring speculators hesitate to make purchases—manipulation has gone so far and prices are so artificial. On the Chicago Board of Trade business is based more on the merits of the situation, but prices are kept down by the statistical status of the commodities dealt in and the disappointments of those who have in the past believed in a higher range. Thus, although affairs are looking up and we have reason for expecting an improvement in business, there is just at this time a condition of stagnation all over the country. Wall street, which always lives by anticipation, has anticipated too much, and it will be very strange if there is not a large decline in prices there before we see any considerable activity in general trade. The operations of the bulls were based largely on premises that have already been proved delusive—notably the expectation that the silver-coinage law would be repealed and the feeling that a foreign war was imminent. And prices are now sustained mainly by manipulation, rendered comparatively easy by the low rates for money. The blowing of half a dozen Wall street speculators doesn't make such a great gale as they imagine. Legitimate business will start when it gets ready, and that it is not yet quite ready the Clearing House returns and many other evidences plainly show. It would be very remarkable if, after the liquidation we have had, the country should move off on a grand boom all at once. Nothing has yet happened this year to discourage those who believe we are on the way to better times. If there had been a "revival" on the touch-and-go plan of Wall street there would have been abundant reason for discouragement and alarm. The Old World is a great area of disturbance—what with the political discord, the danger of war, and the industrial depression. In the event of war business in this country would be stimulated, but the probabilities are that whatever may be the final outcome of the jealousies of England and Russia, there will be for some months only a diplomatic contest, which will perhaps at times look threatening and have a temporary effect on our speculative markets. There will probably be no revival of business in Europe till after trade begins to make a better showing in the United States. In this hemisphere the latest recruit among the financial cripples is Brazil, where the government has become heavily indebted to the banks, the foreign exchanges are disordered, and general distrust prevails.—*Chicago Tribune*.

A New and Remarkable Gold Deposit.

Mount Morgan is only twenty-two miles from Rockhampton, on the Fitzroy River, and not more than half that distance from the Central Railroad. It is an isolated cone, rising from the plain through which runs the river Dee, the plain being flanked east and west by bluffs of Mesozoic sandstone, out of which the valley has evidently been carved down to the level of the primitive stratified rocks that now form its floor. These old shales and quartzites are riven by dikes of rhyolite; and through them have evidently come to the surface geyser springs, the deposit from which has formed the cone of Mount Morgan. The water has, besides gold, carried in solution silica, iron, alumina, etc. But the gold seems to have been precipitated chiefly in the cup of the geyser, and to be richest in the large mass of iron ore, which, in the form of an inverted cone, forms the vertical axis of the mountain, and in the nodules of iron ore that occur in certain soft cellular siliceous layers. These alternate with more or less ferruginous layers, all of which radiate, like the leaves of a fan, from the base of the cone, and inclose the iron ore. Gold occurs in all the layers, except in a siliceous earth, and therefore its association with iron is certainly not accidental. Mining is conducted by quarrying down the apex of the cone, and from an open cut 100 feet below the summit. The yield of the rock is almost fabulous. Working returns are not given; but fair samples selected by Mr. Jack gave from a quarter of an ounce to 10 ounces per ton, and others sent to the Sydney Mint to be experimented on gave 85 ounces per ton. Some of the rock in these samples was selected. Prolonged amalgamation extracts only about half the gold; but during the few months the mine was worked, prior to the publication of the memoir, the Sydney Mint had received 10,000 ounces. It differed from any other gold known to commerce in that it was unalloyed with silver, assaying 99.7 per cent. of pure gold, the 0.3 per cent. being copper and iron. A few more such mines would relieve the financial world of the apprehension it seems to be laboring under of a scarcity of gold. It is worthy of note that the report was mailed in Sydney, on January 28th, and received here on February 28th. As might be expected, the wildest estimates of the value of this gold deposit or hill are circulating. One that we have seen gives it at about \$135,000,000.—*Engineering and Mining Journal*.

Birmingham, Alabama, as an Iron-Producing Centre.

The latest testimony to the present prosperity and the future greatness of Birmingham, Ala., as an iron-producing centre comes from an Ohio ironmaster, Mr. Robert Bentley, of the Ohio Iron and Steel Company, Lowellville, Ohio. Concerning the conditions affecting the manufacture of iron at Birmingham, Ala., and its immediate vicinity, Mr. Bentley dwells upon the easily-mined, abundant and cheap ore, the vein which dips into Red Mountain at an angle of 15 to 35 degrees ranging in thickness from 12 to 20 feet. He places the cost delivered at the furnace at from 90 cents to \$1.12½ per ton, but points out that while the soft ore carries from 48 to 52 per cent. of iron, about 11 per cent. of silica and .5 per cent. of phosphorus, the hard ore yields from 28 to 34 per cent. of iron only, and varies within wide limits, so far as its contents of lime is concerned. It is to the latter fact and to the inferior quality of the coke, carrying as it does 16 to 22 per cent. of ash, that he attributes an irregularity in the working of the furnaces, frequent scaffolding, short life of the lining and low proportion of No. 1 grades of iron made, in spite of the fact that the furnaces are well built and are equipped with every modern appliance. Mr. Bentley takes the ground, and we are sure that all who have had experience with "cheap labor" will agree with him, that in spite of lower wages per unit of time the efficiency of a better

class of better-paid men more than counter-balances the apparent saving in that direction. Mr. Bentley feels warranted in estimating the cost of the majority of the Alabama furnaces at \$12.50 to \$13.50 per ton of pig iron. With its natural advantages, therefore, the Alabama region has its drawbacks, many of which can and will be remedied as experience teaches how to choose the ores and how to improve the coke. The aggressive policy of the makers of the new district has been made possible chiefly by the wise and vigorous aid extended to them by the railroads. While this wise policy has not been imitated, for instance, in the Mahoning Valley, to which Mr. Bentley specially refers, it has been followed in at least a few prominent instances in Pennsylvania. We know of furnaces in the Lehigh Valley whose iron is shipped to tide water for less than 70 cents a ton. Such reductions of course afford some relief, but they do not strike at the root of the evils of which many furnaces in Ohio, Pennsylvania, and elsewhere complain. It is the freight on the raw materials which is the most telling factor, and which is rendered so light to Alabama producers by proximity to coal and ore. It is estimated by excellent authority that the actual cost of carrying coal—the cheapest freight to handle—is not more than $\frac{1}{4}$ cent per mile on leading roads for long hauls, and that $\frac{1}{2}$ cent per mile is certainly a fair allowance for short hauls on trunk lines. Making due allowance for the fact that much ore and coal are carried over railroads with little traffic as compared with trunk lines, and that with them the cost may be double, it will be fully understood by manufacturers of pig iron in the North and West that in the majority of cases there is room for a considerable reduction without asking the railroads to abandon a fair profit. A readjustment of freight rates on coal, ore and pig iron does not necessarily mean the stifling of the growth of iron manufacture in the South. Its future, we take it, lies in another direction than in trying to capture more than a small share of the Northern and Western pig iron markets. It lies in the erection of stove foundries and in the establishments for converting on the spot into water-pipe, hollow-ware and a thousand other articles the pig iron which is now sent to the North, to have a large proportion of it returned in a manufactured form.—*Iron Age*.

Mortgages and Silver.

The reason that there is an anti-silver party in this country is because we have a large and growing creditor class among us. Gold monometallists are the people who think it desirable for all mankind, for general economic reasons, to have the single gold standard. They are mostly the far-seeing men who have been fortunate enough to get rich and retire upon fixed incomes from credits of all kinds. They are directly interested in contraction, as it enriches them. They are hostile to inflation, because it prevents them from receiving more than their due. Contraction lowers the prices of all consumable commodities, and enables the bond and mortgage holder to buy much more with a thousand dollars, income from money loaned, without diminishing the principal or interest of his loan. By creditor classes we do not include merchants and manufacturers who give only temporary credit for goods sold. They really belong to the other side, as indeed do all owners of property of every kind. Everybody, in short, who is interested in having prices generally advance, belong with the debtor classes in this controversy over whether prices shall be lowered by a contraction of the metal money to gold alone. The power of our creditor classes is greater than we like to believe. The amount of national, state, county, city, township and village bonds held in this country is stupendous. But it is small compared to the amount of corporation bonds issued upon railroads and manufactories. And this amount again dwindles in comparison with the sum of the farm mortgages held by our own people. They go abroad less than public and railroad bonds. They are the largest single kind of investment in the nation. They are held by Eastern capitalists in enormous quantities. These capitalists have the farms bound for the principal and interest which is nominated in the bond. If they can force the demonetization of silver, farm produce will go so low they can buy it and everything else they consume for a song, and the impoverished farmer will have to do twice as much labor to pay a given amount of interest. With all its disguises torn off, this fight against silver is simply a gigantic conspiracy of the creditor to oppress the debtor classes for their own benefit. Agitation will make this phase of the situation clear to the farmers of the West and South, and when they once understand how the conspiracy aims at them, then will be a tidal wave for silver that will not stop until we obtain free coinage. The National Bi-metallic Association, appointed by the Silver Convention, ought to get to work to propagating the truth throughout the country. What was it created for?—*Denver Journal of Commerce*.

Trade of the Congo.

The West African Conference, recently adjourned, results in the final settlement of the various territorial claims to the lower portion of the Congo, in which European traders are chiefly interested. The African International Association, therefore, is at once enabled to enter upon its career as the "Congo Free State," under auspices which practically guarantee the permanence of its existence. Thus a considerable section of the Dark Continent is mapped out anew, comprising vast regions in the interior as yet comparatively unknown, further than that they comprise millions of inhabitants now for the first time accessible to modern civilization. By the convention which has just been signed, the African Association comes into undisputed possession of the north bank of the Congo through almost its entire length; also of the south side, after reaching the important trading station, Vivi, below the cataracts, which is a point located approximately half-way between the Atlantic Ocean and Stanley Pool, the virtual present head of navigation. The south bank, with the exception named, is Portuguese territory, who in addition have about forty miles square of territory on the seaboard, just north of the river's mouth, where English merchants have numerous settlements, including Kabinda, Molemo, Ladana and Massabe, and who consequently are greatly distressed that they find themselves without the jurisdiction of the blue banner centered with a golden star, symbolizing the free state. Although the latter possesses only a small part of the seaboard originally claimed, it still has all the estuary of the river on the right bank and about thirty-eight miles of frontage on the Atlantic Ocean. A contemplated railway will have its river terminus at Stanley Pool, thus making the transit from the Upper Congo independent of the cataract-broken stream. In this broad field rival nations will find full scope for commercial enterprise for ages come.—*Iron Age*.

The Foreign Markets.

The great want of our manufacturing interests is confessedly a wider market. The multiplication of inventions and the stimulation of manufactures by bounties have combined to increase the capacity of production in many lines of goods and articles beyond the ability of the country to consume them. How to extend the markets is, therefore, the problem which statesmen and manufacturers are alike considering. The *Philadelphia Press* maintains that "the United States, when the time comes" (a very dubious saving clause), "will be better able to compete in foreign markets with a tariff than without one, and this fact will some day come home to certain manufacturers who have recently asked for a reduction of the tariff on the ground that it will increase their exports." A tariff, it insists, "enables us to produce cheaply and paves the way to an export trade in manufactures." Let us test this theory by the facts of our history for the past twenty-five years. In 1859-60, under a low tariff, manufactured articles constituted 17.7 per cent. of the total value of our exports of domestic merchandise. In 1861, the tariff was increased about one-third, and was rapidly raised until it reached an average of over 40 per cent. upon dutiable imports, at which figure it still stands. In 1861-70, after nearly ten years of protection, manufactures constituted only 13.4 per cent. of our exports, a loss of 4.3. In 1879-80, only 12.5 per cent. were manufactured goods, and in 1882-83 they

amounted to just 18 per cent. of the total. This gain of only three-tenths of 1 per cent. in twenty-three years certainly indicates that the high tariff "paves the way to an export trade in manufactures" with more than snail-like slowness. As a question of simple reason, it is absurd to say that the manufacturers of any country can be made better able to compete in foreign markets by increasing the cost of their raw material and machinery above that of their competitors from 20 to 80 per cent. by tariff taxes. The facts and figures sustain this reasoning, and an increasing number of manufacturers are accepting the logic of events.—*Boston Herald*.

Why Goods will be in Demand.

Communication has been much broken and trade impeded all through the country by the severe weather of the past three or four weeks. There must have been a large reduction of stocks in retailers' hands to meet current consumption, and as all dealers have been for two years past buying "from hand to mouth," there is a pretty sure prospect of large stocking-up orders. If after the long freeze-up there does not come a big thaw and interruption of business by freshets, there is likely to be a spring boom in railroad business and in staples of all kinds.—*Merchants' Review*.

The Wheat Situation.

The Cincinnati *Price Current* publishes as the result of extensive inquiry and investigation an elaborate report of the present position of wheat. The several elements of the situation are canvassed with fairness, and those parts to the calculation which deal with estimates are treated in a decidedly conservative manner. Besides, such estimates are placed in comparison with previous experiences, which in a great measure confirm their correctness. That paper a year ago entered into similar calculations in respect to the then position of wheat, and its conclusions were virtually supported by the results arrived at somewhat later by the Department of Agriculture. The calculations indicate that on March 1 the farmers' reserves and the visible supply of wheat and flour in the United States amounted to 243,000,000 bushels, against 195,000,000 bushels a year ago. The farmers' stock of wheat alone amounted to 162,000,000, against 119,000,000 bushels; the visible supply of wheat shows a gain of 12,000,000 bushels, and the supply of flour indicates a reduction of 7,000,000 bushels. The wheat crop of 1884 amounted to 513,000,000 bushels in round numbers, and the old crop surplus at the last harvest amounted to 40,000,000 bushels, making an aggregate supply for the year of 553,000,000 bushels. The estimate for seed is 50,000,000 bushels, for food and other uses in this country 289,000,000 bushels, and for exports 148,000,000 bushels. The total distribution as thus made up amounts to 487,000,000 bushels, leaving an overplus at the end of the crop year of 66,000,000 bushels, against 40,000,000 bushels at the end of the crop year 1883-84. It is to be observed that the estimate for food and other purposes is a liberal computation, and that the amount credited to exports is 37,000,000 greater than the exports of last year. In 1885 the Western States produced 320,552,000 bushels, the Southern States 60,326,200 bushels, the Middle States 36,578,000 bushels, California and Oregon 59,782,000 bushels, the New England States 1,219,800 bushels and other States and Territories 34,305,900 bushels. As compared with the 1883 crop the Western States show a gain of 60,010,600 bushels, the Southern States 7,773,700, the Middle States 5,468,700, California and Oregon 10,337,600, the New England States 16,100 and the other States and Territories 9,002,700.

The Flour Trade and Chicago.

It was stated in our commercial columns a day or two ago that the railroads leading eastward from this city were estimated to be in arrears on their orders over ten thousand cars, and that most of these are for flour to be exported. When we consider that this is the equivalent of some six and a half million bushels of wheat, and that the additional purchases since that statement was made have far exceeded the actual shipments, we may perhaps gain a faint clew to a revolution in our wheat trade that has been in progress silently but rapidly for several years past. One may then cease to wonder at the oft-repeated report that there is no export demand at the seaboard for wheat, and that the orders here for wheat are limited several cents per bushel below the market. Western Europe is really taking nearly as much of our wheat as ever, but in another form, patronizing our manufacturers as well as our producers. It may be interesting to note the principal points which enable the American miller to command so great an advantage over his brethren in the British Isles by offering flour there more cheaply than the latter can afford to make it from our wheat. In the first place, there is a great saving in the cost of transportation. Not only is there no freight to pay on the much less valuable offal, but the flour itself is carried at the same rate per pound as wheat, by the railroads, and actually preferred at a less rate by ocean carriers, because, as now packed, in bags, it can be stacked up securely and does not shift with the rolling of the vessel in a storm. The cost of the bag does not enter into the account, because the foreign miller has to furnish a package for what he makes. Also, it costs less to transport the flour from the English port to the retail dealer than to carry the wheat from port to mill and then the product to the retailer. But there is another great advantage in the fact that the American miller has to pay much less for interior handling of the wheat before it reaches him than the buyer of wheat for export must pay; the latter being loaded not only with the cost of handling and storage in the cities, but also generally handicapped by the speculative trading, the expenses of which ultimately come out of the property handled. The aggregate of all these differences may be fairly set down as not far from five cents on the bushel of wheat, or say nearly an English shilling on the quantity of flour annually consumed by the average-sized family, whose weekly income is only a few of those shillings. With such a premium in his favor it is no wonder that the American miller can more than hold his own in competition with the Englishman, though paying considerably better wages than does the latter for his labor. The situation is not, however, one of unmixed advantage to this country, and certainly not to this city. Our hitherto best customer for breadstuffs will continue to want cheap food, and will take it from us if she cannot procure it more cheaply elsewhere. But her grain-traders and millers constitute together a powerful class, interested directly in the cultivation of trade with other countries whose grain can be handled by the one and ground by the other. Naturally, both feel like the tavernkeeper who told Johnson that he "must live," and will do their best in the struggle which must end in the survival of the fittest; and they will do their best to encourage the supply of wheat from other areas of the globe which will furnish at prices that permit them to pare a slice from the loaf as it passes from the producer to the consumer. And the new process of milling in the West, which is known as "gradual reduction," means decidedly that thing to the business of Chicago. Our city has hitherto been much the most important wheat market on the face of the globe—the temporary claims of Milwaukee to the contrary notwithstanding. But for two or three years past the wheat trade of Chicago has been practically a handling, not of the surplus wheat of the West, but of the smaller surplus which remains after the milling interest has subtracted therefrom the enormous quantities which it can use. When that milling power was in its comparative infancy it sent its flour here to be sold, and our commission merchants would often handle as much as 20,000 barrels per day. But the millers at length produced more flour than Chicago could sell, and they began to offer the overplus direct to retailers in the Eastern States and Europe. Soon these offerings became so large as to compete heavily with Chicago selling; and the latter gradually fell off till it is now not much better than a ghost of its former self, except for its great local growth. And the change has not only killed off our flour trade, but threatens to do the same thing by our wheat market, which has hitherto been the leading centre of speculative attraction here, as the market for stocks is the leading feature in New York outside of the export trade. We are certainly not disposed to prophesy that "Ichabod" is about to be written on the walls of Chicago as a sign that our commercial greatness has departed. There is yet too much of the juvenile vigor that has

built up the city within half a century from primeval mud to her proud magnitude of to-day to permit a decadence. But this and some other commercial problems imperatively demand our attention, and must have it if we would not drop back relatively in the march of commercial progress. With the vast milling interest of the West directly arrayed for itself if not against us, and the railroad system steadfastly adhering to the cutthroat policy of carrying both produce and merchandise more cheaply around Chicago than to it, we have ample cause for deliberative action that will prevent us from losing more ground and enable our city to retain its proud position as receiving and distributing focus for the commerce of the Great West.—*Chicago Tribune*.

The Business Situation.

We are now come to a time of the year and a stage in the development of affairs when we shall soon be in possession of data which will determine whether we are to suffer further serious liquidation and shrinkage or are to enter on a new era of prosperity and activity. There was evidence early in the year that business had got into a position where improvement was to be expected, but an exceptionally severe winter and snow blockades made it impossible to judge what would be the drift of events if only the usual embarrassments of the season had existed. The railroads are now open to traffic, and consumers are to make their spring purchases. The question is to be decided whether the supply and current production of goods are greater or less than the demands of buyers. In spite of all the canvassing of the subject, the public still lack such a statistical knowledge of the status of almost every commodity as would be necessary to determine whether there is to be a further decline in prices, and the only way of solving the riddle is to await a test of strength between producers and consumers. The fact that prices are exceptionally low is no sign that they will not go lower. And the possibility of war in the Old World should not be taken into the calculation, for such a thing is among what may be called the accidents of business, and even though there may be a war, it is probable that many months yet will be consumed in diplomacy and preparation. There is for the present no occasion for anxiety as to the effect of government financiering on the business interests of the people. Secretary McCulloch refrained during his term of office from issuing any bond calls, on the ground that the gold reserve should not be allowed to run down, and thus did the country a valuable service both by maintaining that reserve and giving the public the assurance that excessive silver coinage was not likely to soon get us into any serious trouble. It is understood that the new administration is to follow his policy, for a time at least. In addition, there is a heavy foreign-trade balance in our favor, which strengthens our hold on so much of the precious metal as we now have and affords a promise of some importations. Congress took no steps toward a solution of the currency problem, but, with the large supply of silver and the probability that bond calls will not be frequent, there is no danger whatever that there will be anything like a contraction of the currency. The danger is rather in the other direction. It is not, therefore, worth while to borrow trouble about possible financial storms from the government quarter. The money market is in hopeful shape. For a month past the surplus of the New York associated banks has been decreasing, and the funds have largely gone into good securities. Mercantile business, too, has absorbed considerable amounts. The people are beginning to feel that they can make a little freer use of their money without a great risk of having it swamped by the bankruptcy of their neighbors. Failures showed a marked decrease last week, and it will be strange if they do not further decline as we get out of the first quarter of the year. It would in some respects be better if lending rates could be put up, for the present unhealthy condition of the stock market is due largely to the ease of the money market, and the flow of gold this way is hindered by the movement of the balances of international bankers to the other side. The reduction of the New York Central dividend was a heavy blow at the bull speculators, but it is a hopeful sign as indicating that the managers of a great corporation have determined to pay only what is earned. As for the merchandise markets, there is no improvement that can be called general, but the inquiry is a little better. Iron is somewhat firmer, and so is that unfortunate commodity, coal. Leather has advanced some, and the boot and shoe trade is thought to be looking up.—*Chicago Tribune*.

Condition of the Steel Rails Industry.

A gentleman connected with the steel rails trade said to a representative of the New York Metal Market last week:—"I regard the present condition of the market as quite as bad, if not even worse than at any time past." It would seem that this opinion is to a great extent warranted by the facts of the case. A sale of 1,000 tons at \$26 was reported in our last issue, and this indicates that values have receded to the lowest point heretofore touched. At the beginning of last year makers were fortunate in having contracted ahead for a very large quantity of rails to be delivered from January to May. This feature is almost entirely lacking this year and many of the mills will soon be under the necessity of closing down, unless new orders are received. The prospect of this, so far as the immediate future is concerned, is not encouraging. Buyers, realizing the situation, appear in no haste to take advantage of their opportunity, believing that delay in the placing of their orders cannot cost them anything and may insure to their benefit. How prices can go lower without resulting in the absolute ruin of the manufacturer, it is difficult to see. Certainly all means of reducing cost of production have been exhausted. Raw materials and fuel are very low, and wages after repeated reductions are down to a minimum. Recently there was some discussion as to the advisability of a concerted arrangement among the makers to maintain prices, but nothing came of it. Unless some conclusion of this nature is arrived at, the competition for business will probably result in even lower figures than have yet been named, and the struggle only terminate with the "survival of the fittest."—*Boston Com. and Ship List*.

The Far Northwest.

British Columbia is rapidly realizing the benefits of her excellent harbors and magnificent forests. Two milling companies with an aggregate production of 35,000,000 feet of lumber are now cutting exclusively for the export trade. They ship to China, Australia, Sandwich Islands and even to England. They make a specialty of extra large timber, which they furnish 28 inches square and 110 feet long. Logs are brought to the mill measuring 5 feet in diameter 130 feet from the butt. These are the so-called Douglas pine or fir, an excellent wood which grows in immense forests. Washington Territory has great quantities of the same valuable timber.—*St. Louis Republican*.

Business Reviving.

Numerous signs of a healthy business revival in the near future come to us daily. The margins on trade are very small as yet among large dealers, and small tradesmen are compelled to do work on a strictly cash basis; but failures are growing less frequent, and firms that have been for the time embarrassed are again looking for money where they lost it. Business resembles a young colt in training for a race. It begins at a good even pace, and keeps gaining under constant urging until it can go no faster, and is compelled to break. This period of uncertainty and wild-cat speculation is now over, and we can now expect a more settled state of affairs, out of which will grow trust and better employment for the laboring classes. One of the most encouraging signs of such a revival is the promptness with which the Shaw Brothers have gone to operating their tanneries in Maine. This firm failed over a year ago for a large sum. Their indebtedness was contracted in purchasing large tracts of land covered with hemlock, which they intended to strip for the bark. Right at the time when they had all their money locked up in real estate that yielded no revenue the crash came, and they were forced to succumb. By an arrangement made with their

creditors they are now going to work again, and will give employment to thousands of men who need the pay. The business is very hazardous, and depends upon a proper amount of rain and snow, more than any calling. Vessels can go without wind, and are capable of withstanding hurricanes, but good sledding is indispensable to getting a supply of bark. This brave beginning in Maine, and indications of several of a similar nature in other states, give business a more favorable aspect than it has had for many months.—*Boston Weekly Globe*.

Why West Bound Freight is not Cut.

When we hear of railroad wars over freight, they are invariably over east-bound freight instead of west-bound. Although the bulk of our population lies west of the states bordering on the Atlantic, and all imported and many manufactured goods have to be carried to them by rail, yet the crops of the West are so magnificent in their proportions that they far surpass in volume all possible demands of goods from the East. Every railroad company is on the look out to obtain as much of this heavy freight as possible, and in times of depression this results in the cutting of established rates, which constitutes a railroad war. The small volume of west-bound freight, and its comparatively trifling importance, are indicated by the different rates charged. The freight on wool from New York to Chicago, per 100 lbs., is 30 cents; from Chicago to New York it is 60 cents. On salt, per 100 lbs., the freight to Chicago is 18 cents, while coming east it is 35 cents. On flour the freight is the same each way, but on cheese going west it is 40 cents a hundred, and coming east 60 cents, while on butter the prices are respectively 40 cents and 70 cents. Such differences as these show that there is a great disparity between the east and the west-bound freights, and that the railroads are glad to make these concessions in order to fill up their west-bound cars. At the same time the bulk of this traffic is not sufficiently large to make it worth while for the roads to enter into a suicidal strife in order to gain control of it, save in very exceptional instances.—*Utica Herald*.

Real Estate Department.

While there has been no "boom" in the real estate business among private traders, the auctioneers were never so busy as during the past week. It is now quite certain that this spring will witness the largest real estate auction business of any corresponding season in the history of the city. There are more miscellaneous sales under the hammer than usual, more buyers and better prices. For the first time in its history the salesroom, No. 111 Broadway, last Thursday was so thronged that many persons were unable to get into the room. Whatever the reason, it is unquestioned among those in the trade that the auctions have become popular. Those who have property to sell, as well as those who wish to buy, seem to be of opinion that they can do better in the open market in competing at a public sale than by trusting to the manipulation of a private broker. Of course the best prices and the most spirited bidding are obtained at the legal sales; that is where property is sold by order of an executor or under direction of a court. There has long been a prejudice against competing for property not sold under a court order, but this is wearing away; and if the rules of the new Real Estate Exchange are such as to give a reasonable assurance that all auctions other than legal ones are *bona fide*, and not made to establish quotable prices for realty in certain neighborhoods, it would help to swell the volume of business of the auctioneers, for the tendency towards the salesrooms is very marked. The remarkable fact about the sales of last week, especially the one held last Thursday, was the high prices brought by business property. The real estate investors, it would seem, are content with 5 and 6 per cent, and even less where the property has a prospective value. It was noticed, however, that Broadway property below Fourteenth street and above the City Hall Park does not sell very well. This is due to the steady withdrawal of business to the avenues served by the "L" roads. An Arcade Road would double the price of Broadway property, and a surface or cable road would, we think, help to appreciate the value of the section we have been considering.

It is worth noting that the number of transfers of property has not been as large this year as last, and the scales of values in the recorded deeds also show a reduction. Hence the great increase in the business of the auction rooms is especially significant. It is a noticeable fact that the strongest day of the real estate market, Thursday last, was one of unusual depression in Wall street. Investors still distrust the securities offered on the Stock Exchange, while they are eager purchasers of real estate at good prices.

The renting season is almost in full swing. From a review of the situation, as gathered by our reporters from agents all over the city, it may be set down that the pendulum inclines rather to a reduction than an increase. The only class of realty which holds its head up high is small private house property, ranging from \$600 to \$1,200 per annum. As we have so frequently reiterated of late, the demand for this kind of dwelling is far in excess of the supply. Hence the unusually large number of private houses announced to be erected, builders having at last got scent of the large enquiry among agents for small houses, and of the latter's inability to supply them, owing to their scarcity. The temporary cessation during the past eight or nine months of excessive flat and tenement house building has already had its effect in Harlem, where this class of property stands a better show during the next few months than for many months previous. In Harlem, tenements and flats ranging from \$14 to \$24 are in good demand, and will suffer no reduction. Above that figure and below \$50 concessions will in some cases be made. There is not much show for flats above that rent. Private houses from \$600 to \$900 will certainly not be reduced in any single case, but fully maintain their last year's rentals. In some instances they will be increased; indeed, in a few cases, rents have been advanced from \$750 to \$800 for instance, especially on what is known in Harlem as the west side, that is, anywhere west of Fourth avenue. One Hundred and Twenty-fifth street is increasing in value for renting purposes, and is becoming more and more the Fourteenth street up town. In Yorkville the conditions are similar to those in Harlem, as well as further below on the east side down to Fourteenth street; with this exception, however, that flats from \$25 to \$50 rent better than they do further up, and private house property is in good demand anywhere below \$1,800. Above \$2,000 houses do not rent readily, and on several of them reductions will probably be made. Third avenue store property will hold its own, and in some instances an increase will take place. On the west side, between Fourteenth and Fifty-ninth streets, flats and tenements between \$16 and \$75 are in good demand, but beyond

that, especially above \$1,200 per annum, there will probably be reductions. This is especially the case with high class apartment houses. Reductions have already taken place anywhere from \$1,400 downwards on single suites on the west side. Several instances are reported of reductions from \$3,000 to \$2,000, and from \$2,000 to \$1,500, and so forth. Of course such large reductions are rather generally than universally applicable. On the other hand private houses are faring well and rent better in the higher figures than east-side houses. Residences between Thirty-fourth and Fifty-seventh streets and Fifth and Sixth avenues are in good demand up to \$3,000, and renewals up to \$4,000 are reported without any reductions having been made. Store property on Sixth avenue will hold its own and advances in some cases be made, especially where old leases expire. Eighth avenue will show no reductions, and Seventh avenue is coming more into prominence for store purposes. Broadway, above Forty-second street, will in a year or two command higher rentals, owing to the horse cars now passing that way leading to Sixth and Fourth avenues and the Grand Central Depot. Down-town house and tenement property, both on the east and west side, will show no reductions, the rentals remaining about the same, excepting in individual instances. Store property on Broadway, below Fourteenth street, will be reduced in many cases, and between Fourteenth and Forty-second streets in quite a large number of instances. Storekeepers on this line have, during the past year, simply "held on by the skin of their teeth," as one well-known agent expressed it, and reductions are here said to be in order. Office property down town will in all probability show a decrease of from 5 to 10 per cent. in a great many instances, and in some cases more, while in a few desirable buildings rents will be increased. The Astor, Standard Oil Co., Eagle Insurance, Brooklyn Fire, Bank Note, Mercantile Exchange, Potter, Merchants' Bank, Cotton Exchange, Mortimer and other office buildings will be placed upon the market this season, numbering hundreds and even thousands of chambers, and in the face of this a sanguine belief in the maintenance of high office rents is almost out of the question. On the whole, however, the outlook for renting is much more encouraging than it was three or even two months ago, and while many landlords will have their incomes curtailed and few increased, the vast majority will remain in possession of the same rent rolls as they received during the past year.

The conveyances for the past week show quite a falling off as compared with those of the corresponding week last year, but the consideration is larger and the mortgage indebtedness somewhat less. There is a noticeable falling off in the business of the Twenty-third and Twenty-fourth Wards which is to be credited to the efforts of Mayor Grace and the Park Commissioners to put a stop to the new park improvements. The following is the table:

CONVEYANCES.		
	1884.	1885
	Mar. 14 to 20, inc.	Mar. 13 to 19, inc.
Number.....	253	205
Amount involved.....	\$3,352,198	\$3,605,201
Number nominal.....	58	39
Number 23d and 24th Wards.....	28	23
Amount involved.....	\$134,972	\$38,800
Number nominal.....	8	9
MORTGAGES.		
Number.....	188	178
Amount involved.....	\$2,413,659	\$1,930,042
Number at 5 per cent.....	69	66
Amount involved.....	\$679,150	\$623,000
Number at less than 5 per cent.....	19	7
Amount involved.....	\$327,900	\$166,300
Number to Banks, Trust and Ins. Cos.....	46	42
Amount involved.....	\$1,237,500	\$1,020,400

PROJECTED BUILDINGS.		
	1884.	1885.
	Mar. 15 to 21.	Mar. 14 to 20.
No. of buildings.....	85	81
Estimated cost.....	\$1,166,775	\$1,247,650

The most important sales at the Exchange during the week, were those of the Young estate by Chas. S. Brown on Tuesday, consisting of down-town business property, which brought excellent prices, though it was nearly all bid in by the heirs. One of the most important sales of the season was that of the Lovett estate, on Thursday, by Louis Mesier. The prices obtained for the Broadway property were considered low, and for the other property located in various parts of the city and Brooklyn very good, the bidding being quite spirited. During the week a large number of parcels were sold by Richard V. Harnett and John F. B. Smyth, and the sales largely attended, the property being disposed of at good figures.

Large as were the sales at the Exchange last week, those during the coming week promise to be more numerous still. On Monday, the 23d inst., Richard V. Harnett will open the ball by a peremptory sale of valuable and in every way desirable miscellaneous properties. Among other parcels offered is the first-class four-story house, No. 5 East Forty-Fifth street. This is a very choice residence. The same auctioneer will also sell first-class properties on Catharine slip, Lexington avenue, Eleventh, Fourteenth, Thirty-seventh, Thirty-eighth, Fifty-ninth and One Hundred and Thirtieth and One Hundred and Thirty-third streets. Of business and investment property some will be offered in South William, Bridge, Grand, Dover, Fifty-Fourth and Fifty-seventh streets and Ninth avenue. Investors would do well to study carefully this and the other advertisements describing the property to be sold next week, for many parcels are offered which afford tempting openings for investment. On Wednesday, March 25, Mr. Harnett will sell nine lots situated on Seventh avenue and One Hundred and Thirty-fifth street, Fourth avenue and One Hundred and Eighteenth street, and Avenues B and A and One Hundred and Thirteenth street. All of these are in the line of improvement, and builders should not overlook them.

On the same day Mr. Harnett will sell the house and chapel, No. 56 Monroe street; the leasehold property, No. 211 East Forty-eighth street; the house, No. 265 West Sixteenth street, and the tenement known as No. 348 Madison street. On Thursday, March 26, Mr. Harnett will sell the following houses: No. 254 East Broadway, No. 168 Ludlow street, No. 719 Greenwich street, No. 151 East Forty-sixth street, Nos. 436, 438 and 440 East Fifteenth street, and No. 337 East Sixty-second street; also the house,

No. 560 Lexington avenue, No. 144 East Thirty-second st, and the tenements and stores, Nos. 634, 636, 638 and 640 East Sixteenth street.

On Tuesday, March 24, John F. B. Smyth will offer several choice pieces of investment property: The tenements, No. 541 West Thirty-seventh street and No. 324 East Forty-eighth street, and the dwellings, No. 440 West Fifty-first street, Nos. 532 and 534 West Fifty-first street, and the brick tenement, No. 721 Eleventh avenue.

On Wednesday, March 25, Mr. Smyth will sell two four-story brick tenements with stores, Nos. 544 and 546 West Fifty-fourth street. On Friday, March 27, Mr. Smyth will sell three desirable houses near Lexington avenue, Nos. 143, 145 and 147 East Forty-eighth street; also the house, No. 230 East Seventy-sixth street. Investors would do well to keep a sharp look out upon Mr. Smyth's sales on Tuesday, Wednesday and Friday.

On Tuesday March 24, Adrian H. Muller will hold an important executors sale of the Burr estates, which include very valuable business property on West, Washington, Front, Pearl, Cliff and Bond streets, University place, Twenty-second and Twenty-third streets; also houses and lots on Sixtieth, Sixty-third and One Hundred and Twelfth streets, Avenue A and One Hundred and Sixteenth street, Tenth avenue, Bloomingdale road, One Hundred and Forty-first, One Hundred and Forty-second and One Hundred and Forty-third streets; also desirable Brooklyn property. This sale will be sure to call out a large attendance.

On Tuesday, March 24, D. M. Seaman will sell the four-story brown stone house, No. 6 West Thirty-seventh street, on Murray Hill. This is a very desirable residence. On the same day the same auctioneer will sell 35 acres of land at Elmsford, Westchester, on the line of the New York City & Northern Railroad. This sale is to close an estate.

John T. Boyd, on March 26, will sell at auction the estate of James Peacock, which includes the house, No. 169 Seventh avenue and 164 West Twentieth street, with buildings thereupon, covering the entire lot.

On Wednesday, March 25, at 2 o'clock in the afternoon, John C. Crevier will have an important sale of guardians' vacant lots in Hoboken, at Odd Fellows Hall, No. 174 Washington street, in that city. The particulars can be found in the advertisement given elsewhere.

Attention is called to the advertisement of the owner of some choice lots near Madison avenue, below Eighty-sixth street, who wishes to open negotiations with a builder to improve the same.

William Christie, 1547 Park avenue, invites investors to look at his six first-class five-story apartment houses on the southeast corner of Park avenue and Eighty-seventh street. They will be sold low for cash and have great prospective value.

V. K. Stevenson & Co. offer to rent the fine house of the late W. R. Garrison at Elberon, N. J. This is one of the choicest suburban residences near New York.

Gossip of the Week.

The Metropolitan Building Co. has sold forty-four lots on the east side of Tenth avenue, extending from Ninety-fourth to Ninety-fifth streets, being eight lots on the avenue and eighteen lots on each street, for \$4,500 each, or a total of \$180,000. These lots were recently offered for sale to the Board of Armory Commissioners for about \$220,000. We hear that the purchasers intend erecting a hospital building thereon.

Max Weil has sold one lot on the northwest corner of Ninth avenue and Seventy-second street, 25.8x100, to George F. Johnson for \$30,000, the highest price ever paid for a Ninth avenue lot. Mr. Johnson bought the three adjoining avenue lots last May for a total of about \$25,000, and owns three lots adjoining on the street.

Elie Charlier has sold eight lots on the southwest corner of Ninth avenue and Seventy-second street, 200x102.2, to George F. Johnson.

William Noble has purchased three lots on the north side of Seventy-sixth street, between Ninth and Tenth avenues, 75x102.2.

Simon Wormser has sold five lots on the northwest corner of Tenth avenue and One Hundred and Fourth street to Franklin A. Thurston.

Charles L. Tiffany has sold eight lots on the southeast corner of Seventy-third street and Madison avenue, 200x102.2, to Messrs. Dinkelspiel & Hyman; the latter have resold the same to Messrs. McCafferty & Buckley for improvement with a loan.

Two lots on the north side of One Hundred and Twenty-second street, commencing 125 feet west of Sixth avenue, have been purchased by Thomas S. Young for \$14,400.

Thomas Kelly has sold two lots on the north side of One Hundred and Twenty-seventh street, commencing 150 feet west of Sixth avenue, for \$13,000.

E. De Witt has sold for A. Lustig the southwest corner of One Hundred and Sixteenth street and Eighth avenue, 100.11x100, to B. D. Bradley, for \$32,000.

Andrew Powell has made the following sales: For M. H. Cashman, four lots on the corner of West End avenue and Seventy-eighth street; for M. Brennan, a four-story brown stone dwelling on Eighty-fourth street, between Eighth and Ninth avenues; for Wm. Rankin, two lots on Thirtieth street, near Tenth avenue, and for F. H. Walker, a plot on Sixty-ninth street, between Tenth and Eleventh avenues, 40x100.5, with house thereon.

The plot referred to last week as having been sold by Victor Freund & Son to Joseph Loth & Co. is located on the west side of Tenth avenue, running from One Hundred and Fiftieth to One Hundred and Fifty-first street, size 200x100. The sellers were Jas. B. McCaffrey, Geo. Cannon and Jas. A. Hayden, the figure being \$33,000. The property is part of the old Morgan estate.

Richards & Sause have sold for the estate of James R. Woods the four-story English basement stone front dwelling, No. 80 Irving place, 25x100, for \$40,000, and for J. Rufus Smith the four-story high stoop stone front dwelling, No. 284 Lexington avenue, 24.6x100, for \$28,500.

Augustus Kountze has purchased the four-story stone front dwelling, No. 607 Fifth avenue, 25x70x100, for \$90,000.

S. G. Hyatt & Co. have sold for C. Blinn, Jr., the three-story brown stone house, No. 316 West Fifty-fifth street, to Mrs. Mary L. Palmer, and the adjoining house, No. 318, to Charles Lewis. The same firm have sold for

Mrs. Ann Orr the four-story brown stone house, No. 305 West Fifty-second street, to Erastus H. Munson.

Messrs. Breen & Bellamy have sold for I. Loewenstein the four-story brown stone single flat and store, No. 1232 Third avenue, to Jacob Bookman, for \$24,000; and for Mr. Hume the four-story brown stone single flat, No. 180 East Eightieth street, to Spiess Bros., for \$13,500. The same firm have, with B. O'Hara, sold the four-story brick tenement and store on the northwest corner Sixty-second street and Second avenue, to Mr. Scott, for \$27,500.

S. M. Blakely has sold for Chas. Moran the three-story brick house and lot, No. 614 Seventh avenue, between Forty-second and Forty-third streets, 20x100, for \$30,000.

Hiram Merritt has sold the four-story brick English basement house, No. 219 East Eleventh street, 16.8x50x100, for \$14,600.

Mangam & Co. have sold for Jacob A. Weil the three-story brick house, No. 121 East One Hundred and Thirteenth street, 16x48x100 to Marcus Jalien for \$7,250, and for W. L. Marcy the three-story brown stone house No. 354 East One Hundred and Twenty-fourth street, 18x50x100, to Peter Walldorf, for \$9,000.

R. Westbrook Myers has purchased the four-story high stoop brown stone house, No. 149 East Seventy-second street, 18.9x57x102.2.

The twenty-one plots of land at Plainfield, N. J., belonging to the estate of Isaac L. Platt, sold at auction and private sale by Ferdinand Fish, realized \$15,015, making with the plot recently sold to Mr. Closson, \$30,000, for property which in flush times cost \$40,000.

Wm. Lalor has sold for George F. Johnson the four-story stone front store and flat on the northwest corner of Fifty-ninth street and Fourth avenue, 20x55x100, for \$35,000.

A. Guthman has sold for J. B. Hendrickson the three-story brick dwelling with stable on rear of lot, on the southeast corner of Macdougall street and Clinton place (leasehold), lot 24.3x100x31x irreg, for \$11,250 to D. H. Muller.

Wilcox & Co. have made the following sales: For John Hutchinson the three-story and basement brown stone dwelling, No. 223 West One Hundred and Thirty-second for \$15,135 to Adolph Mohle; for R. G. Hargreaves a brown stone dwelling on One Hundred and Thirty-sixth street, near Sixth avenue, for \$8,000 to Mrs. Riolte and for H. H. Searle the three-story frame dwelling, No. 48 West One Hundred and Thirty-second street, 18.9x45x99.11, for \$8,250.

Mrs. Anita F. Damon has sold the four-story stone front dwelling, No. 187 Madison avenue, 25x65x95, for \$65,000, to a bank president.

A. C. Lanson has sold the four-story stone front dwelling, No. 11 Park avenue, 20x85, to Mrs. Anita F. Damon for \$35,000.

David Torrens has sold the three-story brick dwelling, No. 264 West Fortieth street, 20x100.5.

V. K. Stevenson & Co. have sold for Squire & Wooley the four-story high stoop brown stone dwelling, No. 78 East Seventy-ninth street, to Messrs. Speyer & Co., bankers, for \$32,500.

A. H. Muller & Son have sold for E. P. Dutton the three-story brick house No. 46 West Eleventh street, 21.8x94.10, to F. A. Otis, for \$21,000.

Dr. A. A. Smith has purchased No. 40 West Forty-seventh street, not No. 50, as reported last week.

Mrs. Linheer has purchased the three-story brick dwelling, No. 157 West Twelfth street, 20x103.3, for \$14,000.

C. H. Lindsley has sold the four-story stone front dwelling, No. 420 West Seventieth street, 18.6x52x100.

Mrs. E. S. Auchmuty yesterday filed plans for a five-story brick and Vermont marble apartment house on the southwest corner of Ninth avenue and Ninety-third street, to cost about \$150,000. The structure will be built by the New York Trade School. This is quite a new departure in the building line, and the experiment will be watched with interest.

L. Froehlich has sold for B. Kronenthal the three-story high stoop brown stone dwelling, No. 138 East Sixty-fifth street, 20x50x100, to Dr. A. Berg-haus, for \$17,500.

Henri O. Watson, of No. 241 Fifth avenue, has leased the premises on the southeast corner of Fifth avenue and Thirty-first street (No. 299) for a term of ten years.

Moschcowitz Bros. have leased the premises, No. 10 West Twenty-ninth street, for a long term.

Brooklyn.

Paul C. Grening has sold one of his two-and-one-half-story brown stone dwellings, 20x42x100, with two-story extension, and known as No. 398 Madison street, to E. A. Bradford, for \$7,500; and a similar dwelling, No. 402 Madison street, to W. Osgood, for \$7,500; also No. 406 Madison street, similar dwelling, to S. E. Harrold, for \$7,500; and the vacant lots on the northwest corner of Lewis avenue and Quincy street, 84x100, to William Johnson, for \$5,000.

Frederick Herr has sold the plot on the northwest corner of Putnam and Howard avenues, 75x325, for Julius Davenport, to Peter Nehrass, for \$10,500.

W. F. Corwith has sold the lot on the west side of Oakland street, 134 south of Greenpoint avenue, to William Mahood, for \$1,000.

The old Marsters mansion, at Union and Clinton streets, long considered the finest private residence in Brooklyn, has been torn down to make way for a number of small brown stone houses.

The assignee's sale of the defunct Knickerbocker Life Insurance Company's realty attracted a large crowd of investors and dealers, and the parcels brought excellent figures. The names of the buyers and the prices obtained will be found in another column. The comparative tables of conveyances, mortgages and projected buildings given below show that the transfers of property, while the same in number as last year, are about 85 per cent. larger in amount, and the mortgages, though nearly 44 per cent. larger in number, are but 23 per cent. larger in amount. The projected buildings show a decrease in number of 35 per cent., and in amount of 9 per cent. This is in marked contrast to last week, when there was an increase 134 and 154 per cent., respectively.

CONVEYANCES.

Number	1884.		1885.
	Mar. 14 to 30, inclus.	Mar. 13 to 19, inclus.	
Amount involved	210	210	210
Number nominal	\$514,402	\$514,402	\$953,921
	53	53	49

MORTGAGES.

Number	1884.		1885.
	Mar. 15 to 21.	Mar. 14 to 20.	
Amount involved	101	145	145
Number at 5 per cent. or less	\$338,125	\$414,426	\$414,426
Amount involved	30	52	52
	\$150,575	\$201,450	\$201,450

PROJECTED BUILDINGS.

No. of buildings	1884.		1885.
	Mar. 15 to 21.	Mar. 14 to 20.	
Estimated cost	118	87	87
	\$565,560	\$516,757	\$516,757

Out Among the Builders.

Schwarzmann & Buchman are engaged on sketches for the following improvements: 1. A five-story, basement and sub-cellar store building to be erected for the well-known dry goods firm of Bloomingdale Bros., on the northwest corner of Third avenue and Fifty-ninth street. The front on the first two stories will be of iron and the remainder of brick and brown stone. The building will contain one freight and two passenger elevators, electric light, steam heating, &c., and will have a frontage of 100 feet on the avenue, and 145 feet on the street. The cost is estimated at \$160,000. 2. Six three-story and basement brick and brown stone private dwellings, 17x50 each, to be built on the north side of Ninety-first street, west of Lexington avenue, to cost from \$54,000 to \$60,000. 3. Two five-story brick and brown stone flats, 25x85 each, to be built on the north side of Eighty-sixth street, 100 feet west of Third avenue, for V. Pressler, to cost about \$32,000.

Joseph Loth & Co. intend to erect a three-story silk factory, to cover the entire frontage on the west side of Tenth avenue, from One Hundred and Fiftieth to One Hundred and Fifty-first streets, being 200 feet on the avenue x 100 feet deep. The estimated cost of the building, including machinery, is said to be upwards of \$100,000. Hugo Kafka & Co. are the architects.

The Astor estate will shortly commence the erection of an eight-story fireproof office structure at Nos. 3 and 5 Pine street and 6 Wall street. The building will connect with that on Broadway just completed for the same estate. It will have a frontage of 41 feet on Pine and 23 on Wall, and will cost about \$200,000. The buildings now on the site will be torn down on May 1. The sketches are being prepared by William Schickel.

William Baker has the plans under way for four four-story high stoop brick and stone private dwellings, to be erected on the north side of Seventy-sixth street, between Ninth and Tenth avenues. Two will be 18x55, one 19x55, and one 20x55, each having a butler's pantry and bathroom extension. The cost to the owner, William Noble, is estimated at \$60,000.

S. Steinhardt will immediately commence the excavation for a six-story apartment house, 50x100, to be erected on the southwest corner of Seventy-Second street and Lexington avenue. The front will be brick with stone and terra cotta trimmings, and the building will contain passenger elevator, steam heat, hardwood trim and other improvements. The cost is estimated at between \$60,000 and \$70,000. The plans are being prepared by A. B. Ogden & Son. Mr. Steinhardt will not erect the apartment house on the northeast corner as reported.

R. M. Hunt has the plans under way for a private residence, 25x90, to be erected for C. O'Donnell Iselin, the banker, on the north side of Fifty-second street, 175 feet east of Fifth avenue. The structure will be of a first-class character throughout, having all the modern improvements, including electrical apparatus, hardwood trimmings, &c. It will be four stories and basement in height, and will cost about \$50,000. D. C. Weeks & Son are the masons.

F. W. Klemt has the plans under way for a three-story brick tenement and store, 25x60, to be built at No. 430 Clinton avenue, Woodlawn Heights, for Gustav Borck, to cost \$4,000.

Frank A. Thurston will shortly commence the erection of five five-story brick and brown stone flats on the northwest corner of Tenth avenue and One Hundred and Fourth street. The corner building will be 25.11x96, and the remainder 25x82 each, all having stores on the first floor.

G. Robinson, Jr., has the sketches on the boards for four four-story brick and brown stone apartment houses on the southwest corner of Eighth avenue and One Hundred and Sixteenth street. Two will be 20x68 and two 30x66 each. The first stories will be occupied as stores. The estimated cost of the buildings is \$70,000. Owner, B. D. Bradley.

B. Wening is about to build a five-story brick and brown stone tenement and store, 22x67, on the east side of First avenue, 100 feet north of Fifty-third street, to cost about \$9,000. Architects, A. B. Ogden & Son.

It is reported that Wm. McReynolds will erect several three-story and basement private houses on five lots on the north side of One Hundred and Thirty-first street, 275 feet west of Seventh avenue.

Ferdinand Fish is preparing plans for extensive internal improvements to the large building, Nos. 85, 87 and 89 Broad street, corner South William and Stone streets, for office purposes.

The St. Lawrence Roman Catholic Church, on the southeast corner of Eighty-fifth street and Fourth avenue, will be commenced immediately. The basement only will be built for the present, the completion of the structure being a question of funds. The perspective shows an imposing exterior. The basement, it may be added, is estimated to cost \$40,000. W. Schickel is the architect.

William Schaus, the well-known dealer in high-class pictures, will make extensive alterations to No. 204 Fifth avenue, to include a picture gallery, and will expend some \$20,000 in the improvement. Geo. Martin Huss is the architect.

E. E. Raht has the sketches for connecting Nos. 60 and 62 Broadway, the first floor to be occupied by the Consolidated Stock and Petroleum Board.

Peter Wagner intends to erect a five-story brown stone flat and store on the southeast corner of Sixty-second street and Ninth avenue. It will be substantially built, and will cost about \$30,000.

The United States Building and Fire Proofing Co. has just been incorporated with a capital of \$500,000 in 5,000 shares of \$100 each, the incorporators and trustees being P. G. Hubert, J. J. Schillinger, J. W. Pirsson, W. Hoodless and M. McDonough. The company has for its object the purchasing and improving of real estate and erecting buildings thereon, to be leased, sold, conducted or occupied by them and others, apportioning and distributing the same among the stockholders and members.

Brooklyn.

L. B. Valk, of New York, is engaged on sketches for a new place of worship to be erected by the Central Baptist Church on the west side of Adelphi street, 200 feet north of Myrtle avenue. The fronts will be of brick, with terra cotta trimmings, and the dimension 100x100. The church will afford accommodation for nine hundred people and the cost is estimated at \$35,000.

Architect William Schickel, of New York, is preparing the drawings for a Roman Catholic church to be erected for the congregation of which Father Donohue is pastor, on the corner of Fourth avenue and Ninth street. The church will be in the Gothic style of architecture. The same architect is drawing plans for an extensive addition to St. Catherine's Hospital on Bushwick avenue to cost about \$50,000.

M. J. Morrell has just completed plans for a seven-story brick apartment house, 25x100, with brown stone trimmings, to be erected on the northeast corner of Hicks and Pineapple streets; the elevator enclosure and staircase will be of iron, and the hall partitions fire-proof, and it will contain two suites of rooms on each floor. The owner is Edwin D. Phelps, and the cost will be about \$45,000.

Daniel B. Norris will improve the lots bought by him last week, on the north side of Monroe street, 250 east of Summer avenue, by the erection of five two-story and basement brick dwellings, 20x42 each, to cost about \$22,500 in all.

Randall & Miller are about to erect a row of brick stores and tenements on Greenpoint avenue, near Manhattan avenue.

Th. Engelhardt has the plans for a two-story frame dwelling, 20x32, to be erected on the northwest side of Covert street, 150 west of Evergreen avenue, for George Ross, to cost about \$2,200; three-story frame double tenement, 25x55, to be erected at No. 25 Cook street, for John Pickel, cost \$4,000; three-story frame flat, 22x38, with three-story extension, 11x22, on Evergreen avenue, near Bleecker street, for Mr. Powell, cost \$3,200; three-story frame double store and tenement, 22x55, on the corner of Humboldt and Withers streets, for Edward Gibney, to cost \$5,200; four-story frame tenement, 25x55, to be erected at No. 177 Maujer street, for George Schweizer, cost \$5,800; and a two-story frame dwelling, 22x34, to be erected on Woodbine street, 300 east of Broadway, for Mrs. L. J. C. Naul, to cost about \$2,000.

E. F. Gaylor is preparing plans for a four-story frame tenement, 25x60, to be erected on Fourth street, between North Eighth and North Ninth streets, for M. Lawrence, to cost \$6,000.

H. Vollweiler has plans for a three-story frame double tenement, 25x52, to be erected at 191 Ellery street, for Mr. Ziehn, to cost about \$4,200.

Wm. Johnson will erect five two-story brown stone dwellings, 20x42, on the lots just purchased by him, on the northwest corner of Lewis avenue and Quincy street, to cost about \$5,000 each.

Out of Town.

Cranford, N. J.—Geo. G. Ely is about to erect a two-story basement and attic cottage, 43 feet square, to cost \$4,500.

Greenwich, Conn.—Mrs. Jeremiah Millbank will at once commence the erection of a first-class private residence on the site of the property once owned and occupied by William M. Tweed. The old house is now being torn down to make way for the improvement.

Long Branch, N. J.—Jacob Rothschild is about to erect three stores on Ocean avenue, having a total dimension of 80x105. They will be in the Queen Anne style, and the stories above will be occupied for hotel purposes. The architects are Alfred Zucker & Co., of New York.

Mount Loretta, S. I.—It is reported that Father John C. Drumgoole, of New York, of the Mission of the Immaculate Virgin, intends to erect a home for girls at this place similar in character to the boys' home here.

Montclair, N. J.—John E. Baker is preparing plans for four Queen Anne cottages, to be built on the west side of Willow street, near Bloomfield avenue, and on Forrest avenue, for Mrs. Mary C. Freedly and Miss Fanny A. Crane, adjoining the three cottages erected by the same parties. They will cost \$4,200 each. The same architect is preparing plans for two ornate cottages, to be erected for H. L. Crane, of New York, on the west side of Forrest street, near the Old Road, to cost \$4,000 each, with modern improvements.

Newport, R. I.—Jas. R. Keene has sold two acres of first-class building property on Ochre Point, to J. M. Fiske, who will erect a handsome residence on the site.

Newark, N. J.—H. E. Reeve & Co. have the plans under way for a two and a half story ornate frame cottage, 40x50, to be erected on the west side of Summer avenue, between First and Second avenues, for the Rev. J. N. Jansen, to cost about \$10,000; five two and a half story cottages, 20x30x12x12 each, to be built on the west side of Fifth street, between Fifth and Sixth avenues, for Stephen A. Davis and Jas. T. Reynolds, to cost \$10,000 together; two two-story tenements, 17x40, on the east side of Sheffield street, near Orange, for H. E. Reeve, to cost \$4,000; a similar cottage for the same party, 17x30, and extension, on the east side of Ogden street, near Third avenue; and a three-story frame cottage, 18x60, on the north side of Clark street, near Belleville avenue, for J. D. Harrison, to cost \$3,500.

Henry D. Havell has plans for a three-story brick dwelling, 21x40, to be built for John L. Brower at No. 32 Augusta street; four three-story brick dwellings on the north side of Orange street, above High street, for Wm. Demarest; two three-story cottages, 18x40 each, on the southeast corner of Bloomfield and Garside streets, for Geo. Hawes; a cottage for D. Skechley, on the south side of Nassau street, near Boydon; one on the corner of Fifth

and Warren Streets, Harrison, for J. J. Bradley; one for Ed. C. Sanderson on Garside street, near Fifth avenue, and two three-story frame stores on the southwest corner of Bloomfield and Garside, for H. B. Doremus.

The strike between the "boss" masons and the men has resulted in a compromise. The latter will be paid \$3.50 per diem, and will work nine hours on Saturdays instead of eight. Both sides have acted wisely in coming to an early conclusion on this matter, for they can ill afford to repeat the tactics which resulted so disastrously in New York last year, especially as this promises to be the busiest building season in the history of Newark.

The following plans have been filed in the Department of Buildings from March 1-19: A 2-sty. hat block factory, 30x48, cor. Bremen and Lafayette, for Pierson & Heman; a 1-sty. brk. store at No. 279 Orange st., for J. Huthmacher; a 2½-sty. fr. dwg., 21x32, at 581 South 10th st., for Chas. Arnold; a 2-sty. fr. tenement at 156 Polk, for Hy. Doll; a 2-sty. carriage house and stable at 36 Essex, for G. E. Freylinghuysen; a 2-sty. brk. dwg. and store, 25x50, cor. Bank and Hunterdon, for J. J. Robrecht, archt., E. P. Moore; a 2½-sty. dwg. at 244 Clinton av., for L. J. Roehr; one do., 22x37, on Barclay, nr. Spruce, for P. Caillé; one do., 30x44, at 66 Brill, for Bridget Brady; one do. at 258 8th av., for Alex. Jardin; a 3-sty. store and ten't at 145 Hamburg pl., for Chas. Treiber; a 2-sty. brk. bakehouse and storage room, 34x20, at 468 Springfield av., for Adam Turkes, archt., P. Charles; a 2-sty. workshop on Mt. Pleasant av., nr. Clay st.; a 2-sty. fr. cottage, 22x30, at 4 Clover, for Philip Duffy; one do., 14x26x9x10, for M. H. Taylor, at 126 Bond; one do., at 225 North 7th st., for Jennie King; No. 60 Wallace, moved 30 feet to front; a 1-sty. fr. marble workshop, 20x25, at 458 South Orange av., for L. Kennigott; a 2-sty. fr. dwg., 21.6x38, at 37 Napoleon st., for Wm. H. Harper; one do., 16x30, at 12 Brennan st., for Simon Metz; a 3-sty. do., 20x26, at 97 Boyden, for C. G. Oliver; a 2-sty. do., 17.6x28x12x12, on the west side of 7th st., 125 feet from 6th av., for Chauncey L. Clark, archt., H. E. Reeve; one do., at 71 Merchant st., for W. Borck; five do., 16x28, at 72-8 Komorn st., for F. Mackin; and a 2-sty. bakery and dwelling, 22x32, at 236 Belmont av., for Mrs. E. Fischer.

Ocean Grove, N. J.—The Rev. Dr. G. H. Whitney intends to erect a frame cottage, 25.6x39, to cost \$3,000, from plans by O. S. Teale.

Plainfield, N. J.—Stephen K. Cahoon is about to erect a two-story attic and basement frame ornate cottage, 42x53, with stable in the rear, to cost \$7,500; and Charles Schipper will erect a two-story and attic brick and terra cotta trimmed Queen Anne cottage, 39x54, with stable adjoining, to cost \$9,000, both being from plans by Oscar S. Teale, of New York.

Passaic, N. J.—Excavations will shortly be commenced for a new stone church for the Roman Catholic community, to cost about \$40,000; architect, Wm. Schickel, of New York.

Princeton, N. J.—The Princeton College intends to erect at an early date a chemical laboratory, having a dimension of 80x90 feet. It will be a brick structure, two stories and basement in height, and fire-proof throughout. The cost is estimated at \$75,000. Architect R. M. Hunt, of New York, is preparing the plans. J. J. Tucker, mason.

Scarborough-on-the-Hudson.—John C. Clegg writes to us denying the accuracy of the rumor that Peter Doelger has purchased a country seat at this place, as reported in our last issue.

Yonkers, N. Y.—Samuel T. Hubbard will shortly commence the erection of an ornate cottage on Palisade avenue, to cost \$8,000, from plans by Geo. Martin Huss, of New York.

Contractors Notes.

Proposals will be received at the Hall of the Board of Education, corner of Grand and Elm streets, by the School Trustees of the Fourteenth Ward, until 4 o'clock p. m., on Monday, the 30th day of March, 1885, for erecting two iron stairways, at Grammar School-house No. 30, on Baxter street, near Grand street.

Bids or estimates for each of the following works, to wit: No. 1. For furnishing and delivering, where required, broken trap-rock stone and trap-rock screenings along certain roads, avenues and streets in the 23d and 24th wards. No. 2. For furnishing and delivering screened Roa Hook gravel where required on Central Park and Riverside avenue. No. 3. For the erection of a wall on the easterly side of 8th avenue, between 77th and 81st streets, will be received by the Department of Public Parks until 10 o'clock A. M. on Wednesday, the 1st day of April, 1885.

Bids will be received until Friday, March 27, at 9.30 o'clock A. M. by the Commissioners of Public Charities and Corrections at No. 66 3d avenue for furnishing hardware, paints and lumber.

Special Notices.

In our article on the Dakota apartment house on March 7th, we should have stated that the roof of that structure was laid with the Val de Travers Rock Asphalte, nearly 10,000 square feet being supplied for the purpose, the contract being awarded to the Neuchatel Asphalte Company, of 54 Astor House.

The well-known broker, William Cruikshank, of Pine street, has made arrangements to move shortly to his new offices at 51 Liberty street, near Nassau, in close proximity to the Real Estate Exchange and Mutual Life Insurance buildings. It is needless to say here that his many friends will follow him thither and that hosts of new ones will be found in his more commodious quarters.

The immense expansion of railroad properties is very clearly brought out in the current number of a German railroad journal, from which it appears that the total length of railroads in operation two years ago was about 275,000 miles, of which 114,000 were in Europe, 140,000 in America, 11,500 in Asia, 3,500 in Africa, 6,500 in Australia, New Zealand, and so forth. Three thousand five hundred miles of railway already laid in Africa is a convincing evidence of the substantial development now going on in that continent, and likely to produce very important results in the general history of the world during the coming century. Between 1880 and the date of these statistics, two years ago, the increase in the mileage of railroads had been 57,000 miles or about 26 per cent., Mexico making the largest showing; during that time the mileage of her railroads increased 335 per cent. In this country railroad mileage increased in the same period 42 per cent.

BUILDING MATERIAL MARKET.

BRICKS.—The more promising features of last week on the market for Common Hards have not been fully realized, and while there is no positive reaction on values, former extreme views are in a measure abandoned. At about the time of our last writing and publication there was a pretty good demand prevailing and some of the first cargoes in went off quickly, but it was soon discovered that the anxiety among buyers did not spread and the shipments having been rather too free a surplus of stock showed itself and has since continued to the dissatisfaction and annoyance of those who were seeking to place the goods. It is quite likely that a larger number of brick could have been used had not the condition of the weather acted as a check upon consumption, the workmen finding it impossible to go ahead even on important jobs in consequence of the cold, snow squalls, etc. It is thought that an effort will be made to prevent the sending forward of so many cargoes until the market is in better shape to take care of them. There is just the least bit of uncertainty noticeable among operators in making quotations, but fair figures at the moment seem to be \$6.00@6.50 for Jersey's, \$7.00 for Staten Island's and \$7.25@7.50 for Long Island, representing the points from which supplies are received. The main channel of the Hudson has been opened as far as Haverstraw, but not continuously, and with the flats firmly covered with ice no chance to get supplies forward was presented. Pale Brick have been slow and a shade easier with \$4.00@4.25 per M. now quite high enough to quote.

LATH.—Moderate offerings have again restricted business and there was not much of a market, while so far as the movement went a slightly irregular tone developed. At the moment the cargo quotation can scarcely be named above \$2.60@2.65 per M. though small lots have sold higher, and sellers in some cases express confidence in the belief that bids on desirable goods would run above the range as noted were they here to offer. It has, however, been noticeable for some little time past that the market was always showing the most decided strength when bare of stock, but when offerings came to be made a modification on valuation had to follow in order to place them.

LIME.—Since the reopening of the Sound, and with rather more favorable winds, quite a little fleet of lime-laden vessels have worked through from the Eastward. Receivers, however, report little difficulty in placing the cargoes, and continue to quote at the "same old prices" all around.

LUMBER.—It is "nominally unchanged" on pretty much all kinds of stock when the exact tenor of various reports are boiled down in close compass. Some operators are clinging to their old complaint of the "blues," with a great deal of persistency, others have gone away off to the other extreme, and seem to be almost looking for a boom, but a very fair majority express conservative sentiments and reaffirm their belief that neither buyer or seller can secure many, if any important advantages. Prices are already too low to warrant expectations of further shadings, nor are such ideas entertained on the part of reasonable buyers, while on the other hand the necessity and actual beneficial results of moderate careful investment leads sellers to abstain from all efforts to force upon customers larger amounts than they intended to purchase, and also recognizes the propriety of accepting all full bids received from responsible sources. There appears to be a considerable amount of irregularity at primary points, without detriment to the chances of buyers on ordinary selections of standard stock.

Eastern Spruce appears to be in much the old condition. Receivers, of course, speak well of the market, and improve every opportunity that will enable them to add force to their remarks, yet the majority are willing to admit that the chances for the general market really depend more upon the supply than the demand. There seems to be no doubt that a few cargoes can be placed every week without difficulty, but dealers are showing fuller stocks than expected at some points, and have already manifested a disposition to sell to less fortunate neighbors at rates that must check advance by cargo. Orders are offering to some extent, but not in important volume. We quote at \$14@16 per M for random, and \$17 is asked on specials.

White Pine continues to have a somewhat mixed sort of market. A portion of the trade insist that matters are brightening, business improving, and everything on the mend, while on the other hand are to be found plenty who sarcastically inquire as to where the improvement is likely to be found, in order that they may get out a search warrant to hunt it up. There is, however, quite as much doing as last week, especially on home account, and owners generally are looking for about former rates. We quote at \$15@16 for West India shipping boards; \$20@27 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine has remained nominally unchanged on the general range of values, but sellers have still certain advantages on freight charges that insure them a pretty good margin in occasional instances. Buyers, however, are not to be picked up every day, and it requires constant and close attention to place offerings. There is also quite an amount of stock here that may be forced upon the market at any time, and that checks buoyancy. We quote as follows: Randoms \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@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 meeting with no general demand, yet the attractive parcels of all kinds arriving seem to find an early sale, and what buyers on home account do not get exporters stand ready to handle at a fair cost. Culls continue out of favor and sure to decline when urged for sale. Walnut, as usual, has the most positive market, but ash, poplar, cherry and maple are all in favor, and the supply of birch is said to have all disappeared from first hands. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@42 do.; oak, \$30@55 do.; maple, \$30@30 do.; chestnut, \$28@37 do.; cherry, \$75@90 do.; white-walnut, \$28@35 do. do.; elm, \$20@24; hickory, \$45@50 do.

GENERAL LUMBER NOTES.

THE WEST.

The Chicago Northwestern Lumberman as follows: There is ample evidence to be gleaned from let-

ters that logging, so to speak, is on its last legs. Many camps are already broken, and many more will break up within the coming week. The thaw did not materially hinder operations. In several districts the warm weather served only to improve the roads. There are no indications that the loggers, except in very rare cases, will hold out to the last possible moment, as they have done in former seasons.

There is one peculiarity in the lumber supply and the value of stock just now that is worthy of notice. In the market thick uppers and most classes of clear and select inch lumber is in abundant supply, while prices are weaker on these than on any other grades, if we gauge them from the published price lists. At the East, from Saginaw to Boston, much is heard about the short supply of uppers and the better grades (white pine is had in view), and prices are constantly spoken of as firm. If good lumber is so scarce at the East as is reported, why does not there occur a "land slide"—or lumber slide—of good stock out of this market into eastern yards?—especially since the holders here are so anxious to realize that they often slaughter lumber to their neighbors to the amount of \$3 and \$4 a thousand below the published list. Freight rates to the East are less than they were last year at this time. There is something in this state of things that is difficult to understand.

Judging by the mood and actions of many yard men they do not fully realize the effect of weather conditions on trade. They appear to think that a brisk demand should prevail in spite of conditions, and so push ahead to make a demand. Now that they are anxious to recover the ground lost during February they are sending out their salesmen with urgent instructions. Of course, this means concession in price wherever that becomes necessary in order to make sales. Though it is not generally acknowledged that serious cutting is being done to the country trade, it is certain that sometimes low prices are being made "on teams," and on that basis the presumption is that when it is necessary to make a trade on a bill of good size the demands of the purchaser are conceded to a considerable extent.

As a matter of fact, prices are various, though all are keeping in sight of the list when they possibly can. But why concessions of \$1 to \$1.50 should be made on such lumber as 12-inch common boards, and on all mill culls, that are admittedly scarce, is what "no fellow can find out." In regard to the last-named kind of lumber the inquiry for it is constant, and the larger yards are picking it up at the smaller wherever it can be found. And yet prices on this kind of stock are weak, if reports can be relied upon.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, }
BAY CITY, MICH. }

The past week has been characterized by the visitation of a large number of dealers from Ohio and the East. The activity in trade, however, which marked the week ending March 7, which embraced over 20,000,000 feet of lumber, has not been sustained. The return of cold disagreeable weather has undoubtedly operated adversely to business; besides this the usual reticence of manufacturers and commission men absolutely prevents anything resembling a full report of actual sales. Mosher and Fisher yesterday sold 2,000,000 feet in different lots ranging in price from \$8, \$16 and \$35 to \$10, \$20 and \$40, the latter being extra good; a sale was effected in East Saginaw of 600,000 feet at \$8.50, \$17 and \$38; also another lot of 600,000 feet at same figures, 250,000 feet of box lumber at \$8; and 250,000 at \$8, \$16 and \$36; 275,000 feet at \$12 straight; 680,000 feet at \$9, \$18 and \$38; and 3,800,000 feet at \$7, \$14 and \$38.

The indications are at present decidedly adverse to an early opening of navigation. The ice remains as firm apparently as at any time during the winter, and the thermometer is persistently hanging about the zero point.

LUMBERMAN AND MANUFACTURER, }
MINNEAPOLIS, MINN. }

The quiet condition of the markets seem to excite no uneasiness among holders of stock because it is now apparent that the overload was a good deal of a bugaboo existing in imagination. The only parties who seem to be anxious to sell are the light banked commission men who fear a loss of sales or withdrawal of commission offers. The mill men who have stocks on the yards and a full cut of logs in the water are now figuring out how slow they can run this season without making sawing too expensive. We predict that there will be a less per cent. of the logs in hand sawed this year than ever before and a corresponding amount of logs carried over next winter. The demand for lumber during the last four weeks has been constantly on the increase but so slowly as to show only a slight addition to weekly tables.

The loggers are coming out of the woods rapidly and the facts in reference to the cut will soon be known. Log buyers and log owners are a good ways apart as to value, and hence no transactions are reported beyond the sale of a few strings on the river below at strictly p. t.

At Minneapolis the mill men are quietly feeling around to ascertain when choice lots are to be found and the prices at which they are held. Log owners are shy about giving figures.

The situation at Chicago is unchanged in any particular. St. Louis is gaining until the shipments of ten days are about equal to last year's business, the average being nearly 700,000.

ENGLAND.

The London Timber Trades Journal says:

American Black Walnut.—In this there is a good steady trade doing. Prices, especially for the better description of stock, are firm. Recent arrivals have been considerable, mostly of medium-sized, straight-grown, sound logs.

American Whitewood continues quiet, but the stock is now reduced into much more manageable limits. A very good parcel of logs is just landed, besides which we notice a considerable stock of cut stuff in planks and boards of all thicknesses.

LIVERPOOL TIMBER SALES.

Messrs. Duncan, Ewing & Co. offered the cargo of St. John, N. B., birch timber and spruce battens just arrived per Sunshine, from St. John, N. B. The company present consisted principally of the local dealers, with some buyers from the country. The sale was slow and dragging, although there was a disposition shown to meet the market, and some lots were withdrawn. The prices realized were: 19 in. and upwards deep, 25½d.; 18 in. and under 19 in., 21d.; 17 in. and under 18 in., 18d.; 16 in. and under 17 in., 17d.; 15 in. and under 16 in., 15½d.; 14 in. and under 15 in., 15d.; spruce battens, £5 7s. 6d.

price, but the market had an unsettled and apparently weak undertone consequent upon conflicting accounts from abroad. Many of the large buyers were in a position to remain out entirely, and the few compelled to operate made it a point to confine their orders to the smallest possible quantities calculated to satisfy immediate wants. Rates are largely nominal and quoted anywhere from 11@11½ for Lake down to 10½ for other brands. Manufactured Copper sells to about the average extent and without any important change in cost. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 17c. per lb.; do. do., 16 oz. and over 12 oz. per sq. foot, 17c. per lb.; do. do., 10 and 12 oz. per sq. foot, 21c. per lb.; do. do., lighter than 10 oz. per sq. foot, 24c. per lb.; circles less than 84 inches in diameter, 23c. per lb.; 84 inches in diameter and over, 24c. per lb.; segment and pattern sheets, 22c. per lb.; locomotive fire-box sheets, 20c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 16c. per lb.; and Bolt Copper, 17c. per lb. Iron—Scotch Pig shows no change of importance. The general line of business is moderate, there is stock enough to meet all calls and prices are about the same as for some little time past. We quote at \$18.00@21.50 per ton, according to brand, etc. American Pig is not going out in very large quantities, but a little stock is moving all the time, and it is thought must continue, as consumers generally are carrying moderate supplies and must purchase frequently. First hand accumulations are small and well under control, with sellers steady in their views of value. We quote \$18.00@18.50 per ton for No. 1 X foundry, \$17.00@17.50 for No. 2 X do. do., and \$16.00@16.50 for gray forge. Old material of all kinds is well held and only a moderate quantity offering, with a fair average demand to be found from the regular run of customers, but a refusal to invest against future wants. We quote at \$17.50@18.00 for old tee rails, \$18@19 for double heads, \$17.50@18.00 for No. 1 wrought scrap ex-ship, \$18.50@19.50 for selected do., \$16.00@17.00 for old car wheels, and \$19.00@19.75 for crop ends. Steel rails have found some sales both North and South, but the demand is not quick or stimulating in form. Indeed manufacturers are said to be competing closely for the going trade and occasionally offering inducement to secure customers. The quoting rate is \$27.00 per ton for heavy section. Manufactured iron has at times found a trifle more demand, but of a spasmodic character, and the market is by no means snappish. We quote Common Merchant Bar, ordinary sizes, at 1.60@1.90c. 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, 5¼@6c., and domestic sheet 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 secured some little attention without leading up to any great activity. Advices from primary points, however, are sustaining, and holders remain quiet steady in their views. We quote at about 3¾@3½c. per lb., according to brand and the size of invoice handled. The manufacturers of lead are steady and quoted: Bar, 4½@4¾c.; pipe, 5¾c.; sheet, 6¾c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. TIN—Pig has fluctuated somewhat, in response to advices from abroad, but as a rule, holders managed to retain fair control over the supply, and response to stimulating influences was always the quickest. We quote 17½@17¾c. for Straits, 17½@17¾c. for Australian, 17@17¼c. for English and 18½@18¾c. for Banca. Tin plates found an irregular sort of market, with buyers carrying rather the greatest advantage. It was, however, difficult to obtain any liberal concession, and desirable stocks appears to be under very fair control. We quote I. C. Charcoal, third-class assortment, \$4.85@4.90 for Allaway grade, and \$5.25@5.30 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke \$4.40@4.45 for B. V. grade; \$4.50@4.55 for J. P. grade; Charcoal terne, \$4.30@4.50 for Allaway and Dean grades 14x20; \$8.75@8.90 for do. 20x28; Coke terne, \$4.25@4.30 for Glais grade 14x20, and \$8.50@8.55 for do. 20x28—all in round lots. Spelter steadily held, and somewhat carefully offered, but demand confined mainly to ordinary trade parcels as wanted for early consumption. We quote at 4¾@4¾c. for domestic and foreign, according to brand, quantity, etc. Sheet zinc selling along slowly, but keeping fairly steady at 5½c@6¼c. according to quantity, quality, etc.

NAILS.—Not much tendency to a settled uniform tone can be found on this market, as there is an evident lack of harmony on the part of the selling interest. None are particularly anxious to push trade or force goods into notice, but some have stocks on hand or coming at a cost less than that now asked in first hands, and the temptation to run less fortunate competitors is not easily resisted. Demand fluctuates somewhat, but is in most cases claimed to be satisfactory and giving promise of expansion. We quote on basis of \$2.20@2.30 per keg for 10d., 60d., according to size of invoice.

PAINTS, OILS, ETC.—There does not appear to be much new this week. Demand has fluctuated a trifle in volume, but only through momentary influences apparently, and sellers quite generally consider the outlook cheerful and promising. At all events, they are retaining a firm grip upon desirable stocks and suffering none to go out unless they command extreme rates. Linseed Oil closes at 51@53c. for domestic and 54@55c. for foreign. Spirits Turpentine has met with a fair demand and shows a shade firmer tone, closing at 31½@33c. per gallon, according to quantity.

PITCH AND TAR.—Business moderate, the supply quite equal thereto and rates steady. We quote Pitch at \$1.70@1.95 per bbl.; Tar, \$1.90@2.25 do., according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending March 20:

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

R. V. HARNETT.
Canal st., No. 392, s w s, 63.2 n w West Broadway, 21.1x—x28.10x65.7, three-story brick building with store. Henry Cordes..... \$17,000
Canal st., No. 394, s w s, 21.1x irreg. x19.10x—, three-story brick building with store.
Chas. Bradley..... 19,000
Delancey st., No. 211, s s, 25 w Pitt st., 25x75,

METALS.—COPPER—Ingot has not varied greatly in

five-story brick tenem't with stores. Jacob Newmark.	20,150
East Broadway, No. 158, n s, 50.4 w Rutgers st, 25x107.6 to No. 30 Canal st, x28.5x94, four-story brick tenem't with stores on East Broadway, and five-story brick store and tenem't on Canal st. L. May.	29,200
Greenwich st, Nos. 312 to 316, w s, 16.6 n Reade st, 64.10x60.4x57.10x61.2, three four-story brick buildings. A. M. Scudder.	50,000
12th st, No. 362, s s, 70.2 e Washington st, 16.4x 80x11.6x irreg., three-story brick dwell'g. H. W. Dixon.	5,500
22d st, No. 265, n s, 225 e 8th av, 18.9x98.9, three-story brick dwell'g and two-story brick extension. Henry Schumacher.	15,000
22d st, No. 454, s s, 275.2 e 10th av, 28.9x98.9, three-story brick house. Jeremiah Pangburn.	22,150
31st st, No. 432, s s, 360 e 10th av, 20x89, four-story brick house with store and three-story frame house on rear. James McElroy.	12,250
34th st, No. 144, s s, 135 e Lexington av, 20x98.9, four-story brown stone dwell'g. Geo. F. Johnson.	23,000
34th st, No. 460, s s, abt 160 e 10th av, 15.9x98.9, four-story brown stone dwell'g. William Britton.	10,000
89th st, n s, 425 w 8th av, 100x100.11, vacant. Francis McCabe.	20,800
120th st, No. 126, s s, 65 w Lexington av, 25x 100.11, two-story brick house. John Schneider.	6,400
Lexington av, No. 626, w s, 75.5 s 54th st, 20.8x 70, four-story brown stone dwell'g. Leon Tanenbaum.	18,000
*Lexington av, No. 1699, e s, 17.7 n 107th st, 16.8 x65, four-story stone front flat. Henry J. Chapin. (Amt due \$8,155).	10,000
4th av, No. 2342, s w cor 120th st, 19.11x75, four-story brick store and dwell'g. — Hendricks.	18,000
4th av, No. 2340, w s, 20x75, four-story brick store and dwell'g. Same.	11,500
10th av, No. 528, e s, 49.5 s 40th st, 24.8x77.6, three-story frame (brick front) store and building with one and two-story brick extensions. Louis Z. Bach.	10,150
LOUIS MESIER.	
Bowery, No. 265, e s, 156.11 s Houston st, 24.6x 100, brick front building. M. Gucksmann.	29,200
Broadway, No. 661, w s, 221.1 n Bleeker st, 25 x200 to No. 228 Mercer st, two brick buildings. Moses Sahlein. (Rent \$4,620).	93,700
Broadway, Nos. 687 and 689, w s, abt 50 n 3d st, 42.2x200 to Nos. 250 and 252 Mercer st, four brick buildings. John D. Wendel. (Rent \$9,000).	150,000
Broadway, No. 709, w s, 49.9 s Washington pl, 21x200 to No. 274 Mercer st, brick building. S. T. Meyer. (Rent \$6,000).	85,500
Broome st, No. 12, n s, 56 e Mangin st, 25x75. David Christie. (Ground rent \$400).	6,000
Duane st, No. 141, n s, 99.6 e West Broadway, 25x75. W. P. Dixon. (Leased to May 1, 1897, at \$1,200 per annum, taxes and assessments).	26,600
Goerck st, Nos. 55 and 57, w s, 100 n Delancey st, 50x100, brick buildings. Chas. H. Simpson. (Rent \$720).	10,100
Grand st, No. 74, n s, 25 e Wooster st, 25x100, brick building. J. D. Wendel. (Rent \$800).	21,500
Greene st, No. 81, w s, 96 s Grand st, 25x100, brick (iron front) building. Stephen Barker. (Rented to Feb. 1, 1887 for \$7,000).	80,000
South st, No. 157, w s, 71.1 s Dover st, 25x90.9, brick building. W. W. Tompkins. (Rented to May 1, 1889, at \$1,500).	20,600
West st, Nos. 182 to 185, and Nos. 200 and 202 Chambers st, being s e cor, 94.6x98.1. E. J. Johnson. (Rent \$13,700).	162,000
16th st, No. 224, s s, 337 w 7th av, 25x103.3, frame and brick buildings. E. J. Johnson. (Rent \$1,020).	13,300
54th st, Nos. 431-437, n s, 425 w 9th av, 100x 100.5. Phillip Hauseman.	22,800
South 5th av, No. 219, e s, abt 67 s Grand st, 22.2 x86, brick building. J. D. Wendel. (Rent, \$675).	10,700
South 5th av, No. 221, 22.2x99.6x irreg x 86, Same. (Rent, \$700).	12,600
South 5th av, No. 220, w s, 50 s Grand st, 20x35. M. Livingston. (Rented to May 1, 1888 for \$300).	9,700
South 5th av, Nos. 222-226, 60x35. John Purcell. (Rent \$800).	20,000
South 5th av, Nos. 202-206, w s, abt 60.9 n Grand st, abt 61.8x67.5x62.4x abt 68.6. J. D. Wendel. (Rent \$1,000).	25,000
South 5th av, No. 197, e s, 125 n Grand st, 25x 100. Thos. Eagleton. (Rent \$700).	16,350
6th av, No. 489, w s, 69.2 s 30th st, 18.1x361.11 to point abt 33.6 n 29th st, x north 17.6 x north-east 309.7 x east 51.4, brick and frame building. W. P. Dixon. (Rented to May 1, 1886, for \$2,600).	29,000
7th av, Nos. 401-407, n e cor 32d st, 98.9x100, frame and brick buildings. D. K. De Beixdon.	66,000
10th av, Nos. 601-605, w s, 25.5 s 44th st, 75x100. Edward Schwyer. (Rented to May 1, 1888, for \$1,050).	80,400
JOHN F. B. SMYTH.	
17th st, No. 345½, n s, bet 8th and 9th avs, 16.8 x92, four-story brown stone flat. James O'Neill.	12,750
17th st, No. 347, n s, 16.8x92, four-story brown stone flat. Same.	12,900
19th st, No. 217, n s, bet 7th and 8th avs, 25x98.3, four-story brick store and tenem't and four-story brick tenem't on rear. Michael Norton.	17,500
22d st, No. 259, n s, bet 7th and 8th avs, 18.9x 98.9, three-story brick dwell'g. John B. Voskamp.	12,500
49th st, No. 73, n s, 63.2 e 6th av, 19.5x80.5x21x irreg., three-story brown stone dwell'g. William S. Simpson.	23,600
63d st, No. 44, s s, 114.7 w Park av, 14.3x100, four-story brown stone dwell'g, with mirrors and gas fixtures. James Henry.	18,250
69th st, No. 604, s s, 125 w 11th av, 25x100.5, five-story brick tenem't. H. P. C. Johnston. (Mort. \$15,000).	28,750
69th st, No. 606, 25x100.5, five-story brick tenem't. G. H. Post. (Mort. \$15,000).	25,350
69th st, No. 608, 25x100.5, five-story brick tenem't. Same. (Mort. \$15,000).	25,500
113th st, No. 244, s s, 80 w 2d av, 20x80, four-story brick building. Geo. W. Stake. (Rent \$1,022).	9,700

120th st, No. 512, s s, 175 e Pleasant av, 20x100.11, two-story brick dwell'g. Thos. Kennelly.	5,600
123d st, No. 417, n s, bet Av A and 1st av, 18.9x 100, three-story frame dwell'g. Chas. Wilson.	6,400
1st av, Nos. 537 and 539, n w cor 31st st, 41.1x 100, two four-story brick stores and tenements. M. Kehoe.	26,000
2d av, No. 561, s w cor 31st st, 20x77, four-story brick building with store. Thos. Boylston.	23,500
2d av, No. 2199, s w cor 113th st, 25x80, four-story brick store and dwell'g. C. Devere.	18,000
6th av, Nos. 454-458, e s, 49.4 s 28th st, 60x 100, "Knickerbocker Cottage." W. Wilson. (Leasehold; lease expires in Aug., 1901; ground rent \$3,000).	17,750
C. S. BROWN.	
Leonard st, Nos. 80 and 82, s s, bet Broadway and Church st, 49.10x100, five-story marble building. Thos. Blagden. (Rent \$16,500).	189,500
Maiden lane, No. 4, s s, east of Broadway, 20.11 x88.4x20.7x87.10, five-story brown stone building. Alice Y. Eaton. (Rent \$8,250).	100,250
Maiden lane, No. 19, n s, west of Nassau st, 23.7 x146.10 to No. 22 John st, x 24.9x149.2, five-story marble building on Maiden lane and four-story brick building on John st. Thos. Blagden. (Rent \$15,600).	164,000
Nassau st, No. 49, w s, bet Maiden lane and Liberty st, 28.7x65.11 to Liberty pl, x 15.3x 70.2, four-story stone building. Thos. Blagden. (Rent \$5,800).	71,500
Worth st, Nos. 79 and 81, n s, bet Broadway and Church st, 47.8x99.9x49.1x100.1, five-story marble building. Adam Grant. (Rent \$19,500).	210,000
E. H. LUDLOW & CO.	
12th st, No. 339, n s, 83 w Greenwich st, 18x80.3, three-story brick dwell'g. Henry Miller. (Amt due \$4,335).	9,200
SCOTT & MYERS.	
*7th av, n w cor 134th st, 124.11x100, vacant. William H. Scott. (Amt due \$3,356; prior mort. \$25,000, sold June 28, 1882, for \$40,000).	25,000
L. J. & I. PHILLIPS.	
57th st, No. 561, n s, 66 e 11th av, 16.8x100.5, three-story brick dwell'g. Chas. Gieben.	6,600
57th st, No. 559, n s, 16.8x100.5, three-story brick dwell'g. Leopold Gigerich.	6,800
Lexington av, No. 664, w s, 80.5 n 55th st, four-story stone front dwell'g. E. B. Smith.	19,000
OTHER AUCTIONEERS.	
Bowery, No. 144, w s, 51 s Broome st, 26.4x90x 30x87, two-story frame brick building with store. M. J. Adrian.	40,400
Ridge st, Nos. 27 and 29, w s, 66 n Broome st, 34x75, two three-story brick tenem'ts. George Wolff. (Amt due \$5,782).	8,300
21st st, No. 47, n s, 149 w 4th av, 26x98.9, four-story stone front dwell'g. Garret Nagle. (Amt due \$10,780).	37,000
71st st, No. 102, s s, 22 e 4th av, 20.6x96.5, four-story stone front dwell'g. E. Popper for Philip Weinbach. (Amt due \$13,582).	20,050
71st st, No. 104, 20.6x96.5, four-story stone front dwell'g. Same. (Amt due \$13,582).	20,250
71st st, No. 110, 21x96.5, four-story stone front dwell'g. Same. (Amt due \$13,582).	21,350
129th st, n s, 100 e 11th av, 47x99.11, one and two-story frame buildings. S. Washing. (Amt due \$6,100; taxes, &c., \$1,065).	7,800
North 3d av, s w cor 156th st, 25.6x90x25x95, three-story brick house. Julius Garson.	5,100
2d av, e s, 60.6 s 47th st, 40.2x100.	}
47th st, s s, 100 e 2d av, 100x100.8.	
frame buildings.	}
John Beekman.	
Total.	\$2,529,300
Corresponding week 1884.	\$957,658
BROOKLYN, N. Y.	
In the City of Brooklyn Messrs. L. Mesier, J. C. Eadie and others have made the following sales for the week ending March 20:	
*Bogart st, s w cor Moore st, 149.5x107.7. Simon Kronheim. (Morts., &c., abt \$7,750).	\$2,400
Butler st, No. 14, s s, 106.3 e Court st, 14x100x irreg., x 90.8, three-story brick dwell'g. Geo. Schafner.	3,700
Chauncey st, s s, 87 e Rockaway av, 120x100. A. J. Pouch.	3,000
Chauncey st, adj, 11.5x100x— irreg. Same.	600
Decatur st, n s, 200 w Lewis av, 75x100. Rob't Hogg.	3,420
Henry st, n e cor Love lane, 27.6x77.	}
Lot in rear of and adj above, 27.6x15.6.	
S. W. Putnam.	9,600
High st, n s, indef., 25x100, right, title, &c. Mary Halloran.	1,000
Jefferson st, s e cor Ormond pl, 130x74.9, brick church. Alex. G. Black. (Mort. \$14,000).	18,100
Macon st, s s, 95 w Lewis av, 60x100. J. J. Louth.	3,375
Macon st, adj, 40x100. J. O. McDermott.	2,310
Macon st, adj, 40x100. Louis Jacobs.	2,270
Macon st, adj, 100x100. J. F. Saddington.	5,685
Marion st, s s, 180 w Stone av, 42.8x100. Chas. Small.	10,800
McDougal st, n s 140 w Stone av, 160x100. S. R. Hooker.	4,120
McDonough st, n s, 300 e Tompkins av, 100x200 to Macon st. J. P. Puels.	16,800
McDonough st, n s, 95 w Lewis av, 40x100. Wm. H. Welch.	2,540
McDonough st, adj, 40x100. P. Sheridan.	2,600
McDonough st, s s, 174.11 e Sumner av, 40x57.2. Colson & Reiners.	1,280
McDonough st, adj, 60x70.5. Louis Jacobs.	2,105
McDonough st, s s, 394 e Sumner av, 55x100. P. Sheridan.	3,120
Monroe st, n e cor Marcy av, 25x100. Florenta O'Brien.	4,500
*Sterling pl, s s, 124.7 e 6th av, 20x100. John E. Leonard. (Morts. \$9,500).	1,450
Sterling pl, adj, 20x100. T. B. Willis. (Morts. \$9,500).	1,525
Sterling pl, adj, 20x100. Same. (Morts. \$9,500).	1,860
Sterling pl, adj, 20x100. Same. (Morts. \$9,200).	1,350
*Sterling pl, s s, 104.7 e 6th av, 20x100. John B. Williamson.	10,000
Sumpter st, n s, 20 w Stone av, 100x100. Geo. F. Van Dorn.	2,575
Sumpter st, adj, 100x100. Geo. Loeffler.	2,525
Sumpter st, adj, 390.4x100. A. J. Pouch.	9,625

Sumpter st, s s, 180 w Stone av, 200x100. L. Lane.	5,250
Sumpter st, adj, 100x100.	2,625
Union st, n s and s s, near Ralph av, 11 lots, irreg. William Bradshaw.	825
South 6th st, No. 63, n s, near 2d st, 21x58, three-story brick. A. C. Hockmeyer.	4,950
49th st, s s, 115 e 3d av, 15x102.2. Wm. C. Baker.	700
Atlantic av, n s, 50 w Nostrand av, 85.1x99.1 to Herkimer pl. P. J. Kennedy.	2,840
Atlantic av, n s, 142.8 e Nostrand av, — x 99.1x 20 x irreg. E. J. Johnson.	755
Atlantic av, n s, adj, 40x99.1. H. Hauschildt.	1,510
Atlantic av, adj, 40x99.1. Same.	2,230
Atlantic av, adj, 40x99.1. Same.	2,200
Atlantic av, adj, 20x99.1 Thos. McGuire.	735
Atlantic av, adj, 40x99.1. Ed. A. Keiser.	1,420
Atlantic av, adj, 20x99.1. D. K. De Beixdon.	685
Atlantic av, adj, 62.7x103.8x5x99.1. J. O. Carpenter.	1,060
Lewis av, w s, abt 20 s Macon st, 80x95. J. J. Louth.	4,240
Myrtle av, No. 497, n s, 25 w Ryerson st, 25x84, four-story brick store and tenem't. Joseph Liebmann.	11,175
Nostrand av, s e cor Atlantic av, 32.9x100.1x3.4 x94.8. J. W. Lyon.	1,800
Nostrand av, n e cor Atlantic av, 20.1x69.11. J. Murphy.	1,375
Nostrand av, e s, adj, 19.9x69.11. Same.	870
Nostrand av, e s, adj, 59.3x69.11. E. A. Carpenter.	2,130
Park av, s s, 150 w Tompkins av, 10x100x20x—. Sarah F. Mead.	2,000
Total.	\$183,210
Corresponding week, 1884.	\$101,655

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

MARCH 13, 14, 16, 17, 18, 19.	
Attorney st, No. 160, e s, 175 n Stanton st, 25x 100, five-story brick tenem't. William Solomon and Jacob Bernstein to Aaron Gottlieb. Morts. \$14,800. Mar. 16.	\$22,000
Baxter st, Nos. 19, 21 and 23, begins Worth st, s s, 4 e Baxter st, runs east 122.9 x south 2.4 x west 102.1 to Baxter st, x north 74.10 x east 3.3 to beginning, three two-story frame buildings. Catharine E. wife of Michael McCarty, Cecelia A. wife of Henry Bavendam, James W. Nealis and Mary A. Nealis, otherwise Stage or Courtney, to Harris and Abraham Cohea. Mort. \$13,000. Mar. 14.	35,000
Barrow st, No. 17, s s, 136.9 w 4th st, 25x81.1, two-story front and three-story rear brick buildings. Frederick J. Brown to Bridget wife of Edward Kelly. Mar. 10.	10,500
Same property. Release mort. Walter N. Degrauw, Sr. and Jr., exrs. and trustees J. A. Degrauw, to Frederick J. Brown and Caroline S. his wife. Mar. 9.	nom
Bleeker st, Nos. 259-263, e s, 17.1 n Cornelia st, 54.1x80.1x54.6x80.1, three three-story brick buildings. Augustus H. Vanderpoel, ref., and James M. Brown, trustee W. B. Post, dec'd, to Charles F. Southmayd. Mar. 16.	32,250
Broadway, s w cor 57th st, 54.3x78x50.5x57.11, eight-story brick apartment house. Foreclos. Richard M. Henry to James L. Montgomery. Mort. \$410,000 on this and adj property. Mar. 14.	20,000
Broome st, No. 78, n s, 52.9 e Columbia st, 30.6x abt 50x31x abt 50, four-story frame (brick front) building, with store. Partition. Theron G. Strong to Mary Coyne. Mar. 12.	7,300
Broome st, No. 549, s s, abt 154 e Varick st, 21x 81, with use of alley across rear, two-story front and two-story rear brick buildings. Stephen H. Williamson, Brooklyn, to Margaret wife of German Cotton. Re-recorded. Feb. 18, 1867.	8,100
Broome st, s e cor Elizabeth st, 24.5x45.6x16.1x 49.1, being 353 Broome st and 132 Elizabeth st, three-story frame building on Broome st and four-story brick building on Elizabeth st. Herman J. Oeters, Brooklyn, to George Ehret. Mort. \$4,500. Feb. 20.	20,700
Byrd st, n s, 160 e Bloomington road or Broadway, runs north to 131st st, x east 27 x south to centre of Byrd st, x west to point opposite point of beginning, x north 33. Thomas Brady to Thomas O'Meara. Mar. 17.	nom
Same property. Thomas O'Meara to Thomas Brady and Mary his wife, joint tenants. C. a. G. Mar. 17.	nom
Chambers st, No. 152, s s, 25x75, five-story stone front building. George G. Guion to Ida M. wife of Alexander M. Powell. Jan. 21.	40,000
Same property. Frederick R. and Charles Coudert, joint tenants, to George G. Guion. Jan. 20.	nom
Canal st, No. 436, s s, 98.1 w Vestry st, 22x64x17 to Vestry st, x22—, five-story stone front factory. Partition. Edward S. Dakin to the Rector, &c., Trinity Church. Mar. 14.	19,550
Chatham st, No. 110, n s, 25x96, four-story brick building. Mortimer H. Bonnett, Ramapo, N. Y., to Julietta Wilson, New Rochelle. All title as heir of M. R. Bonnett. Jan. 27.	650
Cherry st, Nos. 293 and 295, s e cor Jefferson st, 72 x south to Water st, three-story brick warehouse. Gustav Natop, London, Eng., to Alden S. Swan, Brooklyn. Morts. \$25,000. Nov. 18, 1884.	40,000
Church st, Nos. 124 and 126, s w cor Thomas st,	

50.3x50.2x50.6x50.2, four-story brick warehouse. Calvin A. Hopper, Baltimore, Md., to William H. Wells. 1-20 part. Mort. \$100 and judgment. Mar. 5. 200

Columbia st, No. 62, e s, 175 s Rivington st, 25x99.11, three-story frame building and three-story brick building on rear. Philip and Adam Schuchmann, exrs. John Schuchmann, to Max Hamburger. Mort. \$5,000. Sept. 30. 10,000

Same property. Philip, Adam and Emil Schuchmann, Elizabeth Sturtzkober, widow, and Marie wife of George Bardes, heirs J. Schuchmann, to Max Hamburger. C. a. G. Mort. \$5,000. Sept. 30. nom

Same property. John W. Hartman, sometimes called John H. Hartman, Prussia, to Gustav Sturtzkober. Q. C. Correction deed. Dec. 30, 1884. nom

Delancey st, No. 190 n s, 92.4 w Ridge st, 22x100, four-story brick tenem't. William E. Regain to Margaret Deeves. Mar. 10. 10,000

Delancey st, No. 187, n s, 63.3 e Attorney st, 23.3 x86.5, three-story brick tenem't. John Simpson to Charles I. Schampain. Mort. \$5,500. Mar. 16. 8,500

East Broadway, No. 86, n s, 138.11 w Market st, 25.2x69x25.2x68.8, five-story brick tenem't. Morris Goldstein to Mores Cohen. Mort. \$14,000. Mar. 16. 30,500

Eldridge st, w s, 175 s Canal st, 25x100, five-story brick tenem't. Rachael Kurzman, widow, to Julia Cohen. Mort. \$22,000. Mar. 14. 35,000

Elizabeth st, No. 242, e s, 331.7 s Houston st, 20x91.4x19.6x91.4, five-story brick tenem't. Giovanni Guarino to Hyman Gross. Mort. \$7,500. Mar. 19. 13,300

Houston st, No. 369, s s, 104.4 e Pitt st, 20.6x100, three-story brick tenem't and one-story frame building on rear. Nicholas Contes to Meyer Libman. Mar. 16. 10,000

Hudson st, No. 286, e s, 38.4 n Dominick st, 18.4 x55.6, two-story brick dwell'g. Contract. Henry B. Sire to Anthony Voelker. Feb. 9, 7,200

Lispenard st, No. 13, n s, abt 125.10 e West Broadway, 25x100, five-story stone front warehouse.

Lispenard st, No. 15, n s, 25x100, five-story stone front warehouse. Charles A. Bulkeley, individ. and as exr. Julia N. Bulkeley, to Bertha Oppenheimer. Mort. \$73,500. Mar. 17. 100,000

Ludlow st, No. 151, w s, 125.4 s Stanton st, 25x87.6, five-story front and four-story rear brick tenem'ts. Marks Levin to Morris Goldstein. Mort. \$14,000. See Rivington st. Mar. 16. 23,500

Macdougall st, No. 20, e s, 228 s Prince st, 25x100, two-story dwell'g.

Bayard st, n e cor Mott st, 47x50, two two-story frame buildings and one and two-story frame building on Mott st.

Mott st, No. 52, e s, 50 n Bayard st, 25x—x25 x47.

Samuel H. Swan, Brooklyn, to M. Carrie S. wife of Louis M. Snyder. 1/2 part. Mar. 7, 6,000

Orchard st, No. 93, w s, 56.6 n Broome st, runs west 50.2 x south 6 x west 15 x north 25 x east 65.1 x south 19.2, five-story stone front tenem't. Morris Singer to Otto Butcher. Mort. \$10,000. Mar. 13. 18,000

Park pl, No. 6, s s, 25x81, five-story stone front building. James P. and John A. Kernochan, exrs. Joseph Kernochan, to John J. Rogers. Mar. 12. 80,000

Pike st, w s, 50 s Henry st, 25x85.

1st av, No. 2, n e cor Houston st, 24x96, four-story brick building.

Eagle av, n e cor Terrace pl, 100x317.3 to Terrace pl, x139.4 to Terrace pl, x220.

Elizabeth C. Ferris, Hackensack, N. J., to Henry H. Johnson, Hackensack, N. J. All title. C. a. G. Mar. 5. nom

Rivington st, No. 113, s s, 24 w Essex st, 22x60.10 x21.6x60.10, five-story brick tenem't. Morris Cohen to Morris Goldstein. Mort. \$11,000. Mar. 16. 20,000

Rivington st, No. 113, s s, 24 w Essex st, 22x60.10 x21.6x60.10, five-story brick tenem't. Morris Goldstein to Marks Levin. Mort. \$11,000. See Ludlow st. Mar. 16. 20,000

South st, No. 71, north cor De Peyster st, 23.3 x65.3x24x62.2, four-story stone front warehouse.

De Peyster st, No. 35, n e s, 62.2 n w South st, 20x45.6, five-story brick warehouse. Cornelia W. Haven, widow, Sarah H. Green, widow, Matilda E. wife of and Frederick T. Frelinghuysen, Newark, N. J., Elizabeth W. wife of and James Morris, Henry W. Gray, Susan I. Gray, widow, and said Susan I. Gray and ano., exrs. G. G. Gray, New York, Richard S. Griswold, Lyme, Conn., Louisa G. wife of and Joseph Perkins and Frances G. wife of and N. M. Terry, Lyme, Conn., to John N. A. Griswold. Q. C. Dec. 1, 1884. 30,000

Stuyvesant st, No. 42, s s, 86.7 w 10th st, 17.1 x70.5x17.2x75.5, four-story brick dwell'g. Partition. Edward S. Dakin to Ellen Hamilton. Mar. 19. 11,400

Suffolk st, No. 12, e s, 75 n Hester st, 25x50, three-story brick tenem't. Mores Cohen to Morris Goldstein. M. \$12,300. Mar. 16. 18,000

Vesey st, Nos. 32 and 34, n w cor Church st, 50x100, five-story (iron front) brick building. Thyra Hoe et al, exrs. R. Hoe, to Robert Hoe. 1/2 part. Mar. 18. 56,000

Same property. Thyra Hoe, widow, and Laura Hoe, daughter of Robert Hoe, to same. C. a. G. Mar. 18. nom

Same property. Richard M. Hoe to same. 1/2 part. Mar. 18. 56,000

Wall st, interior strip, being part of No. 14 Wall

st, begins 10.2 n e of Wall st at point on a straight line which at n s of Wall st is 94.1 n w of Nassau st, runs southeast 0.6 x northeast 112.1x0.6x112.1. Adele L. S. wife of Frederick W. Stevens to Franklin H. Delano et al., trustees for John J. Astor. Feb. 23. 1,000

Washington pl, No. 117, formerly Barrow st, No. 48, n e s, 206 n w 6th av, 25x97, four-story brick dwell'g. Partition. Augustus H. Vanderpoel and James M. Brown, trustee W. B. Post, dec'd, to J. Wm. Milleg. Mar. 16. 15,000

Washington pl, No. 115, and No. 46 Barrow st, n e s, 181 n w 6th av, 25x97, four-story brick dwell'g. Partition. Augustus H. Vanderpoel and James M. Brown, trustee W. B. Post, to Daniel Rosenbaum. Mar. 16. 14,550

Water st, Nos. 475 and 477, s s, 52.11 e Pike slip, 41.4x160.1 to South st, five-story brick warehouse. Joseph S. Stout to Edward H. Kellogg. 1/2 part. 1/2 of m. \$35,000. Mar. 14. 22,500

Same property. E. Francis Hyde, assignee Dickinson & Co., to same. C. a. G. 1/2 part. 1/2 of mort. \$35,000. Mar. 14. 22,500

Water st, No. 348, n s, 15x60x12.3x60.

Water st, No. 350, n s, 103.9 w James slip, 15.2 x60x12x59.6; also alley or gangway adj last lot, 3.6x60.6x3.6x60.7.

Two and three-story frame buildings. William Colligan, exr. Betsy Colligan, to John Callahan. Mar. 17. 5,175

Waverly pl, n s, 126.8 e 6th av, 23.3x100, four-story brick dwell'g. Edward Clear, Brooklyn, to Mary wife of Martin Kelly. Mort. \$5,000. Mar. 18. 14,000

Waverly pl, No. 23, n e cor Greene st, 30x112.11, four-story brick dwell'g.

Greene st, No. 256, e s, 112 n Waverly pl, 20 x57.6, three-story brick building. Partition. Augustus H. Vanderpoel, ref., and James M. Brown, trustee W. B. Post, dec'd, to Lippman Topfitz. Mar. 16. 36,300

West st, all rights of wharfage, &c., begins at south line of Franklin st, and running south 100 feet. Emily V. Clarkson, Ann A. V. Livingston and Thomas S. Clarkson, of Clermont, N. Y., Mary, Edward L. and Robert R. L. Clarkson, Clermont, N. Y., and Ann M. wife of Thomas S. Clarkson, Elizabeth, Lavinia, Frederica and Thomas S. Clarkson, Potsdam, N. Y., Frances Maclean and Emily C. Forbes, Great Britain, to The Mayor, &c., New York. Dec. 24, 1884. 60,000

William st, Nos. 104 and 106, s e cor John st, 39.10x48.7x41.7x48.7, two four-story brick buildings. Partition. Augustus H. Vanderpoel and James M. Brown, trustee W. B. Post, to Max Jacobi. Mar. 16. 65,000

2d st, No. 191, s s, 171.10 w Av B, 19.4x105.5, three-story brick tenem't. Flora Behrman to Emma Keller. 1/2 part alliens. Mar. 12. 3,000

4th st, No. 237, e s, 40.1 n 10th st, 20x80.8, three-story brick dwell'g. Partition. Augustus H. Vanderpoel and James M. Brown, trustee W. B. Post, dec'd, to Lueder F. Von Ohlsen. Mar. 16. 11,105

4th st, No. 239, e s, 60.2 n 10th st, 20.4x80.8, three-story brick dwell'g. Partition. Same to George Jeremiah. Mar. 16. 11,100

4th st, No. 233, n e cor 10th st, 20.1x80.8, three-story brick dwell'g. Partition. Same to Herman A. Hartman and Margaretta his wife. Mar. 16. 15,450

4th st, Nos. 291-295, e s, 36.7 s Bank st, 54.9x65, three three-story brick dwell'gs. Partition. Same to Henry Thole. Mar. 16. 21,875

4th st, No. 299, s e cor Bank st, 18.4x65, three-story brick dwell'g. Partition. Same to Herman B. Meersse. Mar. 16. 11,600

4th st, No. 297, e s, 18.4 s Bank st, 18.4x65, three-story brick dwell'g. Partition. Same to Joseph Hartley, Sr. Mar. 16. 17,250

4th st, n s. Party wall agreement. John G. W. Pilgrim to Frederick Baumeister. Mar. 17. nom

7th st, No. 258, s s, 320.2 w Av D, 22.8x90.10, three-story brick tenem't. Johanna Burns, widow, to Gerald Fitz Gibbon. Dec. 21, 1881. Mort. \$5,000. 10,500

10th st, No. 196, s s, 177 w 4th st, 25x95, two-story brick front building and two-story frame building on rear. Valentine Sillocks to Anthony Reichardt. Sub. to encroaching wall. Mar. 13. 11,000

10th st, No. 237, n s, 140 e Hudson st, 25x100, five-story brick tenem't. John C. Andre, Brooklyn, to Charles Ast. Mort. \$12,000. Mar. 16. 26,800

12th st, No. 144, s s, 358.4 e 7th av, 20.10x103.3, three-story stone front dwell'g. Henry H. Wotherspoon to Geoffrey R. Bourke. Mar. 14. 25,000

17th st, No. 606, s s, 138 e Av B, 25x92, two-story brick building. Julius A. Candee to August Koenig and Carl Schuster, of Koenig & Schuster. C. a. G. 1/2 of mort. \$7,200. Mar. 13. 5,500

19th st, Nos. 249 and 251, n s, 518.10 w 7th av, 37 x90.8x39x91, three-story front and three-story rear brick buildings. George Devling to Joseph Devling. 1/2 part. Mar. 3. 5,000

20th st, No. 45, n s, 193.3 e 6th av, 20x92x19.9x92, four-story brick dwell'g. Carmen G. Martinez, widow, to Miguel Garcia. 1/2 part. Feb. 24. 14,000

20th st, No. 41, n s, 230.6 e 6th av, 19.6x92x19.3x92, four-story brick dwell'g. Same to same. 1/2 part. Feb. 24. 14,000

22d st, No. 121, n s, 225 w 6th av, 23.6x98.9, three-story stone front dwell'g. Louise M. Sackmann, Brooklyn, to Charles J. Hobe. Mar. 18. nom

22d st, No. 323, n s, 300 w 8th av, 22.6x98.8, three-story brick dwell'g. Thomas Muir to Susan M. Cassidy. Mar. 14. 15,840

22d st, No. 321, n s, 278.1 w 8th av, 21.10x98.9, four-story stone front dwell'g. Elvina Danielson to Albert D. Winch. Mort., taxes &c. Mar. 11. nom

Same property. Cornelia Howland makes declaration that the name of grantee in a former deed should have been Elvina Danielson and not Donaldson. Jan. 25, 1883. nom

25th st, No. 419, n s, 250 e 1st av, 25x98.9 four-story brick tenem't. George W. Stanley, second, to J. Melvin Samson, Cortland, N. Y. Mort. \$8,000. Feb. 19. nom

25th st, s s. Party wall agreement. John N. Heubrier with Jacob Mussell. Mar. 11. nom

27th st, No. 35, n s, 225.6 e 6th av, 24.6x98.9, four-story stone front dwelling. Pierre F. du Flon, Portland, Oregon, to Elizabeth S. du Flon, widow. Q. C. Feb. 18. nom

28th st, No. 314, s s, 200 w 8th av, 25x98.9, three-story brick dwell'g. Jaques Helmstetter to Matthew D. Barr. Mar. 18. 14,500

31st st, No. 116, s s, 204.2 w 6th av, 20.10x111.5x—x107.3, three-story stone front dwell'g. Charles V. Drescher to Charles E. Larned. Mar. 17. 13,000

32d st, No. 37, n s, 520 w 5th av, 25x98.9, four-story stone front dwell'g. Nelson Clements to Butler Lee Clements. Confirmation deed. Nov. 7, 1883. gift

33d st, No. 313, n s, 179 e 2d av, 16x98.9, three-story stone front dwell'g. Julia A. wife of and James E. Shaw to Joanna M. Lassing. Mort. \$3,000. Mar. 13. nom

33d st, No. 309, n s, 147 e 2d av, 16x98.9, three-story brick dwell'g. Same to same. Mort. \$3,500. Mar. 13. nom

33d st, n s, 81.1 e 3d av, 98.11x107.4x98.11x107.7, three-story brick factory. John Straiton to Marks Rinaldo. M. \$22,000. Jan. 20. 45,100

35th st, No. 49, n s, 289.3 e 6th av, 21.5x98.9, four-story stone front dwell'g. Richard M. Hunt to Francis H. N. Whiting. Mar. 10. 32,500

35th st, No. 318, s s, 350 w 1st av, 25x98.9, four-story brick front and two-story rear frame buildings. Frederick Hildebrandt to Solomon L. Mayer. Mar. 18. 16,250

37th st, No. 241, n s, 300 e 8th av, 25x98.9, four-story brick dwell'g. Francis wife of Franz Werner to John G. Jenny. Mort. \$6,000. Mar. 18. 14,450

37th st, s s, 225 e 11th av, 50x98.9, vacant. Stephen H. Martling, Ridgefield, N. J., to William Niebuhr. Mar. 2. 13,500

39th st, No. 268, s s, 100 e 8th av, 20.6x98.9, three-story brick dwell'g. Eva wife of and Ferdinand Cullman to Mary C. Fash. Mort. \$6,000. Mar. 13. 14,000

40th st, No. 15, n s, 275 e 5th av, 25x98.4 x abt 25x97.7, four-story stone front dwell'g. Lewis May, assignee John A. Cisco and Frederick W. Foote, individ. and co-partnership J. J. Cisco & Son, to Euphemia J. wife of Henry A. Blakslee, Brooklyn. Mort. \$45,000. Mar. 16. 60,000

41st st, No. 122, s s, 87 w Lexington av, 19x98.9, three-story stone front dwell'g. Greenville A. and Brewster Kissam, exrs. W. H. Kissam, to James B. Kissam. Mar. 17. nom

41st st, Nos. 115 and 117, n s, 150 w 6th av, 25x98.9, two four-story brick dwell'gs. Julia Ludwig to Duane S. Everson. Mort. \$14,280. Mar. 16. 25,750

44th st, No. 411, n s, 175 w 9th av, 25x100.4, four-story brick front and two-story frame rear tenem'ts. Jasper F. Cropsey, Brooklyn, to John C. Broughton and Celia A. his wife. Feb. 26. exchg

44th st, n s, 100 e Madison av, 24x100.5. Release mort. Maria L. Niven, formerly Clark, to Charles A. Dards and Mary his wife. Mar. 12. nom

47th st, No. 330, s s, 200 w 1st av, 25x100, four-story front and three-story rear brick tenem'ts. Amelia F. Baker wife of Frederick to Samuel Peterson. Mort. \$10,000. Mar. 13. 15,150

47th st, No. 234, s s, 146 w 2d av, 23x100.5, four-story brick dwell'g.

47th st, No. 325, n s, 275 w 1st av, 25x100.5, five-story brick store and tenem't. Partition. James R. Angell to Michael McGuire. Mar. 10. 28,450

48th st, No. 214, s s, 412.4 e 8th av, 13.8x100.5, four-story stone front dwell'g. Christopher Mooney to Frederick de Sola Mendes. Mar. 16. 13,000

49th st, No. 357, n s, 56.3 w 1st av, runs north 46.6 x west 0.2 x north 53.10 x west 18.9 x south 100.5 to 49th st, x east 18.9, three-story stone front dwell'g. George H. Smith to Edward W. Jacobs. Q. C. Mar. 11. nom

Same property. Edward W. Jacobs to Fanny Hyman. Mort. \$5,204. Mar. 2. 8,250

50th st, No. 336, s s, 275 w 1st av, 20x100.5, four-story stone front dwell'g. Mary A. Cantrell, Brooklyn, to Fanny Filer. Mort. \$6,000. Mar. 6. 14,000

50th st, No. 554 W., narrow strip one or two inches by four feet ten inches long, lying east of line 75.5 s of 50th st. Release mort. John H. G. Hildebrand to Thomas McKeon. Feb. 21. nom

50th st, No. 554. Release of disputed strip. German Savings Bank to S. J. Lozier. Feb. 10. nom

Same strip. Release mort., &c. Sigismund Kaufmann to same. Feb. 10. nom

50th st. Party wall agreement. S. J. Lozier with J. H. G. Hildebrand. Feb. 13. nom

50th st. Agreement as to insertion of beams in wall. S. J. Lozier to Thomas McKeon. Feb. 21. nom

52d st, No. 240, s s, 285 e 8th av, 20x100.5, four-story stone front dwell'g. Julius W. Rosenstein to Wm. Buhler. M. \$10,000. Mar. 16. 27,700

52d st, No. 412, s s, 189.4 e 1st av, 15.8x100.5, three-story stone front dwell'g. Charles Lowenfled to Michael Mulligan. Mort. \$3,000. Mar. 16. 8,500

56th st, No. 127, n s, 115 w Lexington av, 20x100.5, three-story brick dwell'g. Otto Winter, exr. G. Winter, to Francesca J. L. wife of William T. A. Hart. Mort. \$18,000. Mar. 17, 21,000

57th st, No. 449, n s, 113.5 w Av A, 16x100.5, three-story brick dwell'g. Adolphus Koffman to Eleanor and Sarah Koffman. C. a. G. Mort. \$4,000. Oct. 7. 8,250

57th st, No. 157, n s, 162 e 7th av, 20x100.5, four-story brick dwell'g. George E. Jardine, Rye, N. Y., to Lyman P. Brown, Jersey City. Mort. \$25,000. Mar. 11. 52,500

58th st, No. 48, s s, 175 e Madison av, 25x100.5, four-story stone front dwell'g. Contract. Felisa de Ferro to H. P. Goldschmidt. Mar. 11. 40,000

58th st, Nos. 360 and 362, s s, 100 e 9th av, 75x100.5, two five-story brick flats. Edward J. Blesson to Hugh Blesson. $\frac{1}{2}$ part. Mort. \$150,000. Mar. 10. nom

60th st, No. 133, n s, 64 w Lexington av, 21x100.5, four-story brick dwell'g. Garret L. and Jacob M. Schuyler, trustees Mary E. Schuyler, dec'd, to Charles E. Schuyler. Mar. 11. 27,000

60th st, n s, 150 w 10th av, 25x100.5, vacant. George Stewart to Henry Riehl. Mort. \$3,850. Mar. 12. 6,500

60th st. Party wall agreement. George Stewart with Henry Riehl. Mar. 14. nom

62d st, n s, 100 w 9th av, 125x100.5, vacant. Amos R. Eno to James B. Gillie, Alexander Walker and Martha A. Lawson. Feb. 16. 44,000

63d st, No. 35, n s, 159 w 4th av, 20x100.5, four-story stone front dwell'g. Foreclos. Richard M. Henry to Catharine L. Collier. Mar. 18. 35,000

63d st, Nos. 411 and 413, n s, 181 e 1st av, 50x100.5, two five-story brick tenem'ts. Marcus Sharp and Nathan Arnstein to Benedict A. Klein. Mort. \$19,332. Mar. 19. 36,500

Same property. Benedict A. Klein to Marcus Sharps and Nathan Arnstein. Mort. \$18,000. Mar. 9. 36,750

64th st, No. 125, n s, 160 w Lexington av, 20x100.5, three-story stone front dwell'g. James McClatchie to Hugh R. Garvin. Mort. \$19,000. April 1. 27,500

65th st, No. 314, s s, 162.6 e 2d av, 18.9x— to land late of Beekman, x northwest to a point 162.6 e of 2d av, x north to beginning, two-story brick dwell'g. William Van Ness, Newark, N. J., and Frederick Van Ness, Flushing, L. I., heirs Jane Van Ness, dec'd, to George W. Graff. 2-7 part. Feb. 22. Sub. to 2-7 of mort. \$3,500. 1,500

65th st, s s, 350 e 9th av, 25x100.5, vacant. Jacob Schlosser to Benjamin A. and George N. Williams, Jr. See 81st st. Mar. 14. 13,000

69th st, No. 5, n s, 201 e 5th av, 34x100.5, four-story brick dwell'g. The New York Life Ins. Co. to Teresa M. J. O'Donohue. C. a. G. Mar. 12. 90,000

71st st, No. 416, s s, 155 w 9th av, 19.6x100.5, four-story stone front dwell'g. Caroline F. Weed, widw, and Kate B. Weed to Albert Slauson and Cornelia C. his wife, Jersey City. Mort. \$18,000. Mar. 14. 30,000

72d st, Nos. 300-308, s e cor 2d av, 100x70, five three-story stone front dwell'gs. Philip L. Meyer to Jessie wife of Arthur L. Meyer. Mort. \$45,000. Mar. 16. 80,000

72d st, No. 145, n s, 45 e Lexington av, 18.9x102.2, four-story stone front dwell'g. Henry J. Chapin to Margaret Lumb, Eastchester. Mort. \$13,000. Mar. 4. 27,000

73d st, s s, 125 w 9th av, 75x102.2, three four-story brick dwell'gs. John T. Farley to Terence Farley. Mar. 9. nom

76th st, Nos. 338 and 340, s s, 200 e 2d av, 50x102, two four-story brick dwell'gs. David J. Newland to Simon M. Schulhofer. Mort. \$8,500. Mar. 17. 25,000

78th st, No. 254, s s, 130 w 2d av, runs south 73.3 x west 0.4 x south 27.1 x east 0.4 x south 1.9 x west 25 x north 102.2 to 78th st, x east 25, four-story stone front flat. David Silberstein to Abraham and Ephraim Warschawsky. Mort. \$15,000. Mar. 5. 24,500

79th st, s s, 200 e 10th av, 25x100, vacant. Bernard Fellman to Isaias Meyer. Apr. 29. '82. 6,000

79th st, No. 76, s s, 58 w 4th av, 18x102.2, four-story stone front dwell'g. Anson Squiers to Mrs. Louisa Combe. Mort. \$18,000. Mar. 18. 36,360

81st st, No. 28, s s, 284 e 5th av, 20.5x102.2, four-story brown stone dwell'g. Benjamin A. and George N., Jr., Williams to Jacob Schlosser. Mort. \$35,000. See 65th st. Mar. 12. 44,800

81st st, Nos. 421 and 423, n s, 331.6 e 1st av, 50x102.2, two five-story brick flats. Matthias H. Schneider to Elizabeth Hillenbrand. Mort. \$34,000. See Av A. Mar. 16. 45,000

82d st, No. 319, n s, 218 e 2d av, 16x102.2, two-story frame dwell'g. Robert Welsh, Margaret J. wife of and William O. Hopkins, Jersey City, Catharine R. Evans, widow, and Mary C. wife of and James H. Laird, heirs Jane A. Welsh, to Bernhard Gunthel. Mar. 12. 5,500

84th st, No. 362, s s, 169 e 9th av, 19x102.2, three-story brick dwell'g. Margaret A. Brennan to Isabella F. wife of Moses D. Barnes and Sarah A. Pinkerton, Plainfield, N. J. Mort. \$15,000. Mar. 14. 23,500

91st st, No. 69, n s, 97.4 w 4th av, 18x100.8, four-story stone front dwell'g. Andrew J. Kerwin to Julius Ballin. Mort. \$14,400. Mar. 11. 22,500

91st st, No. 71, n s, 115.4 w 4th av, 18x100.8, four-story stone front dwell'g. Same to Simon Haas. Mort. \$14,400. Mar. 16. 23,000

91st st, s s, 100 e 9th av, 200x100.8, vacant. }
90th st, n s, 100 e 9th av, 150x100.8, vacant. }
Joseph McGuire to James H. Coleman. C. a. G. May 27. other consid. and 1,000

110th st, No. 156, s s, 75 e Lexington av, 25x100, four-story stone front dwell'g. Mayer Kahn to Ernst C. Kerl and Annie his wife. Mort. \$10,000. Mar. 13. 14,500

112th st, No. 118, s s, 153.9 e 4th av, 17.1x100.11, three-story brick dwell'g. Elias Stone to Kate Hill. Mort. \$4,000. Mar. 17. 8,000

113th st, Nos. 428-436, s s, 143 w Av A, 104.2x100.11, five four-story brick dwell'gs. The New York Life Ins. Co. to Jonas and Samuel Weil and Bernhard Mayer. C. a. G. Mar. 12. 27,500

115th st, s s, 265 w 5th av, 20x100.11, three-story stone front dwell'g. Foreclos. Richard M. Henry to Henry A. Dinee. Mar. 17. 14,500

115th st, s s, 245 w 5th av, 20x100.11, three-story stone front dwell'g. Foreclos. Same to same. Mar. 17. 14,450

115th st, s s, 325 w 5th av, 20x100.11, three-story stone front dwell'g. Foreclos. Stephen H. Olin to John G. and Anton Koenen. Mar. 16. 14,475

122d st, n s, 100 e Pleasant av, runs north to 123d st, x east 61.8 to Harlem River, x south along river to 122d st at point 276.10 east Pleasant av, x west 176.10 with pier, bulkhead, &c., vacant. Elizabeth F. wife of and Ward B. Chamberlin to Joseph H. Godwin, Jr. C. a. G. Mar. 17. 20,600

122d st, No. 126, s s, 81.8 w Lexington av, 16.8x100.11, three-story stone front dwell'g. James S. Lounsbury to Patrick J. Carroll and Mary E. G. his wife, joint tenants. Mort. \$5,000. Mar. 16. 11,100

122d st, No. 154, s s, 138 e 7th av, 19x100.11, four-story stone front dwell'g. A. Alonzo Teets to Josephine I. Smyth. Mort. \$12,500. Mar. 14. 19,800

124th st, No. 211, n s, 140 e 3d av, 83x100.11, three-story frame dwell'g. Interior lot on centre line bet 124th and 125th sts, at point 205 e 3d av, runs north 76 x southerly to a point 40.11 n of centre line bet 124th and 125th sts at point 230 e of 3d av, x southerly 40.11 to centre of block, x west 25. Interior lot, 230 e of 3d av, and 61 s 125th st, runs west to land of J. T. Jacobs, x south-east to point 61.9 s 125th st, x north 0.9. Sophia wife of George Ebert to Charles V. Yates. Q. C. Dec. 31, 1884. nom

Same property. Charles V. Yates to George Ebert. Q. C. Mar. 9. nom

124th st, No. 264, s s, 137.6 e 8th av, 18.9x100.11, four-story stone front flat. Charles Riley to Leo Metzger and David Schiff. Mort. \$8,500. Mar. 16. 11,500

126th st, No. 44, s s, 450 w 5th av, 20x99.11, three-story stone front dwell'g. Charles E. Van Tassel to Edward Arendt. Mort. \$15,000. Mar. 16. 22,500

128th st, No. 253, n s, 273 e 8th av, 15x99.11, three-story stone front dwell'g. Nellie A. wife of and Robert J. Horner to Cornelius C. Corson. Mort. \$7,000. Mar. 12. 11,500

130th st, No. 107, n s, 150 w 6th av, 20x99.11, three-story stone front dwell'g. Samuel O. Wright, Rockville Centre, L. I., to Samuel Jacobs. Mort. \$10,500. Mar. 14. 19,000

130th st, No. 240, s s, 350 e 8th av, 15x99.11, three-story stone front dwell'g. Edward H. Coffin, Brooklyn, to Mary F. Harloe. C. a. G. Jan. 23, 1883. nom

132d st, No. 249, n s, 355 e 8th av, 20x99.11, three-story stone front dwell'g. Robert Lindsey to Adolph Moehle. Mort. \$11,500. Mar. 13. 15,135

133d st, No. 4, s s, 135 e 5th av, 25x99.11, four-story stone front dwell'g. Foreclos. Charles De K. Townsend to Herman Wronkow. Mar. 19. 12,500

170th st, s s, 100 e 11th av, 25x95, vacant. Ann wife of and Matthew Cox to Wolfgang Bundsmann. Mar. 13. 725

Av A, n e cor 85th st, 102.2x97, vacant. Elizabeth wife of and Joseph Hillenbrand to Mathias H. Schneider. See 81st st. Mort. \$15,000. Mar. 16. 35,000

Av A or Eastern Boulevard, No. 1,593, n w cor 84th st, 25.2x75, five-story brick flat. Frederick Schuck to William Brinkmann and Johana Germann. Mar. 14. 25,000

Av B, e s, 50 n 4th st, 50x125. Emily Stratton, widow, Brooklyn, to Samuel W. Judson, Brooklyn. Mar. 7. nom

Av B, e s, 88.3 s 16th st, 26.6x88, vacant. William H. Bluhdorn, Brooklyn, to Charles C. Dearden and Caroline C. his wife, joint tenants. Mar. 17. nom

Audubon av, s w cor 171st st, 95x175, vacant. Henry F. Shoemaker to Catharine J. Fox. C. a. G. Mort. \$1,485, taxes, &c. Feb. 2, 3,000

Lexington av, w s, 17.7 n 106th st, 16.8x75, three-story stone front dwell'g. Mary A. wife of and Spencer A. Fanning to Bertha Stetter. Mort. \$6,000. Mar. 14. 8,750

Lexington av, s w cor 72d st, 102.2x100, vacant. Charles R. Christy and Jenny P. his wife, Stamford, Conn., to Selig Steinhardt. Mort. \$45,000. Mar. 18. 65,000

Madison av, No. 2068, w s, 66.8 s 131st st, 16.8x75, three-story stone front dwell'g. Thomas J. O'Kane to Isabella M. Johnson. Mort. \$7,675. Feb. 25. 10,500

Riverside drive, n e cor 94th st, 76.2x98.5x75.6x89.9, vacant. William Koch to George F. Johnson. Mort. \$6,000, and taxes 1883 and 1884. Mar. 13. 15,675

South 5th av, No. 158, w s, 192.4 s Spring st, 25x75, five-story brick store. George G. and

Alice A. Hallock, exrs. G. G. Hallock, to Adolph Mintzer. Contains nominal release of dower from Alice A. Hallock, widow. Mar. 16. 22,800

Same property. Adolph Mintzer to Joseph Libman. $\frac{1}{2}$ part. $\frac{1}{2}$ of mort. \$9,000. Mar. 16. 11,400

St. Nicholas av, w s, 101.4 n 141st st, 25.3x190.11 x25 x abt 197, vacant. John F. and James H. Pentz, trustees Jno. Pentz, dec'd, also trustee under deeds of trust, &c., to Joseph H. Cain. Mar. 11. 1,625

1st av, No. 282, e s, 69 s 17th st, 23x94.2, four-story brick tenem't. Nicolas Banzet to Mayer Kahn. Mort. \$8,000. Mar. 9. 14,000

1st av, No. 294, e s, 47 n 17th st, 24x94, five-story brick tenem't. Anna K. wife of and John Brummer to Ernst F. Bliss. Mort. \$10,000. Mar. 16. 18,000

1st av, e s, extdg from 87th to 88th st, 201.5x106. 87th st, n s, 106 e 1st av, 200x100.8. 88th st, s s, 106 e 1st av, 200x100.8. Av A, s w cor 88th st, 101.5x107. 88th st, s s, 107 w Av A, 50x101.5. 86th st, n s, 257 w Av A, 100x201.5 to 87th st. 87th st, s s, 250 w Av A, runs south 77.1 x northwest to east side of last plot at point 64.5 s 87th st, x north 64.5 to 87th st, x east 7. Contract. Joseph K. Merritt, exr. and trustee of James Rowe, to Spencer A. Fanning. June 9, 1882. 155,000

2d av, No. 1183, n w cor 62d st, 25.5x70, five-story stone front flat. Andreas Kiedaisch to William Scott. Mort. \$12,000. Mar. 14. 27,500

2d av, Nos. 2201-2205, n w cor 113th st, 50.7x100, three one-story brick buildings. Benjamin F. Eccles to John Schnugg. Mar. 14. 17,000

3d av, s w cor 98th st, 25.1x100, four-story stone front flat. Ferdinand Boehm, Brooklyn, to Gotthold Haug. All mort. Mar. 13. 40,000

3d av, w s, extdg from 100th to 101st st, 201.10 x100. 100th st, n s, 100 w 3d av, 25x100.11. 101st st, s s, 100 w 3d av, 25x100.11. Michael Gibbs to Whitfield Terribery. Mar. 12. nom

3d av, Nos. 1883-1889, n e cor 104th st, 100.11x100, four five-story brick stores and tenem'ts. James McGovern to Levi Jacobs. Mort. \$70,000. Mar. 16. 115,000

3d av, No. 1612, w s, 75.8 n 90th st, 25x100, five-story brick flat. Rufus Adams to Henry B. Renwick. Mar. 11. 24,750

3d av, Nos. 501 and 505, s e cor 34th st, 44.3x80, two-story brick building on av, and two-story brick building on st. Thomas E. Cooper, Perth Amboy, N. J., and Jacob W. Cooper to Michael Regan. Mort. \$27,500. Mar. 16. 52,000

3d av, n e cor 101st st, 100.11x110, new tenem'ts projected. Moritz Bauer to Thomas Maguire. Mort. \$32,400. Mar. 2. 44,000

4th av, No. 1574, w s, 50.4 s 88th st, 25.2x82.2, five-story brick flat. John H. Conway to Mary C. Smith. June 18. nom

4th av, w s, 50 n 104th st, 25.8x80, vacant. Foreclos. Nelson J. Waterbury to Lillie E. Willis. Mort. \$2,000. Mar. 10. 2,300

Same property. Lillie E. wife of Benjamin A. Willis to William Fernschild. Warrantee does not affect the north $2\frac{3}{4}$ inches. Mar. 10. 3,000

5th av, No. 31, e s, 26.4x100, four-story brick dwell'g. Josephine M. wife of Edward J. Brown to Daniel E. Sickles. $\frac{1}{2}$ part. Mar. 13. 13,333

Same property. Antoinette Marsh, Washingtonville, N. Y., by The Union Trust Co., New York, to same. $\frac{1}{4}$ part. Mar. 14. 15,000

Same property. Edward W. Packard et al., exrs. Jas. Marsh, Jr., to same. $\frac{1}{2}$ part. Mar. 14. 13,333

Same property. Daniel E. Sickles to Walton M. Peckham. Mar. 16. 45,000

6th av, No. 896, e s, 72 n 50th st, runs north 28.5 x east 24.4 x southerly 24.11 x west 6 x south 3.6 x west 17.6, five-story brick building. Thomas Thacher to Henry C. Thacher, Yarmouth, Mass. Nov. 25. 20,000

6th av, n w cor 131st st, 24.11x75, vacant. 131st st, n s, 75 w 6th av, 25x99.11, vacant. Remigio Lo Forte to Francis M. Jencks. Feb. 16. 12,000

7th av, n w cor 134th st, 124.11x100, vacant. Foreclos. Peter L. Mullaly to William H. Scott. Mar. 14. 25,000

8th av, Public drive, 145th and 146th sts—the block, 199.10x225, vacant. Nathan Hobart to William Thompson. Jan. 5. nom

8th av, No. 2282, e s, 75.11 s 123d st, 25x100, four-story brick flat. Lorenz Weiher, New Rochelle, to Jacob Bollenbacher. Mort. \$12,500. Mar. 19. 17,750

9th av, w s, 98 n 27th st, 0.9x64. Thomas Thedford to Daniel E. Seybel. Mar. 10. 350

9th av, No. 667, w s, 19.1 n 46th st, 18.9x62.6, four-story brick tenem't. George Andres to Hugh Reilly. Mort. \$4,000. Mar. 12. 12,650

10th av, n e cor 78th st, 102.2x100. 78th st, n s, 100 e 10th av, 450x102.2. 79th st, s s, 500 e 10th av, 50x102.2, vacant. 79th st, s s, 150 w 9th av, 75x102.2, vacant. Laura S. Forbes, Sr., widow, to John E. Forbes. All title. Mar. 16, 1883. consid. omitted

Interior lot, 205 e 3d av, and 30.3 s 125th st, runs south 70.8 to centre of block, x east 25 x north 37.11 x northwest 41.2 to beginning. Interior gore, 230 e 3d av and 61 s 125th st, runs west to land of Sophie Ebert, x south-east to point 60.9 of 125th st, x north 0.9 to beginning. George Ebert to Louis Ranger. Mar. 16. 2,500

Lot 64.4 n of 11th st, and 175 w 1st av, runs northwest 91.2 to centre old Stuyvesant st, x east 25x98.8 x southwest 25. John R. Kelly and Louise Y. his wife to Ward B. Chamberlin. Confirmation deed. Oct. 19, 1881. nom

MISCELLANEOUS.

All estate and property of the firm of Pope & Cole. George A. Pope and George B. Cole, Baltimore, Md., of Pope & Cole, to Charles M. Stewart. In trust for benefit of creditors. Mar. 13. nom
Conveyance of all share in copartnership property upon dissolution of the copartnership. Percival E. Nagle to James Pilkington. Party second part assumes liabilities. Feb. 5. nom
Exemplified copy of the last will and testament of Silas B. Furbush, dec'd.
Last will and testament of Silas S. Furbush. Oct. 14, 1880.
Receipt of legacy and release. Mary E. wife of Sylvanus to estate of Katharine M. Pryor, dec'd. May 24, 1880. 3,000
Receipt of legacy and release. James B. Kissam to Grenville A. and Brewster Kissam, exrs. of Wm. H. Kissam, dec'd. 51,000

23d and 24th WARDS.

Devoe st, n e s, 125 n w Highbridge av, now Ogdan av, 25x100. Charlotte L. V. Hart to Charles Williamson. Mar. 18. 1,350
Elton st, s s, 175 w Courtlandt av, runs south 231.11 to Gouverneur st, x west 125 x north 115.11 x east 50 x north 116.3 to Elton st, x east 75. H. B. Clafin & Co., by W. S. Dunn, E. S. Jaffray & Co., by W. P. Jaffray, Eldredge, Dunham & Co., by Jas. H. Dunham, and Cochran McLean & Co., by Jas. McLean, to William Barbour. Q. C. Feb. 28. nom
Elm st, s w cor Tinton av, 100x125, hs & ls. Samuel M. Purdy to Hanoria M. Conden. Mar. 12. 3,250
Summit st, s s, 118.4 e Marion av, 50x100. William S. Charles W. and George F. Opdyke and William Peet, assignee of G. F. Opdyke, to Charles F. Heitz. Mar. 4. 700
Samuel st, n e s, adj Angeline Lawrence's, 38x 60, h & l. James Ormiston to Edward Newman. Mar. 17. 1,825
Schuyler st, n s, 145 w Washington av, 50x100. 145th st, n s, 55 e College av, 50x75, h & l. Mort. on this \$3,900. Caspar Bornmann to Smith Williamson. Mar. 16. 9,000
Same property. Smith Williamson to Eva Bornmann. Sub. as above. 9,000
145th st, n s, 125 e Willis av, 25x100, h & l. George Campbell to Wilhelmina Ahrens. Mar. 14. 4,500
146th st, n s, 375 w Clifton av, 25x100. Henry and Barbara Uhl to Christian Lay. Mar. 12. nom
152d st, s s, 300.3 e Morris av, 50x116.11x50x 116.10. Contract. Mary A. Baker to James F. Reilly. Feb. 16. 3,250
156th st, s s, 475 w Courtlandt av, 25x100. Silas D. Gifford, exr. John Rae, to Detler Wulf. Mar. 14. 1,200
169th st, s w s, 25.2 s e land Teresa Smith, 25x 139.6 x 27.10 x 151.8. Henrietta Barnum to Peter Lotz. Correction deed. Q. C. Mar. 14. nom
Anderson av, n w s, lot 16 map Claremont, near Highbridge, &c., 100x100. William W. Ker, Jersey City, to George W. Savage, Jr. C. a. G. Morts. \$911. Mar. 11. nom
Forrest av, e s, 265.4 n Strong av, 37.9x100. Margaret Kehoe to Ellen Kehoe. June 4, 1879. 25
Same property. Ellen Kehoe, widow, to George B. Over. Oct. 4, 1879. 450
Inwood av, centre line, indef., runs northwest abt 55 to Cromwell's Brook and lands formerly of Chas. C. Sperry, x southerly and said brook and lands to centre Inwood av, x northeast parallel to Central av and 225 northeast therefrom abt 80 to beginning. Deed on execution. Alexander V. Davidson, Sheriff, to Albon Man. Feb. 26. 250
North 3d av, w s, 133.7 n 150th st, runs west 72.6 x south 4.6 x west 27.6 x south 20.6 x east abt 94 to 3d av, x north 27. Jane Norton to Margaret Williams. Mort. \$2,300. Mar. 13. nom
Northern Terrace, n s, 418.8 w Riverdale av, 75x200. The Republic Fire Ins. Co., New York, to William E. Thorn. Jan. 28. 1,500
Prospect av, e s, lots 22 to 25 inclusive, map of Yonkers, 100x100. Alma wife of Henry J. R. Wood, Brooklyn, to Morton C. Smith. Mar. 18. nom
Railroad st, s e s, 208 n e 168th st, 32.5x150. John McMahon, exr. and trustee Margt. Farrell, to Louisa A. McEwen. Mort. \$2,000. Feb. 26. 2,500
Riverside av, n e cor N. Y. & Harlem R. R. Release of agreements. Richard C. Fellows with Charles H. Willson, Charles L. and Allen W. Adams. Mar. 18. nom
Washington av, n w s, 212.5 n e Quarry road, 100x150. Kate G. Lohmann, late Bassford, to William J. O'Brien. Q. C. Feb. 16. nom
Lots 284 and 285 map of E. K. Willard property, Woodlawn Heights, 40x100. Robert Brown, Brooklyn, to Henry Y. Chubb. Mar. 14. nom
Lane extdg from Kingsbridge and Williams-bridge to lands of Maria Shady, n s, adj land of Wm. O. Giles, Kingsbridge, 3 lots. Timothy O'Brien to Catharine Nolan, widow, and Mary E. Corrigan, widow. Parties second part to support party first part for life. Mar. 18. nom

LEASEHOLD CONVEYANCES.

Barclay st, n s, 28.9 e College pl, 28.9x159.1 to

Park pl, x28.5x159. The trustees of Columbia College, City New York, to Simeon B. Chittenden, Brooklyn. 21 years, from May 1, 1872, per year. 2,500
Barclay st, n e cor College pl, 28.9x159 to Park pl, x28.6x158.11. The trustees of Columbia College, City New York, to Simeon B. Chittenden, Brooklyn. 21 years, from May 1, 1872, per year. 3,500
Barclay st, n e cor College pl, 57.6x159.1 to Park pl, x56.11x158.11. Assignment of leases by consent, &c. Simeon B. Chittenden, Brooklyn, to Joseph F. Knapp. Mar. 12. 100,500
Catharine st, No. 24, store and basement. Assign. short lease. Timothy Harrington to David Mayer. nom
Liberty st, Nos. 33 and 35 and Nos. 48 and 50 Maiden lane. Assign lease. Clement W. A. Burtis to August Heckscher. May 1884. nom
9th st, n s, 352.4 w Broadway, 25x92.3. Trustees Sailors Snug Harbor, City N. Y., to Mancius S. Hutton. 21 years, from May 1, 1876, per year. 500
Same property. Assign lease. Gertrude H. Hutton, individ., and as extr. of M. S. Hutton, to Mancius H., Allen C. and Frederic R. Hutton. nom
20th st, Nos. 528 and 530, and 525 and 527 E. 19th st. Assign lease. The Schoenberg Metal Mfg. Co. to William F. Weiss and Gilbert M. Allen. nom
49th st, n s, 649 w 5th av. Consent to assign. lease. Trustees Columbia College to John J. Crane.
50th st, No. 554, n s, 100 e 11th av, 28.2x93.6. Assign. contract and supplementary contract. Edward E. Marriott to Sarah J. Lozier. Dec. 17, 1884. val rec'd
Same property. Assign. of contract. Abraham W. Lozier to Edward E. Marriott. Dec. 17, 1884. val rec'd
51st st, s s, 378 w 5th av. Consent to assign. lease. Trustees of Columbia College to Zachariah Jaques.
51st st, s s, 378 w 5th av, 27.6x100.5. Assign. lease. Zachariah Jaques to Julia S. Dutton. 30,000
3d av, No. 1883, store and basement. Assign. lease. Patrick J. Cody to Denis Geary. nom
3d av, No. 1411, n e cor 80th st. Assign. lease. Hannah Clyne to James Kelly. 325
9th av, s w cor 73d st, store and premises. Sub-ordination of lease to mortgage. Charles Otten and Henry A. Flagge, of Otten & Flagge, to The Equitable Life Assurance Soc., U. S. Mar. 14. nom

KINGS COUNTY.

MARCH 13, 14, 16, 17, 18, 19.

Adams st, n w s, 145 n e Broadway, 20x100, h & l. Balbina, wife of Joseph Zoll to Deborah C. Stark. Mort. \$1,500. \$3,300
Adams st, e s, 107.6 s Fulton av, 25x100. New Lots. John Brown to William Cooke. 225
Adams st, s s, 72.7 w Evergreen av, 25x100. Carl A. Curten to Michael Munz. 1,025
Adelphi st, w s, 114.7 s Fulton av, 28x100. Christine C. Mayer or Meyer or Myer, widow, to James White. Mort. \$2,000. 3,000
Ainslie st, s s, 25 e Leonard st, 25x100. Foreclos. Lewis R. Stegman to Louis Hutzelmann. 3,950
Boerum pl, s e s, 100 s w Dean st, 25x100. Wilhelm Zang to Barbara C. wife of Albert Kreinbrink. 3,500
Braxton st, s s, 279.10 e 7th av, 13.8x100, h & l. Alice D. wife of Wyman S. Brown to Helen K. Driscoll. Mort. \$1,100. nom
Bainbridge st, n s, 339 w Reid av, 18x100, h & l. Kate Acor to Thomas Lindsay. Mort. \$3,000. 4,650
Baltic st, n s, 297.3 e Clinton st, 22x100x22x99.10, also lands in Orangetown, N. Y. Harrison, Jr., Hiram B., Florence wife of Francis, Nellie Y. and R. H. Stevens and William B. Slocum to Florence Slocum, Orangetown, N. Y. C. a. G. 1876. nom
Broadway, s w s, 88.1 n w Sumner av, 21.6x62.11 x22.6x56.3. Amalie wife of Phineas Seldner to Anna R. Ahemann. 8,000
Broadway, n cor Park pl or av or st, 25x100. John L. Gaus and Albert Voltz to Albert Voltz, Jr., and Catharine his wife, joint tenants. 14,000
Butler st, n e s, 280 n w Bond st, 20x100. Sarah H. wife of Wilson M. Powell to Mary E. Lynch. 1,300
Beaver st, n e s, 622.2 s e Flushing av, 40x100. Ernst Hoffmann to John Hirschfeld and Catharine his wife, joint tenants. Mort. \$3,000. 6,800
Bridge st, w s, 125 n Johnson st, 25x106.6. Francis T. Garretton, exr. Eliz A. Gloucester, to Kate M. wife of Gustavus M. Carroll. 5,100
Bergen st, n s, 100 w Rockaway av, 50x107.2. Wilhelmina Kunz to Hermann Hartmann. 525
Berkeley pl, s s, 189 e 7th av, 20x95, h & l. John C. Haddock to Charles F. Steel, New York. Morts. \$9,000. 100
Cambridge pl, e s, 300 s Greene av, 20x100, h & l. Charles T. Insole to Emily M. wife of Edward M. Osborn, Southold, L. I. 9,250
Clay st, s s, 325 w Manhattan av, 50x100. Eleanor R. Bliss, devisee Maria E. Bliss, to Thomas Thompson, New York. 2,200
Same property. Archibald M. Bliss, exr. Maria E. Bliss, to Thomas Thompson, New York. 2,200
Cook st, n s, 262.3 e Bushwick av, 44.2x100x41.10 x100. Amanda R. wife of William E. Delaven to George Loffer. 1,550
Covert st, n s, 100 w Evergreen av, runs west 50 x north 100 x west 50 x north 55.8 x east 100 x south 159.10 to beginning. Adrian M. Suydam

to Randolph L. Scharf and Alvina C. his wife. 1,200
Degraw st, n s, 390 w Nostrand av, 20x127.9. Albert Woodruff to James Ratigan. Taxes and assessments. 450
Dean st, n s, 305 w Hoyt st, 20x100, h & l. Auguste Feldmann, widow, to Louisa Moloney. Mort. \$3,000. 5,050
Dean st, s w s, 142.4 s e Bond st, 22.4x100, h & l. Rose M. Carrigan, widow, to Anthony Zerega. Mort. \$3,100. 6,300
Decatur st, s s, 180 w Saratoga av, 100x100. George R. Riley to Albert Sibley. Mort. \$1,000. 1,850
Same property. Sale under foreclosure by advertisement. Robert E. Topping, as auctioneer, certifies to purchase of this property by George R. Riley for 1,000
Diamond st, n s, 223.7 e Flatbush av, 250x200, Flatbush. Aaron S. Robbins to John Doherty. 6,000
Douglass st, n e s, 250 n w Bond st, 25x100. John M. O'Neil to Mary E. Martin. 7,000
Ewen st, w s, 25.4 n Devoe st, 24.8x60, h & l. Lewis B. Grum to Henry Meyer. 3,650
Fleet pl, w s, 139 s Myrtle av, runs west 85 x south 0.6 x east 35 x south 20 x east 50 to Fleet pl, n north 26. Robert Speir, Jr., to Cornelia L. wife of Frederick S. Otis. 3,400
Fort Green pl, e s, 147 n Hanson pl, 21x100. William W. Wickes, trustee, and Mary W. Rossiter to Emma Onderdonk. 9,250
Fulton st, n s, 40 e Bedford av, 20x—x—x72.7. Henry L. Betts to Frederick W. Carruthers. Mort. \$6,000. nom
Same property. Frederick W. Carruthers to Cordelia E. wife of Henry L. Betts. Q. C. Mort. \$6,000. nom
Fulton st, s s, 79 w Grand av, 21x100, h & l. Joseph B. Brown to James M. White. Mort. \$6,000. 11,500
Fulton st, s w s, 60 n w Carlton av, 20x91.2x 20.2x s 7x n e 87.1. Charles H. Dutcher to Charles Mentrup. Q. C. and release from agreement. nom
Same property. Clemens J. Kracht to same. Partition. 6,425
Grand st, s s, 211.6 w 3d st, 45x197.6x44.6x—. George W. Green to Benjamin F. Constable. nom
Same property. Jane P. Constable to George W. Green. nom
Grant st, n s, 100.3 e Lott st, 50x92, Flatbush. Release mort. Mary J. Williams, admrx. Ellen N. Duryee, to Abram J. Van Dyke. nom
Garden st, s w s, about 495 s e Flushing av, 20x 100. Williamsburgh Savings Bank to John Miller. 900
Gold st, e s, 511 s Willoughby st, 22x75. John C. Broughton to Jasper F. Cropsey. exch
Huron st, s s, 505 e Franklin st, 25x100. Andrew and John W. Nicoll to Isabella Nicoll. Q. C. nom
Halsey st, s e cor Arlington pl, 80x100. Cordelia E. wife of Henry L. Betts to Frederick W. Carruthers. nom
Same property. Frederick W. Carruthers to Henry L. Betts. Q. C. nom
Halsey st, s s, 200 e Throop av, 20x100, h & l. Hannah M. wife of Alfred H. Armfield to Antonio Marques. Mort. \$2,100. 4,100
Halsey st, s s, 400 e Nostrand av, 25x100. Julia Diefendorf, New York, to Cordelia E. wife of Henry L. Betts. 2,100
Hancock st, n s, 270 e Bedford av, 20x100. Catharine A. wife of Beatson J. Bell to David Thornton, trustee of Frances A. Gesner. Mort. \$4,500. nom
Hancock st, Nos. 227 and 229, n s, 40 w Marcy av, 40x100. Eliza wife of Frederick Aldhous to Victoria A. J. Forrest. Mort. \$22,500. 35,000
Hart st, n s, 40 e Nostrand av, 20x75, h & l. Thomas E. Greenland to John A. Waddell. Mort. \$3,500. 7,000
Henry st, w s, 19.2 s Warren st, 19.2x100. Morris Kerstein to Davis Singer. 1/2 part. Sub. to mort. \$5,000. 3,500
Herkimer st, n s, 275 e Ralph av, 25x100. Philip Post to Caroline wife of Philip Post, Jr. 800
High st, n s, adj Abial C. Campbell's property, 25x100. Bernard J. York, substituted assignee of A. B. Combes, to Mary Holohan. Q. C. 100
Same property. Augustus B. Combs to same. Q. C. All title. nom
Same property. Thomas H. Combs and Phoebe wife of Charles Griffith to Mary wife of Michael Holohan. 1/2 part. 1,400
Irving pl, e s, 160 s Putnam av, 20x100, h & l. John F. Withers to Alexander W. Russell. 6,000
Jefferson st, s e cor Bremen st, runs northeast 70 x southeast 75 x northeast 25 x southeast 25 x northeast 25 x southeast 100 to Troutman st, x southwest 75.9 to Bushwick av, x northwest 152.9 to Bremen st, x north 63.7, hs & ls. George Loffer to Joseph Frisse. 15,000
Jefferson st, s s, 390 w Marcy av, 20x100, h & l. Emily C. and Ada J. Smith to Kate G. Smith. Mort. \$6,000. 11,250
Jefferson st, n s, 290 w Marcy av, —x100x20x100. George W. Phillips to Charles Curie. Morts. \$7,000. 11,750
Jefferson st, s s, 330 w Marcy av, 20x100, h & l. Hermon Phillips to Catharine A. wife of Thomas H. Corbett. All liens. 11,250
Johnson st, s s, 42.4 e Fleet st, runs south 34.8 x east 11.7 x north 1.8 x east 6.5 x north 32.6 to Johnson st, x west 18.1, frame dwell'g. Ann Conway, widow and heir Margt. Conway, to William H. Beebe. 650
Jay st, w s, 147 s Myrtle av, 21.10x102.9, h & l. Mary F. wife of Joseph Barlow to Eliza Munro. 8,000
Keap st, No. 242, s s, 150 e Marcy av, 19x100,

- Thomas B. Saddington to Elizabeth Berge, New York. 10,250
- Kosciusko st, s s, 225 w Throop av, 18.9x100, h & l. F. Rapelje Boerum to Julia E. wife of Edward Nash, Mt. Vernon, N. Y. 3,750
- Livingston st, s w s, 20.4 n w Boerum pl, 19x48.1x19.1x50.8. Daniel Hines to Peter P. Brady. Mort. \$5,500. 7,250
- Livingston st, s w s, 20.4 n w Boerum pl, 19x48.1x19.1x50.8. Peter P. Brady, New York, to Frederick J. and Charles C. Steenwerk. Morts. \$5,000. nom
- Lorimer st, n w cor Nassau av, 20x75. Alanson S. Bedell, Hempstead, to Michael Newman. 2,100
- Macon st, Nos. 226 and 228, s s, 208 w Throop av, 42x80. Contract. Simon B. Hershey to Joseph H. White. 13,500
- Macon st, n s, 155 e Sumner av, 20x100, h & l. William H. Colson and John Reiners to Sarah Stoothoff, Jamaica, L. I. 6,500
- Madison st, s w cor Howard av, 20x100. Madison st, s s, 60 w Howard av, 20x100, mort. on this \$1,500. William B. Dugan to Ida Rademacher. 4,160
- Madison st, n s, 80 w Ralph av, 18x100. Silas B. Condit to Jonathan J. Jones and Elizabeth his wife. Joint tenants. 1,800
- Madison st, n s, 237.6 w Sumner late Yates av, 37.6x100. Sarah H. Jewett to George F. Jewett, Boston, Mass. 700
- Main st, s w cor Water st, runs south along Main st 34.7 x west 100 x south 31 x east 100 to Main st, x south 50 x west 130.11 x north 115 to Water st, x east 130.11 and also the alleyway and all estate thereto lying on the south of said premises. This deed being intended only to cover the interest of the party of the first part in said alleyway. Emerson W. Perry, New York, to Thomas S. Smith. Morts. \$40,000. 55,000
- Middleton st, n w s, 343 n e Harrison st, 24x100. Jacob Bossert to Charles Stutz. Mort. \$2,700. 6,100
- Meserole st, s w cor Humboldt late Smith st, 25x100. Wilhelmina, Louisa and William Stahlmann to Carl F. E. Ritter and Emilie his wife, joint tenants. Mort. \$4,000. 7,200
- Same property. William Stahlmann, by W. Stahlmann, guard., to same. 1/2 part. 2,400
- McDougall st, n s, 57 w Howard av, 19x100. M. Howell, Topping to Eliza I. Ham. Mort. \$1,200. 2,500
- McDonough st, n s, 100 w Hopkinson av, 117.6x100. John G. Porter to Albert Sibley. 3,000
- Monroe st, n s, 287.6 w Throop av, 37.6x100, h & l. Gideon Pearsall to Minnie C. Cornish. 5,700
- Monroe st, n s, 383.4 e Ralph av, 16.8x100. Margaretha Bauer to Frank Hyde and Adolphus Gload. Mort. \$3,200. 4,000
- Monroe st, s s, 365 e Bedford av, 40x83.6x40x87.6, h s & ls. Mary O. wife of Herbert C. Clapp, Boston, Mass., to Samuel Parnson. Morts. \$4,500. 5,375
- Monroe st, n s, 140 e Reid av, 20x100, h & l. George F. Chapman to Adelia wife of William A. Jones. Mort. \$3,500. 6,800
- Monroe st, n s, 300 w Sumner av, 50x100. James P. Major, Somerville, N. J., to Daniel B. Norris. 2,875
- Monroe st, n s, 250 w Sumner av, 50x100. Calvin N. Riggs to same. 2,875
- Monroe st, s s, 142 e Clason av, 14x100. Aquila B. England to Mary E. Rowley. 6,000
- Nassau st, s s, 52.9 w Pearl st, 25x100. Adams st, w s, 81.3 s High st, 26.6x100. Eliza Pouch, legatee F. Pouch, to Francis E. Pouch. Assgmt. of judgment, Sheriff's certificate and int. in land. nom
- Nevins st, n cor Degraw st, runs northwest 225 to Gowanus Canal, x northeast 100 x southeast 125 to Nevins st, x southwest 100. Jane C. Hunt, Fishkill, to David Hunt, Englewood, N. J., Mary J. Dorland, Wm. P. C. and Charles A. Hunt, Fishkill, N. Y., and George W. Hunt. Mort. \$10,000. 23,000
- North Oxford st, e s, 164.9 n Park av, 18.9x100, h & l. Magdalena wife of Benjamin J. Guinness, formerly Magdalena Harlow, John H. and Clara H. Harlow, heirs I. R. Harlow, to Michael Hagarty. 3,300
- Nassau st, s s, 50 w Duffield st, 25x87. Jacob E. Mallman to S. Willets Haviland and John A. Haviland. All title. 1,700
- Ocean parkway, w s, 100 s Coney Island road, runs west 100 x south abt 70.10 x northeast 113 to parkway, x north 18, Gravesend. Samuel Busky to Frank Erzinger. 1,000
- President st, n s, 206 w 8th av, 36x100. William P. Hamilton to William Flanagan. 6,000
- President st, n s, 142.9 w Smith st, 20.3x100, h & l. Elizabeth A. Bramhall, widow, to Minnie wife of Henry Monett. 13,000
- Prospect pl, s s, 600 e Hopkinson av, runs east 94.8 to East New York av, x westerly 96.3 x north 26.5 x 31.8, h & l. Elizabeth wife of and John G. Bommschein to John Roth. Mort. \$2,000. exch
- Prospect pl, s s, 287.3 e Clason av, 25x104.5x27.3 x115.10, h & l. John H. Bowne to John Harris. 2,800
- Rutledge st, n s, 302.4 e Lee av, 20.2x100. William F. Mott, exr. Wm. F. Mott, to Madelena F. wife of William H. Bryant. 5,750
- Same property. Release dower. Jane B. Mott, widow, to Madelena F. wife of William H. Bryant. nom
- Rutledge st, s s, 134.11 w Bedford av, 18.2x100. Richard Healy to William H. Sargent and Sarah F. his wife. Mort. \$3,000. 5,800
- Sackett st, n s, 153 e Clinton st, 21x100, h & l. Chester Bedell to William F. Bedell. Mort. \$5,000. 7,000
- Sackett st, n s, 166.8 e Smith st, 16.8x100, h & l. John Layton to Amy E. Pine, widow. Mort. \$4,000. 6,500
- Suydam st, n w s, 300 n e Broadway, 25x121.6x25x122.6. Sophie Froehlich, widow, to John Sperr. Q. C. nom
- Same property. Otto Huber, exr. Jno. D. Froehlich, to John Sperr. 1,600
- Shaffer st, s s, 175 e Division av, 125x189.6x125x195.7. George E. Belcher, New York, to Elizabeth Esswein. 5,000
- South Elliott pl, w s, 162 n Lafayette av, 20x100. Henry Allen, New York, to Ida wife of William Shaw, Claverack, N. Y. 7,200
- Steuben st, e s, 125 n Myrtle av, 25x100. Christiana Jackson, widow, to Johanna Britton. 900
- Sherman st, e s, at patent line between Brooklyn and Flatbush, runs west to land of J. Dean, W. H. H. and D. C. Hayes, x northwest to centre 11th av, x northeast 116 x southeast to beginning. Richard Hamilton, exr and trustee Ann T. Brown, to John D. Harrison. All liens. 850
- Sumpter st, n s, 250 w Hopkinson av, 50x100. Daniel Knopf to John F. Neeson. Taxes, &c., \$340. 450
- Sandford st, es, 132.9 n Myrtle av, 25x100. Foreclos. Gerard M. Stevens to Alfred Dickinson. 1881, taxes and assessments. 102
- State st, n e s, 60.10 s e Nevins st, 20x76, h & l. Kate W. wife of and Furman T. Nutt to Julia wife of Gustav W. Willimin. 7,000
- Strong pl, n w s, 24.4 s w Harrison st, 26.11x109.9. Stephen V. Moers to John J. Van Nostrand. nom
- Strong pl, n w s, 141.8 s w Harrison st, 16.8x109.10. George A. Allin to Henrietta wife of Robert R. Boyd. 9,000
- Stagg st, s s, 100 w Humboldt st, 25x100. Minna Koch and Caroline wife of and George Treiber, heirs of John Koch, to Charle Koch. 1/2 part. 5,000
- Stagg st, s s, 75 w Humboldt st, 25x100, h & l. Charles Koch and Caroline wife of George Treiber to Minna Koch. 1/2 part. Sub. to mort. \$2,500. 7,800
- Troutman st, s s, 142.6 e Myrtle av, runs south 48 x east 67.10 to Bushwick av, x north 48 to Troutman st, x west 66. Charles Willis to John Lange. 4,500
- Troutman st, n s, 140.10 e 5th av, 32x100. William Young to Eliza J. Shannon. Mort. \$4,000. 1,500
- Taylor st, s s, 200 e Wythe av, 20x100, h & l. Priscilla wife of Thomas H. Smith to David M. Nichols, New York. Mort. \$5,000. 9,000
- Union st, s s, 83 e 7th av, 21x95. William Flanagan to Evelyn H. wife of William P. Hamilton. Mort. \$6,000. 14,600
- Van Buren st, n s, 100 w Stuyvesant av, 50x100. Robert W. Homan to William Nagle. 1/2 part. 550
- Van Buren st, n s, 242 e Reid av, 20x100. John Cameron to Richard Ballard. 975
- Van Brunt st, e s, 70 n Sackett st, 30x73. Foreclos. Lewis R. Stegman to James Toury. Morts., &c., \$3,934. 300
- Willoughby st, No. 197, n s, 81.4 e Hudson av, 20.4x75. Gordon L. Ford to John W. O'Brien. Correction deed. nom
- White st, n s, 202.8 e Brooklyn and Coney Island Plank road, 100x125, Flatbush. Lawrence W., Elizabeth, Mary S. and Charles A. Clark to Patrick Keenan. 400
- Wyckoff st, n e s, 125 n w Smith st, 50x126.7x50x126.8. Clinton st, w s, 50 s Pacific st, 25x100. Michael L. Flynn to John Dollard. nom
- Same property. John Dollard to Mary wife of Michael L. Flynn. nom
- Warren st, n s, 450 w Smith st, 20.10x100. Jane C. Hunt, Wappinger's Falls, to Theresa J. wife of George W. Hunt. Mort. \$5,000. 6,000
- 1st st, e s, 98 s South 6th st, 72x92.6. William Ackery, Northport, L. I., to Frederick W. Wursler. Morts. \$12,000. 21,000
- 2d pl, n s, 133.4 e Court st, 16.8x70. Francis Fannon to Catharine I. Sinclair, Jersey City. 6,500
- 2d st, n s, 320.7 w Bond st, 16.8x82.1, h & l. Mary Edgerton to Robert Wigmore. Mort. \$1,500. 3,100
- 3d st, n s, 293 e 5th av, 22x90. Margaret E. Benning, widow, Henry C., Thomas T. and Augustus H. Benning and Rowena C. wife of Lysander W. Lawrence, heirs T. C. Benning, to Jasper F. Cropsey. Mort. \$5,000. exch
- North 5th st, n e s, 225 s e 2d st, 50x100. Michael McGuire to Lowell M. Palmer. 8,000
- 5th st, e s, 25 n North 11th st, 100x100. Julia wife of James Bulger, Jr., to Daniel Culhane. 3,600
- 6th st, n cor North 10th st, 50x100. Foreclos. Lewis R. Stegman to Margaret McCabe. 500
- Same property. Margaret wife of Eugene McCabe. 900
- North 7th st, s w s, 100 n w 7th st, 25x100. Charles J. Morris to Armand and Jules Wolff and Nathan Meyer, New York. 900
- North 8th st, s s, 100 w 3d st, 25x100. Henry Hamilton to Edward S. Scott. 2,100
- 8th st, e s, 20 n South 3d st, 20x75. Joanna E. Messenger to Sarah A. Messenger. 1/2 part. nom
- 8th st, n s, 260.9 e 7th av, 17.4x100. Release mort. Harriet L. Packard to Charles Long. nom
- Same property. William D. Currier, New York, to John H. Hunter. 6,500
- 9th st, s w s, 250 s e 5th av, 25x100. Albert B. King et al., exrs. Isaac Henderson, to Henry M. Bishop, Sharon, Pa. 3,050
- South 9th st, s s, 39.4 e 9th st, 20.6x— to point 20 n of former boundary of Brooklyn. Robert B. Stokes to Elizabeth L. Demond. Mort. \$2,800. 5,000
- North 9th st, n e s, 150 n w 3d st, 25x100. James Dwyer to Thomas Masterson. 4,125
- Bay 17th st, w s, 235 n Bath av, 100x96.8. William H. Hutchinson, Long Island City, &c., to Sarah A. Hutchinson. Q. C. nom
- 19th st, s s, 200 w 6th av, 25x100. John Andrews to Mary and William G. Wingham. 900
- 21st st, s w s, 350 s e 3d av, 23x100. Alfred W. J. Griffiths to Thomas Quinn. All liens. 3,000
- Av K, n s, 100 w 93d st, runs north 50 x west 115 to Main road, Canarsie, x south 50.1 to Av K, x east 112.8. William I. and Jane E. Wyckoff to Henry A. Boehmcke and Mary S. A. his wife, joint tenants. 350
- Atlantic av, s w cor Schenectady av, 150x200 to Pacific st. James Winship, Buffalo, N. Y., to William Hamlin. 10,000
- Atlantic av, n cor Fort Green pl, 45.9x73.3x71.6x48.4, error. James E. Malone to J. George Burckle and Margaret his wife. Q. C. nom
- Atlantic av, s w s, about 110 s e Jefferson st, 200x159.6. Lafayette av, s e cor Jefferson st, 200x100, Fort Hamilton. Release dower. Mary McCammon to Cyrus McCammon. nom
- Same property. Hattie L. McCammon to Edward McCammon. Release dower. nom
- Same property. Release dower. Bina B. Gray to William J. Gray. nom
- Same property. Release dower. Eloise Searles to James H. Searles. nom
- Baltic av, s s, 50 w Snedeker av, 25x100, New Lots. Release mort. William H. Hewlett to August Reichert. 200
- Baltic av, s s, 75 w Snedeker av, 25x100, New Lots. William M. Miller to Hannah wife of Ernest Kuhlna. Mort. \$150. 375
- Buffalo av, e s, 138.9 s Herkimer st, runs east 100 x south 11.3 x west 50 x south 7.6 x west 50 to Buffalo av, x north 18.9, h & l. Sarah A. wife of and Alexander Hocking and Walter Brockway to Caroline Wasmer. Mort. \$1,000. 3,400
- Bedford av, e s, 20 n Clymer st, 20x90, h & l. John M. Otter to Gilbert D. Jones. 10,400
- Central av, s w s, 50 n w Stanhope st, 50x87.6x50x86.4. Eliza J. Ham, widow, and Henry F. Ham, heirs Henry Ham, to Catharine Hoffman. 3,000
- De Kalb av, late Chestnut st, n s, 250 e Hamburg st, 25x100. Louis H. Dewey to L. Estelle Cole. Q. C. 1875. nom
- Same property. Hendrick Suydam, Jamaica, L. I., to Louis H. Dewey. Release mort. 1875. 150
- Same property. Alexander Campbell to L. Estelle wife of Simeon L. Cole. Q. C. nom
- Same property. Helen E. Newcomb to William R. Ostrander. 500
- De Kalb av, s s, 280 w Stuyvesant av, 20x100, h & l. John Roth to Elizabeth Bommsheim. Mort. \$2,000. exch. and 2,000
- Division av, s s, 269.10 e 4th st, 21x114x15.4x116, h & l. Kezia J. wife of Andrew I. Case to Emma L. wife of Theodore B. Case. Sub. to mort. 5,500
- Flushing av, s w cor Waverly av, runs south 185.8 x west 200 to Clinton av, x north 25 x east 100 x north 75 x east 3.8 x north 54.7 x northeast 50 to Flushing av, x east 88. Henry Harteau to Francis Larkin, Sing Sing. Q. C. nom
- Same property. Francis Larkin to S. Willets Haviland and Henry T. Shotwell. 18,000
- Gates av, n s, 200 e Stuyvesant av, 75x100. David Winslow to Asa E. Collins. Mort. \$1,000. 9,000
- Gates av, n s, 175 e Patchen av, runs north 100 x east 25 x south 60x0.2 x south 40 to Gates av, x west 25.2, h & l. Anna M. Reilly to Michael E. Brennan. All liens. 8,000
- Graham av, e s, 50 n Siegel st, 25x100, h & l. Conrad Stenglein to Isaac Hassenberg. Mort. \$2,500. 7,800
- Greene av, n s, 510 w Patchen av, 20x100. Sarah E. Morris to Henry Wellbrook. Mort. \$1,000. 3,500
- Howard av, n w cor McDonough st, 60x85.8x60x88. Job Johnson to James B. Hosford. Q. C. nom
- Howard av, w s, 40 n McDonough st, 20x85.8x20x86. James B. Hosford to Thomas G. Vincent. 350
- Howard av, n w cor McDonough st, 40x86x40x83. James B. Hosford to William P. Rae. 1/2 part. 425
- Howard av, w s, 121 s Herkimer st, 46x90. Wilhelmine Kunz to Charles Rothaug. 650
- Johnson av, s e cor Morrell st, 39.3x75. Frederick Bessler, Rockaway Beach, L. I., to Philip Berbert. Mort. \$4,700. 8,000
- Johnson av, s s, 39.3 e Morrell st, 20x75. Release mort. Martin Meyer to Frederick Bessler. nom
- Lewis av, e s, 90 s Lafayette av, 20x100, h & l. John McDicken to Albert L. Portong. Mort. \$3,500. 5,900
- Lexington av, s s, 250 w Throop av, 75x100. Foster Pettit to Joseph C. Hoagland. 3,100
- Marcy av, n w cor Hancock st, 100x80. Frederica M. wife of John P. Kinney to Eliza Aldhouse. Q. C. nom
- Myrtle av, s e cor Kent av, 25x111.9. Simon Klein to Samuel Klein. C. a. G. 11,250
- Myrtle av, s s, 250 e Lewis av, 13.8x— to Vernon av late Witherspoon st, x west to point 250 e of Lewis av, x north to beginning. Lydia A. wife of and Charles S. Bunker, St. Paul, Minn., to William H. Wells. All taxes, &c. 1,000
- Nostrand av, s e cor Floyd st, 87.3x215. William B. Davenport to Andrew J. and Jerome E. Bates. 7,000

Ocean av, e s, 100 s Voorhies lane, 3 48-100 acres, Gravesend. Ann and Robert Voorhies to Alanson Tredwell and Alonzo Slote. 9,744
 Same property. Phebe A. wife of and George Lott and Isaac Van D. Voorhies to same. Q. C. nom
 Putnam av, s w cor Howard av, 100x75.)
 Putnam av, s s, 100 w Howard av, 225x100.)
 Julius Davenport to Peter Nehrbass, New York. Mort. \$4,000. 10,500
 Putnam av, n s, 160 w Stuyvesant av, 100x100, h & ls. James W. Stewart to Albert Sibley. Mort. \$20,000. 27,500
 Prospect av, s w s, 150 s e of 6th av, 25x100.2.
 Smith Powell to Henry P. Seabury, Hempstead. Mort. \$3,000. 6,500
 Railroad av, w s, 100 s Liberty av, 100x100, New Lots. William B. Davenport to John H. Sandmann. Partition. 1,175
 Same property. Michael Pfuhlmann to Frederick Kamman. 1874. consid. omitted
 Rochester av, e s, 80 n of J. T. Tapscott's line, being lots 31 and 32 map of P. I. Neefus land, 50x94, Flatbush. Margaret Tarpey to Catharine wife of Michael Tarpey. gift
 Same property. Michael Tarpey to Margaret Tarpey. gift
 Skillman av, n s, 80 e Lorimer st, 20x50. William A. Burns and Catherine M. wife of Michael N. Donovan to Michael Burns. nom
 Snediker av, n e cor Broadway, 25x100, h & l, East New York. William M. Miller to Sarah J. Stearns. Conveyance as indemnity mortgage. nom
 St. Marks av, n s, 40 w Carlton av, 20x78.6. Theodore Conrow with Edwin Butler, Jr. Agreement as to release of mortgage, &c. nom
 St. Marks av, s e cor New York av, runs east 150 x south 250.7 to Prospect pl, x west 40 x north 100 x west 110 to New York av, x north 150.7, hs & ls. Ida L. Adams and Lydia A. wife of Russell W. Adams to Maria L. wife of Allen M. Davis. 35,000
 St. Marks av, s e cor New York av, 150x250.7 to Prospect pl, x west 40 x north 100 x west 110 to New York av, x north 150.7. Release from covt. James C. Brevoort to Ida L. Adams. nom
 Stuyvesant av, e s, 60 n Madison st, 20x80, h & l. Richard Poillon, New York, to John W. Cooper. 3,000
 Stuyvesant av, e s, 40 n Madison st, 20x80. Same to same. 3,000
 Summer av, n e cor Lexington av, runs north 83.7 x southwest 117.2 to Lexington av, x 117.2, gore. George H. Danforth, Madison, N. J., to Joseph C. Hoagland. 7,500
 Throop av, e s, 75 n Hopkins st, 25x100, h & l. Michael Lang to Rudolph Reiser. 4,000
 Tompkins av, e s, 40 s Hancock st, 20x100. Mary H. wife of Eibe D. Cordts to Charles B. Holder. C. A. G. 2,400
 Tompkins av, n e cor Lexington av, 50x75. S. Josephine wife of Stephen T. Birdsall to George and Henry Fleer. 10,000
 Tompkins pl, s e s, 158.5 n e Degraw st, 30x 112.6. Horace W. Stearns to Alexander E. Orr. 8,075
 Tompkins av, e s, 60 s Hancock st, 20x100, h & l. John McNaught to Emma B. Downs. 2,150
 Van Sicken av, w s, 200 n Fulton av, 25x100, New Lots. Christian Lacker to Margaret Donohue. 575
 Washington av, n w cor Willoughby av, 21.9x 100, h & l. John Lowitz to Elizabeth wife of John A. Dermody. Mort. \$6,000. 14,000
 Willoughby av, n s, 50 e Steuben st, to Corneilius N. Hoagland. 1,200
 Waverly av, e s, 62.1 s Gates av, 20.1x72, h & l. Delia Burns to Adolphine wife of Christian Schumann. Mort. \$2,500. 4,700
 2d av, s e s, 20 n e 55th st, 20x100. Release mort. Edward P. Day to Orville B. Watkins and Adriana his wife. 500
 6th av, e s, 85.3 s St. Johns pl, 21x100x20.6x100, h & l. John Monas to Mary H. Oakley. Mort. \$9,000. 14,500
 7th av, n w cor 14th st, 25x97.10. Francis T. Garrettson, exr Eliz. A. Gloucester, to John Gallagher. 1,625
 7th av, s cor 15th st, 25x97.10, h & l. Richard Poillon to Jerome L. Renner. 1,500
 7th av, south cor 15th st, 25x97.10. Jerome L. Renner to Caroline Karbe. 1,800
 8th av, n w cor 17th st, 100.2x100, h & l. Helen K. wife of Edward Driscoll to Alice D. Brown. Mort. \$21,200. nom
 9th av, w cor 17th st, 100x175, hs & ls. Mary O. wife of Herbert C. Clapp, Boston, Mass., to Henrietta A. wife of John M. Ralph. Mort. \$4,000. 6,000
 11th av, centre line, land of J. Vanderbilt, patent line between Brooklyn and Flatbush and land of Jos. Dean and W. H. and D. C. Hayes, 116 on av. John D. Harrison to Richard Nichols. C. A. G. exch
 Flatlands to Canarsie road, e s, adj Wm. Kowenhoven, 20 acres and houses, Flatlands. Elizabeth Garratt, widow, and William H. Garratt, et al., as heirs Wm. Garratt, dec'd, to Anthony Carey. 6,850
 Interior lot, 100 e of New York av and 208.8 s Herkimer st, runs s 1.10 x east 100 x north 25 x west 100 x south 23.2. Release mort. Elizabeth N. Bowers to Susan V. wife of Oliver S. Ackley. nom
 Old road, formerly of the Bushwick & Newtown Bridge Co., n s, at intersection between lands of Devoe and Conselyea, runs north 150 x west 100x150x100, h & l. Robert Lacey to George W. Sannis and William Bedford. All title. nom
 Shore road at Fort Hamilton. Conveys rights,

eamements, profits, &c., in and over land late of H. Stanton, with share in well and shore rights, &c. George S. Gelston to Alexandrine Stanton, extr. and trustee of H. Stanton, dec'd. Q. C. nom
 Shore road, Fort Hamilton, w s, rights, easements, &c., over land of party second part, with shore rights, &c. Alexandrine Stanton, extr. H. Stanton, to George S. Gelston. nom
 Lots 16, 17 and 18 map of plot No. 18 of lands of J. T. Tapscott, Flatbush, on indefinite right of way. Michael Tarpey to Margaret Tarpey. gift
 Same property. Margaret Tarpey to Catharine wife of Michael Tarpey. gift
 All title of grantor in estate, real and personal, of the late Mary Hoyt, as one of the heirs at law. Jeremiah Austin, Albany, N. Y., to Sarah J. Austin. 500
 Assignment of judgment. James W. Sparks to Alexander G. Black. nom
 Assignment of judgment. William H. Allen to Robert T. Heath. nom
 Assignment of Sheriff's certificate of sale. John P. Sunderland to Wilhelmine Kunz. 850
 All real estate of which John Quinn died seized. Mary Quinn, widow, to George F. Quinn. In trust to permit grantor free use of portion of No. 272 Broadway, E. D., and surplus income, &c.
 Appointment of Colonel William Agg, of Bermuda, to trusteeship of John Barr. Oct. 20, 1875. See Union st.
 Copy of bond of Elizabeth Slocum, appointed trustee of Hiram Slocum, dec'd.
 Copy of the last will and testament of Jane Robert, dec'd.
 General assignment for benefit of creditors. John H. Deane to Ward B. Chamberlin.
 General release. Bryan Fagan to Mary M. Fagan, individ. and as admrx. of John Fagan, dec'd.
 Last will and testament of Catherine M. Pitts, dec'd.
 Release of special guardian. Leopold Newman one of the children of Philip Newman, dec'd, to Rosa Newman. nom
 Re-assignment of property conveyed under general assignment. Simon Moog, assignee of Henry Kiefer, to Henry Kiefer. nom
 Release from bond. Eliza A. Place to William B. Dayton. nom
 Trust deed setting apart \$100,000 for the benefit of Alice B. Lang, an adopted daughter of Wm. H. Cary, by Nathaniel H. Cary et al., heirs of said W. H. Cary.

WESTCHESTER COUNTY, N. Y.

MARCH 12 TO 18—INCLUSIVE.

EASTCHESTER.
 Cavanaugh, Patrick—Clara A. McClintock, w s 8th av at Central Mt. Vernon, 50x100. \$850
 Hart, William—Mary E. Holmes, e s 6th av, at Central Mount Vernon, 50x100. 3,400

MAMARONECK.
 Duffy, Mary—John W. Goodwin, lots Nos. 32 and 33 on n s Union av, Washingtonville, 50 feet front each. 1

FELHAM.
 Hargous, Jane T., et al, by George P. Sheldon, ref.—Mutual Life Ins. Co., tract on s old Boston road at intersection with Hutchinson's River, on Eastchester Creek, adj Jno. T. Lord. 10,000

NEW ROCHELLE.
 Disbrow, Susan W.—Samuel I. Thickett, s e s Lafayette st, 402.6 e Franklin av, 100x150. 2,700

WESTCHESTER.
 Lumb, Margaret and Enoch—James C. Clinton, lots Nos. 226 and gores 23 to 27, inclusive, on map of Wakefield, on e s old Boston Post road, adj Lewis Jones. 12,000
 Pearsall, Elizabeth—George H. Pearsall, tract at s e cor Williamsbridge road and Saw-mill lane, adj lands of — Watson. 10,000

YONKERS.
 O'Reilly, Mary—Mary J. Browne, s s Ashburton av, adj lands of R. Embree, abt 10x50. 1
 Schmersahe, Frederick L.—Frederick W. Rau, lot on w s Nepperhan av, adj T. Glover. 2,000
 Zeiss, Cornelia D., et al., by Stephen D. Horton, sheriff—Wm. M. Ducker, n s Smith st, 250 e Warburton av, 25x130. 1,500
 Herriott, John M.—John and Mary Norris, w s School st, 350 s Herriot st, 25x100. 350
 Kiely, Patrick J.—William P. Kiely, Clinton st, 25x50. 525

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.

MARCH 13, 14, 16, 17, 18, 19.

Ahrens, Wilhelmina, wife of William, to George Campbeel. 145th st. P. M. Mar. 14, 5 years. \$2,250

Ast, Charles, to Jacob Bickes. 10th st. P. M. Mar. 16, due Mar. 15, 1887. 4,000
 Baecht, Louis, to THE GERMAN SAVINGS BANK, City N. Y. 3d av, e s, 51.1 n 85th st, 25.6x 100. Mar. 14, 1 year, 4,000
 Black, Joseph, to Stephen T. Gordon. 45th st, n s, 220 w 8th av, 20x100.5. Lease. Mar. 16, 1 year. 2,000
 Boswald, Charles, to Rudolph Bohm. Pitt st, e s, 125 s Broome st, 25x100. Mar. 3, 3 mos. 5,000
 Bourke, Geoffrey R., to Elizabeth F. Pegg. 12th st. P. M. Mar. 14, 5 years, 5%. 15,000
 Brien, Henry and Hugh, to THE MUTUAL LIFE INS. CO., New York. 6th av, s w cor 27th st, 24.8x65. Mar. 17, due Sept. 1, 1886, 5%. 8,000
 Brinkmann, William, and Johana Germann to Frederick Schuck. Av A, Eastern Boulevard, 84th st. P. M. Mar. 14, due Mar. 16, 1890, 5%. 12,000
 Same to same. Same property. P. M. Mar. 14, due Mar. 16, 1888, 5%. 3,000
 Same to same. Same property. P. M. Mar. 14, due May 1, 1885, 5%. 1,000
 Berrymann, Harriette W., wife of Charles H., to Mary S. Whitney. 5th st, n s, 375 e 2d av, 25 x97. Mar. 12, due Mar. 13, 1890, 5%. 3,000
 Blesson, Hugh, to THE NEW YORK LIFE INS. CO. 58th st, s s, 100 e 9th av, 75x100.5. Mar. 10, 3 years, 5%. 150,000
 Boos, Valentin, to William Hafner. Stanton st, n s, 25 w Lewis st, 25x50.1x25.1x58. Mar. 12, 5 years, 4%. 1,300
 Brady, John, to Mary Corsa. High st, s e s, s w 1/2 of lot 47 map Claremont, 50x120x50x 121. Mar. 6, 5 years. 600
 Brewster, John L., Plainfield, N. J., to Jacob Lawson, Brooklyn. Riverside av, s e cor 82d st, 109.3x122.4x102.2x161.1. Mar. 12, demand. 2,500
 Broughton, John C., and Celia A. his wife, Brooklyn, to Margaret E. Benning, admrx. T. C. Benning. 44th st. P. M. Feb. 26, 2 years, 5%. 5,000
 Busch, Andrew, to John H. G. Hildebrand. 44th st, n s, 360 e 10th av, 20x100.4. Mar. 12, due Jan. 1, 1888, 5%. 2,000
 Barclay, Ann E., to Mary A. Reilly, widow, 19th st, No. 241, n s, bet 7th and 8th avs, 15x 62. Mar. 16, 2 years. 500
 Barney, Charles T., to THE MUTUAL LIFE INS. CO., New York. 5th av, s e cor 63d st, 27.11 x100. Mar. 18, due Mar. 1, 1886. 10,000
 Barr, Matthew D., to Jaques Helmstetter. 28th st. P. M. Mar. 18, 5 years, 5%. 8,000
 Bardes, Anna, mortgagor with Charlotte Sauer. Extension of mort. Jan. 15. nom
 Same with Katharina Denninger. Extension of mort. Jan. 15. nom
 Blamey, Susannah, to Henry De Forest Weekes, exr. Elizabeth A. Blamey. Madison av, e s, 50.5 s 65th st, 16.8x60. Mar. 19, demand, 6,000
 Cogswell, Elizabeth R., widow, to William L. Cogswell. 24th st, No. 24, s s, 80 w 4th av, 20 x49.4. Feb. 14, due Oct. 31, 1885, 5%. 7,500
 Same to John D. R. Cogswell. 24th st, same property. Feb. 16, due April 7, 1887, 5%. 5,000
 Same to same. 24th st, s s, 100 w 4th av, 20x 98.9. Feb. 14, due April 7, 1887, 5%. 23,000
 Collier, Catharine L. wife of Peter F., to THE NEW YORK LIFE INS. CO. 63d st. P. M. Mar. 18, 3 years. 25,000
 Coutan, Susanna M., wife of and Charles E., Owego, N. Y., to THE SEAMEN'S BANK FOR SAVINGS, City New York. Franklin st, s s, 191.10 w Broadway, 26.9x75.2x22.4 x 74.6. Mar. 18, due Feb. 26, 1888, 5%. 5,000
 Cox, Henry E., to James Smith. 75th st, n s, 277 w Av A, 20x102.2. Mar. 14, 1 year. 3,500
 Chappell, Bartholomew B., to Joseph Kahn. 126th st, n s, 547.6 w 3d av, 12.6x99.11. Mar. 11, 1 year. 850
 Cassans, Christopher, to Elizabeth wife of Adam C. Renteln. Terrace pl, e s, part lot 323 map of Wilton, Port Morris, &c., 25x100. Jan. 1, 1885, 3 years. 1,500
 Caulfield, Anna, and Anna wife of and Philip Larney to Bertha wife of Max Doctor. Secures debt of Anna Caulfield. 4th av, n e cor 121st st, 20.11x75. Mar. 14, 3 years. 3,000
 Cohen, Harris and Abraham, to Catharine E. McCarty, Cecelia A. Bavendam and James W. Nealis. Baxter st, Nos. 19, 21 and 23, begins Worth st. P. M. Mar. 14, 1 year. 10,000
 Cohen, Mary V., wife of and Leonard G., to THE IRVING SAVINGS INST. Greenwich st, e s, 56.3 s Hammond st (West Houston st), 18.9 x62x north 18.9 x west 28 x north 0.4 x west 34. Mar. 16, 1 year, 5%. 2,700
 Cohen, Mores, to Morris Goldstein. East Broadway. P. M. Mar. 16, due Mar. 1, 1889. 6,750
 Condon, Hanoria M., to Samuel M. Purdy. Tinton av, Elm st. P. M. Mar. 12, 3 yrs. 2,000
 Coyne, Mary, to Sarah M. Shotts. Broome st. P. M. Mar. 12, 3 years, 5%. 2,000
 Dinee, Henry A., to THE UNITED STATES TRUST CO., New York. 115th st. P. M. Mar. 17, due April 1, 1886, 5%. 15,000
 Same to same. South 5th av, w s, 200 n Bleeker st, runs west 75 x north 24.10 x west 15 x north 40.6 x east 90 to South 5th av, x south 65.4. Mar. 17, due April 1, 1887, 5%. 15,000
 Dwyer, John, to Charlotte S., wife of William A. Thompson. Av A, w s, 74.1 s 24th st, 24.8 x81.6. Mar. 16, 3 years. 3,000
 de Martinez, Felipa Hernandez, to Walter H. Mead, trustee of Angelina J. Depau. 53d st, s s, 100 e 7th av, 19x100.5. Mar. 12, 3 years, 5%. 10,000
 Dull, Daniel, to William R. Jones, trustee Lilian M. Miller. Broadway, s e cor 51st st, runs east abt 159 to 7th av, x south 56.2 x west 157.10 to Broadway, x north 41.7. Lease. Feb. 28, due Mar. 1, 1886. 3,000

Erskine, David W., to William H. Erskine. 115th st, s s, 113.9 e 1st av, 18.9x100.10. Feb. 19, due Jan. 2, 1887, 5% 2,500

Earle, Ferdinand P., to William H. Earle, Norwalk, Conn. Canal st, n w cor Centre st. See four leases. Feb. 26, due May 10, 1885. 20,000

Fairchild, Clara, wife of and Benjamin P., to William H. Hewlett, Manhasset, L. I. McCombs Dam road, w s, 315.6 n of centre 206th st, runs west 170 to centre Loring av, x north 276.10 x east 69.1 x south 27.8 x east 100 to road, x south 277.8. Mar. 16, 3 years, 5% 4,000

Farley, Terence, to THE EQUITABLE LIFE ASSUR. SOC., U. S. 73d st, s w cor 9th av, 25x102.2. Mar. 16, due Jan. 1, 1887. 32,500

Same to same. 73d st, s s, 25 w 9th av, 19x102.2. Mar. 16, due Jan. 1, 1887. 17,000

Same to same. 73d st, s s, 44 w 9th av, 2 lots, each 19x102.2. 2 mortg., each \$21,000. Mar. 16, due Jan. 1, 1887. 42,000

Same to same. 73d st, s s, 82 w 9th av, 20x102.2. Mar. 16, due Jan. 1, 1887. 22,500

Same to same. 73d st, s s, 102 w 9th av, 19x102.2. Mar. 16, due Jan. 1, 1887. 21,000

Same to same. 73d st, s s, 121 w 9th av, 18x102.2. Mar. 16, due Jan. 1, 1887. 20,000

Same to same. 73d st, s s, 139 w 9th av, 2 lots, each 20x102.2. 2 mortg., each \$22,500. Mar. 16, due Jan. 1, 1887. 45,000

Same to same. 73d st, s s, 179 w 9th av, 21x102.2. Mar. 16, due Jan. 1, 1887. 25,000

Fash, Mary C., to Eva wife of Ferdinand Cullman. 39th st. P. M. Mar. 13, due April 1, 1888. 3,000

Finney, Rosannah, to John W. Cornish. Washington av, n w cor Milton st, 25x100. Jan. 29, 2 years. 200

Fox, Caspar, to Mary Corsa. Washington av, n w s, part lot 110 map Belmont, 25x100. Jan. 24, 3 years. 200

Finley, George F., Mt. Vernon, N. Y., to Sarah Myers. 42d st, s s, 100 w 9th av, 75x98.9; 42d st, n s, 100 w 10th av, 25x100.5; 42d st, n s, 175 w 10th av, 50x100.5; 37th st, n s, 275 w 9th av, 50x98.9. 1/2 part. Mar. 18, note. 1,000

Filer, Fanny, to Mary A. Cantrell, Brooklyn. 50th st. P. M. Mar. 16, 5 years, 5% 6,000

Fox, Catherine J., to Henry F. Shoemaker. Audubon av. 171st st. P. M. Feb. 2, due Nov. 1, 1885. 1,431

Gross, Hyman, to Giovanni Guarino. Elizabeth st. P. M. Second mort. Mar. 19, due Mar. 4, 1888. 2,300

Gibbs, Michael, to Mary T. Stone. 3d av, w s, from 100th to 101st st. P. M. Sub. to mortg. \$172,294. Mar. 12, due July 1, 1885. 5,000

Same to William Stone, John C. O'Connor, Jr., and Frank R. Houghton. Same property. Sub. to all mortg. Mar. 12, due Sept. 1, 1885. 30,618

Same to John W. Haaren. Same property. Sub. to all mortg. Mar. 12, due Sept. 1, 1885. 13,277

Gilsey, Lucy, wife of and Henry, formerly Lucy Varian, to Chester A. Arthur. Broadway, Nos. 1195-1203, s w cor 29th st, runs west 72.5 x south 98.9 x east to Broadway, x north to beginning. Mar. 11, 1 year, 5% 20,000

Gillie, James B., Alexander Walker and Martha A. Lawson to Amos R. Eno. 62d st. P. M. Feb. 16, due Mar. 16, 1886. 40,250

Greene, Martin E., to Robert Winthrop. Walker st, Nos. 12 and 14, n s, 50x100. Mar. 18, 2 years. 20,000

Hermann, Peter, to Charles Michenfelder. 5th st, n s, 331 e 1st av, 44.6x106.9x15.6x southerly 43 and 54. Lease. Mar. 18, 1 year. 2,000

Herman, Simon, to THE GREENWICH SAVINGS BANK. 46th st, No. 69, n s, 108.9 e 6th av, 18.1 x 100.5. Mar. 17, due April 1, 1886, 4 1/2%. 12,000

Hoe, Robert, to THE INST. FOR SAVINGS OF MERCHANTS' CLERKS. Vesey st. P. M. Mar. 18, 5 years, 4 1/2%. 56,000

Hill, Kate, to Elias Stone. 112th st. P. M. Sub. to mort. Mortg. \$5,000. Mar. 17, due Mar. 1, 1888, or installs. 1,000

Hall, Amanda H., Ashfield, Mass., to William D. Warden, England. 43d st, s s, 164 w 7th av, 17x100.5. Mar. 12, 2 years, 5% 10,000

Hamburger, Max, to Mary C. Campbell et al., exrs. R. Campbell. Columbia st, No. 62, e s, 175 s Rivington st, 25x99.11. Mar. 16, 3 years, 5% 3,000

Hartley, Joseph, Sr., to James M. Brown, recvr. West 4th st, No. 297. P. M. Mar. 16, 5 years, 5% 4,350

Hartman, Herman A., to James M. Brown, recvr. 4th st, No. 233 W. P. M. Mar. 16, 5 years, 5% 8,270

Hatch, Mary R., wife of and Nathaniel W. T., to Mary D. Sanford. 53d st, No. 38, s s, 370.2 e 6th av, 25x100.5. Sub. to mort. \$50,000. Mar. 16, 1 year after requested. 17,500

Hill, Kate, to Stephen T. Gordon. 112th st. P. M. Mar. 17, due April 1, 1888, 5% 1,000

Hogan, Isabella V., wife of and John, to Paulina A. Morgan. Front st, s s, 200 w Jackson sq, 25x140 to South st; Washington st, No. 79, e s, 20x abt 54x20x53.2, extd to carriage way; 5th av, n w cor 119th st, runs west 95 x north 53.11 x southeast 97 to 5th av, x south 28. Mar. 11, due Mar. 12, 1886. 20,000

Haug, Gotthold, to William R. Bell. 11th av, s e cor 62d st, 100.5x100. Sub. to all mortg. Mar. 11, 4 months. 3,261

Same to Emily O. Wheeler. 3d av, s w cor 98th st, 25.11x100. Mar. 13, 3 years. 21,000

Same to Henry J. Burchell. Same property. Mar. 13, due Sept. 14, 1885. 2,000

Hartt, Jessie M., wife of Henry A., to Henry de Forest Weeks, exr. Eliz. A. Blamey, dec'd. 34th st, s s, 115 e Lexington av, runs south 129.6 x east, 13 x south 1 x southeast abt 20 x

north 8.1 x west 13 x north 98.9 to 34th st, x west 20. Mar. 14, due May 1, 1888. 18,000

Hughes, Anthony A., to Samuel B. Pierce. Sheriff st, Nos. 63 and 65, w s 100 s Rivington st, 50x100. Mar. 11, demand. 1,200

Hyman, Fanny, wife of Abraham to Cornelia L. Marshall. 49th st. P. M. Mar. 2, due Mar. 13, 1890, 5% 5,000

Johnson, George F., to William Koch. Riverside av. 94th st. P. M. Mar. 13, 3 years. 3,405

Jeremiah, George, to Louisa L. Jeremiah. 4th st, No. 239. P. M. Mar. 16, 5 years. 5,000

Jencks, Francis M., to David D. Cohen, trustee under deed of trust by Levi Onderdonk. 6th av, 131st st. P. M. Mar. 16, demand. 4,000

Jenny, John G., to Rose Hoelzle. 37th st. P. M. Mar. 18, 1 year, 5% 5,000

Rudge, Margaret, wife of and James, to Matilde R. de Gonzalez. Lexington av, n e cor 69th st, 17x72.6. Mar. 6, 2 years, or sooner. 2,000

Klein, Benedict A., to Cornelia L. Marshall. 63d st, No. 413, n s, 206 e 1st av, 25x100.5. Mar. 19, 5 years, installs, 5% 9,000

Same to same. 63d st, No. 411, n s, 181 e 1st av, 25x100.5. Mar. 19, 5 years, installs, 5% 9,000

Kayes, Patrick, to THE GERMAN SAVINGS BANK, New York. 85th st, n s, 300 e 2d av, 25x102.2. Mar. 16, 1 year. 1,500

Klinger, John, to William Ludtke and Elizabeth his wife. Av B, e s, 49.9 n 13th st, 22x 88. Mar. 16, due April 1, 1890, 5% 3,000

Koenen, John G. and Anton, to THE NEW YORK LIFE INS. CO. 115th st. P. M. Mar. 16, 1 year. 9,000

Kelly, Bridget, wife of Edward, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Barrow st. P. M. Mar. 13, 1 year, 6,000

Same to Frederick J. Brown. Same property. Second mort. Mar. 10, due Mar. 11, 1887, 5% 1,500

Keller, Emma, to Flora Behrmann. 2d st, s s, 171.10 w Av B, 19.4x105.5. Mar. 12, 1 year, 5% 3,000

Ketchum, Edgar, to Alexander P. Ketchum, guard of Harry N. Ketchum. Ogden av, w s, 175 s Union st, 25 x abt 150. Mar. 4, 2 years, 5% 500

Kleinbaum, Moses, to Alice Frank. Norfolk st, No. 62, e s, 53 n Broome st, 22x50. Mar. 13, 5 years, 5% 4,000

Lewis, Joseph, to Charles A. Peabody, Jr. 76th st, s s, 150 w 11th av, 50x102.2. Mar. 5, due Mar. 6, 1887. 7,000

Same to Siegmund T. Meyer. 76th st, s s, 150 w 11th av, 50x102.2. Mar. 12, 1 year. 800

Libman, Meyer, to Nicholas Contes. Houston st. P. M. Mar. 16, 3 years. 6,000

Lowden, John, to Lambert Suydam. 2d av, s e cor 93d st, 126.5x100. Mar. 16, due April 1, 1887. 3,000

Lowery, John A., to William R. Travers. Liberty st, s s, 71.5 w Washington st, 25.2x 54.8x26.3x54.11. Mar. 10, 1 year. 10,000

Masemann, Herman, to Louisa K. Cordes. 3d av, No. 2051, e s, 48.11 n 112th st, 26x100. Mar. 16, due April 1, 1888, 5% 4,000

Marshall, William S., Annie, Elizabeth B., Grace A. and Robert, also Catharine C. Edwards and Mary L. Platt, to Alexander Macduff. Cherry st, s s, 50x86.9. Mar. 16, 2 years. 3,000

McAllister, Frank V., to William H. McAllister, exr. of W. McAllister. 62d st, n s, 175 e 4th or Park av, 16x70.6x16x69.8. Mar. 5, 5 years, 5% 6,000

McElhinney, Rosemary L. wife of and James A., to William H. Burrows. 55th st, n s, 220 e 9th av, 20x100.5. Lease. Mar. 13, 3 years. 4,000

Meersse, Herman B., to James M. Brown, receiver. West 4th st, No. 299. P. M. Mar. 16, 5 years, 5% 6,000

Mendes, Frederick de Sola, to John Ross. 48th st, s s, 426 e 8th av. P. M. Mar. 16, 6 months. 2,270

Same to Christopher Mooney. Same property. P. M. Mar. 16, 3 years, 5% 8,500

Milleg, J. William, to James M. Brown, receiver. Washington pl, No. 117; Barrow st, No. 46. P. M. Mar. 16, 5 years, 5% 7,000

Mintzer, Adolph, to THE BOWERY SAVINGS BANK. South 5th av, No. 158. P. M. Mar. 16, 1 year, 5% 9,000

McCormick, Peter, to William A. Darling, president Murray Hill Bank. 114th st, s s, 270 e 1st av, 55.2x100.11. Sub. to mortg. \$20,000. Jan. 12, 3 months. 2,000

McGuire, Michael, to THE NEW YORK SAVINGS BANK. 47th st. P. M. Mar. 13, due June 1, 1886, 5% 5,500

McManus, James F., to Mary E. McManus. 58th st, s w cor Av A, 40x100.5. 1/2 part. Mar. 2. 5,000

McParlen, Thomas, to THE HARLEM SAVINGS BANK, City New York. 118th st, No. 149, n s, 356 w 3d av, 25x100.10. Mar. 12, 1 year, 5% 500

Moran, Michael, to THE HARLEM SAVINGS BANK, City New York. 134th st, n s, 600 e Willis av, 25x100. Mar. 12, 1 year, 5% 4,500

Murphy, John, to BOWERY SAVINGS BANK. Broadway, w s, 43.2 s 47th st, 21x74.4x21x69.6. Mar. 13, 1 year, 5% 12,000

McKeon, Patrick, to John Rooney. 15th st, s s, 60 w Av B, 65x80. Sept. 29, due Jan. 1, 1888, 5% 2,180

Maguire, Thomas, to Moritz Bauer. 3d av, n e cor 101st st, 100.11x110. Building loan. Mar. 2, due Nov. 1, 1885. 11,600

Meehan, Denis, to Henry Day, exr. and trustee S. F. B. Morse. 8th av, No. 44, e s, 150.5 s Horatio st, runs southeast 40.2 x east 23.10 x south 13.9 x west 35.9 x northwest 40.2 to 8th av, x northeast 19.3. Mar. 19, due April 1, 1887. 12,000

Neilson, William H., to Henry R. Beekman. Madison av, w s, 74.2 n 31st st, 24.7x95. Mar. 17, due Dec. 29, 1885, 5% 3,000

Niebuhr, William, to Stephen H. Martling, Ridgefield, N. J. 37th st, s s, 225 e 11th av, 50x98.9. Mar. 2, demand. 14,000

Same to same. Same property. P. M. Mar. 2, demand, or Mar. 1, 1886. 13,500

New York Produce Exchange to THE BOWERY SAVINGS BANK. Marketfield st, Nos. 14, 16 and 18, s s, 143 8 w Broad st, runs west 74.3 x south 123.3 x east 87 x north 53.3 x west 17.1 x north 70.1 to beginning; also lot adj above on east and which lot extends from rear wall of Nos. 78 and 80 Broad st w to above premises and north and south 52.2. Mar. 13, 5 years, 4 1/2%. 50,000

Noyes, Charles S., Montclair, N. J., to Isaac P. Smith, exr. Elias L. Smith. 138th st, n s, 200 e Willis av, 50x100. Aug. 4. 3,200

Phoenix Packing and Rubber Co. to THE EQUITABLE LIFE ASSUR. SOC., U. S. Liberty st, No. 108, s s, 59.10 w Trinity pl, 23.8x53.1x 24.6x52.10; Cedar st, No. 111, n s, 18.7x60.7x 17.10x60.7; Liberty st, No. 106, s w cor Church st, runs south 52.9 x west 6.3 x north 52.10 to st, x east 4.10. Already mortgaged to party 2d part for \$100,000. Mar. 18, installs. 5,000

Pilkington, James, to John Eichler. East River or Long Island Sound, Harlem River, &c. Lease. See Recorded Leases. Feb. 19, demand. 6,000

Same to same. Same property. Lease. Feb. 19, demand. 2,360

Same to James McCartney. Same property. Lease. Feb. 19, demand. 4,000

Pope, Charles H., mortgagor, with Lehman Bernheimer, Munich, Bavaria. Agreement to extend mort. Mar. 12. nom

Riehl, Henry, to George Stewart. 60th st, n s, 150 w 10th av, 25x100.5. Mar. 12, due Aug. 1, 1885. 2,150

Same to John J. Bowes. Same property. Mar. 12, due Aug. 1, 1885. 7,341

Rinaldo, Marks, to John Straiton. 33d st. P. M. Jan. 20, due Mar. 13, 1886, 5% 18,000

Rinnert, Hedwig, wife of Charles J., to Margaretta Hoffman. Washington av, e s, 67.8 n 163d st, 25x100. Already mortgaged to party 2d part. Mar. 11, 3 years. 500

Robinson, Mary E., wife of Frederick, to Louis Bossuet. Mott st, n s, 275 w Courtlandt av, 25x106.6. Mar. 12, 3 years. 1,500

Rogers, John J., to James P. and John A. Kernochan, exrs. Jos. Kernochan. Park pl, No. 6. P. M. Mar. 16, 3 years, 5% 50,000

Same to same. Same property. 2d mort. Mar. 16, 3 years. 20,000

Rosenbaum, Daniel, to James M. Brown, recvr. Washington pl, No. 115, and No. 46 Barrow st. P. M. Mar. 16, 5 years, 5% 8,000

Rubenstein, Jacob, and Rachel Sammet to Israel Rubenstein. Orchard st, No. 17, w s, 75.1 n Canal st, 22x79x22x79.1. Feb. 21, due July 1, 1899. 13,000

Regan, Michael, to Thomas E. Cooper, Perth Amboy, N. J., and Jacob W. Cooper. 3d av, 34th st. P. M. Mar. 16, due Aug. 27, 1885, 3,500

Reed, Sarah M., wife of Francis C., to William T. Horn. 65th st, n s, 206 w 4th av, 19x100.5. Mar. 19, 3 years, 4% 10,000

Roberson, Rebecca A., widow, to Abraham Vanderbeck. Greenwich st, No. 785, e s, bet West 12th and Bank sts, 22x58x—x57.6. Mar. 17, due Oct 1, 1885. 539

Scheyer, Philip, mortgagor, with William M. Kingsland, trustee D. C. Kingsland. Extension of mortgage. Mar. 14. nom

Schuyler, Charles E., to Robert S. Hone et al., trustees for Cath. C. Hunt. 60th st, No. 133, n s, 64 w Lexington av, 21x100.5. Mar. 18, 5 years, 5% 3,000

Stine, Caroline, wife of Lewis, to THE GERMAN SAVINGS BANK, City New York. 107th st, s s, 125 w 2d av, 25x100.11. Mar. 16, 1 yr. 6,500

Schmitt, Charles, to THE GERMANIA LIFE INS. CO. 2d av, e s, 44.8 n 82d st, runs east 55 x south 3 x east 45 x north 23.10 x west 100.1 to 2d av, x south 25.8. Mar. 17, due Nov. 30, 1887, 5% 11,500

Schneider, Mathias H., to Elizabeth wife of Joseph Hillenbrand. Av A, 85th st. P. M. Mar. 16, due Oct. 2, 1885. 11,500

Same to same. Same property. Mar. 16, due Oct. 2, 1885. 15,000

Sewall, Anna B., wife of and Charles, to THE MUTUAL LIFE INS. CO., New York. 76th st, No. 39 E., n s, 57.6 e Madison av, 12.6x102.2. Mar. 16, due Sept. 1, 1886, 5% 6,000

Summerhayes, John H., to Charles M. Earle, trustee for Mrs. Margt. G. Earle. 104th st, s s, 230 w 4th av, 25x100.11. Mar. 16, 3 yrs. 14,000

Summerhayes, John H., and Sarah his wife, to Charles D. Lamarche. Same property. 2d mort. Mar. 11, 2 years. 2,500

Summerhayes, John H., to Newman Cowen and Jacob Korn. Same property, with right to collect rents and apply same. Mar. 16, due April 1, 1886, installs. 300

Sanderson, Eliza McB., wife of James G., Scranton, Pa., with George Sanderson, same place. Franklin st, Nos. 75 and 79, and Lisenard st, Nos. 14 and 16. Mort. of property and assign. of rents, &c. July 10, 1883, demand. 6,000

Schnugg, John, to Benjamin F. Eccles. 2d av, n w cor 113th st, 50.7x100. P. M. Mar. 14, 2 years, 5% 9,000

Seitz, Elizabeth, widow, to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 1st av, n e cor 19th st, 23x96. Mar. 10, due Sept. 2, 1885, 5% 3,000

Solomon, Bertha and Myer, to Joseph Hoffman, Mamaroneck. Secures debt of Bertha Sol-

omon. Stanton st, n s, 86.2 w Goerck st, 16.3x75. Mar. 12, 1 year. 1,000
 Stearns, Henry K., to Cordelia E. Macpherson, extrx., of G. G. Yvelin. 52d st, No. 142, s s, 100 e Lexington av, 25x100.5. Mar. 13, due April 1, 1886. 3,000
 Stephens, Edmund, of Closter, N. J., to THE BROADWAY SAVINGS INSTITUTION. Greenwich st, No. 788, w s, 22 n Bethune st, 22x60. Mar. 14, 1 year, 5%. 5,000
 Sayres, Minnie T., wife of and Henry J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. St. Nicholas av, w s, 101.3 s 141st st, 50.8x130.1x50x121.8. Mar. 17, 1 year. 2,200
 Tier, David M., Long Island City, to Edward Schell, trustee J. Appley. 2d st, n s, 180 w 2d av, runs north 2 courses 67.4 x west 20 x south 66.10 in two courses, x east 20. Mar. 6, 2 years, 5%. 2,000
 Thompson, William, to THE MUTUAL LIFE INS. Co., New York. 8th av to New av, 145th to 146th st, the block, 199.10x225. May 12, due Sept. 1, 1886. 36,000
 Tooker, Harriet E., wife of William T., to Edmund A. Saunders and Thomas F. Pollard, of E. A. Saunders & Co. 85th st, n s, 235.11 w Av A. 16.5x102.2. Feb. 26. To secure any debts from \$7,000 upwards.
 Thaulé, Alwina C., Brooklyn, to Olchior L. Fedden. Water st, No. 472, n e cor Pike slip, 25x46.6x24.6x47. 1/2 part. Mar. 16, 3 years, 5%. 4,000
 Thole, Henry, to James M. Brown, recr. West 4th st, Nos. 291-295. P. M. Mar. 16, 5 years, 5%. 6,000
 Topf, Lippman, to THE GREENWICH SAVINGS BANK. Waverly pl and Greene st. P. M. Mar. 16, due April 1, 1888, 4 1/2%. 20,000
 Von Natzer, Hermann, to Rudolph Bohm. Pitt st, No. 14, e s, 100 s Broome st, 25x100. Mar. 3, 3 months. 5,000
 Wilson, Charles H., Mt. Vernon, N. Y., to Charles Watrous. Railroad av, e s, 327.6 n 138th st, 100x224.7 to Mott Haven Canal; Railroad av, e s, 127.6 n 138th st, runs east 111.3 x south 50 x east 111.2 to Mott Haven Canal x north 75 x west 222.6 to Railroad av, x south 25. Aug. 15, 1882, 3 years. 12,000
 Wronkow, Herman, to Justus L. Bulkeley and ano., trustees for Mary L. Bulkeley. 133d st, s s, 135 e 5th av, 25x99.11. P. M. Mar. 19, 3 years, 5%. 9,000
 Wright, Samuel O., Rockville Centre, L. I., to John Ross. 131st st, s s, 90 w 6th av, 20x99.11. Mar. 18, 6 months. 6,000
 Weinman, Oscar K., and Ella L., to Mrs. Katie Gordon. 57th st, n s, 75 w 10th av, 20x50.5. Mar. 11, 2 years. 2,000
 Whiting, Francis H. N., to THE GREENWICH SAVINGS BANK. 35th st. P. M. Mar. 10, due Mar. 1, 1890, 4 1/2%. 17,000
 Wolf, Henry, to Jacob A. Geissenhainer. 12th st, n s, 119 w Greenwich st, 22x80. Mar. 10, due Mar. 16, 1888. 600
 Williams, Louisa, and Helen and Clara A. Helm to THE EQUITABLE LIFE ASSUR. SOC., U. S. 40th st, Nos. 138-142, s s, 124 e Lexington av, 72x98.9. Mar. 18, due July 1, 1886, 35,000
 Wilson, William M., Mt. Vernon, to Christopher B. Keogh. 124th st, n s, 325 w 7th av, 100x100.11. Mar. 16, 1 year. 4,000
 Winch, Albert D., to Elvira Danielson. 22d st. P. M. Mar. 11, due April 1, 1887, 5%. 3,000
 Wright, Isaac E., to THE GERMAN LIFE INS. Co., New York. 127th st, n s, 250 e 7th av, 50x99.11. Feb. 21, due Nov. 30, 1885. 40,000
 Yale, Florence R., wife of Robert, Utica, to Henry Thomas. 37th st, n s, 55 e 6th av, 20x58.8. All title. Mar. 12, 3 years. 5,000

KINGS COUNTY.

MARCH 13, 14, 16, 17, 18, 19.

Allan, James N., to William Clark, Newark, N. J., and John and Stewart Clark, Paisley, Scotland, of George A. Clark & Brother. Herkimer st, s s, 500 w Utica av, runs south 190.6 to land Brooklyn & Jamaica R. R. Co., x west 3.3, x northwest abt 30, x north abt 160 to Herkimer st, x east 25. Mar. 13, 5 years, 5%. \$1,000
 Anderson, John C., Brooklyn, George F. B. Blatt and Edward Liefeld, New York, to Charles W. Cooper. Leonard st, n e cor Devoe st, 75x100. Mar. 17, 3 years. 4,000
 Archer, Maria, wife of and George E., to John H. Brinckerhoff, Jamaica, L. I. Dwight st, northerly cor Dikeman st, 80x90. Mar. 14, 1 year. 250
 Ahnemann, Anna R., to Amalie Seldner. Broadway. P. M. Mar. 18, due April 1, 1888, 5%. 3,000
 Aschroft, Sarah J., wife of and John, to Frederick W. Rebhann. Hanson pl, s w cor South Elliott pl, 20.3x90. Mar. 17, 1 year. 600
 Alsgood, Peter, John W. Rasch and John M. and Henry P. Alsgood to William M. Ingraham. Sands st, s e cor Jay st, 25.10x103.3. Mar. 18, due May 1, 1890, 5%. 10,000
 Brady, Olive W., to Olive W. Richardson. Monroe st, n s, 245 e Bedford av, 20x100. Feb. 16, 1 year. 1,500
 Brennan, Michael, to Philip Keiley. Gates av. P. M. Mar. 19, 5 years, 5%. 4,000
 Ballard, Richard, to John Cameron. Van Buren st, n s, 242 e Reid av, 20x100. Mar. 17, 2 years. 475
 Bennett, Samuel T., to Jacob Mannerschmidt. Decatur st, n s, 140 e Lewis av, 16.8x100. Mar. 16, 1 year. 1,170
 Same to Thomas Ellson. Decatur st, n s, 156.8 e Lewis av, 16.8x100. Mar. 16, 1 year. 308

Bishop, Henry M., Sharon, Pa., to Kate C. Henderson et al., exrs. Isaac Henderson. 9th st. P. M. Feb. 21, due Mar. 7, 1888. 1,430
 Bommersheim, Elizabeth and John G., to John Roth. De Kalb av. Mar. 16, 3 years, 5%. 1,200
 Butler, Dorcus C., wife of and William H., to The Manhattan Savings Inst. Union st, s s, 232 w Smith st, 22x100. Mar. 13, 1 year, 5%. 5,000
 Bennett, Hannah, wife of Thomas, to Morris M. Budlong, New York. 55th st, s s, 175 e 1st av, 25x100.2. Mar. 16, note. 250
 Bennett, Samuel T., New York, to John Rueger. Decatur st, n s, 90 e Lewis av, 50x100. Mar. 16, 1 year. 3,681
 Bommersheim, Elizabeth, wife of and John G. to Martin G. Johnson. Prospect pl, s s, 600 e Hopkinson av, runs east 94.8 to north side East New York av, x westerly 96.3 x north 26.5 x north 31.8. Mar. 11, 5 years. 2,000
 Boyd, Henrietta, wife of and Robert R., to The South Brooklyn Savings Inst. Strong pl. P. M. Mar. 16, 1 year, 5%. 4,000
 Brooks, Mary E., wife of John L., to Mary A. Wadsworth, widow. Underhill av, w s, 100 s Butler st, 25x228.6x38.3x157.6. Sub. to mort. \$630. Mar. 16, 1 year. 300
 Bryant, Madelena F., wife of William H., to Alfred C. Henning. Rutledge st, n s, 302.4 e Lee av, 20.2x100. Mar. 12, due Mar. 14, 1888, 5%. 4,500
 Burckle, J. George, to Annie C. wife of James E. Merlihan, Canada. Atlantic av, n e cor Fort Greene pl. P. M. Dec. 10, 1884, 3 years. 2,500
 Bailey, Ozias, to John Scott. 4th st, s s, 335.10 e 5th av, 16.8x100. Mar. 12, 3 yrs, 5%. 4,500
 Beasley, David S., to Alletta V. A. Van Wyck. Quincy st, n s, 61 w Marcy av, 19.6x75. Mar. 14, 3 years, 5%. 2,500
 Black, Peter, to William O. and Rebecca B. Moore, exrs. C. L. Moore. 43d st, s s, 100 w 4th av, 25x100.2. Mar. 7, 5 years. 500
 Britton, Johanna, to Christianna Jackson. Steuben st, e s, 125 n Myrtle av, 25x100. Mar. 3, 2 years. 400
 Bull, Amelia L., wife of Henry C., Jr., to Edwin Cole. 18th st, s s, 266.8 w 6th av, 16.8x100.2. Mar. 10, 3 years. 800
 Callard, Mary, to Ferdinand T. Hopkins, New York. Prince st, w s, 451 s Willoughby st, 19 x85. Mar. 9, 3 years. 300
 Clayton, Ransom F., to William Post, as committee of John Rogers. Sumner av, w s, 55.7 s Hart st, 17.9x82. Mar. 11, due Mar. 1, 1888. 4,000
 Same to same. Sumner av, w s, 37.9 s Hart st, 17.9x82. Mar. 11, due Mar. 1, 1888. 4,000
 Same to John F. Schmadeke. Sumner av, w s, 20 s Hart st, 17.9x82. Mar. 11, due Mar. 1, 1888. 4,000
 Same to same. Hart st, s s, 82 w Sumner av, 18 x100. Mar. 11, due Mar. 1, 1888. 4,000
 Crosier, William, to Hermann Voss. Hudson av, Collins st, Albany av, William st—the block, 200x709.1; also William st, s s, extgd from Hudson av to Albany av, 709.1x100, excepting from first above mentioned parcel William st, centre line, n s, 260 w centre line Albany av, 25x260 to centre line Collins st. Mar. 14, 5 years. 1,000
 Curth, Louisa M., to Elise Giess. Marion st, s s, 175 e Ralph av, 25x100. Mar. 14, 3 mos. 200
 Carroll, Katie M., wife of Gustavus M., to Francis T. Garretson, exr. Elizabeth A. Gloucester. Bridge st. P. M. Feb. 11, due Mar. 16, 1887, 5%. 2,500
 Collins, Asa E., to Amelia P. Ingraham, widow. Gates av, n s, 200 e Stuyvesant av, 75x100. Mar. 4, 3 years. 5,000
 Cornish, Minnie C., to Gideon Parsall. Monroe st. P. M. Mar. 17, due Mar. 1888, 5%. 2,000
 Cropsey, Jasper F., to The Excelsior Savings Bank, New York. 3d st, n s, 293 e 5th av, 22x90. Mar. 16, due April 1, 1886, 5%. 5,000
 Cooke, William, to Isaac H. Cary. Adams st, e s, 107.6 s Fulton st, 25x100. Mar. 6, 1 yr. 875
 Cornish, Minnie C., wife of Louis H., to Patty and George Nichols, exrs. L. Nichols. Monroe st, n s, 287.6 w Throop av, 37.6x100. Mar. 17, 1 year, 5%. 2,000
 Dunn, Emeline, wife of Samuel A., to Maria Willets, New York. 10th st, n s, 425 e 6th av, 18.9x100. Feb. 28, 5 years, 5%. 3,000
 Same to Louise A. S. Allen. Same property. This mortgage takes place of purchase money mortgage cancelled. Sub. only to above mort. Mar. 17, due Dec. 15, 1889, or sooner. 1,500
 Donald, Robert, to The Bowery Savings Bank. Lafayette av, n s, 150 e Throop av, 40x100. Mar. 16, 1 year, 5%. 3,000
 De Revere, Gilbert, to William J. Sayres. Madison st, n s, 225 e Reid av, 80x100. Mar. 12, due May 1, 1885. 3,000
 Duff, John, to Charles W. Cooper. Maspeth av, s s, 525 w Partition st, 25x100. Mar. 9, 1 year. 300
 Esswein, Elizabeth, and John, her husband, to George E. Belcher, New York. Shaffer st. P. M. Mar. 12, 4 years. 4,000
 Evans, Jane, to Charles E. Chinnock. Atlantic av, s s, 83.4 e Utica av, 16.8x100. Mar. 2, 3 years, 5%. 1,000
 Forrest, Victoria A. J., to Eliza Aldhous. Hancock st, Nos. 227 and 229. P. M. Mar. 16, due Mar. 19, 1886. 2,000
 Fithian, Charles L., to George W. Brush. 9th st, s w s, 190 s e 5th av, 20x100. Mar. 12, 1 year. 150
 Frisse, Joseph, to George Loffler. Jefferson st, Bremen st. P. M. Mar. 13, due Mar. 1, 1886, 5%. 7,000

Fitzsimmons, Elizabeth, to Jonathan M. Barkley. Van Brunt st, e s, 80 n Union st, 20x65. Mar. 16, due Jan. 1, 1886. 150
 Fleece, George and Henry, to Stephen T. Birdsell. Tompkins av, n e cor Lexington av, 50x75. Mar. 14, 3 years, 5%. 8,000
 George, Mary J., to Elizabeth Kirkpatrick, Birmingham, Pa. De Kalb av, ss, 169.5 e Nostrand av, 19.5x100. Jan 1, demand 2,000
 Gillooley, Timothy, to Michael E. Finnigan. Warren st, n s, 18.5 e Perry av, 20x58.5x20.4 x62.5. Mar. 1, 2 years. 200
 Grasman, Louisa, wife of Henry, to John T. Willets, as guard. Thebe P. Willis. Heyward st, s s, 93 w Marcy av, 18.6x100. Mar. 13, 3 years, 5%. 3,400
 Same to same, as guard. of Mary W. Willis. Heyward st, s s, 111.6 w Marcy av, 18.6x100. Mar. 13, 3 years, 5%. 3,400
 Same to Cornelia W. Carle, New York. Heyward st, s s, 130 w Marcy av, 18.6x100. Mar. 13, 3 years, 5%. 3,400
 Same to Sarah H. Powell, New York. Heyward st, s s, 148.6 w Marcy av, 18.6x100. Mar. 13, 3 years, 5%. 3,400
 Grening, Paul C., to George W. Powers. Lafayette av, Stueben st. P. M. Mar. 4, 1 year, int. on \$15,500 at 5% and on \$1,800 at 6%. 17,300
 Galice, Charles, to Bernard Cruse. Wolcott st, n e s, 140 n Richards st, runs northwest 20 x northeast 32 x east to point 140 n Richards st, x southwest 42. Mar. 19, 3 years. 245
 Hoffman, Sarah A., wife of Daniel P., of Hudson, N. Y., to Peter Hoffman, Claverack, N. Y. Prospect pl, s s, abt 77.10 e 5th av, 25x100. Mar. 21, indemnity. 7,300
 Ham, Eliza J., to M. Howell Topping. McDougall st. P. M. Mar. 10, 5 years. 550
 Haviland, S. Willets, wife of Henry T., to Francis Larkin. Flushing av, Waverly av. P. M. Mar. 12, 1 year, 5%. 8,000
 Hayes, John S., to The German Savings Bank, Brooklyn. Myrtle st, n e, cor Charles pl, 25x100. Mar. 14, due June 1, 1886, 5%. 500
 Hennemann, Caroline, widow, to the South Brooklyn Savings Institution. North Oxford st, w s, 168.1 s Flushing av, 25.3x100. Mar. 13, 1 year, 5%. 2,500
 Hoffman, Catharine, New York, to Eliza J. Ham. Central av. P. M. Mar. 10, 1 year, 5%. 1,000
 Holtz, Edward F., to Otto Huber. McDougall st, n e cor Ralph av, 50x100. Mar. 9, 10 years, installs. 18,000
 Hutzemann, Louis, to The Williamsburgh Savings Bank. Ainslie st, s s, 25 e Leonard st, 25 x100. Mar. 10, 1 year, 5%. 1,500
 Hogarth, Phoebe C., wife of and George, to Mary H. McCord. Fleet st, w s, 90.3 s Fleet pl, 21.9x49.5x19x60.2. Mar. 16, 3 years. 800
 Holthausen, Frederick, to Edward C. Smith. Manhattan av, w s, 75 n Greene st, 25x100. Mar. 14, 5 years, 5%. 7,000
 Hager, Alvin, New York, to Minnie L. Howes, Astoria, L. I. Decatur st, s s, 183 e Stuyvesant av, 17x100. Sub. to mortg. \$4,750. Jan. 7, 1 year. 1,000
 Harrison, William S. L., to Edward Ostrom. Warren st, n s, 425.9 w Smith st, 24.3x100. Mar. 18, 3 years. 2,000
 Hunter, John H., to Thomas Everit, exr. and trustee Valentine Everitt. 8th st. P. M. Mar. 2, 3 years, 5%. 3,500
 Jones, Gilbert D., to John M. Otter. Bedford av. P. M. Mar. 16, 2 years, 5%. 7,000
 Jones, Jonathan J., to John S. Williamson. Madison st. P. M. Mar. 14, installs. 350
 Jackson, George W., to Michael J. Hand. Lawton st, s e s, 93.9 s w Bushwick av, 20x90. Mar. 2, 1 year, 5%. 400
 Koch, Charles, to Caroline wife of George Treiber. Stag st. P. M. Mar. 17, due April 1, 1888. 1,567
 Koch, Minna, to Caroline wife of Geo. Treiber. Stag st. P. M. Mar. 17, due April 1, 1888. 1,567
 Kreinbrink, Barbara, wife of and Albert, to Wilhelm Zang. Boerum pl. P. M. Mar. 14, due July 1, 1887, installs. 2,000
 Kneppler, Charles M., to Helene Obrig. Beaver st, s w s, 20 n Locust st, 20x91.6. Mar. 12, due April 1, 1890, 5%. 3,600
 Lewis, Warren H., to Benjamin H. Tuthill. Lewis Dancing Pavilion on Coney Island. Bldg. and lease. Feb. 12. 1,199
 Lynch, Mary E., to Sarah H. Powell, New York. Butler st. P. M. Mar. 12, 1 month. 1,150
 Lovell, Sally W., widow, to Anna C. Stephens, New York. Warren st, s s, 137.5 w Clinton st, 20.10x99.10. Mar. 16, 3 years, 5%. 5,000
 Lowe, George O., to Herman F. Kroose. Cypress av, s e cor Brooklyn and Jamaica turnpike road, 100x136x138x148. Mar. 11, due April 1, 1886. 1,100
 Moore, Daniel W. L., to John Englis, Sr. Calyer st, n s, 140 w Guernsey st, 18x70. Feb. 28, 5 years. 3,000
 Same to same. Calyer st, n s, 158 w Guernsey st, 18x74.8x18.8x70. Feb. 28, 5 years. 3,000
 Same to same. Calyer st, n s, 176 w Guernsey st, 18x79.11x18.9x74.8. Feb. 28, 5 years. 3,000
 Same to same. Calyer st, n s, 194 w Guernsey st, 18x85.3x18.9x79.11. Feb. 28, 5 years. 3,000
 Same to same. Calyer st, n s, 212 w Guernsey st, 18x90.6x18.9x85.3. Feb. 28, 5 years. 3,000
 Same to same. Calyer st, n s, 230 w Guernsey st, 15x94.11x15.8x90.6. Feb. 28, 5 years. 2,500
 Same to same. Calyer st, n s, 245 w Guernsey st, 15x95x4.3x14.4x94.11. Feb. 28, 5 years. 2,500
 Same to same. Calyer st, n s, 260 w Guernsey st, 15x95. Feb. 28, 5 years. 2,500
 McNamara, James, to Charles H. Colby. Schenck st, w s, 250 n Myrtle av, 25x100. Lease. Mar. 5, installs., due June 5, 1886. 450
 Monett, Minnie, wife of and Henry, to Eliza-

beth A. Bramhall. President st. P. M. Mar. 17, 2 years. 9,000
 McElroy, Hanora, widow, and Mary McElroy to The Brooklyn City Railroad Co. Navy st, e s, 164.10 s De Kalb av, 20x100. Mar. 5, 3 years. 600
 Martin, Mary E., to John M. O'Neill. Douglass st, n s, 250 w Bond st, 25x100. Mar. 19, installs, 1 year, 5%. 800
 Munro, Eliza, to Mary F. Barlow. Jay st. P. M. Mar. 18, 5 years, 5%. 4,000
 Miller, Georgina E., wife of and Thomas, to Eliza M. Pryer, Mamaroneck, N. Y. Monroe st, s s, 267 w Reid av, 19x100. Feb. 7, 3 years, 3,500
 Same to same. Monroe st, s s, 286 w Reid av, 19x100. Feb. 7, 3 years. 3,500
 Mills, Sarah C., wife of and Albert H., to Lavinia Thompson. Ainslie st, s s, 100 w Humboldt st, 25x100. Mar. 12, 3 years. 1,500
 Morton, Nancy, widow, Brooklyn, Edward E. Norton, Pearsalls, N. Y., Carrie wife of William Tilly and William Norton, heirs G. O. Norton, to Joseph K. King, as exr. and trustee A. Jaggar. Quincy st. No. 77, n s, 331 e Clason av, 29x100. Jan. 31, due Feb. 1, 1889. 1,800
 Neumaier, Christine, wife of and Anton, to Calvin Burr, New York. Webster pl, w s, 95.3 s 16th st, 15.3x98.11. Second mort. Mar. 12, 2 years. 310
 Nash, Julia E., wife of Edward, Mt. Vernon, N. Y., to F. Rapelje Boerum. Kosciusko st, s s, 225 w Throop av, 18.9x100. Mar. 16, 5 years. 3,000
 Nehrbass, Peter, New York, to Julius Davenport. Putnam av, Howard av. P. M. Mar. 16, 1 year. 2,000
 Nichols, Richard, to John D. Harrison, New York. 11th av, centre line, n s, adj. land J. Vanderbilt, 116x— to patent line bet Brooklyn and Flatbush. Mar. 16, 3 months. 2,500
 Norfolk, George H., to John J. Vail. Fulton st, n e s, 21.4 s e Market st, 20.10x64 to York st, x 27.3x47.1. Mar. 13, 1 year, 5%. 2,600
 Nichols, Richard, to John D. Harrison, New York. 11th av, centre line, s s, adj land Jeremiah Vanderbilt, 116x— to patent line bet Brooklyn and Flatbush. Mar. 16, 2 years. 3,000
 Onderdonck, Emma, to William W. Wickes, trustee for Mary W. Rossiter. Fort Greene pl. P. M. Mar. 14, 3 years, 5%. 3,000
 Ostermayer, William, to Ella wife of Wm. J. La Roche. Kosciusko st, s s, 250 w Nostrand av, 17.8x100. Mar. 16, 5 years, 5%. 2,500
 Perrin, Lucinda, widow, to Cordelia F. Taggard. Union st, s s, 208 e 7th av, 20x90. Feb. 10, 3 years. 2,000
 Popp, Konrad, to Julia Lang. Flushing av, n s, 50 e Humboldt st, 25x—. Feb. 1, due Mar. 1, 1888, 5%. 2,500
 Palmer, A. Judson, to Henry J. Schenck, as trustee of Virginia W. Blanchard. Tompkins av, w s, 40 n Lexington av, 20x80. Mar. 13, 3 years, 5%. 3,000
 Same to Henry J. Schenck, as guard. Nina G. Juth. Tompkins av, w s, 20 n Lexington av, 20x80. Mar. 13, 3 years, 5%. 3,000
 Peck, Jared V., Rye, N. Y., to Rebecca E. Lyon, Greenwich, Conn. Lefferts pl, s s, 180.10 e Clason av, 25x238 to Atlantic av; Atlantic av, n s, 100 e Clason av, 40x119. 1/2 part. Mar. 9, 3 years. 5,000
 Petterson, Charles and Nellie, his wife, to Clark M. Corey. 39th st, n s, 200 e 4th av, 25x100.2. Mar. 18, 3 years. 750
 Ritter, Carl F. E. and Emilie his wife, to Wilhelmine and Louisa Stahlmann. Meserole st, w cor Smith st. P. M. Mar. 14, due Mar. 1, 1886, 5%. 1,700
 Randall, John J., and William G. Miller to Chauncy Perry. Nassau av, s s, 80 e Lorimer st, 15x80. Mar. 14, due June 1, 1888, 5 1/2%. 800
 Rippingale, Kate, to Freeborn G. Smith. Bolivar st, s s, 150 w Canton st, 25x117.4x25.1 x119.11. Mar. 16, 3 years. 900
 Ryan, Bridget, wife of and James C., to Minerva J. Wheeler, Providence, R. I. Park av, n e cor Steuben st, 25x100. Mar. 16, 5 years. 1,000
 Reichert, August, to Abraham Underhill. Baltic av, s s, 50 w Snedecker av, 25x100. Mar. 12, 5 years. 1,400
 Relph, Henrietta A., wife of and John M., to Mary O. wife of Herbert C. Clapp, Boston, Mass. 17th st, s w cor 9th av, 175x100. Jan. 1, installs. 1,000
 Riley, George R., to Gardiner B. Topping, Bridgehampton, L. I. Decatur st, s s, 180 w Saratoga av, 100x100. Oct. 21, 1882, 5 yrs. 1,000
 Russell, Alexander W., to Franklin W. Taber et al., exrs D. E. Smith. Irving pl. P. M. Mar. 13, 3 years, 5 1/2%. 3,000
 Scharf, Rudolph L. and Alvina C., his wife, to Adrian M. Suydam. Covert st. P. M. Mar. 14, 5 years. 1,000
 Smith, Mary J., wife of and Matthew, to The Williamsburgh Savings Bank. Lorimer st, e s, 50 s Devoe st, 50x100, Mar. 14, 1 year, 5%. 4,500
 St. John, Ursula W., and Cortlandt, her husband, to George H. Fisher. Ross st, s e s, 180.10 s w Bedford av, 19.6x100. Mar. 14, due June 14, 1887. 4,250
 Strauch, Carl, and Sophie, his wife, to The Williamsburgh Savings Bank. Lynch st, s e s, 475 n e Harrison av, 20x100. Mar. 13, 1 year, 5%. 1,500
 Stuart, William, to Joseph A. Francis. Warren st, e s, 250 n Fort Hill pl, 50x118.4x50x120. Jan. 1, 1 year. 100
 Sibley, Albert, to John G. Porter, New York. McDonough st, n s, 100 w Hopkinson av, 117.6x100. Mar. 17, 2 years. 2,000
 Sinclair, Catharine I., Jersey City, to The Brooklyn Life Ins. Co. 2d pl. P. M. Mar. 16, 1 year, 5%. 4,000

Smith, Theodore, to Sarah M. Disney. Union st, n s, 185.9 w 6th av, 18.9x95. Mar. 14, 1 year, 5%. 1,750
 Schneider, John, and August Peters to The South Brooklyn Savings Inst. Court st, e s, 58.6 s Wyckoff st, runs east 37 x still east 36.6 x south 22.1 x west 15.9 x still west 55 to Court st, x north 19.11. Mar. 18, 1 year, 5%. 5,500
 Sheldon, Emaline B., to The Metropolitan Life Ins. Co. 11th st, s s, 236 e 5th av, 12.6x100. Mar. 18, due May 1, 1890. 3,750
 Same to same. 11th st, s s, 223.6 e 5th av, 12.6x100. Mar. 18, due May 1, 1890. 3,750
 Tredwell, Alanson, and Alonzo Slote to Robert Voorhies. Ocean av. P. M. Mar. 10, due May 1, 1888. 6,000
 Tyler, William A., to William Smith. Smith st, n w cor Huntington st, 22x80. Mar. 14, 2 years. 4,000
 Thompson, Thomas, New York, to Mary E. Lewis. Clay st, s s, 350 w Manhattan av, 25x100. Mar. 18, 3 years. 3,000
 Voltz, Albert, Jr., to John L. Gaus and Albert Voltz. Broadway, Park pl, av or st. P. M. Mar. 1, 5 years, 5%. 14,000
 Van Duzer, William C., to William H. Haydock, Roslyn, L. I. Blecker st, s e s, 358.4 s w Central av, 16.8x100. Mar. 17, due April 1, 1890. 1,200
 Wellbrock, Henry, to Sarah E. Morris. Greene av. P. M. Mar. 17, 3 years, 5%. 1,000
 Wurster, Frederick W., to William Ackerly, Northport, L. I. 1st st. P. M. Mar. 16, installs. 6,500
 White, James M., to Joseph B. Brown. Fulton st. P. M. Mar. 12, 1 year. 4,000
 Willemin, Julia, wife of Gustav, to Daniel W. McWilliams, guard. Clarence A. and Howard McWilliams. State st, n e s, 60.10 s e Nevins st, 20x76. Mar. 14, due April 1, 1888. 4,250
 Same to Kate W. wife of Furman T. Nutt. Same property. Mar. 14, due April 1, '86. 1,000
 Wilson, Lucy J., to Mary E. Bailey, New York. 3d st, w s, 103 s South 4th st, 21x84. Mar. 13, 1 year, 5%. 2,000
 Wingham, Mary and William, to John Andrews. 19th st, s s, 260 w 6th av, 25x100. Mar. 18, 10 years. 700

Simons, Cynthia H., Rutland, Vt., to Herman Heydt. 3,013
 Smith, Isaac P., exr. Elias L. Smith, to Emily C. and Ada J. Smith. 24,000
 Same to Juliet H. and Isaac P. Smith. 60,000
 Same to Emily C. and Ada J. Smith. 10,000
 Same to same. 40,000
 Same to Juliet H. Smith. 3,000
 Same to same. 3,200
 Same to same. 7,000
 Same to same. 7,450
 Stokes, William E. D., to Fanny M. Samuel. 4,000
 Scott, William, to Sarah J. Wells, widow. 2,000
 Same to same. 1,500
 Smith, Frederick A. J., to John M. Stewart. nom
 The Broadway Savings Institution, New York, to Julia T. Mills. Re-recorded. 5,000
 The Mutual Life Ins. Co., New York, to Glorvina R. Hoffman, widow. 138,556
 Taylor, Edwin M., to Charles E. Denhard. 2,500
 The Equitable Life Assurance Soc., U. S., to The Institution for Savings Merchants' Clerks. 12,000
 The Dry Dock Savings Inst. to Robert S. Hone, et al., trustees Cath. C. Hunt. 10,064
 Todd, Charles A., exr. to Harriet K. Smith. 3,000
 Vahlen, August, to Robert I. Romlein. 900
 Vyse, Ella B., wife of William E. D., New Brighton, S. I., to Union Trust Co., New York, guard. Francis V. Alexandre, an infant. 8,500
 Wilson, Peter M., to Sarah W. Howard, Utica, N. Y. 1,640
 Williams, Frances M., wife of Evar, St. Paul, Minn., and extrx. Jane A. Sayre, to Susan R. Griggs, Brooklyn. 2,900
 Wray, Sophia J., to George H. Knox, New Castle, N. Y. 10,000
 Wallace, Alice H., admrx. of W. Wheelwright, to George B. Warner. Assigns., bond, &c. val rec'd
 Warner, George B., to Alice H. Wallace. val rec'd
 Williamson, Smith, to Eva Bowmann. 1,000

KINGS COUNTY.

MARCH 6 TO 19—INCLUSIVE.

Adams, Henry H., as treasurer of the County of Kings, to Henry D. Heissenbuttel. \$1,040
 Alger, George, to Elizabeth Gripp, Corona, N. Y. 3 assignm'ts, each \$200. 600
 Allen, John, and ano., admsrs. J. Allen, to John Allen. nom
 Baldwin, Ann, wife of Stephen, Merrick, N. Y., to Cornelius N. Hoagland. 1,750
 Brew, Mathias, to John N. Huwer. 2,000
 Beattys, Benjamin, guard. for Florence E. Beattys, to Florence E. Beattys. nom
 Bergen, Isaac E., as admr. J. T. Bergen, to Frank T. King and ano., as trustees Katharine A. Rockwell. 14,265
 Same to same. 7,017
 Blackwell, Josiah, to Anna E. Smallwood. 1,226
 Cochran, Thomas, et al., trustees of Laura L. Cochran, to Susette A. Pignolet. 5,000
 Carey, Anthony, to John Lahey. 2,000
 Comfort, Joseph V., as guard. Theodore B. Comfort, to Theodore B. Comfort, Emporia, Kansas. nom
 Comfort, Theodore B., Lyon Co., Kansas, to Peter Wyckoff. 1,000
 Dietrick, Anna, to George H. and Robert A. Granniss, exrs. Maria L. Tweedy. 4,000
 Doyle, Felix W., to Michael O'Keefe and Martin E. Doyle. 500
 Dutcher, Silas B., assignee, &c., Central Bank, Brooklyn, to Robert T. Heath. nom
 Downing, Geo. S., and ano., exrs. Ann M. Maybee, to Geo. S. Downing. 1,000
 Elliott, Jeannie D., to Maria Rushmore. 1,300
 Euscher, Magdalena, to Charles Leppla. 203
 Fisher, George H., to Margaret Healy. 200
 Fox, Charles W., Bridgeport, Conn., to Marie E. Jacobson. 4,000
 Greene, Thomas F., to Whitman W. Kenyon. 1,765
 Greenland, Thomas E., to Marvin Cross, Sherlock Austin and John H. Ireland. 500
 Same to Cross, Austin & Co. 1,200
 Grening, Paul C., to Whitman Kenyon. 500
 Same to Albro J. Newton. 500
 Harris, Rachael, to Ellis Katz. nom
 Heissenbuttel, Henry D., to Daniel R. Miller. 1,000
 Hewlett, George T., Hewletts, N. Y., to Augustus J. Hewlett. 2,500
 Holbrook, Newton D., and ano., exrs., &c., N. Deuel, to Penelope Deuel. nom
 Howes, Minnie L., to Lewis D. Howes. 1,000
 Ingersoll, James H., guard. Welhelmine Van Cleft, to Mary Callahan. 3,000
 Jenney, Stephen, Jr., et al., exrs. John Lacey, to William H. Howard, exr. Daniel Powell. 4,000
 Keogh, Edward, Jr., to Lucy A. Vanrein. 550
 Kissam, Grenville A., and ano., exrs. Wm. H. Kissam, to James B. Kissam. nom
 Same to same. 2,529
 Lynes, John J., to Abigail S. Folsom, Exeter, N. H. 5,300
 Lange, John and Katharina, to Charles Will. 4,500
 Lott, Abraham V. S., et al., exrs. S. I. Lott, to Peter Lott and ano., trustees Stephen I. Lott, dec'd. nom
 McAllister, Caldwell W., to Robert R. Hamilton. 2,000
 Meeker, David E., to Robert Schneider. nom
 McCall, John A., Jr., Superintendent of the Ins. Dep't, New York, to The Metropolitan Life Ins. Co., New York. nom
 Same to same. nom
 Mullen, Jeremiah, to John Flynn. 400

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

MARCH 13 TO 19—INCLUSIVE.

Allen, John, and ano., admsrs. Jno. Allen, to John Allen, West New Brighton, S. I. nom
 Anderson, Henry H., ref., to Robert W. DeForest and ano., exrs. and trustees B. Wakeman. \$1,410
 Benner, Elizabeth, to Ferdinand R. Minrath. 1,465
 Bohm, Rudolph, to Leopold Haas. 5,000
 Same to same. 5,000
 Brown, Melvin, Brooklyn, to Isaac P. Smith, exr. Elias L. Smith. 7,000
 Bornmann, Caspar, to Smith Williamson. 1,000
 Cahn, Benjamin, to Adele Bassie. 600
 Dooley, Daniel, to Andrew Luke. 3,000
 Everson, Duane S., to Harriet B. Ranney. 11,000
 Foulke, William, and ano., exrs. Cath. B. Fish, to The Protestant Episcopal Soc. for Promoting Religion, &c. 5,400
 Hillyer, Hannah B., et al., survivors of George H. Hillyer and trustees of Jno. B. Hillyer, dec'd, to George W. Frost, Brooklyn. 4,000
 Hassey, August C., to Anna C. S. wife of Edward F. Hassey. 1,010
 Herman, Simon, to The Greenwich Savings Bank. nom
 Hume, Hugh, and ano., exrs. W. Hume, to Margaret Hume. 2,000
 Jencks, Francis M., to Henrietta Miller, as extrx. W. P. Miller. 10,060
 Kelly, Eugene, to John Davidson, Elizabeth, N. J. nom
 Kingsland, Geo. L., et al, exrs. A. C. Kingsland, to same, as trustees of Mary H. Tompkins. nom
 Knowlton, Annie C., to Mary A. Harper, New Hamburg, N. Y. nom
 Kaufmann, Sigismund, to Simon Herman. 3,401
 Kissam, Grenville A. and Brewster, exrs. Wm. H. Kissam, to James B. Kissam. nom
 Lamarche, Charles D., to Henry Schreiber. 2,500
 Macy, William H., to George W. Murray. 10,000
 McSorley, Alexander, to Hannah A. Mott. 5,000
 Meyer, Arthur L., to Philip L. Meyer. 10,000
 Miller, George M., exr. L. R. Marshall, to William Fernschild. 2,155
 Maben, Wilber B., Brooklyn, to Thomas J. Tobin. nom
 Pawel, Adolph, to Anna C. S. Hassey. 3,500
 Pell, Orleans R. E., to William E. D. Stokes. 3,500
 Raynor, Benjamin F., Jr., to Henry Weil, Brooklyn. 14,000
 Richardson, Benjamin, to John Davidson, Elizabeth, N. J. nom
 Rudd, Robert S., individ. and guard. of Cornelia A. Rudd, to The United States Trust Co., guard. of Cornelia A. Rudd. nom
 Same to Robert S. Rudd, guard. of Cornelia A. Rudd. nom
 Ryer, Samuel, and ano., admsrs. of Mary J. Ryer, to Ellen A. Wilkinson, Westchester Smith, Harriet K. and Friend W., Jr., her husband, to George B. Rolfe. 3,000
 Sardina, Rosa, S. y, Havana, Cuba, to George Coppell and Thomas Maitland, of Maitland, Phelps & Co. nom
 Same to same. 40,000
 Schuster, William and George, to Charles Griffen and ano., exrs. S. Valentine. 4,000

Table listing names and addresses, including Maynard, George W., Miller, Walsingham A., Norris, Thomas H., O'Mahoney, Jeremiah, etc.

Table listing names and addresses, including Otto, C. F., Pilkington, J., Same, J. McCartney, Purcell, M., etc.

Table listing names and addresses, including Norman, Maria M., Neely, C. Mrs., Oettinger, R. and Emma, Perez, Susie, etc.

HOUSEHOLD FURNITURE.

Table listing names and addresses under Household Furniture, including Adams, Hattie, Aldridge, Mary, Appleton, Lulu, etc.

CHATELS.

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

MARCH 13 TO 19—INCLUSIVE.

SALOON FIXTURES.

Table listing names and addresses under Saloon Fixtures, including Ahrens, H., Allen, E., Allen, L. C., Amsterdam, T., etc.

Table listing names and addresses, including Curtis, Lizzie, Calder, Sarah, Dalrymple, J., Diggins, C. B., etc.

MISCELLANEOUS.

Table listing names and addresses under Miscellaneous, including Arnold, W., Barron, W. J., Buckley, J., etc.

Gobron, L. C. 379 Broome... A. D. Puffer & Sons. Soda Water Fixtures. (May 21, 1884.) 175
 Gloucester, C. N. Sterne Chittenden. (Sept. 24, 1884.) Assignment of interest in estate of Elizabeth A. Gloucester to the extent of 1,250
 Hutchinson, S. C., to Wesner & Allman. Acknowledgement that Caloric Engine is held on sale for account of S. C. Hutchinson, subject to charges for repairs.
 Harris & Rhind. Franklin and Centre ... P. Prybil. Lathes, &c. 128
 Hassell, L. A. 2413 2d av. ... A. D. Puffer & Sons. Soda Water Fixtures. (Sept. 9, 1884.) 85
 Humphrey, C. L. 811 Broadway. ... J. M. Nolan. Dental Fixtures. (Not dated.) 247
 Hamilton, F. L. 18 Spruce st. ... J. M. Conner. Printing Fixtures. 842
 Hay, J., Jr. 146-150 Worth. ... G. Muller. Machinery, Lithographing Fixtures, &c. 2,750
 Hoeland, W. G. 969 North 3d av. ... C. L. Georgi. Butcher Fixtures. 600
 Hoeland & Co. 169 North 3d av. ... same. Butcher Fixtures. 400
 Hoffmann, A. 675 6th av. ... W. Killian. Store Fixtures, &c. 250
 Hoffman, A. 353 W. 26th. ... G. W. Lewis. Machinery, Fixtures, &c. 750
 Hogan, W. A. 111 W. 124th. ... Damon & Peets. Press. 40
 Hudson River Ice Co. Coxsackie, N. Y. ... Nat. Hudson River Bank. Machinery, Ice Houses, &c. 19,500
 Isaacs, E. 1997 3d av. ... C. Krahmer. Presses, Type, &c. 100
 Same. 201 E. 107th. ... C. Krahmer. Butcher Fixtures. 100
 Jennings, T. 3 Willett. ... J. Cunningham, Son & Co. Carriage. (R) 1,028
 Jewett, F. P. 109 Liberty. ... New York Steam Co. Steam Fitting, Fixtures, &c. (R) 156
 Keiber, P. 156 E. 125th. ... A. Dietrich. Barber Fixtures. 550
 Kellard & Gillen. 425 Pearl and 25 New Chamber. ... Caroline Behrman. Cigar Fixtures. 83
 Kueht, J. and Margaretha. Gerard av, near 157th st. ... Maria E. Goetz. Furniture, Hotbed, Sashes, &c. 500
 Kelley & Graham. 172 Mercer. ... Hall's Safe and Lock Co. Safe. 75
 Kolm, H. 261 1st av. ... G. Calhoun. Butter Store, &c. 175
 Lange, T. 165 Delancey. ... P. Freund. Grocery. 1,000
 Lamb & McKenna. 672 10th av. ... P. J. Jennings. Printing Fixtures. 616
 Leslie, F. 13 Spruce. ... Damon & Peets. Press. Leve & Alden Printing Co. 107 Liberty. ... H. Lindenmeyr. Printing Fixtures. 5,000
 Lorenz, G. A. 213 1st av. ... Lizzie Straub. Barber Fixtures. (R) 800
 Liebel, J. 1540 1st av. ... A. D. Puffer & Sons. Soda Water Fixtures. (May 20, 1884.) 155
 Martin, A. 93 E. 4th. ... J. Cunningham, Son & Co. Hearse. (R) 291
 McGuire, M. City. ... J. Gottleben. Carriage. 475
 Meyer, F. 434 7th av. ... G. Kissenger. Barber Fixtures. 200
 Michaels, Margaretha. ... J. W. Stilger. Wagon. Mullen, J. 208 E. 40th. ... Hinks & Johnson. Carriage. 832
 Madden, Cecelia. City. ... P. O'Shea (Wm. Bishop and ano. as assignees, in trust). Books, &c. (R) 41,914
 McDonnell, W. City. ... G. Dessecker. Carriage. 823
 McGowan, F. 59th st, near 10th av. ... C. Stiegeler. Horses. 30
 McNeal, H. W. 741 Broadway. ... G. H. Sanborn & Sons. Presses, Machines, &c. 14,064
 Melville, H. B. 1191 Broadway. ... W. Haviland. Jewelry Fixtures. (R) 500
 Mueller, H. 27 Canal. ... B. Hammer. Drug Fixtures. (R) 2,370
 Neumann, J. G. New Rochelle. ... Emilie Bricka. Horses, Cows, Fixtures, &c. 350
 Nivois, V. 119 Nassau. ... E. A. Jeanneret. Watch Case Mfy. (R) 1,000
 O'Hara, A. 127 Bowery. ... H. N. Holt. Fountain, &c. 1,271
 Ohmann, H. T. 70th st and W. Boulevard. ... Annie Wessel. Hot Bed Sashes, Horse, Wagon, &c. 350
 Parascandole, G. 167 Elizabeth. ... L. F. Duparquet & Huot. Range, &c. 27
 Pampura, G. B. 872 3d av. ... G. B. Pampura. Barber Fixtures. (R) 390
 Pridgeon, W. P. 1142 3d av. ... A. D. Puffer & Sons. Soda Water Fixtures. (June 13, '84.) 145
 Robeson, D. S., trustee. 1st av and 43d st. ... Martha S. Shotwell. Machinery, &c. 2,500
 Ruzicka, L. 381 E. Houston. ... A. D. Puffer & Sons. Soda Water Fixtures. (May 9, 1884.) 155
 Rohrig, F. W. 215 Centre. ... A. Vogeley. Electric Fixtures, Machines, &c. (R) 1,695
 Schade, H. W. 17 9th av. ... J. H. Mohlman & Co. Horses, Trucks, &c. 2,000
 Shefflin, D. 2056 2d av. ... J. Cunningham, Son & Co. Hearse, Carriage, &c. (R) 538
 Schlobohm, Dora. 159th st and Grand Boulevard. ... R. Hill. Grocery Fixtures, Horse, &c. 600
 Schneider, Mary. 416 W. 49th. ... J. N. Heubner. Bakery Fixtures. (R) 548
 Schmitt, L. 620 W. 55th. ... L. Arensberg. Horses. 82
 Seedorf, J. H. C. 74 Columbia. ... W. Koster. Horse, Grocery Fixtures, &c. 950
 Seguire, W. A. 14 Marion. ... V. Femenella. Soda Water Fixtures, &c. 273
 Scanlon, J. City. ... G. Dessecker. Carriage. 414
 Schierenbeck, F. 456 W. 40th. ... Nanni Ehrhardt. Soda Water Fixtures. 125
 Schmidt, G. 1st av and 90th st. ... M. Geismann. Milk Fixtures, Cows, &c. 1,300
 Schuhmacher, C. 360 and 402 W. 40th. ... Charlotte E. M. Schuhmacher. Furniture, Stock, Fixtures, &c. (July 17, 1884.) 457
 Simon & Jacobs. 55 Mott. ... A. D. Puffer & Sons. Soda Water Fixtures. (Mar. 15, 1884.) 1,650
 Smith, C. B. 47 Cherry. ... G. B. Finch. Watch, &c. 161
 Smith, Frances R. 22 E. 11th. ... W. Soule. Library, &c. (May 23, 1884.) 200
 Springmeyer & Co., E. 518 E. 119th. ... A. D. Puffer & Sons. Soda Water Fixtures. (Nov. 15, 1883.) 595
 Sturges, T. L. 636-640 W. 55th. ... Mary J., Hannah E. and Margaret A. Lyon. Machinery, &c. (R) 12,000
 Swett, G. W. City. ... A. D. Puffer & Sons. Soda Water Fixtures. (April 14, 1884.) 1,000
 Treutler, P. 2d av and 125th st. ... A. D. Puffer & Sons. Soda Water Fixtures. (June 11, 1884.) 115
 Timmins, J. City. ... P. Barrett. Wagon, 466
 Uhl, A. 600 Morris av. ... Jackson & Co. Ice House, 60

Wall, J. F. 115 7th av. ... E. Dumphy. Fish Stand. (R) 150
 Weiss & Allen. 525 and 527 E. 19th and 528 and 530 E. 20th. ... T. J. Pope & Bros. Machinery. 21,787
 Same. ... H. McShane & Co. Machinery, &c. 5,713
 West, A. W. 140 W. 30th. ... J. R. West. Horses, Coupe, &c. 480

BILLS OF SALE.

Andreu, F. 45 William. ... F. Blanco. Cigar Stand. 208
 Barker, J. H. 63 4th av. ... C. Briggs. Restaurant. 30
 Di Fina, T. 1 Cortlandt. ... M. Fernandez. Cigar Fixtures. 1,000
 Dugan, Mary A. 260 Bowery. ... J. C. Gray. Grocery. 450
 Faber, F. 338 E. 6th. ... H. Baer. Saloon. 300
 Francis, W. C. 152 South 5th av. ... J. F. Francis. Hat Block Mfg. 100
 Gibbins, H. and T. 2302 2d av. ... C. W. Marron. Saloon. 600
 Giglio, V. 827 3d av. ... G. B. Pampura. Barber Fixtures. 420
 Gilbert, J. 568 Broome. ... J. W. Gilbert. Furniture. 350
 Gill, Adelaide C. 3 W. 57th. ... R. Sewell. Furniture. 1
 Hess, S. 149 E. Houston. ... L. Kahn. Agreement to sell Butcher Fixtures for Hillebert, J. E. City. ... A. F. Ferris. Horse, Wagon, &c. 400
 Kaestner, H. 112 West Houston. ... H. Paul. Saloon. 600
 Kelaher, M. 94 Washington. ... L. Welch. Saloon. 800
 Krumm, C. 167 Chrystie. ... C. Goetz. Saloon. 1,500
 McElhinny, J. 470 6th av. ... D. Kerns. Saloon. 3,000
 McKee, R. 49 Carmine. ... J. Kuhlken. Saloon. 2,000
 Mohlmann, Anna A. 913 6th av. ... Annie C. Wagner. Furniture. (Dec. 28, 1881.) 500
 Purcell, M. 938 3d av. ... J. Freithal. Looking Glass. 40
 Ralston, Ida. 257 W. 24th. ... Maria Van Pelt. Furniture. 900
 Smith, C. B. Cherry and Roosevelt sts. ... Aglia Smith. Drug Fixtures. 625
 Welch, L. 94 Washington. ... J. Reid & Co. Saloon. 800
 Wehrmann, F. H. 513 8th av. ... Cook & Co. Confectionery Fixtures. 1,800
 Wyler, Bertha. 19 Delancey. ... Mary Amter. Furniture. 600

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Dietrich, A., to G. C. Engel. (Mortgage given by P. Kieber, Mar. 14, 1885.) 550
 Eichler, J., to S. Sommer. (A. Schroder, Jan. 27, 1885.) 301
 Lovitz, J., to Rachel Seckel. (J. Baumgart, Oct. 2, 1884.) 150
 Meier, C. E., to H. Weil. (C. A. Antony, Oct. 14, 1884.) 1
 Rosenzweig, H., to S. Silberstein. (J. Hudes, Feb. 10, 1885.) 1
 Weiss, C., to D. J. Schiff. (Mar. 1, 1885.) 1
 Widdowson, H., to J. C. Losee. (W. D. Murphy, Dec. 18, 1884.) 300

KINGS COUNTY.

SALOON FIXTURES.

Behrens, R. 477 Atlantic av. ... O. Huber. \$334
 Bruns, J. N. 215 Ewen st. ... Obermeyer & L. 800
 Collins, T. 272 5th st. ... Budweiser Brewing Co. 450
 Gatzner, J. 147 Ewen st. ... J. Fallert. 1,225
 Hesse, R. H. 254 Grand st. ... P. Doelger. (R) 250
 Hesse, J., & Co. 139 Franklin st. ... Budweiser Brewing Co. 200
 Hutton, J. Cor N. 7th st and 4th st. ... O'Keefe & Doyle. 1,575
 Knick, F. 874 Park av. ... Williamsburgh Brewing Co. 350
 Lohmann, D. Se cor 14th st and 6th av. ... C. Martens. (R) 800
 Lane, J. D. S w cor Jay and Willoughby sts. ... G. H. Engeman. 1,200
 Lutjens, H. 105 Putnam av. ... F. Lemmermann. (R) 2,500
 Murphy, P. 165 Smith st. ... M. P. Breslin. 825
 Prozesky, G. 81 Johnson av. ... E. Ochs. 295
 Rodden, J. 432 Hicks st. ... Ann Ford. (R) 51
 Saueracher, M. 66 Gerry st. ... P. Mitesser. 600
 Schroeder, Wm. 108 Patchen av. ... Hirsch & S. 475
 Shepherd, F. 108 Canton st. ... D. Madden. Pool Table, &c. 150
 Whipple, F. E. 388 and 390 Court st. ... W. H. Beadleston and others. Billiard Saloon, &c. 2,000
 Zugalla, F. E. ... F. Dayton. Pool Table. 150

HOUSEHOLD FURNITURE.

Annette, Jas., Jr. 189 and 191 Washington st. ... A. J. Steers. 115
 Blanchard, Mrs. F. H. 613 Pacific st. ... J. Mullins. 130
 Brown, R. H. 163 Grand st. ... Jacob Bros. Piano. 65
 Betsch, Wm. 188 Eagle st. ... Spero & Cohn. 214
 Bowers, C. C. 220 17th st. ... W. Herbold. Piano. 100
 Barnes, J. C. 231 14th st. ... B. M. Cowperthwaite & Co. 157
 Bergland, P. W. 108 De Kalb av. ... John Boyle. securities credit
 Casey, Mary. 518 Warren st. ... Anderson & Co. Piano. 200
 Cleft, J. W. 61 10th st. ... Anderson & Co. Piano. (R) 220
 Christy, Jane. 225 Broadway. ... J. Mullins. 103
 Crans, J. S. 16 Putnam av. ... C. L. Montague. 65
 Davids, C. H. 51 Beekman st, N. Y. ... Helena Cooper. 250
 Dolzauer, Helene. 89 South 1st st. ... A. Karstedt. 150
 Deskau, J. H. 70 2d st. ... A. Schulz. 189
 Dalton, J. A. 188 Decatur st. ... C. L. Montague. Piano. 100
 Fullerton, Cath. A. 228 Wyckoff st. ... S. Carson. 100
 Gorsline, J. B. 930 1/2 Lafayette av. ... C. F. Holm. (R) 114
 Green, J. W. 216 Division av. ... E. D. Phelps. Piano. 290
 Gretsck, Rosa. 866 Willoughby av. ... Krakauer Bros. Piano. 275
 Kasiendike, Mrs. S. L. 155 Bridge st. ... T. Jennings. 88
 Kleider, J. L. and Margaret. 83 4th pl. ... J. H. Strauss. (R) 100
 Keating, Mrs. Thomas. 373 Gold st. ... J. Mullins. (R) 82
 Kelley, Mary. 19 Gwinnett st. ... Anderson & Co. Piano. (R) 54
 Lane, W. B., Jr. 41 South Elliot pl. ... T. Morton. 55
 Leaycraft, W. H. 818 S. 5th st. ... A. J. Steers. 400

Leyser, Mary. 118 Floyd st. ... Whalen Bros. 185
 McLeod, Margt. 268 Bedford av. ... C. L. Montague. 65
 McCabe, Anna. 553 Henry st. ... A. A. DeGrauw. 1,200
 Mertens, J. H. 52 Tompkins av. ... W. B. Mertens. 492
 O'Connor, M. D. 537 Lafayette av. ... E. D. Phelps. Piano. 110
 O'Hearn, W. F. 90 Waverly av. ... I. Mason. 239
 Packer, Louis D. and Jane L. 40 Sydney pl. ... A. G. Douglass. (R) 4,500
 Silberstein, I. L. 770 Herkimer st. ... C. L. Montague. 65
 Stanley, Eliz. 218 Maujer st. ... Krakauer Bros. Piano. 325
 Stokely, Mrs. V. E. 26 Strong pl. ... Whalen Bros. Carpets. 218
 Stolf, Louise. 206 President st. ... T. Jennings. 186
 Schermerhorn, Emilie. ... F. Suter. Piano. 126
 Tilton, Rachel A. 376 Halsey st. ... J. E. Tilton. 1,500
 Vrooman, S. L. 243 Ryerson st. ... C. L. Montague. 33
 Von Mallitz, Wm. 228 Smith st. ... B. M. Cowperthwaite & Co. 261
 West, C. 228 Baltic st. ... A. Rogers. 300
 Wiederhold, J. C. 16 Filmore pl. ... Whalen Bros. 136
 Weller, W. L. 718 Gates av. ... R. D. Alliger. 35

MISCELLANEOUS.

Arnsberger, J. C. Jefferson st, near Nostrand av. ... C. Schuchhardt. Butcher Shop. 300
 Barry, J. 967 3d av. ... Eliza Mayby. Fixtures, &c. 500
 Berry, E. H. 850 Dean st. ... W. Crosier. Milk Business. 1,000
 Bulmer, W. C. 300 Pacific st. ... C. Busted. Machinery. 225
 Conley, J. 552 Myrtle av. ... J. Cunningham, Son & Co. Coach. (R) 345
 Demill, R. H. 79 3d st. ... D. B. Dunham. Carriage. (R) 300
 Eckart, J. 455 Graham av. ... Archer Mfg. Co. Barber Shop. 47
 Fernandez & Ferris. 738-744 Atlantic av. ... H. Gilmour. Tools, &c. 200
 Firth, Chas. H. 65 Grand st. ... W. Foote & Son. Bakery. 250
 Fulton, C. A. Cor Troutman st and Myrtle av. ... W. G. Abbot. Bottling Business. 2,095
 Gaus, Julia. Central av, near Cooper av. ... S. & E. Strauss. Cows and Horses. 1,250
 Harris, Samuel. 52 De Kalb av. ... N. Langler. Truck. (R) 100
 Hollmann, C. 772 Broadway. ... M. Frank. Grocery Store. 300
 Holt, E. W. 44 Ann st, N. Y. ... Wm. McKenzie. Machinery. 375
 Isaacs, S. L. 510 Grand st. ... Theresia Isaacs. Fruit Store. 150
 Jones, F. E. 205 Gates av. ... Sarah C. Allen. Drug Store. 2,266
 Kennedy & Diss. 84 Pearl st. ... W. J. Miller. Machinery. 1,000
 MacCabe, J. W. 191 Fulton st. ... F. Delaney. Shoe Factory. 1,650
 McNamara, J. V. 250 Schenck st. ... C. H. Colby. Building. 450
 Millard, D. L. Cor Richard and Delevan sts. ... J. B. Jacobs. Oil Works. 1,000
 Mortimer, Josephine. 722 1/2 Gates av. ... S. P. Weeks. Fixtures. 25
 Mouch, J. 96 Humboldt st. ... J. Riegelmann. Bakery. (R) 600
 Menninger, J. 183 Cook st. ... A. D. Puffer & Sons. Generator, &c. 500
 Mitchell, E. H. 551 Bedford av. ... A. D. Puffers & Sons. Generator, &c. 475
 Morrison, J. J. 54 Flatbush av. ... A. D. Puffer Sons. Soda Water Apparatus &c. 300
 Nehrbas, C. & A. 186 William st, N. Y. ... J. Jordan et al, trustees H. Brauns. Book Bindery Secures to H. Brauns weekly during life 10
 Owens, W. C. 40 Cortlandt st, N. Y. ... R. Glover. Presses. 600
 Philips, C. S. Mount Pleasant, L. I. ... E. Bennet. Horses, Cows, &c. 1,180
 Phillips, Emily. 105 Court st. ... H. Jonas. Machinery. 300
 Pine, C. H. 185 Wilson st. ... J. Cunningham, Son & Co. Carriages. (R) 414
 Peimann, F. 696 DeKalb av. ... B. Fischer & Co. Grocery Store. 184
 Ramsay, Malcom. ... McIntyre & Wardwell. Canal Boat Yorktown. (R) 1,561
 Renton, F. A. Cor West and Milton sts. ... Alice D. Blauvelt. Machinery. 3,500
 Rohrig, F. W. 215 Centre st. ... A. Vogeley. Machinery. (R) 1,695
 Schutte, C. H. 37 15th st. ... H. Sornson. Frame Dwelling. (R) 400
 Snyder, J. C. A. 19 Powers st. ... The J. Cunningham, Son & Co. Carriages. 1,327
 Schoonover, W. D. 79 Spencer st. ... J. T. Pinckney. Horse and Truck. 525
 Schaffer, Fred. 122 Seigel st. ... A. D. Puffer & Sons. Generator, &c. 495
 Schweikert, G. A. 350 Ellery st. ... Bade & Schluter. Vinegar factory. 300
 The Empire Caster Co. 565 Fulton st. ... I. Mason. Machinery. 3,789
 Tarr, Edwin. 405 5th av. ... G. G. Dutcher. Engine, Boiler, &c. legal services and 25
 Same. ... T. Clifford. Engine, Boiler, &c. 89
 Varrath, W. 8th st, cor 3d av. ... H. Meyer. Horse, Wagon, &c. (R) 750
 Vollkummer, G. A. 87 and 89 Adams st. ... A. D. Puffer & Sons. Generators &c. 450
 Wehmhoefer, J. H. 13 Cook st. ... W. Schafer. Bottling Business. (R) 1,500
 Mehling, A. 46 Montrose av. ... P. J. Leyendecker. Butcher Shop. 600
 Wolf, Moses. Graham av, cor Ten Eyck st. ... M. Levy and H. May. Horses, Cows, &c. 500
 Wood, Frances L. and A. L. and Nathan P. Brooks. Clinton st, w s, 193 n Pierrepont st. ... Hannah Enston. House and Lot and Machinery. (R) 13,500

BILLS OF SALE.

de Metz, Malvina, to Maltby G. Lane. Soap Factory, Fort Hamilton. 7,000
 Kornan, Diederich, to John Hesse & Co. Saloon, 139 Franklin st. 460
 Lehmann, Adela, to John Schaffner. Fixtures, &c., 398 Myrtle av. 113
 Pells, Leonard A., to Pauline Cohen. Clothing Store, 116 Smith st. 2,450
 Penge, Henry, to Magdalene Meyer. Delicacies Store, 39 Sumner av. 500
 Rudden, Kate, to Thomas Collins. Saloon, 272 5th st, cor North 6th st. 450
 Sasserath, Kaufman, assignee. Minden Brother,

to Rebecca Minden. Cigar Store, 351 Fulton st. 100
Stutzmann, F., to Charles A. Oehl. Saloon, 223 Hopkins st. 500

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments for New York City, including names like Adolphi, Gustavus; Apple, Alfred; Angus, Robert; Abresch, Charles; Anderson, Henry R.; Alpers, Martin E.; Armstrong, Theodore H.; Adams, Jansen M.; Blackwell, Thomas L., Jr.; Briggs, Ann; Beck, Robert P.; Burke, Thomas F.; Berger, Jacob; Blaess, Michael; Bayley, Eric; Burke, Thomas F.; Bochot, Charles S.; Bronson, Willett; Baumgarten, August; Barnes, William E.; Bachman, Joseph; Bachman, Alexander J.; Battershall, Sandford W.; Burrige, Frank O.; Booss, Frederick; Buchman, Raphael; Beck, Robert P.; Brown, J. Douglass; Boss, Theodore N.; Boss, Leonard M.; Boyd, Robert; Blau, Leopold; Benu, Charles H.; Bedell, Robert; Barth, Samuel; Browne, Henry W.; Browne, George C.; Brodegan, James; Bridges, Harvey; Bigley, William; Buckman, Raphael; Breese, Francis M.; Butler, Frank T.; Boynton, George A.; Cameron, John; Collins, Michael J.; Conway, Arthur J.; Cardaire, Marius; Cardaire, Diendonne; Curren, Robert; Carter, Ezra W.; Clarke, James J.; Campbell, Robert J.; Campbell, George W.; Cochran, Silas W.; Clarkson, William C.; Cohen, Jacob S.; Cohen, Charles S.; Camp, Frederick T.; Creed, Thomas W.; Conway, John; Craigie, Charles O. H.; Crowley, Thomas; Coppock, Samuel; Cosgrove, Joseph; Cosgrove, Edward S.; Chapman, William S.; Crane, Edward; Cornett, William H.; Corn, Dora; Coar, John; Delaney, John.

Table listing judgments for New York City (continued), including names like Doying, Ira E.; Dwinelle, Mary E.; Davis, Raphael E.; Deane, John H.; Devine, John E.; Devine, John; Duggan, Michael; Devine, John T.; Davidson, Siegmund; Dryer, Louis; Davenport, Thomas; Dwyer, James; Danne, Emil; Deane, John H.; Duffy, Philip; Donnelly, Peter; Ellis, Henry Wayne; Epstein, Edwin J.; Elliot, Gilbert; Eno, Amos F.; Eyre, James J.; Fredericks, Charles; Fleischman, Simon; Fleischman, Louis; Flynn, Martin J.; Freeman, Argus L.; Foley, John T.; Fisher, Anton; Fisher, George F.; Friedman, Daniel; Friedman, Abraham J.; Fowler, Robert D.; Fowler, Anderson; Fowler, John; Fowler, William; Fowler, George; Flynn, Patrick; Fox, Patrick; Fernandez, Fidel; Files, John; Farrington, Ira B.; Franke, Levi; Finkenstein, Julius; Frohman, Gustave; Frohman, Gus; Freund, John C.; Field, William N.; Gillen, Patrick J.; Garrison, Kate M.; Gilds, Frank C.; Griggs, James M.; Gillis, Romer; Goodnow, William, Jr.; Gilman, Martin D.; Gillis, Roman; Gillis, Romer; Goodman, Elias; Goetze, Joseph; Gade, Frederick W.; Guilfoyle, Dennis; Grunewald, John; Hynes, Henrietta C.; Hobbie, Isaac S.; Hargous, Peter A.; Hall, James B.; Hamburger, Israel H.; Hamilton, Henry V.; Horstman, Louisa; Henlein, Moses; Henlein, Elias; Holden, William; Hallanan, Michael; Haggan, James B.; Hill, George Edwin; Hardy, George H.; Harris, Charles M.; Hirsch, Mary; Heerd, Clement.

Table listing judgments for New York City (continued), including names like Hamilton, Henry V.; Heppburn, A. Barton; Innis, George; Inne, Frederick; Jayne, Andrew F.; Jerkowski, Samuel; Johnson, A. E.; Joyce, Thomas H.; Johnson, Albert; Kirkland, Benjamin B.; Koch, John; Kellerher, Margaret; Krause, Frederick; Keller, Frederick; Katzenstein, Adolph; Kehoe, Alfred; Keating, John; Kohlhepp, Adolph; Kerr, William D.; Keyes, Clarence A.; Keyes, Mary A.; Knight, Frank E.; Kenny, Henry W.; Kampf, Benjamin; Kross, Charles C.; Kelly, Daniel; Lowenblatt, James; Lotsch, Louis J.; Lydecker, Smith; Loughry, William P.; Lowenstein, Rosa H.; Leavitt, Michael B.; Levy, Annie; the same; the same; the same; Lavery, Patrick; Lavery, Michael; Landauer, Isaac; Lary, Valentine L.; Leventhal, Martin; Lyon, Dore; Lasher, James; Lawton, Abram; Lockwood, Henry D.; Leventhal, Martin; Low, Mary; Ludwig, Gustav; Longstreet, James; Lane, Katharine R.; Littell, George M. D.; Littell, Marian W.; Moore, Charles K.; the same; the same; the same; Miller, John; Miller, Charles J.; Muller, Robert E.; Meagher, James; Merry, John; Maresi, Pompeo; Markellie, Eleanor; Myers, Maria J.; Michelsberg, Albert; Mock, Max; Meyers, Abraham; Meyer, Asher T.; Meyer, Siegmund T.; Middleton, George; Mooney, Michael F.; Mandelbaum, Jacob; Mackin, James; Meader, Frank; Miller, Frederic B.; Macdonald John J.; Mears, Ann R.; Markowitz, Morris; Marsh, William H.; Mason, Mary L.; Meyers, Abraham; Macdonald, John J.; Mandelbaum, Jacob; Midas, Bernhard; Mitchell, David; Masterson, John S.; Mayer, Gerson; McCaffrey, William J.; McCloud, George.

14 McDonald, John J.—Joseph Silk....	68 50
16 McCartney, William B.—J. D. Wing	541 59
16 McMahon, Bridget—J. H. Wood....	67 50
16 McAdams, Thomas—The Hannis Distilling Co. of Phila and Balti- more City.....	36 98
17 McKeen, James—J. D. Fish, as recvr., &c.....	111 88
18 McLean, Samuel—St. Paul & Chic- ago Railway Co.....	616 86
18 McCahill, James L.—Samuel Lem- berger.....	142 50
20 McCleary, William—Hezekiah Kohn	196 34
20 McMahon, James } Ephraim Howe	352 11
20 McMahon, Thomas }	900 09
14 Nurge, Christian—Mary Moller....	329 52
16 Nebling, Philip—Ludwig Biller....	304 47
16 Newbold, William M.—The Seventh Ward Nat'l Bank, N. Y.....	163 90
16 Nickols, William J.—Martin Kenney	163 90
17 Noble, John—The N. Y. Life Ins. Co..... (D)	293 02
17 the same—the same..... (D)	667 97
17 Nelson, Alfred—J. A. Kernochan....	2,062 84
18 Newman, Henry—The Jewett White Lead Co.....	138 33
18 Nye, Theodore—Martha H. Murray, as extr.....	782 31
18 Nickles, John R.—J. C. Hacker....	41 32
19 Newton, Robert S.—J. M. Molloy....	172 54
19 Nichol, James M.—J. B. Crowell & Co.....	1,654 26
20 Nathal, Louis—Mercedes Malarin....	1,775 61
14 O'Hara, James, Jr.—Jacob London.	129 10
O'Rourke, Mary M. } Edmond Con-	
14 O'Rourke, Felix } nolly.....	10,909 09
16 O'Neill, Philip—David Feldman....	580 50
16 Oliver, Walter D.—E. A. Ayers....	299 62
16 O'Dwyer, William H.—Ann Quer- pel, as extr., &c.....	125 74
16 the same—the same.....	237 33
18 O'Brian, James—Nathaniel McKay.	110 60
18 O'Keefe, William—Victor Godard....	270 18
19 Oldham, Sallie—The Metropolitan Life Ins. Co..... costs	73 15
20 Ostrander, Francis A.—The Easton & McMahon Transportation Co....	192 56
13 Pratt, Ambrose E.—Louis Stein- hardt.....	264 15
14 Pfeiffer, George W.—Wm. Pate.....	129 26
14 Peterson, August—Nathan Kann....	81 38
14 Purdy, Jonathan—H. T. Godet, as sole surviving, &c.....	381 88
14 Potter, Edward W.—R. H. South- gate, general assignee, &c.....	1,173 72
16 Porter, Mary E.—James Stewart....	44 10
16 Pickert, Rozel H. } H. S. Billings..	3,153 24
16 Pickert, Hattie E. }	
16 Peters, Charles J., firm of Robinson & Co., 83 Nassau st—Alden Sol- mans.....	301 68
17 Pitts, John M.—G. L. Schuyler....	178 86
17 Payne, Cornelius B.—I. H. Young....	272 30
17 Prince, David—Ignatz Boskowitz....	3,448 61
17 Peck, Benjamin C.—J. Q. Maynard, as assignee..... costs	82 49
17 Pursell, James, Jr.—Rebecca Meyer	352 46
17 Plass, Reuben H.—Smith & Stevens Mfg Co.....	294 34
17 Pascosshell, James, as admr. of the goods, &c., of Frank Pascosshell, dec'd—The Twenty-third St. Rail- way Co.....	67 30
19 Preston, A. W.—B. S. Payne.....	368 58
19 Peterka, Bohnslaw — Josephine Stracker.....	3,236 97
20 Power, Thomas—Moses Ely, as extr., &c.....	474 80
20+Philipps, John—Robert Solomon....	170 55
20 Peat, Robert—F. A. Hall.....	317 43
19 Quigley, John—S. D. Gifford, as as- signee.....	210 84
19 Quimby, Thomas W.—E. H. Pollock.	64 83
14 Rohe, H. C. Fernando — Henry Smythe.....	305 25
14 Riordan, William J.—J. J. McCrann	541 32
14 Robbins, John H. — Charlotte P. Robbins.....	505 14
Rindskopf, Simon } The Mutual Real	
16 Rindskopf, Morris } Estate Co.....	1,221 57
Rosenthal, Jacob }	
16 Rousseau, Jules P.—Read Benedict....	262 01
16 Ransom, Rustus S.—Martin Kenney	163 90
16 Robinson, Anna, firm of Robinson, 83 Nassau st, New York—Alden Solmans.....	301 68
17 Rosenthal, Joseph W.—Isidor Cohn.	1,405 10
17 Rhines, Mary H.—Adele M. Caffee....	570 68
17 Robinson, Rosa—B. F. Libbey, costs	78 89
18 Rodel, John—W. W. Street.....	119 20
Rindskopf, Morris }	
18 Rindskopf, Simon } Henry Solomon.	5,165 40
Rosenthal, Jacob }	
18 Rosenberger, William — Siegmund Brunswick.....	3,601 72
19+Russell, Edward L. — Lauritz Ter- mannsen.....	25 91
19 Ryder, William E.—Anton Weid- mann.....	390 87
20 Ring, Daniel—John Besson.....	118 96
20 Richmond, Thomas P.—J. E. Sisum....	489 42
20 the same—the same.....	487 55
14 Steigerwald, Louis } Nathan Kann.	150 16
14 Steigerwald, David }	
14 Smidt, Allan Lee—The F. & M. Schaefer Brewing Co.....	595 27
14 Stanton, Samuel—J. F. Carr.....	613 85
*Stuart Andrew } James	
14 Stuart, William Henry } Thompson.	22,676 97
14 Swan, George M.—J. O. Nay.....	1,687 88
14 Schaeffer, William—W. H. Waring....	232 67
16+Sherwood, James C. H.—W. F. Piel.	1,705 57
16 Schissel, Louis—J. S. Meyer.....	461 59
16 Sullivan, John J.—F. B. Thurber....	107 34

16 Swartz, Solomon M.—Joseph Hy- man..... costs	151 94
17 Stegman, Lewis R.—The Phenix Ins. Co., Brooklyn.....	203 67
17 Sturges, Appleton—J. D. Fish, as recvr.....	111 88
17 Solomon, Sarah, as admr. of the goods, &c., of Joseph Solomon, dec'd — The Manhattan Railway Co.....	589 35
17 Strout, Charles W.—J. W. Duryee....	393 36
18 Schleinitz, John W.—The North River Rank, City N. Y.....	405 19
18 Swenson, Svante M.—Edward Tra- cy.....	816 87
18 Shute, George B.—Citizens' Bank Louisiana.....	59,264 82
18 Silk, Martin—Bernard Stone.....	1,053 32
18 the same—Simon Schey.....	189 70
18 Schlomowitz, Samuel M.—J. A. Keane.....	138 86
18 Stern, Peter—Ida Koenke.....	2,038 17
18 Shepard, Gustavus—R. G. Wright....	67 77
18 Swarouth, Charles A.—A. S. Swords.....	1,308 76
19 Stanton, John C.—Job Throckmor- ton, as sole surv'g, &c.....	77 28
19 Spencer, Charles H.—J. A. Cald- well.....	145 18
19 Spelman, William C.—D. R. Kendall	270 50
19 Sacher, Charles—Augusta Sacher....	77 88
19 Steward, Daniel Jackson — Purdy Van Vleit.....	169 83
20 Smidt, Allan Lee—Thomas McCue....	31 80
20 Simpson, John F. } Wm. Cuthbert.	697 75
20 Simpson, Charles }	
20 Stringham, George—John Besson....	118 96
20 Shelly, Charles C.—G. H. Morrill....	388 88
20 Sherwood, James C. H.—American Starch Co.....	3,532 38
20 Steinweg, Samuel—Emil Dieckerhoff	327 20
20 the same—H. F. Palmer.....	154 28
20 the same—C. M. Martin.....	330 95
20 the same—Joseph Fowler.....	1,423 97
20 the same—Jacob Siegman.....	340 38
20 the same—York St. Flax Spin- ning Co.....	755 99
20 the same—F. A. Ingalls.....	852 69
20 the same—A. U. Todd.....	295 17
20 Sanger, Georgie Ann C.—Ann Doyle.....	454 52
20 Schumann, Jacob Frederick — A. Seaman & Son.....	499 33
20+Saportus, Edward W., of 125 E. 25th st—J. R. Everall.....	80 56
20 Spitzer, Minna, admr. of Solomon —L. J. Phillips.....	213 88
20 Smith, Andrew H.—Jane L. Powis....	4,570 33
16 Tousey, Frank—W. H. Parsons.....	6,357 38
17 Timberman, Gideon N.—Ulrich Fehr	77 13
17 Thorn, David } Wm. Dattel-	
17 Thorn, Heimann } baum.....	215 07
17 the same—Louis Kahn.....	158 91
18 Thompson, Annie—Thomas Elliott....	39 50
20+Traphagen, John—H. D. Chapin....	74 22
13 The Pneumatic Grain Elevator and Drying Co.—H. M. Barrowcliffe....	2,018 97
14 The Morey and Sperry Mining Ma- chinery Co.—Benj. Atha.....	448 53
14 Rand Directory Co.—Marvin Safe Co.....	187 88
14 The Peters Mfg. Co.—C. H. Tenney....	3,562 95
16 The Bradford Glass Works—J. D. Wing.....	541 59
16 The Mayor, Aldermen, &c., N. Y. —W. H. Jackson.....	634 12
16 the same—Solomon Mehrbach	1,322 20
16 The Hudson River Ice Co.—Anna M. Wortendyke.....	1,754 73
16 The Mahattan Railway Co.—Walter Burke, Jr..... costs	88 57
Providence } The Washington } Easter Insurance } Trans- Co. of Prov- } portation idence, R. I. } Line. } agt The Security } Co., N. H. } agt Insur. Co., } New Haven } both Conn. } defts ...	1,861 51
17 The North River Construction Co. —W. S. Mercereau.....	14,831 08
18 The Richter Electric Light Co.—D. W. Baker.....	83 50
18 The Telegraphic and Telephonic Protector Co.—I. C. Martindale....	16,928 61
18 Wright's Mfg. Co. (Limited)—W. H. Wright.....	7,041 17
18 The Farmer's Loan and Trust Co.— Nelson Merrill.....	2,183 58
18 The Third Avenue R. R. Co.—F. W. Wilbur.....	100 00
18 The New Jersey Cloth, Converting Co.—E. H. Ammidown.....	9,101 72
18 the same—the same.....	1,785 81
18 St. Anthony's Roman Catholic Church, City Brooklyn, Kings Co. and State N. Y.—The People's Bank, City N. Y.....	6,434 10
18 The Germania Brewing Co.—A. D. Dickinson.....	1,097 67
18 The North and East River Steamboat Co.—John Merlett, assignee.....	92 50
18 the same—John Merlette.....	27 72
19 The Richter Electric Light Co.—W. E. Andariesse, extr.....	708 85
19 The Manhattan Railway Co.— Ephraim Drucker.....	70 74
19 The Metropolitan "L" Railway Co. —the same.....	92 07
20 The N. Y., Boston, Albany & Sche- nectady R. R.—J. W. Van Valken- burgh.....	5,641 88

20 The Citizens' Insurance Co., of Mis- souri—The National Filtering Oil Co.....	120 26
20 Volk, Frederick — Frederick Hoff- man.....	159 00
14 Van Nostrand, Jacob G.—Patrick Mulcahy.....	353 32
14 Van Antwerp, William—B. F. Mc- Cahill.....	74 50
19 Vanderburgh, Alexander—E. E. An- derson.....	439 19
14 Wilson, John F.—James Moore.....	3,548 07
14 the same—D. H. Wilson.....	1,160 23
14 the same—John Wilson.....	2,032 28
14 Ward, Luther C.—J. F. Carr.....	613 85
14 Walker, Josiah—F. H. Smith.....	5,496 20
14 Wellman, George F.—M. S. Frost....	40 50
14 White, William E.—Leopold Lith- auer.....	293 18
14 Worthington, Richard—Julius Bien 3 judgt's, total	2,227 00
14 Ward, Edward J.—Hugh McLaugh- lin.....	711 21
14+Whiting, Frank—Sigmund Hilde- heimer.....	97 70
14 Wellman, George F.—M. S. Frost....	82 50
16 Wilson, Andrew F.—Wm. Lindsay....	65 00
16 the same—Robert Gair.....	762 14
16 Walton, Francis T.—R. J. Gray....	1,177 65
16 Wilson, Edmund S. } W. F. Piel....	1,705 57
16 Wilson, Andrew F. }	
16 Wyatt, Richard H.—J. C. Butler....	265 21
16 White, William E.—Eliza A. White.	7,426 47
16 Winchester, Margaret E.—Frederic Beck.....	391 37
17 Ward, Peter—W. E. Dean.....	9,117 61
17 Worthington, Richard—J. B. Beatty	1,122 86
17 Warschawsky, Abraham — S. J. Goldsmith..... costs	90 57
18 Whiting, Frank—Louis De Jonge....	349 53
18 Wolff, Louis—James Talcott.....	5,899 49
18 Watts, Archibald—John Paar.....	117 14
18 Wells, Joseph K.—A. S. Swords....	1,308 76
19 Williams, John W.—Max Marx.....	46 87
19 Wells, Heber—E. E. Anderson.....	439 19
19 Watson, George—W. T. Ames.....	227 91
19 Whitty, Martin—G. I. Amsdell.....	666 92
19 Walter, John F., Jr.—R. C. Camp- bell.....	149 76
19 Winkle, William—B. B. Schneider....	94 19
20 Weissheimer, George—The Metro- politan Nat'l B'k, N. Y.....	700 55
20 Wilson, Edmund S. } American	
20 Wilson, Andrew H. } Starch Co....	3,532 38
20 West, Henry P.—R. J. Turnbull....	1,684 06
20 Wheeler, Andrew C.—G. T. Davis....	320 96
16 Young, William—G. W. Keur.....	346 96
16 Young, Margaret Anna—J. O. Bur- nett.....	3,643 59
18 Young, John } H. P. De Graaf.	
18 Young, Mary } costs	64 19

KINGS COUNTY.

Mar.	
16 Abbott, Warren G.—P. Erbrecht....	\$520 72
13 Brown, Falk—J. J. Samuels.....	189 40
13 Brower, James C.—D. P. Barnard....	1,718 84
16 Birdsall, Henry D.—First Nat. Bank, N. Y.....	279 30
16 Burridge, Frank O.—L. Lithauer....	293 18
17 Buchman, Raphael — Mutual Real Estate Co.....	1,221 57
17 Burke, John—C. Burke, \$169.97 and monthly payments of.....	25 00
18 Brown, Delmore C.—M. Dalton....	58 60
18 Battershall, Sandford W.—Bank of North America.....	1,361 86
Badger, Frank O. } H. E.	
18+Bailey, Everett E. } Bucking-	
*Buckingham, Millard E. } ham.....	1,885 64
13 Clarkson, William C.—S. A. Clark- son.....	2,859 94
13 the same—F. Clarkson.....	523 44
13 the same—W. H. Hastings.....	122 94
13 the same—H. A. Miller.....	526 94
16 Clark, Edward—L. C. Rau.....	140 25
17 Chadwick, Julian W.—G. W. Chad- wick.....	1,506 94
18 Ciancimino, Frank—C. McManus....	102 37
19 Carmichael, William J.—Eleventh Ward Bank.....	1,042 86
19 the same—the same.....	1,039 54
19 Clarkson, William C.—Tarrant Co....	491 73
17 Duff, Philip—E. Howe.....	88 14
17 Davenport, Charles A.—J. G. Dav- enport.....	212 52
18 Dare, Charles W. F.—B. L. Luding- ton.....	1,301 85
18 the same—the same.....	630 23
18 the same—the same.....	628 51
18 the same—the same.....	1,214 11
18 the same—the same.....	556 80
18 the same—the same.....	1,225 92
18 the same—the same.....	1,269 91
18 the same—the same.....	1,337 84
14 Evans, Thomas J.—W. Horton.....	645 00
19 Emmens, Abram W.—Eleventh Ward Bank.....	1,042 86
19 the same—the same.....	1,039 54
19 Edson, John P.—J. Caulfield.....	175 04
16 Fiord, James—J. G. Gale.....	24,006 14
13 Harrington, Luke—W. Foster.....	193 46
13 Haslam, William—M. Bukowski....	343 07
16 Hanford, William H.—1st Nat. Bank Brooklyn.....	279 30
13 Jones, Harry O.—T. B. Watson.....	122 60
13 Joy, Charles H.—H. T. Richardt....	76 39
16 Jayne, Andrew F.—J. Siegel.....	234 13
18 Jacoby, Julius—J. Klamke.....	204 42
18 Jellott, Georgetta—J. E. Costigan....	73 35
14 Ketcham, Edwin — Independent Refining Co.....	2,884 92

Table listing names and amounts, including Diederich-C. Mahnken, Koch, John-L. Greenblatt, Kirchner, Charles W.-W. H. Simonson, King, John W.-G. F. Bolen, Knowlton, Georgia-J. Streubel, Lyon, Wellington A.-M. R. Smith, Labourel, Victor-E. Dwight, Long, John-G. W. Balfe, Loughry, William P.-Nat. Bank of Lawrence Co., Pa., Lambert, Patrick, surv'g exr. of Thomas Lambert-M. Barry, Leventhal, Martin-Ninth Nat. Bank, N. Y., Linz, Julius-L. W., owner, Peter G. Banks, 107 West 25th st, New York; builders, Festel and C. Mond.

Table listing names and amounts, including Dorsey, Thomas H.-W. P. Scarborough, Donohue, Thomas, Dupree, Wm. M., Doe, John, Davis, John B.-The J. L. Mott Iron Works, Frank Goldman, Thos. Russell, exr. H. D. Ranney, Manhattan Life Ins. Co., Darling, Wm. A.-J. D. K. Crook & Co., Dueber Watch Case Mfg Co., Ellis, Leonard-C. W. Goff, John J.-F. M. Carpenter, Fowler, Wm. M.-T. S. Prior, Fowler, Wm. M.-T. S. Prior, Finn, Daniel E.-Abraham Smiley, Gentleman, John R.-Mary McTague, Hovey, Albert H.-F. C. Gloeckner, Hall, George S. and Charles-J. W. Nichols, Haggerty, George A.-J. A. Creighton, Harmon, Peter-John McKinley, Hayunga, George A.-Paul Cushman, Paul Cushman, Helmick, Henry C., Ireland, John H.-Henry Nichols, Ingle, Lewis-Wm. Kuhles, Kaufman, Charles L.-John Nicholson, Ketcham, Wm., sued as John-Jos. Koch, Kiss, Emerick-Chas. Weisker, Kent, Andrew W., exr. of J. T. Wells-A. E. Olmsted, Lindeman, M.-Maria T. Moore, Lowenhaupt, Henry-W. S. Okie, Caspar Mahr, Lewis, Jared E.-E. W. Willett, Lockwood, Wm., McClintock, Emory W., Moore, Francis-W. S. Okie, Marsh, James-G. E. Horne, Maguire, Constantine J.-Michael Curley, Mayor, Aldermen, &c.-John Paine, Max Herzog, Murray Hill Bank-J. D. K. Crook & Co., McMurray, Edwin D.-J. H. Platt, McCafferty, Wm.-Wm. O'Gorman, Meyers, Henry-James Talcott, Oliver Harriman, Henry Lewis, Matuska & Craig Furniture Co.-Ole Knudson, Meyers, Henry-Louis Megroz, A. E. Person, McCabe, Henry-C. W. Goff, Meyer, Frederick-Maria Roski, Olmstead, David-George Schard, O'Brien, John E.-Cor. Vreeland, Phelan, Michael, exrs. of-H. W. Collender, Poole, Mary I.-Dannat & Pell, Price, Walter S.-Culbert Bros., Parisette, Louis-Christian Karst., Robinson, Charles A.-John Bond, Roemer, Adolph and Frederick T. B.-Harriet E. Griswold, Summerville, Thomas-George Schard, Simpson, Thomas P.-E. W. Willett, Siebold, Henry F.-C. H. Carling, Sickles, Daniel E.-C. W. Romeyn, Standard Oil Co.-C. C. Van Sauten, Spethmann, Roloff-M. L. Reichenbach, Schneider, Wm.-John Riegelmann, Summerhayes, John H.-John Allen, Manchester & Philbrick, Teets, Stephen-Seline Marks, Teets, Stephen-J. G. Witte, Welles, John H.-T. S. Prior, Walker, Josiah-E. F. Underhill, Wilmot, Osee W.-Union Dime Savings Inst., Willson, Charles H.-J. D. K. Crook & Co., Young, John and Mary.-H. P. De Graaf, Young, Margaret Anna-J. O. Burnett.

Table listing names and amounts, including Kinney, Frederica M.-Greenwich Ins. Co., Macomber, Walter H.-W. E. Sheffield, Richardson, Joseph W., Mertens, Hubert-E. Eising, Middleton, Henry A.-J. Baker, Moritz, Anna B.-A. Williams, Norman, Christopher-W. F. Graham, O'Hara, Hannah-J. J. Scott, Perry, Emerson W.-M. Goodwin, Post, Samuel W.-C. N. Reynolds, Siebold, Henry F.-C. H. Carling, Sprague, Jacob B.-J. Wheeler, Standard Oil Co.-C. Van Sauten, Vernam, Remington-M. Goodwin.

ALTERATIONS NEW YORK

Table listing names and amounts, including the same as before, plus entries like Moran, Edward-H. B. Easton, Myers, Maria J., as extr., McGrath, Dennis-G. M. Davison, Miller, Arthur-G. W. Chadwick, Mandelbaum, Jacob-Ninth Nat. Bank, N. Y., Midas, Bernhard-C. L. Mills, Murphy, Bernard-W. A. Rees, Newman, Mary R., admrx., &c., of John W. Newman-M. A. Newman, admrx., Norton, Sophia-J. W. Hughes, Norman, Christopher-W. F. Graham, Post, Samuel W.-C. N. Reynolds, Payne, Cornelius B.-I. H. Young, Rosemund, Andrew-D. Mullady, Rindskopf, Simon, Rindskopf, Morris, Rosenthal, Jacob, Swift, Garrit-L. Boardman, Storm, Harmon V.-Board of Supervisors of the County of Kings, Skeele, Franklin H.-D. A. Dudley, Shepard, Francis-J. O'Leary, Stegman, Lewis R.-Phoenix Ins. Co., Brooklyn, The administratrix &c., of John W. Newman-M. A. Newman, admrx., The guard, ad litem of Peter Muus, infant-Singer Mfg. Co., The exr. of Hiram Marsh-C. H. Dutcher, the same-J. W. Billings, the same-I. Bird, The surviving exr. of Thomas Lambert-M. Barry, The Long Island Railroad Co.-J. Werle, admr., The executrix &c., of Austin Myers, A. C. Johnson, Tarr, Edwin-G. M. Jacocks, the same-the same, the same-the same, The Ninth Avenue Railroad Co.-P. Ryan, Taylor, William R.-Eleventh Ward Bank, Wheeler, Jr., Billings-Cowperthwait Co., White, William E.-L. Lithauer, Walther, George-C. de la Barre, Willis, William W.-W. A. Rees, Yellott, Georgetta-J. E. Costigan, Yaeger, Jannetta and Louis-R. Reimer.

Table listing names and amounts, including the same as before, plus entries like Hovey, Albert H.-F. C. Gloeckner, Hall, George S. and Charles-J. W. Nichols, Haggerty, George A.-J. A. Creighton, Harmon, Peter-John McKinley, Hayunga, George A.-Paul Cushman, Paul Cushman, Helmick, Henry C., Ireland, John H.-Henry Nichols, Ingle, Lewis-Wm. Kuhles, Kaufman, Charles L.-John Nicholson, Ketcham, Wm., sued as John-Jos. Koch, Kiss, Emerick-Chas. Weisker, Kent, Andrew W., exr. of J. T. Wells-A. E. Olmsted, Lindeman, M.-Maria T. Moore, Lowenhaupt, Henry-W. S. Okie, Caspar Mahr, Lewis, Jared E.-E. W. Willett, Lockwood, Wm., McClintock, Emory W., Moore, Francis-W. S. Okie, Marsh, James-G. E. Horne, Maguire, Constantine J.-Michael Curley, Mayor, Aldermen, &c.-John Paine, Max Herzog, Murray Hill Bank-J. D. K. Crook & Co., McMurray, Edwin D.-J. H. Platt, McCafferty, Wm.-Wm. O'Gorman, Meyers, Henry-James Talcott, Oliver Harriman, Henry Lewis, Matuska & Craig Furniture Co.-Ole Knudson, Meyers, Henry-Louis Megroz, A. E. Person, McCabe, Henry-C. W. Goff, Meyer, Frederick-Maria Roski, Olmstead, David-George Schard, O'Brien, John E.-Cor. Vreeland, Phelan, Michael, exrs. of-H. W. Collender, Poole, Mary I.-Dannat & Pell, Price, Walter S.-Culbert Bros., Parisette, Louis-Christian Karst., Robinson, Charles A.-John Bond, Roemer, Adolph and Frederick T. B.-Harriet E. Griswold, Summerville, Thomas-George Schard, Simpson, Thomas P.-E. W. Willett, Siebold, Henry F.-C. H. Carling, Sickles, Daniel E.-C. W. Romeyn, Standard Oil Co.-C. C. Van Sauten, Spethmann, Roloff-M. L. Reichenbach, Schneider, Wm.-John Riegelmann, Summerhayes, John H.-John Allen, Manchester & Philbrick, Teets, Stephen-Seline Marks, Teets, Stephen-J. G. Witte, Welles, John H.-T. S. Prior, Walker, Josiah-E. F. Underhill, Wilmot, Osee W.-Union Dime Savings Inst., Willson, Charles H.-J. D. K. Crook & Co., Young, John and Mary.-H. P. De Graaf, Young, Margaret Anna-J. O. Burnett.

MECHANICS' LIENS.

Table listing names and amounts, including Sixteenth st, s s, see lien, located on, Eighty-eighth st, s s, 1600 e 3d av, 100x102.2, Fifth av, e s, 50 n 86th st, 45x75.10x102.2, Eighty-eighth st, s s, abt 160 houses, Denis P. McCarthy ag., Same property, Peter Kearney agt G. Schuyler and Hugh J. Macdonald, First av, e s, 50 n 86th st, 37.11x102.2, Lorenzo R. Hartung agt Joseph Schwarzler, Fifteenth st, No. 552 W., s s, 600 w 10th av, C. B. Keogh & Co. agt Charles Wein and Mr. Smultz, reputed owners; Chas. Wein, contractor, First av, s e cor 72d st, 93.6x102, Frank Leimeister agt Frank P. Cardue, debtor, and Charles Bliss, owner, Sixteenth st, Nos. 234 and 236 W., s s, abt 400 w 7th av, Wm. B. Vanderbeck and Charles Lake agt Annie Fettretch, owner; Geo. A. Weber, contractor, Lexington av, Nos. 1705, 1713, 1715 and 1717, e s, bet 107th and 108th sts, One Hundred and Eighth st, Nos. 164 and 166 E., s s, 170 w 3d av, 34 ft front, James Bulger, Jr., agt The American Baptist Home Mission Society, owner, E. D. Garnsey, contractor, and W. C. Warren, sub-contractor.

SATISFIED JUDGMENTS. NEW YORK.

Table listing names and amounts, including Ashman, Amariah L.-J. H. Platt, assignee, Bernard, Benjamin-Newman Cowen, Betz, John F., Arnold Davidson, Blesson, Hugh-J. S. Peck, Same-Stokes & Thedford, Same-J. H. V. Arnold, Same-C. B. Keogh, Same-Butler & Constant, Same-Grace A. Benedict, Same-Otis Bros. & Co., Blank, Jacob-G. H. Beyer, Barrett, James-W. J. Light, Same-Michael Harrison, Same-Wm. McShane, Same-Eliz. Sweeney, Cerruti, Pietro-E. P. Hill, Comegys, Henry C.-E. W. Willett, Clafin, Horace B. and John Eames, Edward E. Fairchild, Horace J. Dunn, William S. Force, Dexter N. Robinson, Daniel Dale, Ebenezer Shannon, Thomas W. Ames, Albert T. E. Hammatt, Samuel P., Same, Clarke, Wm. M.-Howard Carroll, Carner, A. Howard-F. W. Lestrade, Combs, John-J. H. Platt, assignee.

KINGS COUNTY.

Table listing names and amounts, including Abbott, Warren-T. F. Waldron, Barnes, Henry H.-R. C. Williams, Brooklyn City R. R.-Marie Husser, Breitenstein, Lucas-Ernest Loeffler, Donohue, Thomas, Poole, Mary J., Dupree, William M., Gevin, John T.-M. A. Given, Same-E. Healy, Same-J. Mulgrew, Same-A. J. Conway, Gress Mrs.-J. Fisher, Ihne, Fredericka H.-M. J. Suydam, International File Co., Brooklyn-H. Skerrett, Ireland, John H.-H. Nichols, Jeffray, Alexander-D. M. Koehler.

KINGS COUNTY.

Table listing names and amounts, including Madison st, s s, 170 w Ralph av, 80x100, Howes Bros. agt Wiley J. Caufield, owner, &c., Macon st, Nos. 226 and 228, s s, 208 w Throop av, 42x80, Thomas Keenan agt Elihu J. Granger and Simon B. Hershey, owners, and Joseph H. White, Same property, Pipe & Hocking agt Elihu J. Granger and Simeon B. Hershey, owners, and Joseph H. White, Court st, n w cor Sackett st, 22x70, Halsted Bros. agt Steenwerth Brothers, owners, and Steenwerth Bros. and John H. Hart.

SATISFIED MECHANICS' LIENS. NEW YORK CITY.

Table listing names and amounts, including Twelfth st, No. 50 W., s s, bet 5th and 6th avs, John F. Carr agt-Mott, C. H. Black and W. H. Sharp, One Hundred and Eighth st, n s, 17 w 4th av, 17x80.11, Michael Reilly to N. Y. State Colonization Soc., Madison av, Nos. 638, 640 and 642, n w cor 59th st, 100x95, A. T. Meyer & Co. agt Thomas Kilpatrick, Sixty-second st, s s, 175 e 10th av, 25x100.5, Theodor Jacobi agt Christian Blinn, Jr., and John Honrahan, Same property, Peter Kelly agt same, One Hundred and Thirty-second st, No. 115 W., n s, 225 w 6th av, Geo. Mackenzie agt James Barrett, Twenty-sixth st, No. 304 E., s s, 101 e 2d av, 25 ft front, G. A. Benedict agt Joseph Johnston, Avenue A, w s, 75 s 72d st, 50 ft front, Hugh J. Macdonald agt Peter Stastny and Catharine Schmid, One Hundred and Thirty-second st, No. 115 W., n s, 325 w 6th av, Francis M. Smith agt James Barrett, Same property, Penrhyn Slate Co agt same, Same property, F. W. Davis agt same, Tenth av, w s, 20 s 60th st, 20x80, Sixty-first st, s s, 80 w 10th av, John S. Loomis agt John Richards, George Ithell and Henry Riehl, Broadway, w s, 25 n 12d st, John Simmons agt The Olympian Club Rink and F. R. Fortmyer, Sixty-third st, Nos. 453 and 455 W., u s, bet 9th and 10th avs, C. Bambach and H. Sterling agt Owen Donohue and James Gault.

KINGS COUNTY.

Table listing names and amounts, including Herkimer st, n s, 150 e Hopkinson av, 25x100, Wilhelm Nitz agt Fritz Pommerenke, owner, &c., Herkimer st, n s, 175 w Hopkinson av, 20x100, Henry Leonhardt agt Mr. Pommerenke, owner, and Wm. Nitz, Adams st, at foot of st, and cor of John st, Friend Ellis agt Charles and John Arbuckle, Cook st, No. 58, Edward Felgenhauer agt Caspar Schneider; owners, W. Hellman and M. Keip.

316—Atlantic av, s s, 391.4 e Utica av, eight two-story and basement frame (brick filled) dwell'gs, 8x43, gravel roof; cost, each, \$1,800; owner, Thomas Quinn, Franklin av and Butler st; architect, Amzi Hill; builders, W. S. Montgomery and J. Smith.

317—Wyckoff av, n s, 50 w Magnolia st, one two-story frame dwell'g, 22x36, tin roof; cost, \$2,000; owner, Mr. Limbi, Hopkins st, cor Throop av; architect, F. Holmberg; builder, E. Loersch.

318—3d av, s w cor Carroll st, one two-story frame carriage house and stable, 14x20, tin roof; cost, \$300; owner, Chas. Trittiens, 489 Carroll st; builder, H. Borrias.

319—Wyckoff av, w s, 50 n Suydam st, one two-story frame dwell'g, 16x22, tin roof; cost, \$800; owner, Peter G. Banks, 107 West 25th st, New York; builders, Festel and C. Monds.

320—Putnam av, n s, 295 e Tompkins av, five two-story and basement and three-story in rear brown stone dwell'gs, 20x42, tin roofs, wooden cornices; cost, each, \$5,500; owner, &c., Arthur Taylor, 329 Herkimer st.

ALTERATIONS NEW YORK CITY.

Plan 390—Teasdale pl, s s, 15 w Caldwell av, put in two windows in rear of cellar wall and a small balcony over kitchen door; cost, \$500; owner, Chas. G. Haight, on premises; architect, Chas. Baxter.

391—10th st, No. 175, four-story brick extension, 14x26, tin roof; cost, \$5,000; owner, David Braham, on premises; builders, Dennis Ryan and C. Munch.

392—2d av, No. 517, raise one story; cost, \$2,200; owner, Mayer Katzenberg, 206 East 60th st; architect, Wm. Graul.

393—7th st, No. 58, raise attic to full story, new flat roof, and a four-story brick extension, 16x32, tin roof; cost, \$10,000; owner, Ellen T. Mitchell, on premises; architects, Babcock & McAvoy.

394—Broad st, w s, 100 s Wall st (Stock Exchange), lay wooden floor, 40x70, put up railing, enlarge storm house, &c.; cost, \$10,000; owners, New York Stock Exchange; architect, J. R. Thomas.

395—3d av, n w cor 14th st, raise part of building one story and a brick extension, 18x25.8, put in elevator, &c.; cost, \$8,000; lessees, Sohmer & Co., on premises; architects, Berger & Baylies; builders, C. W. Klappert's Sons.

396—Washington st, No. 466, build party wall on rear, on line of 288 West st; cost, \$8,000; owner estate of Robt. Gaston, John Dickson, exr., of 466 Washington st and the estate of Henry Lucers, of 288 West st; builders, John D. McBrien and Saml. Smyth.

397—10th st, No. 228 E., raise attic to full story, new flat roof; cost, \$1,200; owner, Christian Hammel, on premises; architect, Fred. Jenth.

398—Lexington av, s w cor 38th st, raise one story; cost, \$1,200; owner, John H. Henshaw, 132 East 38th st; architect, Andrew Spence.

399—Washington av, No. 868, two-story frame extension, 25x17.6, tin roof; cost —; owner, Cornelius Smallen, 1586 2d av; architect, Andrew Spence.

400—Bowery, No. 320, change door into window and open two blind windows, new counters, &c.; cost, \$900; owner, Benjamin Stephens, 28 East 54th st, and others; architect, F. W. Klemt; builder, Louis Milaster.

401—37th st, No. 216 E., raise one story and internal alterations; cost, \$1,000; owners, Cook & Radley, on premises; architect, Joseph Singer; builder, not known.

402—Prince st, No. 181, one-story brick extension on rear, 50x74, tin roof; cost, \$4,000; owner, Anthony Reisert, on premises; builder, John Leslie.

403—63d st, No. 336 E., new show windows in store front; cost, \$120; owner, James R. Candler, 235 East 33d st; builder, John Brett Schneider.

404—7th av, No. 294, repairs to extension; cost, \$25; lessee, Felix Lazard, on premises.

405—West st, No. 286, new partitions, &c., in all stories above first story; cost, \$2,500; owner, John Ahden, on premises; builders, Bergen & May.

406—Greenwich st, No. 368, build baker's oven on rear; cost, \$225; lessee, Mary E. Morris, on premises; architect and builder, John Riley.

407—76th st, No. 207 E., new show windows in store front; cost, \$400; owner, John Schneider, on premises; builder, W. H. Ash.

408—26th st, No. 135 W., take out first-story front and put in iron and girder and put in store front, take out partitions and fit up for store; cost, \$1,200; owner, Nicholas Hemmerich, 705 Greenwich st; architects, Thom & Wilson.

409—Madison (or Bathgate) av, e s, 150 s 3d av, one-story frame extension, 14x12, tin roof; cost, \$100; owner, W. H. Pierce, 2315 North 3d av; architect, John E. Kerby.

410—Walnut st, n s, 100 e 1st av (24th Ward), one-story frame extension, 11x14, tin roof; cost, \$200; owner, Patrick Deegan, on premises.

411—3d av, No. 1032, new show windows on store front; cost, \$300; lessee, Thomas Dillon, 169 East 63d st.

412—150th st, s s, 150 e Tinton av, one one-story frame extension, 13x16, tin roof; cost, \$150; owner, Gottfried Zink, 150th st, near Beach av; architect, C. F. Ridder, Jr.; builder, not selected.

413—2d av, No. 14, take out brick partition in all stories and put in girders and posts; cost, \$2,500; owner, Chas. F. Wahlig, 29 1st av; architect, C. F. Ridder, Jr.; builder, not selected.

414—7th av, No. 422, new show window in store front; cost, —; owner, Werner Kurtz, 424 7th av.

415—10th st, No. 239 E., raise upper story 4 ft.

and a two-story brick extension, 10x12, tin roof; cost —; owner, Henry Fuldner, on premises; architect, Wm. Graul.

416—9th av, n w cor 39th st, take down brick partition and chimney in first story and put in iron girder and columns; cost, \$1,000; owner, Aaron Buxbaum, on premises; architect, Wm. Thomson.

417—115th st, No. 24 W., repair rear wall; cost, \$400; owners, John G. and A. Koerner, 160 East 95th st; builder, Wm. M. Lloyd.

418—125th st, No. 60, take out brick wall in first story front and put in iron girder and posts, also internal alterations to fit up for business purposes; cost, \$2,000; owner, Susan M. Dimon, 1891 Madison av; builder, Theo. Dieterlen.

419—8th av, No. 421, two-story brick extension, 18.8x23.8, tin roof; cost, \$2,500; owner, Fred. A. Pell, 129 East 27th st; architect, C. F. Ridder, Jr.; builders, Jas. H. Parker and David Wikkie.

420—8th av, Nos. 423 and 425, one one-story brick extension to each building, 18.8x23.8, tin roofs; cost, \$2,000; owner, architect and builder same as last.

421—Washington av, No. 1720, build frame bay window on rear; cost, \$175; owner, André Hirschberger, on premises; architect and builder, Louis Falk.

422—Washington sq, West, No. 32, repair damage by fire; cost, \$1,350; owner, J. W. Alsop, on premises; builders, Wallace & Co.

423—170th st, n s, 300 e 3d av, new windows and doors in store front; cost, \$250; owner, Henry Zeltner, 1391 Fulton av; architect, Louis Falk.

424—2d av, No. 1039, new show windows in store front; cost, \$400; owner, Geo. Bruestle, 423 1st av; builder, Adolph Magenweck.

425—158th st, No. 585 E., build new foundation walls under building; cost, \$200; owner, Barbara Vetter, on premises.

426—Centre st, No. 64, front alteration; cost, \$400; owner, Charles Heins, on premises; builders, J. Harrington and J. Eyer.

427—5th av, No. 321, front and interior alterations; cost, \$12,000; lessee, Edward Leissner; owner, Mrs. Elizabeth Underhill, Garrison, N. Y.

428—44th st, No. 6 E., iron ventilator; cost, \$150; owner, John S. White, 6 East 44th st.

429—White st, No. 94, interior alterations to basement; cost, \$1,000; owner, Mary E. Brennan, 156 West 15th st; architect, C. M. Brennan; builders, J. O'Connor and J. Sheridan.

430—Courtlandt av, No. 767, raised four feet to new grade of street; cost, \$250; owner, Geo. R. Prior, exr., Boulevard and 126th st; builder, J. Fries.

431—59th st, No. 404 E., front and interior alterations; cost, —; owner and architect, Wm. D. Heins, 243 East 79th st; builder, not selected.

432—3d st, No. 4 W., front alteration; cost, \$250; owner, estate of S. Wyman, by J. Slevin, agent, 442 Henry st, Brooklyn; builder, A. C. Hoe & Co.

433—Boulevard, n w cor 68th st, interior repairs; cost, \$1,000; owners, Charles F. Hoffman, 51 West 53d st, and Eugene A. Hoffman, 426 West 23d st; architect, J. B. Snook; builder, not selected.

434—5th st, No. 517, front alteration; cost, \$250; owner, Philipp Hellerer, on premises; architect, J. Boekell; builder, F. Menzes.

435—Grand st, No. 316, one-story brick extension, 6.6 and 9x26, tin roof, relay store floor and other alterations; cost, \$1,000; lessees, Fleischmann & Fischer, on premises; owner, Cadwalader estate; architect, Julius Boekell.

436—2d av, s e cor 127th st, new entrance and stoop, iron work; cost, \$400; owner, Charles Sulzer, on premises.

437—New Chambers st, No. 70, interior alterations, windows, &c.; cost, \$4,000; owner, Augustus W. Cruikshank, 346 West 84th st; architect, R. S. Townsend; builder, R. Townsend.

438—130th st, n s, 100 w 11th av, add one story, iron columns first story, cellar walls underpinned, &c.; cost, \$12,000; owner, George H. H. Butler, 126 East 29th st; architect, G. B. Pelham.

439—11th st, No. 21 E., one-story and basement brick extension, 20.3x8, tin roof; cost, about \$5,000; owner, Henry E. Jones, 14 West 23d st; architect, D. Burgess; builders, D. & E. Herbert and E. Mills.

440—35th st, No. 235 E., interior alterations, alter pitch of roof; cost, \$505; owner, Mrs. Catharine Traud, 289 Market st, Newark, N. J.; builders, J. L. Weber and H. Schiffer.

441—3d av, No. 2273, one-story brick extension, 22.3x45, tin roof; cost, \$3,275; owner, Wm. H. Jacobs, 255 West 34th st; architect, Jas. S. Wightman; builders, J. & W. C. Spears and W. Elderd.

442—Elizabeth st, No. 10, attic partitions altered; cost, \$1,500; owner, David Cohen, on premises; architect, C. Rentz; builder, W. Powers.

443—Lexington av, n e cor 44th st, three-story brick extension, 22.6x22, tin roof, also fronts altered for stores; cost, \$9,000; owner, Joseph J. Keenan, 105 West 46th st; architect, C. Rentz.

444—13th st, No. 521 E., one-story new front wall, new plastering throughout; cost, \$2,500; owner, Jacob Rosenstein, 127 1st av.

445—6th st, No. 642, plate-glass store front; cost, \$170; owner, Conrad Reinhardt, 123 Ridge st, builder, B. Schorer.

446—Bleecker st, No. 245, new baker's oven; cost, \$350; owner, Moses Hart, 84 Bedford st; builder, J. Hanlon.

447—3d av, No. 2309, chimney and wall altered; cost, \$200; lessee, M. M. Tabele, on premises; architect, J. H. Valentine; builder, C. Risdon.

448—Maiden lane, Nos. 154 and 156, board partitions set; cost, \$100; owner, James Cosgrove, 2 Burling slip; builder, G. Cathcart.

449—3d av, No. 1332, five-story brick extension

25x25, tin roof; cost, \$7,000; owner, William Ray, on premises; architect, J. C. Burne; builder, not selected.

449—2d av, No. 1332, five story brick extension, 25x25, tin roof; cost, \$7,000; owner, William Ray, on premises; architect, J. C. Burne; builder, not selected.

450—Great Jones st, No. 7, interior alterations to basement and front wall; cost, \$750; lessee, Nicolaus Ummith; owner, Nathan Stern, No. 3 Pine st; architect, J. Boekell; builder, — Hauser.

451—1st av, No. 1436, plate glass window; cost, \$130; owner, Fried Metz, on premises.

452—16th st, No. 232 W., add one story; also five-story brick extension, 10.4x12, tin roof; cost, \$7,500; owner, John Eggers, on premises; architect, E. Gruwe.

453—Franklin av, No. 1237, frame piazza, 15 and 38x29, tin roof; cost, \$750; owner and builder, Theo. G. Smith, on premises; architect, J. T. Butt.

454—5th st, Nos. 307 and 309 E., new store front, new windows, fit up new offices in oak, shutters to rear; cost, \$4,500; owner, S. B. Wortmann, 126 East 79th st; architect and builder, R. McArtney.

KINGS COUNTY.

Plan 102—Jacob st, s s, 100 w Evergreen av, interior alterations; cost, \$250; owner, Adrian M. Suydam, 463 Evergreen av.

103—Broadway, No. 415, one-story frame extension, 14x20, gravel roof; cost, \$200; owner, Geo. L. Fox.

104—Franklin av, n e cor Madison st, front alterations; cost, \$400; owner, estate M. Bull-winkle, 433 Franklin av; builder, W. J. Manning.

105—5th av, n w cor Union st, rear on Union st three-story brick extension, 20x14, tin roof, wooden cornice, interior alterations, window openings, &c.; cost, \$1,500; owner, John D. Mull, architect and mason, M. Dolan; carpenter Sims, 2,000.

106—Myrtle av, one-story brick tenement, 21x50 tin roof; cost, \$1,000; owner, Mrs. M. Bellam, Rivington st, New York; builder, W. J. Kerr, 1,800.

107—Montrose av, No. 165, rear, two-story frame extension, 8x23, tin roof, wooden cor, cost, \$400; owner, J. Boekell, 165 Montros, architect, I. I. Smith; builder, A. Kunzweil, 500.

108—Adelphi st, No. 408, one-story brick extension, 14x24, tin roof; cost, \$2,000; owner, J. Crish, 46 Montrose, carpenter, A. Hill; G. B. Stoutenburg and A. Hartung.

109—Atlantic av, No. 972, one-story brick extension, 8 and 10x22, tin roof; cost, \$400; owner, A. Trinkaus, 976 Atlantic av; builder, C. Harding.

110—Adelphi st, No. 185, flat tin roof; cost, \$260; owner, Mrs. J. Morrell, 174 Clermont av; architect and carpenter, J. H. Rustin; mason, W. H. Bulkeley.

111—South 8th st, s s, 27 w 2d st, reset partition; cost, \$250; owner, Henry Lohmann, South 8th st, cor 2d; architect, E. F. Gaylor; builders, U. Maurer and M. L. Antonius.

112—Broadway, s e cor 3d st, new store fronts, &c.; cost, \$4,000; owner, James L. Truslow, 45 Broadway; architect, E. F. Gaylor; builders, Jenkins & Gillies.

113—Broadway, No. 1227, add two stories; cost, \$3,000; owner, F. Graeber, on premises; architect, F. Holmberg; builder, not selected.

114—3d st, s s, 300 e Gowanus Canal, two-story frame extension, 12x20, board roof; cost, \$130; owner, A. Polhemus, 3d st and 3d av; builders, A. Wanamacher and H. Blauvelt.

115—4th st, No. 143, E. D., interior alterations; cost, \$2,000; owner, Richard Goodwin, 868 Bushwick av; builders, Cozzens & Barton.

116—North 2d st, No. 310, flat tin roof; cost, \$350; owner and builder, H. Tietjen; architect, A. Herbert.

117—Canton st, No. 16, one-story extension, 18x10, tin roof; cost, \$185; owner, Mr. Mullen, on premises; builders, J. W. Barnes and Jas. Kerrigan.

118—5th av, No. 675, three-story brick extension, 12x18, tin roof; cost, \$700; owner, Thomas Burke, 675 5th av; architect and builder, Jno. Snook.

119—Delevan st, n w cor Richard st, repair damage by fire; cost, \$250; owner, Jas. Z. Jacobs, 49 Cedar st, N. Y.; architect and builder, Thos. Horne.

120—Fulton st, No. 369, front altered; cost, \$800; owner, A. W. Dieter, 369 Fulton st; architect, F. E. Lockwood; builder, C. M. White.

121—4th av, Nos. 69 and 71, front altered; cost, \$450; owner, John J. Dillon, 541 Dean st; builder, G. Cook.

122—Myrtle av, No. 138, new store front; cost, \$437; owner, Wm. O'Neil, 138 Myrtle av; builder, M. Beely.

123—Dean st, No. 822, three-story brick extension, 15x14, tin roof; cost, \$900; owner, Thomas Lloyd, on premises; architect and builder, John Stafford.

124—Raymond st, No. 253, add one story; cost, \$325; owner, E. H. Seaman, on premises; builder, W. Brown.

125—South 5th st, No. 41, new front wall; cost, \$1,000; owner, Mrs. C. E. Cunningham; builder, T. Gibbons.

126—Lee av, n w cor Rutledge st, front altered; cost, \$300; owner, H. Brown, North 2d st, near Humboldt st; builder, Wm. Snowden.

127—Madison st, n e cor Nostrand av, four-story brick extension, 15x20, mansard slate and tin roof; cost, \$2,500; owner, John Damon, on premises; architects, Geo. P. Chappell & Co. and W. J. Conway.

128—Eckford st, No. 223, raised two feet six inches, brick wall, &c.; cost, \$700; owner, Agnes

McLean, 223 Eckford st; builders, Gately & Smith and A. Van Dien.
 129—North 2d st, No. 540, rebuild rear cellar wall, &c.; cost, \$50; owner, S. A. Valentine, 96 Kent st; builder, J. Cashman.
 130—Ralph st, No. 79, raised 10 feet, frame story beneath; also two-story frame extension 22x13, gravel roof; cost, \$200; owner, Wm. Baily, 55 Ralph st; builders, H. Brookhueser and F. Bertram.
 131—North 5th st, from 1st to 2d st, floor raised, large opening for door, iron work; cost, \$500; owner, architect and builder, L. M. Palmer, North 4th st, cor 1st.
 132—3d av, No. 579, two-story brick extension 17x14, tin roof; cost, \$500; owner, James Ward, on premises; builder, H. O'Brien.
 133—Ewen st, No. 302, flat tin roof; cost, \$900; owner, John C. Andressen, on premises; builder, C. Vincent.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending March 20:

	Liabilities.	Nominal Assets.	Real Assets.
Dick, A. J.	\$11,542	\$29,358	\$853
Freeman, Argus L.	8,459	5,000	1,281
Traub, Harriett.	8,936	4,900	2,317
Taylor, Wm.	31,126	34,000	24,821

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Mar.
 17 Benedict, Edwin F. (grocer, 247 Hudson st), to Harry Dowie, Jr.; preferences, \$179.
 Lyons, Albert (Jacob R. Reese, special partner) (limited partnership, 107 Greene st), to Francis M. Jaffray.
 Lyons, Albert, to same; individual assignment.
 Medis, Joseph, to Emanuel M. Goodhart.
 osey, Frank (publisher, 34 North Moore st), to Stillman R. Walker; preferences, \$47,520.
 Darrow, successor to the firm of J. & R. Darrow, dealers in building materials at the foot of West Casta seventh street, has become financially embarrassed and is unable to meet maturing obligations. Darrow died about a month ago, and this pre-factory matters. Rufus Darrow made an offer to creditors to compromise at 30c. on the dollar. Liabilities are reported at \$32,000, and the assets Chas. S. mated at \$14,000.
 Annie Levy, manufacturer of ostrich feathers, stone st 58 Greene st, was become financially embarrassed, and Edward Janson, 120 1/2 obtained judgment against her aggregating \$25,500. Her liability against her aggregating \$25,500. Her liability against her aggregating \$25,500.

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, New York, Mar. 14, 1885.)

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from March 14, 1885:

REGULATING, GRADING, FLAGGING, ETC.

No. 1—9th av, from centre line 81st st, to s of 110th st.

[The limits embraced by said assessment include all the houses and lots of ground situated as follows: No. 1—9th av, both sides from 81st to 110th st, and to the extent of half the block at the intersecting streets.]

Objections to the following must be presented within 30 days from March 17, 1885:

PAVING.

No. 1—Lexington av, from 104th to 131st st; granite block.

[The limits embraced by said assessment include all the houses and lots of ground situated as follows: No. 1—Lexington av, both sides from 104th to 131st st and to the extent of half the block at the intersecting streets.]

The above described lists will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 16th and 20th days of April ensuing, respectively.

NOTICE TO PROPERTY-HOLDERS.

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, March 16, 1885.

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

SEWER.

Chatham st, bet N. Y. & Brooklyn Bridge and Frankfort st, with alteration and improvement to sewer in Frankfort st, bet Chatham and William sts.
 20th st, bet 4th av and Irving pl, from end of present sewer in 20th st east of Irving pl.
 82d st, bet 8th and 10th avs.
 104th st, bet 8th and 9th avs.

PAVING.

4th av from 102d to 116th st; granite block.

REGULATING, GRADING, ETC.

130th st, from 5th to 8th av.
 176th st, bet 10th av and Kingsbridge road.

CROSSWALKS.

Lincoln av, from Southern Boulevard to 137th st.
 158th st, at Melrose, Courtlandt, College and Railroad avs.

—which were confirmed by the Board of Revision and Correction of Assessments, March 11, 1885, and entered on the same date in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed

for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessments, interest will be collected thereon at the rate of 7 per cent. from March 11, 1885. Payments to be made to the Collector of Assessments and Clerk of Arrears between 9 A. M. and 2 P. M.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

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

NEW YORK, March 16, 1885.

REGULATING, GRADING, &C.

151st st, bet w curb line of Courtlandt and e curb line of Railroad av.*

160th st, from Railroad to Washington av.†

PAVING.

74th st, bet Boulevard and 11th av.*

115th st, from 5th to 6th av.*

REPAVING.

South st, from pier 6 to pier 8.
 Coenties slip, from South to Front st.
 Peck slip, from Pearl to South st.
 Thames st, from Broadway to Greenwich st.†
 Washington st, from Canal to Houston st.
 30th st, from 11th av westerly to old bulkhead line on North River.†

CROSSWALKS.

7th av, at s s of 122d st.*

WIDTH OF SIDEWALKS, &C.

86th st, both sides, from w s of 8th av to e s of Riverside drive, width of sidewalks established at 30 feet and the carriage way at 40 feet.*

MAINS.

74th st, from Boulevard to 11th av; gas.*
 74th st, from Boulevard to 11th av; Croton.*
 75th st, from Boulevard to 11th av; gas.*
 94th st, bet 9th and 10th avs; Croton.*
 116th st, from 6th to 8th av; gas.*
 150th st, from 10th av to Boulevard; Croton.*
 164th st, from Boston to Grove av; Croton.*
 Monroe st, from Waverly to Gray st.
 Gray st, from Monroe to Clinton av. } Croton.*
 Clinton av, from Gray to Spring st.

FENCING VACANT LOTS.

7th av, n w cor 126th st.*

BROOKLYN BOARD OF ALDERMEN.

March 9 and 16, 1885.

GAS LAMPS UNCAPPED.

Fulton st, s w cor New York av.†

FENCING VACANT LOTS.

Madison av, e s, 216 s Fitch st
 1st st, bet Franklin and Clason avs.†

GRADING.

King st, bet Van Brunt and Richards sts.†

FLAGGING.

Marcy av, bet De Kalb av, and Kosciuszko st.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending March 16, 1885. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REGULATING, GRADING, ETC.

133th st, from 8th av to Av St. Nicholas.

CHANGE OF GRADE.

10th av, from 136th to 139th st.

MAINS.

North and South Depots, from Bedford Park R. R. station to Berrian av; gas.
 85th st, from Boulevard to Riverside drive; gas.

CROSSWALKS.

6th av, n and s s of 55th and 56th sts.

REPAVING.

38th st, from 8th to 10th av.

18th st, from 8th to 13th av.†

21st st, from 8th to 10th av.†

ADVERTISED LEGAL SALES.

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

Mar.

5th av, n e cor 86th st, 50x89.2 x irreg x abt 103.6, vacant.
 86th st, n s, abt 103.6 e 5th av, abt 52.8x101.3x51.1 x100.5, vacant
 by Fairchild & De Walltears. (Amt due \$115,194).
 Lafayette pl, s e s, indef. 22.3x110
 Bowery, w s, indef. 19.4x108.8x17x114.8
 by Sheriff at City Hall. (Sale under execution.
 36th st, No. 215, n s, 167.8 w 7th av, 23.4x75, four-story brick dwell'g.
 36th st, No. 217, n s, 191 w 7th av, 23x75, four-story brick building
 by Sheriff at City Hall. (Sale under execution.
 1st and 2d avs, 100th and 101st sts—the block, vacant, by R. V. Harnett. (Amt due \$19,778 and \$16,052).
 77th st, s s, 150 e 4th av, 50x102.2, brick stable, by J. T. Boyd. (Amt due \$16,871).
 Washington av, e s, 180 n 172d st, 50x120, by D. M. Seaman. (Assignee's sale).
 Robbins av, e s, 180 s Westchester R. R. st, 20x200, by J. T. Boyd. (Amt due \$922).
 7th av, No. 42, n w cor 13th st, 21x80, four-story brick dwell'g.
 South 5th av, No. 189, e s, 103.7 s Broome st, 21.2 x83.6, three-story frame (brick front) building.
 South 5th av, No. 187, e s, 82.5 s Broome st, 21.2x83.6, two-story brick building
 by P. F. Meyer. (Guardian's sale).
 38th st, No. 443, s s, 168.6 e 10th av, 27x98.9, four-story brick tenem't, by D. M. Seaman. (Amt due \$9,820).
 Mott st, No. 126, e s, 150 n Hester st, 25x04, brick front and frame rear buildings, by J. T. Boyd. (Amt due \$7,418).
 Broadway, s w cor 12th st, 41.9x100x24.7x2 3.7x131.6; Nos. 817 and 819 Broadway, four-story

brick buildings with stores and two-story brick building on rear; Nos. 48 to 52 12th st, four-story brick buildings with stores, by R. V. Harnett. 1/4 part. (Amt due, abt \$38,800; prior mort. \$155,000 on the whole) 2.
 Broome st, No. 169, s s, 100 w Attorney st, 20x75, three-story frame (brick front) building.
 Broome st, No. 159, s w cor Attorney st, 20x50, three-story frame (brick front) building.
 by R. V. Harnett. (Partition sale). 27
 85th st, No. 554, s s, 98.6 w Av B, 16.6x102.2, two-story stone front dwell'g, by J. F. B. Smyth. (Amt due \$1,630) 28
 108th st, No. 220, s s, 262 e 8d av, 24.6x100.11
 108th st, No. 222, s s, 286.6 e 3d av, 24.6x100.11... }
 two four-story brick dwell'gs
 by J. F. B. Smyth. (Amt due on each \$9,678). 28
 4th av, No. 320, w s, 15 s 24th st, 17x60, two-story brick dwell'g, by D. M. Seaman 28

KINGS COUNTY.

Mar.

3d av, n e cor 56th st, 100.2x100
 56th st, n s, 100 e 3d av, 225x100.2
 by J. Cole, at 389 Fulton st. 21
 Vanderbilt av, e s, 80 s Bergen st, 20x80, by C. E. Havens, ref., at Court House. 23
 Quincy st, n s, 244 e Clason av, 31x100, three-story brick dwell'g, by T. A. Kerrigan, at 35 Willoughby st. 23
 Flushing av, n s, 90.4 w Marcy av, 275x100.
 Flushing av, n s, 40.4 w Marcy av, runs west 25 x north 100 x east 2.5 to Marcy av, x southeast 41 x south 65.2
 by T. A. Kerrigan, at 35 Willoughby st. 25
 South 2d st, No. 242, s s, 200 e 6th st, 30x120, two-story brick dwell'g.
 South 2d st, No. 240, s s, 180 e 6th st, 20x120, similar dwell'g.
 South 2d st, No. 238, s s, 160 e 6th st, 20x120, similar dwell'g.
 by R. V. Harnett, at Court House. (Partition sale). 26
 13th st, n s, 80 w 4th av, 21x100, by T. A. Kerrigan, at 35 Willoughby st. 26
 Hamilton av, s w s, 191.4 n Henry st, 20x56.6x28.6 x76.11.
 Lexington av, n s, 245 e Sumner av, 20x100.
 Lexington av, n s, 285 e Sumner av, 20x100.
 by T. A. Kerrigan, at 35 Willoughby st. 26
 Dean st, No. 118, s s, 108.9 w Hoyt st, 21.10x100, by T. A. Kerrigan, at 35 Willoughby st. 28
 Franklin av, n e cor Putnam av, 30x90, three-story brick dwell'g, by O. Frisber, ref., at Court House 28
 3d av, n w s, 100 s w 41st st, 25x100.
 President st, n s, 247.3 e Smith st, 17.7x98, three-story stone front dwell'g.
 24th st, n s, 387.6 e 3d av, 18.9x100.
 Lafayette av, n s, 166.8 e Nostrand av, 16.8x100.
 42d st, n s, extdg from 2d to 3d av.
 Fulton st, s w s, 48.9 s e Hicks st, 48.5 x irreg x 16.9 x irreg.
 by J. Cole, at 389 Fulton st. (Partition sale). 28

LIS PENDENS, KINGS COUNTY.

Mar.

Carroll st, s s, 60 e Van Brunt st, 40x64.1x45.2x47.9
 Warren st, s s, 100 w Smith st, 25x100.
 Bridge st, e s, 86.10 s Nassau st, 25x100.3.
 John O'Brien et al. agt William F. Hooney; partition; atty's, A. & J. Z. Lott. 13
 Degraw st, s cor Van Brunt st, 16x50.4. Forosjean & J. Ledoux agt James Tony and Henry Thoms; atty's, Kirby & Haydock. 13
 Warren st, s e cor Bond st, 25x75. Mary E. Bailey agt John C. Bailey et al.; atty's, J. J. Sullivan. 14
 Lexington av, s s, 333.1 w Marcy av, 18.9x100.
 Jacob W. Mack, assignee R. Buchman, agt Louis C. Cuiet et al.; atty's, Stern & Myers. 14
 4th st, s w s, 189.10 s e 5th av, 100x100. Edwin C. Litchfield agt Magdalena Franz et al.; atty's, J. C. & H. C. Smith & Koepke. 14
 4th st, n e s, 58.8 s e 5th av, 79x100. Edwin C. Litchfield agt Magdalena Franz; atty's, same as last. 14
 Degraw st, n e s, 82 n w Columbia st, 18x100. B. W. Hoyt Co. agt Benjamin G. Oppenheim et al.; atty's, F. B. Chessey. 16
 Thatford av, w s, 100 s Union av, 50x100. Louisa Rink agt Margaret McCann; atty's, D. Van Wart. 16
 Douglass st, n s, 91.2 e Court st, runs north 54.4 x east 4 x north 45.8 x east 12 x south 100 to Douglass st, x west 16. Russell A. Irish agt William L. Randolph et al.; atty's, Adams & Boothby. 16
 Henry st, s e cor 2d pl, 34.9x133.5. Alick H. Man, trustee Maria M. C. Wetmore, agt Margaret A. Elliott et al.; atty's, C. C. Protheroe. 16
 Fulton av, s s, 25 e Butler av, 25x100, East New York. George Cornwell, guard, agt Charles M. Cornwell et al.; atty's, R. E. Taylor. 16
 Nostrand av, e s, 80 s Monroe st, 20x80. Henry B. Laidlaw, Chamberlain, New York, agt George W. Brown et al.; atty's, A. Malby. 17
 44th st, n e s, 560 s e 3d av, 100x100.2. Tiffany & Co. agt Wm. H. Jencks and Anna E. his wife; atty's, Develin & Miller. 17
 Van Buren st, s s, 430 w Patchen av, 30x100. Jacob H. Leonard, Jr., agt Annie J. Nolte et al.; partition; atty's, P. J. Fuller. 20
 Keap st, n w s, 160 n e Marcy av, 30x100. Michael Levy and ano. agt Hermann Hamburger et al.; atty's, I. A. Bamberger. 19
 Herkimer st, s s, 98.5 e Perry av, 18.9x88.6x19.6x83.2.
 Quincy st, s s, 100 w Tompkins av, 30x100.
 Charles E. Platt agt Charity Platt; atty's, G. B. Van Wort. 19
 Greene st, n s, 125 e West st, 25x100. Abram Cooke agt Phillip Hammill et al.; atty's, S. M. & D. E. Meeker. 19
 Baltic st, s s, 100 w Henry st, 20.2x99.10x20x100.
 Margaret Shaughnessy agt Mary J. Fitzgibbon et al.; atty's, B. Rausch. 19
 Rockaway av, s e cor Herkimer st, 80x — to Pleasant pl. Robert R. Hamilton agt George H. Bishop; foreclos 9 morts; atty's, E. R. Vollmer. 18
 Franklin av, n e cor Ray 17th st, 193.4x150, Bath, L. I. Alfred Barnes agt Patrick J. Flanagan et al.; atty's, Thornton, Earle & Kiendl. 19
 Pineapple st, n s, 92.6 e Henry st, 24.10x124.9; also, lots 56-59, heirs J. Emmer property, Gravesend. Clara R. Atkinson agt George H. Atkinson and wife; atty's, J. Troy. 18
 Rockaway av, e s, 80 s Herkimer st, runs east 195 to Pleasant pl, x south 80 x west 97.6 x north 16 x west 97.6 to avenue, x north 64. Robert R. Hamilton agt George H. Bishop; foreclos 12 morts; atty's, E. R. Vollmer. 18

RECORDED LEASES.

Table of recorded leases in New York, listing property addresses, lease terms, and annual rents. Includes entries for Broadway, Canal St, Centre St, and various other streets.

Table of recorded leases in Essex County, listing property addresses and lease terms. Includes entries for 7th av, 8th av, 9th av, and 10th av.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing property addresses and names of parties involved. Includes entries for Annin, Adams, Amberg, Baldwin, and many others.

Table of recorded leases in Hudson County, listing property addresses and lease terms. Includes entries for Brickell, Bowers, Broughton, Blake, and many others.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing property addresses and names of parties involved. Includes entries for Alexander, Beach, Bonn, Bradford, and many others.

Table listing names and addresses such as Murphy, Maria-The Greenville Building and Loan Assoc, Bayonne, 1,756; Ogden, W B, by exrs-E Fischer, J City, 1,450; etc.

MORTGAGES.

Table listing mortgage details including names like Beyer, George-Mary Camp, Harrison, 1 year, 1,200; Bischoff, J D-J Justin, Union, 3 years, 3,500; etc.

CHATTEL MORTGAGES.

Table listing chattel mortgage details including Arend, R W-G Ahrend, stock, &c, confectionery, 500; Hosie, M H, Hoboken-W J Wings, saloon, 200; etc.

BILLS OF SALE.

Table listing bills of sale including Holden, Hiram-Susan E Carey, restaurant, 75; Hataling, C A-J Warren, frame building, &c, 300.

MECHANIC'S LIEN.

Table listing mechanic's liens including Jones, Elizabeth C-W Burrows, Bayonne, 251.

JUDGMENTS.

Table listing judgments including Doran, Patrick-E F McDonald, 159; Gamble, William-Brennan & White, 408; 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.

BRICK.

Table listing brick prices including Pale, Jersey, 4 25; Long Island, 6 50; Staten Islands, 7 50; etc.

FRONTS.

Table listing front prices including Croton and Croton P'ts-Brown, 12 00; Croton do do-Dark, 14 00; etc.

Table listing various goods and prices including Wilmington, 23 00; Philadelphia, alongside pier, 22 50; Trenton, 22 50; Baltimore, on pier, 37 00; etc.

FIRE BRICK.

Table listing fire brick prices including Welsh, \$25 00; English, 25 00; English, choice brands, 32 50; etc.

CEMENT.

Table listing cement prices including Rosendale, \$1 00; Portland (English), general run, 2 45; etc.

DOORS, WINDOWS AND BLINDS.

Table listing door and window prices including 2.0x6.0, 1 1/4 in., \$1 04; 2.0x6.8, 1 1/4, 1 28; etc.

DOORS, MOULDED.

Table listing door prices including Size, 1 1/4 in., \$1 70; 2.0x6.8, 1 79; etc.

OUTSIDE BLINDS.

Table listing outside blind prices including Per lineal foot, up to 2.10 wide, \$- @ 30 30; etc.

INSIDE BLINDS.

Table listing inside blind prices including Per lineal foot, 4 folds, Pine, @ 92; etc.

FOREIGN WOODS.

Table listing foreign wood prices including Cedar-Small, 4 1/2 @ 5; do-Medium, 5 1/2 @ 6 1/2; etc.

GLASS.

Table listing glass prices including Window Glass, Prices Current per Box of 50 feet, SINGLE, 6x8-10x15, \$9 50; etc.

DOUBLE.

Table listing double glass prices including 6x8-10x15, 12 00; 11x14-16x24, 14 00; etc.

Sizes above-\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Discount 70@70 and 5 per cent. single thick on French; 70 and 10@75 per cent. on American.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table listing greenhouse glass prices including 1/4 Fluted plate, 18@20; 1/4 Fluted plate, 20@22; etc.

HAIR-Duty free.

Table listing hair prices including Cattle, 21@25; Goat, 30@35.

IRON.

Table listing iron prices including Pig, Scotch, Coltness, \$21 00; Pig, Scotch, Glengarnock, 19 00; etc.

BAR IRON FROM STORE.

Table listing bar iron prices including Common Iron, 1/4 to 1 in. round and square, 1 1/2 @ 1 9; etc.

Refined Iron.

Table listing refined iron prices including 1/4 to 2 in. round and square, 1 90 @ 2 02; etc.

Table listing various goods and prices including Rods-5/8@11-16 round and square, 2 00 @ 2 30; Bands-1 to 6x3-16 No. 12, 2 30 @ 2 50; etc.

Table listing sheet and galvanized prices including Sheet, Common American, 2 70 @ 3 00; Galvanized, 10 to 20, 5 @ 4 1/2; etc.

LABOR.

Table listing labor prices including Ordinary, per day, \$1 50 @ 2 50; Masons, do, 3 50 @ 4 00; etc.

LIME.

Table listing lime prices including Rockland, common, 1 00 @ -; Rockland, finishing, 1 20 @ -; etc.

Add 25c. to above figures for yard rates.

LATH-Cargo rate. \$ M 2 60 @ 2 65

LUMBER.

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

Table listing lumber prices including Pine, very choice and ex. dry, \$65 00 @ 75 00; Pine, good, 55 00 @ 60 00; etc.

PLASTER PARIS.

Table listing plaster prices including Calcined, ordinary city, \$1 20 @ 1 30; Calcined, city casting, 1 30 @ 1 35; etc.

PAINTS AND OILS.

Table listing paint and oil prices including Chalk block, \$1 10 @ 1 12; Chalk in barrels, 40 @ 40; etc.

SLATE.

Table listing slate prices including Purple roofing slate, \$6 00 @ 7 00; Green slate, 6 00 @ 7 00; etc.

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, C ft No. 1	\$ 90	@	95
Amherst do do C ft No. 2	75	@	80
Berlin freestone, in rough	40	@	1 00
Berea freestone, in rough	75	@	—
Brown stone, Portland, Ct.	1 00	@	1 30
Brown stone, Belleville, N. J.	60	@	1 25
Granite, rough	60	@	1 25
Carlisle (Corsehill) Scotch, 3 ft.	—	@	1 05

NATIVE STONE.

Common building stone, 3 load	2 00	@	3 00
Base stone, 2 1/2 ft. in length, 3/4 lin. ft	40	@	50
Base stone, 3 ft. in length	50	@	75
Base stone, 3 1/2 ft. in length	70	@	75
Base stone, 4 ft. in length	75	@	1 00
Base stone, 4 1/2 ft. in length	1 00	@	1 25
Base stone, 5 ft. in length	1 25	@	1 50
Base stone, 6 ft. in length	2 50	@	3 00

SOLDERS.

Half and half	12	@	12 1/2
Extra	10 1/2	@	11
No. 1	9 1/2	@	10
No. 2	9 1/4	@	9 1/2

TIN PLATES.

I. C. Charcoal, 10x14	\$5 12 1/2	@	5 25
I. C. coke, 10x14	4 60	@	5 00
I. X. charcoal, 10x14	6 25	@	7 00
I. C. charcoal, 20x28	10 75	@	12 00
I. X. charcoal, 14x20	6 50	@	7 25
I. C. coke, 14x20	4 60	@	5 00
I. C. coke, terme, 14x20	4 40	@	6 50
I. C. charcoal, terme, 14x20	4 50	@	4 75

ZINC.

Sheet, cask	5 1/2	@	5 1/2
Sheet, open	5 1/4	@	6 1/2

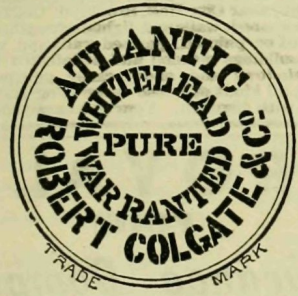
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Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.
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The disintegration of stone, the weather-staining of brick work, the crumbling of mortar joints and the efflorescence of salts so very noticeable on most of the finest buildings, **CAN BE PERMANENTLY PREVENTED**, and the buildings kept fresh and clean in appearance, by treating them with the above named process.

This is the only process that will render brick and stone **PERMANENTLY WATER-PROOF** and which will be **ABSOLUTELY COLORLESS AND INVISIBLE**. Its **PERMANENCY** is due to its being a **SOLID COMPOUND, BURNT IN BY HEAT** and is **NOT** a fluid, such as oil or paint.

We are also prepared to clean stained and decayed buildings, or marble and stone in any other form, in a superior manner to any other process, and defy competition.

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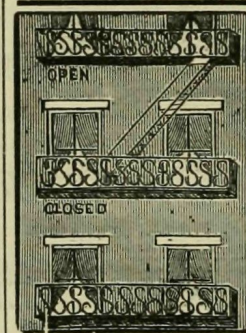
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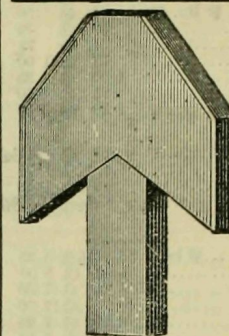
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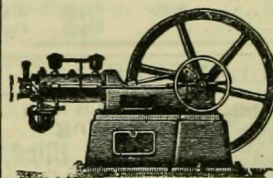


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Reserve for Re-insurance 919,616 89
Reserve for all other Liabilities 167,448 89
Net Surplus 459,447 08
Total Assets \$2,546,512 86
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