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C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

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Land Transfer Reform Commission.

The majority and minority reports of this Commission were presented during the past week to the State Legislature. This Commission was appointed in June, 1884, and from time to time we ventured to express the hope that the members would have frequent meetings during the fall, so that a report and the necessary bills would be ready by the opening of the Legislature. Mr. Dwight H. Olmstead, whose name stood first in the appointed list, would have been by courtesy and usage Chairman of the Commission. He, however, waived his rights in the matter and proposed that Mr. Southmayd should act as Chairman. The Commission was not called together until December, when it was found that they differed on a vital matter. A majority of the Commission, Messrs. Southmayd, Coggeshall and Riker, wishing to index city property by lots, while Messrs. Olmstead and Strong favored indexing by blocks. Mr. Strong was subsequently won over to the majority side. Instead of making the report in January so that some action could be taken, the majority delayed sending in their bills and the reasons therefor, until the middle of April, too late to be acted upon this year. The majority of the Commission ask for a continuance of their authority for another year.

We will not at this time undertake to give our opinion as to the point in dispute between the advocates of the lot and block system of indexing. Ideally the former is the perfect one, but practically Mr. Olmstead gives some very good reasons to show why it may not work. This is a matter which primarily effects real estate owners, and its settlement should be left to the decision of a Committee of The Real Estate Exchange. As this Commission, which cannot agree, are all lawyers, the Committee to decide upon the matter should be exclusively composed of business men interested in real property, who would, of course, avail themselves of the technical knowledge of the professional lawyers. But the Exchange should be ready with the necessary bills at the opening of the Legislature next year. It is of the utmost moment to real estate interests and the new Exchange that land transfers should be made inexpensive, titles secure, and that no unnecessary time in transferring ownership should be wasted. In other words, the object to be attained is to have the same certainty, expedition and economy in transfers of real estate which now obtains in change of ownership of personal property, such as stocks and bonds. In one hour millions of dollars worth of bonds can change hands in Wall street for a trifling fee and without a question as to ownership; but a month is required to pass a title to real estate; the official and legal fees for doing so being absurdly high, and then there is no security of title to compensate a buyer for the pains and penalties imposed on the real estate interests by the sanction of law.

That there is a perfect system which is practicable is proved by the experience of other countries. On this point Mr. Dwight H. Olmstead in his minority report says :

Unquestionably the best and most scientific way of transferring land by the aid of a public record, and the only one which will prevent an accumulation of the records, is that devised by the late Sir Robert Torrens, and now in successful operation in New Zealand, Australia, British Colombia and many other of the British colonies.

It is substantially the same system as that sought to be brought into use by the Land Transfer Act of Lord Cairns, enacted by the British Parliament in 1875, but which not being made compulsory and not being suited to the English modes of conveyancing, failed of effect. A similar bill has been introduced into the Ontario Legislature of Canada this winter. This system presents two salient features.

1. A guarantee of titles by the government.
2. A registration of titles in the Registry office.

It will be observed that the main feature of the Torrens system, apart from the guarantee principle, is the method now in use throughout the civilized world for the transfer of registered stocks, ships, bonds and other personal securities, namely, by the so-called registration of the title which consists substantially in the application of the rule that no transfer shall be actually made unless and until it is entered on the registry books, the deed being considered a mere power of attorney for the purpose of authorizing the transfer, thus assimilating the mode of transferring land to ordinary stock transfers.

In the Torrens system the further rule is adopted that each transfer, when so entered, shall be indefeasible except in case of actual fraud

on the part of the transferee, thus abrogating the law of equitable notice and equitable assignment.

The essential thing sought to be accomplished after the first entry on the local index being to ensure the validity of each transfer of the title as it passes from owner to owner.

This is really the ideal system of land transfer reform, but the whole American bar, including Mr. Olmstead himself, declares that it cannot be adopted in the United States. In a new country, they say, it would be practicable, but that it is out of the question in the complication of titles which exist in communities which have grown up under a very different system. But it is to be noted that the British Parliament, which is not dominated by lawyers as is every legislative body in the United States, passed Lord Cairns' act in spite of the protest of the British lawyers, who have, however, succeeded in nullifying the purpose of the law for very obvious reasons. In 1872 the Reichstag of Prussia authorized the municipalities of that kingdom to guarantee titles in the same manner as the colonial governments do in the British South Pacific colonies. It has been so successful and popular that at last accounts the Imperial Reichstag was being urged to extend the provisions of this Prussian act throughout the German empire. If it is possible to have a government or municipal guarantee of title in an old nation like Germany, there can be no insurmountable objections to its adoption in this comparatively young country.

But it is obvious that there will be the most powerful opposition to the consideration even of this radical but necessary reform in our land laws. The lawyer is supreme in the United States. He is backed by extravagantly paid officials to whom the laws give authority to plunder real estate owners. The guarantee title companies also which have come into existence and are such a power in Philadelphia, Baltimore and Boston, will oppose any state or municipal guarantee, as with such assurance of title there would be no place for these organizations. The real estate interest must look out for itself, and should not be influenced or controlled by the corporations, officials and lawyers who profit by the monstrous land laws under which we are now living.

We have in our possession the full text of the reports of the majority and minority of the Land Transfer Reform Commission, but they are so voluminous that we cannot even give an abstract this week. We will endeavor to publish their salient features next week. The reports show that all the gentlemen concerned have worked hard and intelligently, and they deserve the thanks of real estate owners for their unremunerated labors.

The Broad Cross Streets.

The most notable sale of real estate during the past week was that of the house and lot, No. 24 East Forty-second street. The dimensions were 26x98.9 and the price \$70,250. This indicates an appreciation of property lying between the Grand Central Depot and Sixth avenue, which has long been expected by far-seeing real estate experts. This part of the city is destined to be used for hotels, apartment houses, stores and places of amusement. Manager A. M. Palmer is of opinion that the great metropolitan theatre of New York will be situated somewhere in this particular neighborhood.

It has always been believed that the broad streets extending from river to river would, as the city grew, become more and more desirable for business purposes. Naturally the improvement in values commenced at locations at which were concentrated the largest number of persons. These happened to be the "L" road stations; hence the marvellous change which has taken place within a few years on Fourteenth street, between Third and Sixth avenues. Twenty-third street next became a centre of interest, due to the crowds which come to and from the station corner of Sixth avenue. These met the currents of travel from upper and lower Broadway and Fifth and Madison avenues. Thirty-fourth street will also in time be metamorphosed into a business thoroughfare. Many of the stores which should be situated on this cross street are to be found on Fifth avenue, below Forty-second street. Property on Forty-second street, between the Grand Central Depot and Sixth avenue will probably command even higher prices in time than either Fourteenth or Twenty-third streets, for as a thoroughfare it must be more largely used as the number of people increase who use that depot to enter and leave the city. The new annex to this depot will have a tendency to improve Forty-second street easterly. Were it possible to get rid of the reservoir and sell the ground east of Bryant Park for business purposes, a very great enhancement of values would take place on this, the crown of Murray Hill. Hotels, great apartment houses, stores, and perhaps a theatre would be called into existence on the site of the present reservoir.

All the broad streets have a future. Thirty-fourth street will be bettered when it has a horse car line, and if ever the cable system should come into existence it would greatly advantage every thoroughfare available for a transverse road. The ferry travel naturally and necessarily adds to the numbers who make use of the broad streets. New York is becoming more and more a business, though not necessarily less a resident city, for while more space is

given to business on the street levels, our city edifices are increasing in altitude to accommodate people who wish to live in the metropolis.

A New Jersey Oasis.

The continuous and rapid growth of Newark, phenomenal among the cities of New Jersey, is something to attract attention and invite inquiry.

The city is suburban to New York in point of location, but it is no suburb in fact. The ride to Market street from this city costs only twenty-five or thirty minutes time; but once there you feel that you have passed beyond the atmosphere of the commercial metropolis and entered a city having a local character peculiarly its own, and not especially dependent on its proximity to New York for its prosperity. However largely engaged in manufacturing, the city of New York is commercial in its aspect; but however largely devoted to traffic Newark may seem on certain streets, the thrift of an industrial city is everywhere manifest. Brooklyn, counting now its nearly three-quarters of a million inhabitants, seems much more like a suburban city than Newark.

Passing from exteriors, and studying the characteristics of Newark in its municipal government and local customs, the distinction between that city and New York becomes even more apparent. True, there have been sufficient manifestations of rascality, municipal and financial, in Newark to show that she is fully abreast with the most advanced spirit of the times; but her people have a cautious, calculating disposition and thrift, and these qualities have so far stamped themselves upon her policy that she has risen superior to the manipulations of her *chevaliers d'industrie* and remains one of the most lightly taxed and well governed among the considerable cities of the Union. With a large population, superior and well-sustained public schools, an abundant if not strictly pellucid water supply, a sewerage system reasonably good when all the disadvantages of location are considered, with several hundred miles of streets, paved albeit a little too substantially with cobble stones, and with a fire department that challenges comparison with that of other cities for its efficiency, the tax levy reaches only 2.04 per cent., and the entire municipal debt, about one-third covered by securities held in the sinking fund, is only a little more than \$11,000,000. The uncovered portions of the bonded debt, indeed, exclusive of water bonds, amounts to only \$4,805,355.45. The total in the different sinking funds reaches \$3,294,479.50, a very thrifty showing for a city that covers a space as large as Brooklyn, with its interminable extension of streets and sewers. It is even questionable if a city so lightly taxed as Newark, rapidly growing, and with so large a proportion of its population made up of factory operatives dependent on local surroundings for their health and enjoyment, is justified in having quite so small a debt. The city has no parks suitable for recreation. This would be a dangerous suggestion if made by a local editor. The late Dr. Hunt, of the *Daily Advertiser*, came near breaking up the Republican party by suggesting with too much persistency that Newark needed more park area. But the doctor was right, and it is a pity that the improvement which he advocated has not by this time expanded into a full-grown and delightful place of public recreation. The city would have been somewhat more deeply in debt, but its real estate values would have increased more rapidly, and the rate of taxation would not be higher.

But we began with the intention of suggesting the chief cause of the present prosperity of Newark, and must not be drawn aside to discuss a scheme, which, as it turned out, was not in any respect a cause. It is no doubt true that a fiscal administration conducted with economy has been of great advantage to the city, offering a pledge for the security of investments which has led to their increase. But Newark has grown rapidly, and is still growing rapidly, even in comparison with New York and Brooklyn, because her people never mistook the vocation of the city. She never aspired to the honor of being a suburban city, but coveted rather the distinction of an industrial metropolis. Her improvements have been made with no speculative view of inviting a large residence population of New York business men, but to meet local demands and to subserve local interests. She has gained largely by this policy. True, she has given a little too much attention to cobble stone pavements and not quite enough to parks; but she has offered an admirable field for the investment of manufacturing capital, and it has grown apace. Her building statistics are suggestive. Between January 1st, 1881, and January 1st, 1885, a period of four years, 2,596 new buildings were erected, an average of nearly 650 per year. Of this number 2,082 were dwellings. During the year 1884 the number of new structures rose to 862, and the current year promises an equal if not even a larger total. Proportionally, this about equals if it does not surpass the growth of Brooklyn. It must be said, however, that new buildings in Newark are usually smaller and less expensive than the new buildings in Brooklyn, and in the former city the economy of flats has not yet been discovered, or, possibly, is not admitted. The new buildings in Newark are usually located in the outskirts of the city and upon new ground

an additional evidence of growing population. There are few reconstructions, except for purposes of embellishment.

One cause that is giving a sudden impulse to the building industry in Newark, aside from the increase in population, is found in the growth of building and loan associations, a substitute for savings banks among an industrial population that has almost transformed the city of Philadelphia, and promises equal results in the metropolitan city of New Jersey. There are more than a dozen of these organizations in Newark, mainly the growth of the past two years. Such associations are of no service to business men having capital and resources at command; but when prudently and honestly managed they are probably better than savings banks for mechanics and factory operatives. They hold the shareholder more closely to his economies, while his investments are equally secure. They contribute also more directly to the productive forces of the community, every dollar invested being turned directly to the resources of labor. It is a thrifty idea which is as likely to take root and blossom in Newark as in any other city in the Union.

But this is only collateral. As suggested before, the principal cause for the rapid improvement and increase of wealth in Newark must be traced to its distinct local interests, and its independence of the metropolitan movement in population. Less specialized than Paterson, too, in its industries, it is less than that city affected by periods of business depression. Its normal condition is one of steady progress. It may occasionally stand still, but it never retrogrades.

A Needed Improvement Delayed

There is a great deal of natural dissatisfaction among the property-holders affected at the delay in commencing the improvements which are intended to make a ship canal of the Harlem River and Spuyten Duyvil Creek. The original appropriation of \$300,000 was made by Congress in 1878. The following year an additional appropriation of \$100,000 was authorized, but the Federal Government demanded that the right of way should be secured free of costs to the United States. Since 1879, after the matter got into the hands of the state authorities, there have been constant delays. A commission was appointed to appraise the damages to property, and at the end of three years (in 1883) they made a report, and with it presented a bill of expenses of \$109,719.86. One of the commissioners who gets \$10,000 is ex-Marine Bank President James D. Fish, now in jail, while Mayor Grace also comes in for a fee of a similar amount. It is claimed, however, that the costs were not excessive, as there were 23,000 parcels of property to appraise.

There should be no further delay. The improvement would be of the utmost value to New York City. It would, in effect, give us an unobstructed navigable stream from the Hudson River to Long Island Sound. It would save twenty miles of navigation and greatly relieve the pressure on the docks of the North and East Rivers. It would add largely to the values of real estate on the north end of this island, as well as in the wards on the other side of the Harlem River. This new avenue of water communication would soon be thronged with vessels of all kinds carrying freight, while the whole distance between the river and the sound would present a busy scene. The lumber, coal and stone yards for supplying the city would be there located; markets would spring up, warehouses would be built and other improvements made which would attract a very large population to the northern and southern shores of this improved waterway. By all means let the work go on. The national money has been ready for six years. Let the bills be paid, even if they are exorbitant, for it is not economy to delay this work under any pretext.

An Extra Session.

Should war break out it is to be hoped that President Cleveland will lose no time in calling together an extra session of Congress. There is a well-founded belief that a war which commenced in Central Asia would in a short time involve the leading nations of Europe. Russia would naturally attempt to attack England on the high seas, and then there would be danger that we would be embroiled in the contest. If Congress met measures should at once be taken to put our seacoast cities, especially New York, in a state of defence. We should repeal such of our navigation laws as prohibit the purchase of foreign ships to sail under the American flag. We should also define our relations to the belligerents, decide on a policy to be pursued toward the Central and South American states, and endeavor in some way to rehabilitate our merchant marine and get back a portion of the commerce which Great Britain robbed us of by favoring the Confederate privateers.

It may be that the President may not care to face the leaders of his own party in Congress. While the country is generally very well satisfied with his nominations the working Democratic politicians are not, but we believe there is sufficient patriotism in both parties to warmly second any efforts on the part of the administration to promote our natural interests in the face of possible foreign complications.

The *Tribune* in commenting upon the business establishments which have recently made their appearance upon Fifth avenue,

between Madison square and Forty-second street, expresses the opinion that the change will not affect that thoroughfare as a fashionable promenade. On the contrary, it seems to think that a number of fine stores would add to its attractiveness. There is no danger for the next ten years that any other avenue will take the precedence of the Fifth as a promenade, yet fashion in this respect has changed very much within the memory of people now living. Less than forty years ago the lower end of Broadway and the Battery were the fashionable lounging places for the belles and beaux. Before the Civil War Broadway, between Canal and Fourteenth streets, was thronged by the best dressed people on Sunday afternoons. Fifth avenue has now the call, but as stores multiply below Forty-second street the crowds of promenaders will become denser above that street. It is not impossible that the young man or woman of 1885 may live to see the Boulevard the fashionable promenade of New York. The facilities for swift intermural travel will steadily increase as years roll by, and hence the most attractive place, even if distant from the most thickly populated part of the city, will be the favorite promenade where people will go to see and be seen.

Our Prophetic Department.

OFFICER—As war in Central Asia seems very probable what prediction do you feel safe in making, Sir Oracle, respecting the immediate and the final result?

SIR ORACLE—England is never ready at the beginning of her wars. She always makes mistakes. The commissary department is sure to be at fault. I should expect Russian successes for some time, possibly the capture of Herat, but later on I should expect the splendid military vigor of the English race to give a good account of itself. If the British military authorities place any dependence upon the Afghans or the Sepoys they will lose every time they fight, but I do not believe an equal number of Russians could defeat an equal number of Englishmen if the arms on both sides were equally good and the leadership of about the same average ability. General Roberts would, I think, prove a match for any of the Russian leaders who may oppose him. The English armies never failed of being well led after hostilities were fairly under way.

OFFICER—Which army is the best seasoned for fighting? The English forces have had training in South Africa, in Abyssinia, in Afghanistan and in Egypt, while the Russians have had no serious fighting to do since the close of the last Turkish war.

SIR O.—Yes, the Russians have had more or less fighting to do in Central Asia, but I have always held to the opinion that warring with an inferior foe is a detriment to an army of the superior race. The French troops which have been successfully employed against the Arabs in Algeria were, because of that conflict, no match for the German armies which had been victorious over Danes and Austrians. The German forces owe their high prestige to the fact that they were successful over armies composed of Germans, Hungarians, Danes and Frenchmen. General Roberts, should he command the English forces, will find a different foe in the Russians from what he had when beating the Afghans. The Russian troops that conquered the Turcomans will be at a disadvantage when they face the British red coats.

OFFICER—Would it not be well for Great Britain to give up all pretense of defending Afghanistan and rely on her own natural boundary? As I understand it, the country surrounding Herat is a kind of oasis with a desert to the north and another to the south. The recent Russian advance gives them command of the Herat country. The British have to cross a desert to reach the region in dispute. Why not surrender Herat and rely upon this desert as a defence to India?

SIR O.—Herat is really the key to open the gate to India. Every conqueror of the peninsula has first obtained possession of Herat and the surrounding country. It is a rich agricultural region, well watered, fertile and capable of supplying an army of 100,000 men. The ruins of its fortifications show an extreme antiquity. It has been besieged how many times is not known, but mighty armies had contended for it, long before the era of authentic history. From the day Russia gets possession of Herat, the power of England in India is doomed.

OFFICER—But what appeal can the Russians make to the Hindoos that Great Britain cannot make to the Turcomans and the other tribes which Russia has recently subjugated in Central Asia?

SIR O.—A Russian conquest assimilates the inhabitants of the newly acquired region. No respect is paid by the Russians to those formerly in authority, but the common people and the trading class have all the rights of Russian subjects. Turcomans are to-day in command of Russian regiments and Central Asia is as loyal to the Czar as any part of his dominions. A very different state of affairs exists in Hindoostan. The native princes have been conciliated and are in the pay of England, but the mass of the population detests the British rule. No Hindoo can occupy a higher grade than sergeant in the Sepoy regiments. The civil service officers are all English. The judges of all, save the minor

courts, are Englishmen. Every office of profit or honor is denied to the native Hindoos. Hence every person who desires to get on in the world in all that vast peninsula is instinctively hostile to the British rule. The danger to Great Britain in Asia is not so much the might of the Russian armies as the disaffection in Hindoostan. I, for one, firmly believe that this century will see the end of the British domination south of the Himalayas.

OFFICER—If war breaks out you are on record as thinking it may involve a conflict in Europe. Will we be in any danger of war?

SIR O.—There are physical contagions as well as moral contagions which sometimes can be localized, but which often affect the whole world. As we know, a religious excitement will sometimes spread from one country to another. If there should be a war in Europe inevitably will we be influenced thereby? Our people are enterprising, and will seek to advantage themselves by supplying the wants of one or both combatants. Unfortunately, we are now neither a military nor naval power. England is the only nation we could injure, for we could invade Canada, but we are so pitifully weak in defensive agencies that I would confidently expect to see our seaboard in possession of some foreign power with a naval force before this international war was over. We Americans will realize after the catastrophe occurs what purblind idiots we have been in not having guns, floating batteries and a torpedo service to protect our leading seaboard cities.

OFFICER—Is there no danger from Central America complications?

SIR O.—Just as soon as the French complete the construction of the Panama Canal there will be a military occupation of the isthmus by the joint representatives of the European powers. We will talk belligerently when the time comes, but will be forced to submit because of our naval weakness. President Cleveland's administration will have to deal with foreign politics more than has any other previous administration. I confess I look upon the future with great disquiet.

OFFICER—And yet you believe that a foreign war would stimulate business?

SIR O.—Yes; it would give us a market for grain and provisions and help all our manufacturing industries. It would set free the money locked up in banks and for a time help us in every way. We would be all right if we could keep out of the conflict ourselves; but I do not think we could avoid taking part in a general scrimmage.

Guide to Buyers and Sellers of Real Estate.

BY GEORGE W. VAN SICLEN

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X.

Description—We must now consider the *description of the premises* in your contract.

This cannot be too clear and accurate. This is a part very apt to be slighted, usually because the printed blanks do not leave room enough to write all that ought to be written; if it be only a city lot of four sides that is to be conveyed, it needs but little space; but if a farm, with many courses, and various rights of way or easements, or a house or factory, with movable fixtures to be enumerated, remember that the deed must follow the contract, and that if you begin to enumerate and describe everything, whatever you omit will not go with the rest as a matter of course; therefore, take more care with the description. It is not essential that the description of a property should have such particular identification as to render it entirely needless to call in outside evidence to determine what property was contracted to be sold, but the terms must be sufficient to comprehend it, so that with the assistance of outside evidence, the description without being contradicted or added to can be connected with and applied to the very property intended to the exclusion of all other property.

What "Land" Means.—The word land is broad in its meaning and includes growing grass and standing trees. A contract for the sale of standing timber is therefore a contract for the sale of an interest in land, and must be written; so is one for the sale of growing crops; but if the standing trees are sold with the intention of their being immediately cut down, this contract need not be in writing; and the same has been held with regard to a crop of peaches, the buyer to gather and remove the peaches as they ripen; so may hops upon the vine, and hop roots be sold without a written contract, although at the time the bargain was made the roots were in the ground. But in England the sale of a right to shoot over land, and to take away part of the game killed, comes within the statute of frauds, and must be in writing; and so must a sale of coal and the right to take coal; and a permission to flow land with water as for a mill pond; and the same has been held in respect to mining claims; but the sale of shares in a mining company is not a sale of land or of an interest in land. A contract for the sale of improvements on land, such as houses, has been held in some states to be a sale of personal property, and not within the statute.

Pointing out Boundaries.—Where the seller undertakes to point out to the buyer the boundaries of a piece of land he does so at his peril.

Allowance for Deficiency in Quantity.—But if the buyer can obtain substantially what he bargained for, and the value of any deficiency can be reasonably ascertained, he can be forced to take title; the general rule is that he shall have what the seller could give with a deduction for the quantity that the land falls short. And if the title to part of the premises fails, the buyer may claim performance as to the remainder with a deduction for the deficiency; but if the term "more or less" is used and there should be but a small variation in the dimensions or quantity, no change in the consideration can be claimed by either party; while if the variation is considerable, an equitable allowance should be made to the one entitled to it; and if you pay part of the purchase money and give a mortgage for the balance, you will not be relieved against a mortgage on the mere ground of a defect of title, where there was no fraud in the sale, and you have not been turned out; but you can get your remedy at law on the covenants in your deed.

The real test as to the materiality of a deficiency in the quantity of land contracted to be conveyed is, would the buyer have entered into the contract if the error or falsity had been known. The buyer is not bound to know that the description of the premises in the contract does not include all the land that the seller represented it to contain, and any deceptive assertions and false representations made by the seller upon that point would justify an inference of fraud and enable the buyer to have the contract set aside.

Description.—A broker may give you a diagram which specifies supposed dimensions of the property, besides designating it by street and number, but if he had no authority from the seller to give the dimensions and you should afterwards take a contract which described the premises only by the street and number, without any dimensions (as contracts often do) you will be bound to take the deed of the property as it stands, in accordance with the contract, and cannot claim the dimensions given you by the broker.

A question that quite often arises is whether a purchaser will be bound to complete his contract if he finds somewhere in the chain of title an error like this, "beginning at a certain point and running southeasterly" when it ought to say "southwesterly," which of course would locate the property in an entirely different place from the one intended by the buyer; but this is always to be decided by reading the entire description as a whole, and if the intention to convey the premises in question is apparent the purchaser will not be relieved.

He would be, however, where he had taken a contract for a store and premises which had been offered to him by the seller as they appeared with water pipes and gas pipes and gas fixtures in them, and then the pipes and fixtures should be removed afterwards, although they were taken away by a tenant who had the right to do so, and the seller when he made his contract did not know that his tenant had any such right.

The Disabilities of Real Estate.

EDITOR RECORD AND GUIDE:

The growth of title companies organized to obtain money for the performance of labor which ought not to be necessary, the agitation raised by the Land Transfer Reform Association in this city, and the final appointment of a commission by the Legislature of the State to devise plans for securing greater simplicity in legal forms, are all evidences that men are beginning to discover the necessity for a change in the administration of real estate interests. The evils of private ownership in land which Mr. Henry George affects to have discovered exist, but they are not due to the fact of possession. They are due rather to the incompleteness of possession; to the fact that while men nominally hold land as a personal appurtenance, they hold it by a tenure that withdraws it from the list of readily exchangeable commodities. It absorbs an enormous proportion of the fruits of annual production, while it contributes nothing or next to nothing to the resources of commercial exchange.

But it is not alone the legal rubbish under which it is buried, and uncertainties respecting title, that prevents the full utilization of landed property as an agent for keeping in motion the forces of industry. We need, it is true, and must have such a simplification in the forms of transfer that titles may be verified without tedious and costly searches and a thorough investigation of their almost ancestral records. It is a shame that, with all our vaunted intelligence and progress, this reform was not long ago secured upon our own initiative; and it is a still deeper shame that, after the practicability of such reform had been demonstrated in several of the young and rising colonies of the British Empire, we have so long failed to imitate the example furnished. But even after we have simplified the forms of transfer, and made titles to real estate as clear as titles to stocks, or any other description of securities, we shall not have removed all the causes that lead to the sequestration of capital invested in realty.

One of the most formidable obstacles in the way of placing real estate on a perfect position of equality with other kinds of property in the channels of exchange is found in the uncertainty in which values are involved. There is no true basis for estimate. The property, not being handled in blocks, and varying in value according to location or the service for which it is utilized, is subject to the widest difference in valuations. In growing cities prospective estimates, founded

often on fanciful and mistaken ideas of the course of future improvement, are permitted to give inflated ideas of values. In any such case strong investors who are able to buy and hold will place one estimate on their possessions, while the builder who wishes only to improve and sell will place another, and often very much lower estimate. The latter will look to the present market value, founding his estimate upon recent sales, while the former forgetful sometimes even of the incidents of taxation and interest, will see only what he thinks will be the inevitable increment.

This obstruction is possibly beyond the reach of any of the ordinary commercial agencies that fix the values of other marketable property, and so long as it lasts it will be idle to suppose that real estate securities will exchange freely in the market. The merchant who holds a piece of realty which on his own personal judgment he estimates at \$100,000, would not consent that an estimate of \$75,000 made by a banker or broker should be permitted to limit the exchanging power of his possession. Not until he was threatened with bankruptcy, and pretty strongly threatened at that, would he consent to see his property go at what he would consider such a ruinous sacrifice. Real estate exchanges might do a great deal to correct this difficulty. Broadly and generally, over fields covered by their transactions, their estimates would be accepted as an approximation to true values; but without a vast and not heretofore contemplated enlargement of their machinery they could not cover the ground sufficiently for the work of estimating in detail. Every piece of real estate should have a definite and fixed value, not regulated, it is true, by the agency that makes the estimate, but holding the established figures until the laws of trade have compelled a readjustment.

Assessment officers seem like the natural agents for securing this reform. Their functions at present appear to be exercised for the misrepresentation of values; and no one who wishes to buy or sell a piece of property pays much attention to their figures. Their work is sufficiently regarded, however, to show that, under a better regulated system of assessment, their estimates, made from year to year, might represent the true market value of the property assessed. But it does not now so represent it, and the entire community suffers for the irregularity.

It might be objected that it would be an enlargement of the functions of assessors to make them the regulators of prices. But this is not proposed. Prices must always be regulated by the exigencies of the market, influenced, it should be said, also, by an intelligent popular comprehension of economic lands; but assessors should be compelled to watch more closely the conditions of the market, and to make their estimates accordingly. B.

Concerning Men and Things.

* * *

This year will be memorable in the annals of racing in this country. There were never so many promising three-year olds as will soon make their appearance on the turf. Sheephead Bay and Jerome Park, however, will lose in interest because of the prohibition of betting by the state laws. The great racing this year will be at Monmouth Park, where the contests will be continued for the best part of the summer. There are no laws against pools or betting in New Jersey, and that state will profit in consequence to the extent of millions of dollars, which would otherwise be invested to add to the value of lands, racecourses and horses in and near New York City. These anti-betting laws are a dead letter everywhere except at Jerome Park and Sheephead Bay. They are not regarded at Saratoga nor at any of the country fairs, at all of which there is gambling in the trotting races. The railway arrangements to Monmouth Park will be better this season than they have ever been, the trains running to the entrance. The contests will be more exciting than any heretofore witnessed and the attendance promises to be large in view of the smaller number of rich people who will go abroad because of the possible prevalence of cholera in Europe this year.

* * *

The "Clairemont House" at the upper end of Riverside Drive is to be opened as a public refreshment saloon under the authority of the Park Commissioners early this season. The location is charming. From that point can be seen the Hudson north and south, and the picturesque west shore on the opposite side. Much has been said of Richmond Hill near London, but that famous location will not compare in natural beauty with the Riverside Drive, especially with the grounds surrounding the Clairemont Restaurant. New York is, indeed, the most favored city on earth for nearby pleasure resorts. Apart from the dozen or more ocean beaches which can be reached within an hour, there are places in Jersey such as Eagle Rock, the Palisades, and on the east bank of the Hudson, within a short ride of the city, which are everything that can be desired for rural beauty and picturesqueness. What, indeed, can be more striking than the scenery of the Harlem River in the neighborhood of High Bridge? As respects situation and natural advantages, both for business and pleasure, there is no city in the world so fortunate as the metropolis of the United States.

* * *

Why does not some one introduce into New York the wooden pavements which have proved so successful in Paris? The construction companies in the latter city guarantee them for twenty years. Their first cost is large, as the work is done in a most thorough manner, broken stones, cement and asphalt being used as a foundation for the wooden blocks. The wooden pavements heretofore laid in New York, Chicago and other American cities were never intended to last. They were simply blocks of wood put on top of moist earth. If the foundation was sandy and porous as in London the pavements lasted for some time, but if the soil was a retentive clay like that in New York, or wet and marshy as in Chicago, the blocks rotted within a year. Chicago is now trying stone again at a time when Paris is abandoning stone and asphalt for wood. Our Belgian stone pavement is an enduring one, but it is very hard on horses and vehicles. By all means let us test the Paris wood pavement, so as to relieve our citizens from the street noises which awaken them at untimely hours.

Home Decorative Notes.

—A table cover of dark blue plush is made artistically lovely by having upon one end a bunch of buttercups, daises and grasses carelessly arranged and wrought in fine chenille; upon the other end embroider a bunch of apple blossoms in chenille; also finish one edge of the scarf with blue and yellow plush balls, and the other end with blue and pink alternating.

—The celebrated Thomas Webb & Son's pottery sends out some new tints; Pilgrim bottles in canary, rose and green are lovely, with rose bowls and odd vases in other colors, decorated with gold in floral designs.

—The cut-glass vinaigrettes in all lengths and shapes with gold and silver caps and tiny silver chains will receive instant attention from all who pertain to any fashion.

—A taste seems to have sprung up for using silk textiles for panels of dados as well as of doors, the figures being in bright-tinted colors on a light soft background.

—Cold rain water and soap will remove machine grease from white goods.

—Wedding presents of all varieties, styles and values are most temptingly displayed by D. W. Granbery & Co., of 20 John street; the exhibition of useful and ornamental goods with all the late novelties is a sight well worth the trouble of a call.

—Massive pedestals of ebony hue, with rich carvings, gilded and otherwise enriched, show a tasteful variety of designs.

—The Moorish lattice work is particularly light, airy and graceful for interior decoration; it may be very attractively arranged as a shelving above single doors in order to hold odd vases, quaint shaped bottles, richly decorated plates, and any fondly-prized treasure.

—Copper coal scuttles are in demand.

—The threaded Bevington ware with orchid decoration is shown in flower holders of various forms, jugs and vases.

—The most fashionable shades for candles are pink or canary colored satin.

—A very rich wall panel is of maroon velvet, with a branch of magnolias painted upon it.

—Roman punch is often served in high square glasses, alternately green, red and amber.

—White marble tops are not placed on side-boards now; plain wooden tops are the rule.

—Ivory finished, bronzed and copper of a dark red hue are late candidates for popular favor for ornaments.

—Lamp shades are as much in demand as ever, and a recent fancy in these pretty things is a bit of yellow ribbon and lace alternating in strips about an inch in width; finish with a fall of lace around the shade and at each point attach brass sequins.

—Housekeepers will hail with delight the advent of "scourere"; this economical and effective article is indeed a treasure; it will clean without the slightest danger of injury paints, oil cloths, kitchen ware, brass work, etc., very easily and quickly.

—Tea cloths are of cream oatmeal cloth, braided in gold and trimmed with Smyrna lace.

—A dinner table strewn with half open rose buds presents a pretty and novel effect.

—No more striking illustration of the demand which modern civilization makes for the introduction of artistic elegance into objects of every day use could readily be found than in the matter of gas fixtures; year by year fresh devices have been called for, until at the present time it seems as if we had reached a point beyond which it will be impossible to advance; Mitchell, Vance & Co., of 836 Broadway, meet this demand for elegant and unique appliances for gas, and stimulate it by exhibiting freely to the public thoroughly artistic designs.

—Lamp shades of tissue paper take the form of pink pond lilies.

—Let the mat of a water-color or engraving be always in some gray tint and the frame in oak.

—Among the very pretty styles of duplex lamps new this season are vases of Sydney ware; the colorings are bright blue, green and chocolate-brown; when mounted in silver they are specially delicate and artistic.

—Plush balls, crescents, cones, etc., have been superceded by diminutive rackets formed of fine gold, cord and fine chenille of any desired color drawn through the spaces; two tiny gold balls accompany the racket, which are also held in place by chenille.

—Venetian glass candle shades are late novelties; very frail, but elegant.

—The custom of using artistic plaques and plateaux for decorative purposes is extremely popular just at the present time, and as the fashion is a good one and founded upon thoroughly artistic principles, it is likely to continue; no one who has not tried the experiment himself or seen it tried by others can realize the excellent effect of hanging some brightly colored dish or plate upon the wall in the same manner as a picture; it lights up a room wonderfully, and when several of them are so disposed with pictures and engravings at irregular intervals the *tout ensemble* is capital.

—The pink cactus blossom is a favorite design in embroidery, and when executed in fine chenille the effect is peculiarly soft and beautiful.

—Well chosen draperies enrich an apartment and give it a sense of restfulness which wearied minds and wearied bodies ask for. The materials for draperies are almost infinite in variety. The most important thing always is to select that which is not very pronounced in itself, but which will fall happily into relation with the other furnishings of the room. Let those who are searching after novelties in draperies combining elegance and beauty of coloring fail not to visit the establishment of Johnson & Faulkner, of 33 East Seventeenth street,

Old Indian Titles.

One would think that the old Indian titles to land in the state of New York had been thoroughly extinguished, and it is curious to find that as late as this last January the Supreme Court of this state has had to consider a claim on the part of some Cayuga Indians, and has decided in favor of their claim. The state made treaties with that nation of Indians in 1789 and 1795, by which it granted to them and their posterity forever, a certain annuity in return for their giving up their lands to the state. At that time some of these Indians lived in Canada, but joined in the treaty at the request of the state authorities; and soon afterward more of the tribe went to Canada, and were there in 1812 and took part with the British in the war against this country; since that time they have received no part of the annuity, but it has been apportioned among members of the Cayuga Indians within the United States. Lately, however, the head chief of the Cayugas in Canada (who comprise about three-fourths of all living) has come forward with the original treaty in his hand and applied on their behalf to share in that annuity, and the court has decided that there is nothing to show that this state or the United States ever confiscated the share which had belonged to the Canada Indians, and that no reason appears now why they should not get their part of what is being annually paid; so the court granted a mandamus in accordance with these views.

Suburban Rapid Transit.

A real estate broker who has large interests in the Twenty-third Ward informed a representative of THE RECORD AND GUIDE that no one who knew anything of what was going on in the region north of the Harlem had any faith in the so-called Harlem, Fordham & Bronx River Railway Company. The enterprise that had any future was the Suburban Rapid Transit Company of which Samuel R. Filley was president. The Second Avenue Railway Bridge over the Harlem was approaching completion and the Suburban Company had commenced laying the foundation of its pillars to connect with the bridge. The company have plenty of money and was quietly securing the right of way. It would soon be ready to commence building operations in earnest, and when it did the work would be completed in a very short time. The road was designed to develop every part of the Twenty-third and Twenty-fourth Wards. When the work was fairly under way, it would lead to great activity in property just north of the Harlem River.

The Exchange Salesroom.

Editor RECORD AND GUIDE:

How is it that the architect of the Real Estate Exchange Salesroom came to repeat the mistake so often made by other architects, of designing a hall with unbroken walls and a flat roof, in which was to be transacted a business where several persons would be talking at one time? There was much complaint the other day at the echo or reverberation when four auctioneers were selling simultaneously. In the most primary treatises on acoustics it is stated that pillars, tiers, arches and a peaked-formed roof are essential to the breaking up of waves of sound.

There is a pillar, a gallery at one end of the salesroom, and a large space on the northwest corner where the ceiling is not flat but peaked or rounded. Mr. Harnett reports the acoustic effects for him are all that could be desired. It is believed that when the swinging signs are up, all that will be needed will be the stringing of a few wires across the room to make the new salesroom ideally perfect so far as the transmission of sound is concerned. It has been suggested that the galleries be continued along the east and west walls of the Exchange, which might furnish a means of income in supplying desk room for brokers and others who would not need a whole office. These galleries would then act as a sounding board. But so far this is mere talk. As a general thing the new Exchange salesroom is very greatly admired.

The *Commercial Bulletin* has heretofore been a gold unit paper, perhaps it would be more correct to say it has opposed the silver policy of the United States government, but last Wednesday it made the following admission:

The annual production of gold has fallen off from \$40,000,000 to less than \$26,000,000, or more than 35 per cent. But the yield of silver has increased from \$51,635,239 to \$43,529,925, or nearly 38 per cent. In view of this comparison, it is apparent that unless supplies from other quarters have been greatly increased, the constantly growing use of gold in the arts and manufactures must have materially changed the relation of supply and demand. But, according to all estimates, the demand for use has greatly increased, while the best estimates of the whole world's production give about \$116,500,000 as the yield in 1875, against about \$89,600,000 in 1884, a decrease of more than 23 per cent. The estimates of Mr. Burchard as to the increase of consumption in arts and manufactures in this country are by many thought excessive, but no one disputes that the increase has been very large. It seems an inevitable conclusion that the stock of gold is rapidly becoming less adequate for the world's monetary uses.

This is why THE RECORD AND GUIDE has favored bi-metallism. The prodigious industrial activity of our modern world calls for the employment not only of both the precious metals, but of all the paper that can be used which can be kept at par with their metallic basis. To cut off silver or gold permanently would be a deadly blow at the vitals of modern commerce. It would depress prices, check production, rob business of its profits, and bring unnecessary suffering upon the working classes. We can see no prospect of a real revival of business until the commercial nations agree to use silver as well as gold in measuring values. It is madness to continue a policy of using gold alone as a unit at a time when its production is not equal to its consumption in the arts.

The *Telegram*, which has been selling for sometime past at one cent a copy, is again a two-cent paper. It is these capricious changes which are hurting Mr. Bennett's newspaper properties. The *Telegram* was doing fairly well as a two-cent paper and making money, but it lost money at one cent. Mr. Bennett recently discharged the editor who had charge of the *Telegram* because he did not make it more like the *Morning Journal*, yet Mr. Albert Pulitzer, who made the *Journal* what it is, was for many years an attachee of the *Herald*, but was never appreciated by its proprietor, as he deserved. Mr. Bennett is queer.

Realty at Albany.

[From our own Correspondent.]

ALBANY, April 23.

Two voluminous reports have been made by the Land Transfer Commission appointed under the act of last year, all of the commissioners save one joining in the majority report, and Dwight H. Olmstead making a minority report. No action will be taken this session on their recommendations. A bill has been presented to extend the time of the commission until next year.

The most important measure that has been considered this week in relation to matters affecting real estate, has been the bill pressed by the Mayor to cut down the proposed new parks north of the Harlem River. The Senate had this bill up twice. Senator Daly, in its support, repeated the assertions made at the Mayor's meeting in New York about the enormous expense of procuring the lands under the act of last year, and tried to make the Senate believe that the proposed parks were situated in some remote region. Unfortunately for his side, his speech was one of exaggerations and his purported facts so imaginative that a few questions from the other side not only upset all his argument, but demonstrated that he did not know what the bill which he was advocating contained. When asked how much his bill reduced the park area, as laid out last year, he replied that it cut off the parks outside of the city. When asked if it did not do more than that, he first hesitated and had to admit that he did not really know. This gave him a bad start. When the bill came up the second time for consideration, Senator Plunkett, who represents the annexed district in the Senate, and is an advocate of maintaining the system of parks as laid out by last year's act, explained to the Senate just what the bill before them did provide. His explanation so completely demonstrated that the pending bill had been pressed and pushed forward by a false statement of facts and under such a system of exaggeration that a complete reaction took place among the Senators, one after another taking sides against the bill, until the agents of the Mayor who were here pressing it left for home, apparently abandoning the measure.

One of the principal arguments of Senator Daly and the advocates of the Mayor's bill to change the parks was that under the act of last year ten or fifteen millions would have to be added to the tax levy next year to pay for the lands, and the Mayor's bill sought to avoid that. Senator Plunkett refuted that position and demonstrated that under last year's act there was to be no increase of taxation to pay for these lands until some time in the future, when the lands in the new wards had increased in value to such an extent that the contribution to the taxes from that section would more than make up for all the increase. The pending bill, on the other hand, provided for taking the lands by installments, and by adding one million of dollars to the tax levy each year for seven or eight years. The claim, therefore, that the passage of this bill would reduce the taxes was false, for it would increase them each year for several years. This point was not answered by the advocates of the bill.

Senator Plunkett then explained what Senator Daly was unable to do, the changes that the bill made in the parks as laid out in last year's act. He said that it proposed to wipe out all of Pelham Park and the parkway connecting it with the Bronx. It takes off all of the Bronx Park east of the Bronx River, and so much of it on the west side as to leave so small a strip on the banks of that river as to be of no value as a park. It spoiled all the beauties of that park. It cut down the Van Courtland Park more than one half, or 582 acres, spoiling the proposed rifle range and the parade ground. The Claremont Park was increased several acres, while the Crotonah Park had thirty acres taken off on one side and fifteen added to it on the other and so cut up that one piece did not connect with the main portion by several blocks. It also cut off a piece from St. Mary's Park and did away with all the parkways save one, which it changed and took in new lands. The bill condemns some thirty acres of land not embraced in last year's act, and yet provides that the owners of those new parcels shall not be allowed for any improvements made on their lands since June, 1884. The parks as laid out last year, Mr. Plunkett said, gave satisfaction to all in that part of the city except a few persons who wanted their property in other parts of those wards taken for parks. The system was admitted by all who had examined the locations to be an admirable one; if maintained intact it would facilitate the growth and development of that part of the city, making it in time the most attractive portion of New York. The parks of last year were laid out to meet the future wants, and no good reason existed for their change; certainly this bill destroyed the main benefits contemplated by the plans of last year. The assertion, continued Senator Plunkett, that the abolition of the Pelham Park and that portion of the Bronx east of the river would save five or six millions was false. The entire cost of the lands in the Pelham region could not exceed one million and a quarter, and those of the Bronx, east of the river, could not cost a half a million more. As to the Pelham, it was easier of access to the city than the Van Courtland, having both railroad and water connection. It would be more beneficial to the poor people in the crowded portion of the city than all the other parks put together, and could be obtained now the cheapest of any of them. Nature had provided it for a park. It would need no improvement for years, but there the families of the poor people could go for a trifling sum with their dinner baskets, and enjoy all the benefits of the country for a day among the groves without being obliged to pay for anything while there. No place around the city furnished the natural facilities for such a park as did Pelham. To abolish that was to strike the gem of the system of parks off the list. This bill did more—while it abrogated that park, it spoiled the Bronx, made it valueless for a park, and destroyed the purposes for which Van Courtland Park was intended. He would not contend that New York needed all of these parks at the present moment, but it would in the near future, and this was the time to secure them when the land could be obtained at a reasonable figure. Long before the bonds proposed to be issued under last year's act matured that section would all be improved and built up, and then the wisdom of those who laid out these parks will be commended, and everybody will wonder why there should have been any croakers.

Mr. Plunkett stated that he was born within the area of the present Central Park and had lived all his life within a half a mile of it. He remembered well how the croakers of that day tried year after year to reduce the original area of that park, and how, after a time, a reaction took place and more land was added to it on the north end. The system of assessment for part of the costs for the lands on adjacent property-holders ruined all the small owners of lots and allowed the wealthy and large owners of lands to get possession of the lots of those who had invested their all, expecting to make a home there. He was not surprised that the Mayor was compelled to abandon the assessment portion of his bill.

He then gave a history of how the pending bill was got up—the agitation in the Real Estate Exchange, the bogus report sent out as having been made by a committee, the Chickering Hall meeting at which the opponents of the system of parks laid out last year were afraid of a free discussion and would not allow a word to be said on the other side, with the system of misrepresentation of facts that had characterized every step in the progress of maturing and presenting this bill.

Senator Murphy undertook to make a point of the fact that three of the property-holders at Pelham Point had procured the right to the land under water at that point after the bill of last year passed, with the view of forcing the city to pay more for the lands.

That point was met by Senators Plunkett, Daggett, Low and Ellsworth, showing that the application was made before the bill was contemplated and that the grant allowed after the passage of the act of last year conferred upon them no benefit and would not enable them to get any more for their lands; also that the water land went with the other.

Senator Gilbert pointed out the provisions of last year's act, showing that by its terms the lands were all condemned the moment that it became a law, and the contract was then completed to take the lands; that a repeal of any portion of the parks would not relieve the city from obligation to take the lands.

Senator Ellsworth followed in the same line, also taking up the bug-bear of the constitutional amendment of last year, presenting the issue of the bonds provided in the act of 1884. The obligation to issue the bonds was entered into when the Governor signed the bill in June last, and the subsequent adoption of the constitutional amendment could not interfere with it. Besides the debt of the city was not in the way, for the bonds purchased by the sinking fund was not a debt owed by the city. There are now \$88,000,000 of city bonds outside of those held by the sinking fund. If the city should to-morrow pay off the \$88,000,000, would any one claim that it still had to pay the \$36,000,000 of bonds held by the sinking fund before the city would be out of debt? The debt and the sinking fund was elaborately argued, and its bearing upon the constitutional amendment treated at length.

By the time that Mr. Ellsworth had completed his argument the general manifestation of the Senate was so strong against the Mayor's bill that it was progressed and allowed to drop on the formal proposition to allow the Committee of the Whole to sit again. No motion was made to fix any other time to consider it. Had a motion been made to strike out the enacting clause, it would have been carried. The parties whom the Mayor had here to look after the bill were so convinced of the uselessness of spending any more time over it that they took the first train home.

Nothing has been done this week with the bill amending and revising the building laws of the city. The excitement over the collapse of the buildings in West Sixty-second street having subsided, no one appears to press action on the building bill.

The act regulating the height of flats still rests on the third reading calendar in the Assembly, having passed the Senate.

The long bill of Mr. Varnum, amending the law relative to the powers of the Board of Health in New York, over the drainage, plumbing and ventilation of buildings has passed the Assembly. There was a long controversy over the action of the Board of Health in excluding the use of vitrified stone pipe for drainage or sewer connections and compelling the use of iron pipe for that purpose, which is eaten through by the sewer gases in a few years. It ended in the bill being amended so as to allow the owner of the building to select either kind, but to be laid under the supervision of the Board of Health. This bill has yet to be acted upon by the Senate.

The bill for the repavement of Fifth avenue has passed the Senate. A motion was made when on its final passage to attach a provision prohibiting the use of the street for railroad purposes. This was rejected as foreign to the purpose of the bill, another measure being pending to prevent the laying of railroad tracks in either Fifth or Lexington avenues.

The bill providing for a commission to enforce the act and devise plans for laying telegraph wires under ground to New York has been ordered to third reading in the Senate.

A bill has been reported in the Senate providing that the Board of Health in the city of New York may require the drainage of any lands which, in the opinion of the board, are in a condition dangerous to life or health, and shall be declared by the board a nuisance by reason of the want of drainage. It gives the board the power to make the plans for the construction of the drains and enforce their execution. The owners of the lands are given five days in which to apply to the Board of Health for a modification of its order, and a reasonable time thereafter to present facts for the modification or rescinding of the order. When the Board of Health takes charge of the execution of the work the expense is made a lien upon the land.

The bill giving authority for the erection of new city buildings for the use of the Register of Deeds, and also the department now occupying leased buildings, has been reported in the Senate.

There are two bills pending to perfect the title of lands purchased from the city at private sale, it being held that the lands should have been sold at public auction, because their titles are imperfect.

There has been a great deal of excitement created over the bills sent here to enable the Department of Public Works to prevent the waste of water. A great water meterscheme is charged to be covered up in it, therefore the bills are delayed under the excitement.

Abstracts of Title.

The Real Estate Board has entered upon a timely and important reform in regard to abstracts of title. Under the present system annoying delays and large expense attend the transfer of every piece of property. An original and written abstract of title is required by the purchaser, and a new examination is made by an attorney, no matter how many times the title may have been scrutinized and approved by other attorneys. The county records having been destroyed in the fire of 1871, complete abstracts can be furnished only by one firm, which controls the indices saved by abstract firms in business before the fire. The charges are very heavy. If the owner of a large tract wishes to subdivide it and sell it off in forty or fifty building lots, it is necessary for him to obtain forty or fifty abstracts—one for each lot—and each abstract costs as much as the first one, because printed and certified copies are not accepted by attorneys for purchasers and loan companies. Thus in disposing of a single tract of land the cost of abstracts may amount to \$4,000 or \$5,000, though \$100 would cover the expense of a single abstract, and the printing or even the copying of the same would represent a very small amount. The real estate dealers have discovered that the prevailing system is a serious hinderance in making sales and loans, and it is proposed by a committee to inaugurate certain reforms, of which the following are the chief: First, that certain conditions be established which, being complied with, shall make printed and certified copies of abstracts current among members of the board. Secondly, the collection of information bearing on titles and the recording of the same in the office of the board to assist in deciding upon a title. The listing of a subdivision as of good title after it has been approved by three competent attorneys, which will make it necessary to bring down the abstract only from the date at which the validity of said title is certified. The recording of original abstracts for reference purposes. Finally, to secure from the county authorities the privilege of making individual examination of the tract books and indices, as is done in New York, Boston, and other large cities. The Real Estate Board will encounter a good deal of opposition to these reforms among the lawyers and the abstract firms, but they will succeed if they are determined and persistent, and the changes will be of very great value to the real estate interests of this city.—*Chicago Tribune.*

The Legislative Committee of the Real Estate Exchange met as usual last Monday, Mr. Varnum in the chair. On motion of Mr. Buek the building law which has just passed the State Senate was so far approved that it was hoped the Assembly would pass it also and that it would be signed by the Governor. All the provisions to the proposed law were not endorsed, but as a whole the bill is much better than the very imperfect act now in force. The water meter bill of Commissioner Squires was condemned by the Committee.

Riverside Drive.

One difference between the residence region on the east and that on the west side of the Central Park is that on the west side there are fewer residence avenues. On the east, the Fifth, Madison, Fourth and Lexington are four contiguous avenues for residences with many corners. On the west side, after leaving the Eighth avenue, the Ninth, Tenth and the Boulevard are all business streets, and there is no residence avenue except the Eleventh and Riverside. This emphasizes the value of Riverside property. After leaving the Eighth avenue side of the Central Park, Riverside becomes at once, and of necessity, the best and only residence region. This necessity the avenue meets with a show of attractions afforded nowhere else in this or in any other city, in pure air and healthfulness, on a park front and fine elevation, and in a broad and commanding river view.

The movement of population there is now marked. From the Elevated Railroad stations at Seventy-second and at Eighty-first streets, new sections of the city are growing up rapidly of a superior class of houses, each turning directly westward toward the Riverside Park. The number of new houses exceeds that of any other portion of the city, and the movement is in every point accelerated by the operation of the surface railroads on the Tenth avenue and the Boulevard.

Public attention is thus directed to this new region, and it amply repays it. Contrasted with the earlier development and the higher cost of the Fifth avenue region, it presents superior advantages at lower cost. Indeed the prices there now, although its future is assured, are as low as in any other district of the city, even where the improvements are the cheapest. The inquiry for land this season is greatly in this region, for on low prices it gives the strongest promises. It is easy to see that the Riverside line will furnish, in the near future, the choicest locations within the limits of the metropolis. The increased value given to sanitary considerations will here be most completely met. The sale advertised for the 28th inst. by Mr. Harnett, at auction, will give an opportunity for procuring choice sites on this line, and at the present market prices, which in the future people will wonder at.

In a newspaper interview, a theatrical manager of this city estimates the annual production of new plays in the country at more than 6,000. Of this total not more than fifty reach a representation, and of this fifty not more than twenty succeed. If the manager had only gone a little further and told us how many of the twenty successful plays deserved success he might have whittled down the dramatic talent of our people to an almost undiscoverable minimum. Each defeated aspirant for the rewards of a successful playwright will be likely to assume that among the 6,000 plays offered there was at least one more that would have been certainly successful had it been represented. One time in a thousand he would possibly be in the right, too, for when we recall the difficulty that Dr. Johnson met when he undertook, for the benefit of Goldsmith, to find a manager who would bring out "She Stoops to Conquer," and the difficulty again that the manager had in finding a company that would consent to play in the piece, we have to conclude that dramatic judgment is very unreliable. But, probably, few dramatic authors of merit suffer wrong through the suppression of their works. The truth is, perhaps, three-fourths the plays offered to managers are the work of novices in the production of literary work of any sort, play writing being about the first form of the literary irruption that afflicts a great many young men and women. Of the remaining one-fourth, reduced to a new unit, and credited to writers of more or less experience, another three-fourths are prepared with a literary eye only, the writers believing that the dialogue's the thing. None but men with a stage training should feel humiliated by the rejection of a play.

A Proposition.

Editor RECORD AND GUIDE:

DEAR SIR.—As a matter of public policy in the raising and maintaining of real estate valuations in different parts of the city, as well as the different purposes for which realty is used and occupied, either by owners or tenants, I have often considered that some just law might be enacted which would give the right of any one or several owners suffering from any nuisance whatever some just and equitable relief, either by way of compensation or removal of the complained nuisance. The word "nuisance" in the application of this act to mean and be determined by the surrounding property, according to its occupation.

To illustrate, take Fifth avenue from Fifty-ninth street up, and here and there you may find small establishments, which are comparatively of no value, near some elegant large mansions which have cost immense amounts of money, and from which the city derives large amounts from taxes. Is it not very unjust that the owners of such houses, after having contributed so largely to the working class and the public generally, should be compelled to live a very large part, if not the whole of their lives, adjoining or near some very unpleasant and unsightly shanty, where business is carried on even on Sunday? I hold that for the public good that in such cases there should be some relief—the people derive some interest from high valuations and expensive houses of all kinds, and there should be some way to protect property when acquired and improved. I also notice that the only openings at the ends of the blocks are in many cases being closed up by the building of an extension to the corner houses which, in most cases, closes in the block so that there can be no thorough circulation of air. This, I think, is also an evil that owners of inside lots and houses who have bought before such extension was built should not be subjected to. While I believe that an owner of the fee should have the right to do what he likes, still in New York City it would be well to subject it to a public policy that the occupation or improvements will not injure adjoining property.

Again, as to vacant lots which are below the grade. They should be properly connected with the sewers in such a manner that water will run off, and that when filling of lots is necessary it should be done in such a way as not to fence in stagnant water as is usually done. In my remarks about Fifth avenue property I don't mean to confine it to that, for there is hardly a fine street or an avenue which is not greatly injured by some few almost valueless nuisances which annoy residents and destroy values. In my meaning of a real estate nuisance, I don't mean that any business is a nuisance in a business place, but it may be in a private house.

LOCATION.—I mean that a skating rink on a business avenue might be a very desirable acquisition, but the owner who produces one in a private house location does it an irreparable injury. There are in this city many desirable private house locations, which to a much larger extent than in the past would attract rich purchasers who would build very costly mansions if existing nuisances were removed.

The same can be said of families of moderate means who desire to live in good locations. The fear that the location may change is ever present in their minds. These are matters which are simply presented in their crude state, and would need considerable more reflection and discussion to shape them for legislation, but I am fully convinced that the working people, the city and owners would be largely benefited by some law of protection to high valuations established upon certain desirable points which properties possess, which should not be allowed to be either wholly or partly destroyed by a few indifferent owners, which is usually the case.

CYRILLE CARREAU.

The World of Business.

The Coming Wheat Crop.

The indications are all pointing to not more than a total of 400,000,000 bushels as the wheat crop of the United States this year. The government estimate, issued a little more than a week ago, finds ample confirmation in the aspect of the wheat fields since those figures were made up, the recent rains rather exposing the damage than improving the appearance of things. There is some disposition to think that these developments with the advance in prices noted this month will cause a large increase in the area seeded to spring wheat. It is by no means certain that there will be any such increase. Some of our exchanges are figuring out that even with a crop of only the quantity above stated we shall still have on hand an aggregate of considerably over 500,000,000 bushels at the close of next harvest, or say fully as much wheat as was raised in the United States last year. But this estimate counts in a large quantity which is not available under ordinary conditions. One might as well talk about all the money in the country as available for circulation and certain to be brought out before the next harvest is ready for sale by the farmer. In other words the situation does not warrant bearishness on the idea that there will be a big lot of wheat on hand a few months hence to depress prices. Neither is it bad enough to encourage the hope on the part of any one that he may make money out of the necessities of the people by forestalling the market for food. So far as can be at present judged the facts in the case are favorable to better prices for wheat than the figures that have ruled most of the time since the last crop was gathered in, and which meant not much better than starvation to the men who raised the wheat for the money, but they do not promise higher prices than the average worker ought to be able to pay for his daily bread.—Chicago Tribune.

Cattle Disputes.

The great cattle corporations of the West, with their millions of capital, millions of animals, millions of acres of pasture land, and thousands of herders in their employ, are regarded with no little alarm by persons who fancy they see in them the future baronial proprietors of the vast domain stretching from Texas to the British border and comprising parts of Texas, the Indian Nation, Kansas, New Mexico, Colorado, Nebraska, Dakota, Montana and Wyoming. The grazing interest has developed into marvellous proportions since the marked advance in the price of meat a few years ago, and, in the compact organization it has recently effected, it certainly exhibits in a striking way the power of wealth and proprietorship. But evidences are already presenting themselves of incoherency. The cattle interest is not a unit, and never can be. The Texas companies want a government trail six miles wide, stretching from Texas to the northern border. It is necessary that their animals should be driven from Texas, at a certain season of the year, to northern grazing grounds to be fattened. But the grazers of Kansas, Colorado and Nebraska are fiercely opposed to the trail, because, as they assert, it would be perpetually infected with the Texas splenic fever, and spread that disease among the herds on either side of the track. This is one cause of division, and a very active and unmanageable one. Another is the implacable antagonism between settlers and individuals, herd-owners on one side and the large companies on the other, over the barbed wire enclosures of the latter, which appropriate immense tracts of the choicest pasture grounds and water privileges. And still another is that growing out of the location of quarantine grounds. The Texas proprietors in driving their herds to the North find it necessary to halt on the way and allow the animals to graze several weeks in half-way localities till they are free from the splenic or Spanish fever, and the selection of these stations is a matter for dispute and difficulty since the cattlemen in the middle region look with positive disfavor upon the grazing of Texas animals in their neighborhood. The interests of the different localities may be harmonized in the future, but at present they are in active conflict, threatening bloodshed. If the cattle companies would limit their occupation to those lands that are unfit for settlement and adapted only to grazing much trouble would be avoided, but their attempt to enclose all the land they can stretch their wires around must force the government to interfere for the protection of settlers.—St. Louis Republican.

Have We Touched Bottom?

The total of failures for 1884 in the whole country was 11,620, and was the heaviest on record. The first 73 days of 1885, which is just one-fifth of the year, show an increase of 29 failures over the whole first quarter of 1884, and if this ratio is continued the total failures for the present year will exceed 12,000 in number and lead the record. But we may reasonably hope that we have reached the bottom of the existing financial depression, and that a business revival will set in and make the above estimate much too large. The weekly report of failures for the next three months will prove an interesting study, as an indication of the business conditions of the country, and a gauge of the activity and healthfulness of trade and commerce. Many signs already point to the dawn of a more prosperous day, though it may be some time before the light now breaking through the financial clouds becomes sufficiently powerful to dissipate the mists of doubt and anxiety. The great and fundamental industries of the country, however, show unmistakable symptoms of renewed activity, and we believe and trust the current will steadily increase in volume and strength until we are once more afloat upon the sea of commercial prosperity.—Grocer's Monthly Review.

What Happens When Prices Advance.

The sensations experienced when prices are advancing are extremely pleasant to holders. It is particularly gratifying to a tanner whose raw material is all buried under ground to feel confidence that it is increasing in value while it is in process of manufacture. Similarly it is very disheartening to him to find out, after he has got it laid away where it must remain for several months, that it is very uncertain, when he gets it finished, whether it will bring what it will have cost him by that time. Still the height of the pleasure or the depth of the disappointment are determinable by the extremes to which values rise or fall, and whether they go up very high or down very low a reaction is simply inevitable. It would be a good thing if they could continue uniform, but that is something as little to be expected as that men should all think alike or look alike. The most that can be hoped for is that the fluctuations may not be too sudden and violent. At the present moment the situation is remarkably serene. There is scarcely a ripple of perturbation in any quarter. The laws of supply and demand govern prices, and merchandise is held at such reasonable rates that there seems to be no disposition among buyers to find fault with them. Sellers on the other hand are making no sort of effort to boost them higher. They are not settled by any means; they cannot be until producers are adequately remunerated, but all parties recognize the necessity, and the majority acknowledge the expediency of waiting till this result is brought about without any artificial aid, so that when the desired object is obtained the change will be lasting as well as salutary. There will always be alternations between rush and repose in business life; they are inseparable from the system. But after such a discipline as merchants have been subjected to for four years, it is reasonable to assume that they will not be doing any rash things for a while at least—that they will not plunge into debt heavily, nor encumber themselves with such vast stocks that their anxiety to sell will of itself be sufficient to deter their customers from buying. People in trade have had some harrowing experiences of the folly of overdoing it. A man who carries five per cent, more merchandise than he requires reduces thereby the value of all he has got. If there is too much leather, it is sold so low that manufacturers are

tempted to buy it; that leads them to make too many shoes; then they send ambassadors all over creation—or such parts of it as are accessible to American commerce—to coax folks to take them at any price they have a mind to give; after they have filled up the lofts and shelves of their customers two deep, they make more goods, and when their representatives go forth again in search of places to put them they find the spaces all filled up. At that stage the procession halts, and there is the universal wail of distress over the dullness of trade! We have been through with all that—are getting over the debilitating effects; now it behooves us not to repeat the errors of the past, not to make so many goods that we shall be obliged to force them off; to calculate before we buy anything what the chances are of realizing a profit on the purchase, and, if the risks are inordinate, to let it alone. That seems to be an easy, practical way of solving the problem. Then, if trade is dull, nobody will suffer much; if it becomes active, it won't take long in this fast age for everybody to put himself in position to make the most of it.—*Shoe and Leather Reporter.*

France Wants Panama.

WASHINGTON, D. C., April 12.—“For some months it has been an open secret among Mexican and Central and South American diplomatists here that there was an intrigue in progress between the agents of M. de Lesseps and some ambitious citizens of Colombia, the object of which was to obtain control of the Isthmus of Panama, and then sell it outright to France. If the movement is successful, the new government of Colombia will at once sell the entire right of way, with a strip of territory ten leagues (thirty miles) in width, to M. de Lesseps, the price agreed upon being 100,000,000 francs. Admiral Jouett heard this news in New Orleans. He is a sagacious man, who knows something of other nations, and he set on foot a series of inquiries that convinced him there was good reason for believing what he was told. The city of New Orleans was full of Central Americans while he was there, which made the investigation easier. When he came to Washington and told the authorities what he had heard they thought he could not be correct in his information. But the admiral said: ‘Why should not France wish to own a strip across Panama? She has spent 425,000,000 francs there already. Frenchmen own the Panama Railroad. Five years ago Colon was the dirtiest place in Central America. Today its streets are graded, and before it was burned there were long rows of beautiful modern residences. The French have drained the site and modernized it until one of the most promising new towns in Central America has grown up from nothing.’ All this and more the government was told and proofs furnished besides. These permanent improvements meant that the people who made them are not transient comers. They intend to stay. No intelligent Colombian doubts that if Panama is not sold to France she will sooner or later take it. Her interests are immeasurably greater there than those of any other nation. The railroad your marines are ordered to keep open is not American property at all, but belongs to French citizens. Yet your government has directed the marines to see that communication on it is undisturbed. Suppose England during your strikes had taken the Union Pacific in her charge? I will venture on my reputation as a diplomatist to say that your government will hear from France in an unmistakable way the instant you attempt any action looking to the regulation of isthmian matters. Whose interests are paramount there now if France's are not? M. de Lesseps, under the Panama concession, has the right to protect his works in any way necessary.’ He did not need to do so with arms while this émeute was going on, because he knew that Preston, a French-speaking negro, who heads it, would not injure anything of the French company. But Preston hates Americans and defies them. ‘They talk large,’ says he ‘but never do anything.’”—*Chicago Tribune.*

The Anti-Silver Troubles.

The New York *Times* sentimentously declares that “it is nearly certain that by the time the Forty-ninth Congress meets and gets itself organized, that is to say by the opening of 1886, it will have to decide definitely and conclusively what shall be done with the silver law.” Congress has been deciding definitely what should be done with the silver law every year since 1878. In that year we had about a third as much gold in the country as we now have and silver had two years previously fallen to 48d. per ounce, which is about 2d. below where it is now, or was in 1878, or has been since. Congress sees that since the silver act passed the stock of gold has become three-fold as great as it was when the act passed. Congress sees that the act has no tendency to expel gold or diminish the relative quantity of gold to silver circulating. Congress sees that while the Imperial Bank of Germany holds three-fourths of its coin reserves in silver and only one-fourth in gold, and while the states of the Latin Union have not suspended the coinage of silver, but are coining it without interruption, and while the quantity of silver circulating in Europe relatively to the gold circulating there is twice as great as in the United States, and while the coin reserve of the Banks of Scotland and Ireland are kept in silver and the bank notes of that country are redeemed in silver, there is a little nest of Gotham pundits in and around New York City who have not found out yet that by the Constitution of the United States silver is irrevocably on an equality with gold in all legal aspects in the United States. It is possible that when Congress convenes it may undertake to decide definitely and conclusively what shall be done with the anti-silver fanatics of New York City. It may hold that since the constitution forbids any state to make anything but “gold and silver coin” a legal tender in payment of debts, no bank organized under state laws can make a distinction against silver which the state itself cannot make. It may take such measures as will compel all state and national banks to recognize silver as constitutional money.—*Chicago Inter-Ocean.*

Taxation in Boston.

The Boston Board of Trade have unanimously adopted resolutions asserting that taxation is greater in that city than in any rival city, and asking that it be reduced to \$1.30 on the \$100. The address which accompanies the resolution recites that in 1861 the aggregate debts of all the cities in Massachusetts were \$11,000,000; in 1875 they were \$70,000,000—an increase of 500 per cent. in fourteen years. In view of this tendency to rush headlong in debt the Legislature passed a law forbidding cities to contract indebtedness greater than 3 per cent. on their valuation. But for this law, says the address, “there is every reason to suppose that several cities in this Commonwealth would have been bankrupt.” The tax rate shows the same disposition to increase as indebtedness. In 1861 the rate in Boston was \$8.00 on the \$1,000; now it is \$17.00; and this, it is asserted, is “nearly twice as great as in any other city in the United States.” It is true the fact does not appear on the face of the reports, for these make the Boston rate smaller than those of New York, Philadelphia and Chicago—New York, \$20.32 per \$1,000; Philadelphia, \$18.50; Chicago, \$34.00; and Boston \$14.50. But, while real estate in New York is said to be valued at 60 per cent. of its real value and personal property bears the proportion of only 20 per cent. to this 60 per cent., real estate in Boston is assessed at its full market value, and personal property is 40 per cent. of the real estate; so that where a New York assessor finds only \$720 to tax a Boston assessor finds \$1,400. In New York personality is practically exempt, because taxpayers are allowed to deduct from their personal list the amount of their debts. In Philadelphia personal property is not taxed at all, and real estate is not rated higher than 75 per cent. of its market value. In Chicago real estate is said to be assessed at only 25 per cent., and the personal property is not more than one-third of the realty. Where the Boston assessor finds \$1,400 to tax, the Philadelphia assessor finds only \$600, and the Chicago assessor only \$325. In 1880 the population of Boston was 362,000, and its real estate valuation \$473,000,000; in Chicago the population was 503,000 and the real

estate valuation \$101,000,000. In addition to the general property levy of \$17 on the \$1,000 in Boston, the city collects and expends special taxes of \$2,000,000, which largely increases the general burden. The tax levy in Boston is \$27.30 for every soul of the population; in New York it is \$16.76; in Baltimore it is \$11.67; in Philadelphia \$10.15; in Cincinnati \$10.63, and the following shows the average assessment of taxable property per capita of the population in the cities named:

In Boston.....	\$2,000 00
Providence.....	1,150 00
New York.....	1,000 00
Baltimore.....	800 00
Philadelphia and Cincinnati, each.....	700 00
Chicago.....	250 00

The effect of this excessive taxation, says the report, is to handicap the city in its competition with its rivals; it is “steadily driving all the personal property which can be carried away from Boston, and its owners with it, and the annual pecuniary loss to the city by reason of the greater part of its wealthier population leaving the city in April instead of June can be estimated by millions of dollars.” The report asserts that “in the opinion of many persons well competent to judge, the work of the city might be as well done as it is now at a saving of \$2,000,000 to \$4,000,000 a year.” If these statements and estimates be true the system of municipal expenditures that has grown up in Boston under Republican rule is inexorably extravagant, and that city will soon need something more than its literature, philosophy, art and Concord schools to maintain it in rivalry with neighboring cities.—*St. Louis Republican.*

Subsidies.

Are they wrong in principle or is it their abuse which is harmful? There is a class of men in public and private life which denounce subsidies, and rail against them as the prolific source of jobbery and fraud. Is it not a fact, however, that the jobbery is found in the abuse of the measures rather than in the relief sought for? Many a prosperous merchant has started a young man in business by giving him the benefit of credit as well as merchandise at cost. It was a subsidy needful in the beginning, but withdrawn as soon as the young trader no longer required the proffered aid. On the same principle the pre-emption laws relating to public lands taken up by actual settlers were a subsidy. The government, for the purpose of opening up new territories, was willing to subsidize actual settlers by granting them lands under certain specified conditions highly favorable to those seeking new homes. The principle was a good one, the abuse of it has led to shameful frauds. The land grant to early pioneers was the stepping stone to a prosperity which has added countless wealth to the nation. The land subsidy voted by Congress to the Union Pacific and Northern Pacific railroads was right in principle at that time, but owing to the cupidity of designing men flagrant wrongs in administration have been committed. The time has passed for granting land subsidies to railroads, as the through lines already in operation are sufficient for the business needs of the country for the next quarter of a century. The subsidies built the roads and the roads have added a vast population and material wealth to the country. So far, so good; but what of the shipping industry? A country with the longest coast line on two oceans in the world, and yet with no ocean marine fit the name—unsurpassed for inter-state transportation, but at the coast line no ships under our flag to carry our products. Foreign bottoms carry our products and our mails to foreign ports. In material resources of wealth, population and civilization ranking as a first-class power, but in point of ocean marine falling below the fourth-rate powers of the Old World. What a humiliating position for the leading nation of the New World! Congress votes millions for the improvement of rivers and harbors, many of which are too insignificant and shallow to float a keel; but when asked to appropriate a reasonable amount for carrying mails on ocean steamers flying our flag the cry of subsidy is at once raised to defeat a measure so beneficial to our industrial and commercial interests. We are no advocates of subsidies that will enrich the few at the expense of the many; that will build up vast corporations hurtful to public interests, but do advocate a reasonable pay for mail service which, while helping build up our ocean marine, will at the same time open up new markets for our products.—*American Grocer.*

Our Forests.

It is stated that the value of the products of our forests in 1880 exceeded \$700,000,000. The value of iron and steel produced that year was less than \$300,000,000; of coal, both anthracite and bituminous, less than \$100,000,000. Our forests are not only valuable because their products are greater than any single crop of either corn, wheat or cotton, but they are of inestimable importance for their influence upon the climate, on which all agriculture more or less depends. And yet nothing has been done by the government to secure a proper economic management, or prevent the waste and destruction of our forests. Serious as the state of affairs is, it presents at least the favorable side that people derive wealth from the preparation and sale of the timber. But when it is stated that the annual destruction of timber alone through forest fires is not less than three hundred million dollars, the situation becomes really alarming. The loss is further increased by the destruction of the young growth, and the seeds scattered on the surface, and the scorching of the ground, which frequently makes it sterile for a generation. This enormous sum is, according to the report of experts, annually thrown away forever by the people of the United States through the carelessness of boys and hunters and of those more intelligent persons who ought to know enough to keep a sharp watch to prevent this wanton waste. Next to human beings, railway locomotives do most injury in forest countries. The owners of such locomotives should be compelled in the public interest to furnish them with spark-arresters during the dry season. Against incendiaries a forest patrol might be effective, but it would be still more useful to provide in some way for the removal of underbrush from woodland. Trees by themselves are not easily kindled; the mischief is usually done through the ignition of dry leaves, ferns and bushes, which burn long enough to char and at last to kindle the branches of the trees above them.—*Exchange.*

A Gold Basis.

We believe that one of the worst vices of the present system—perhaps the very worst—is the dependence upon gold as a basis for the currency of the nation and of the commercial world. The amount of it is no longer sufficient for the always increasing volume of business. There is not, and has not been for generations, enough of it in circulation to meet the demand—and when its use is supplemented by the use of paper, purporting to be redeemable in gold, but depending on the individual credit of the issuer, one great cause of panics and depression is not hard to find. Those who control to a great extent the supply of gold, have an interest in periodically raising the market value of their commodity relatively to the market value of all other commodities! And how can they do that more readily and effectually than by discrediting the paper of debtors and demanding gold in the settlements? The issuers of the paper—a majority of business men ordinarily—each forced to depend on his own credit and resources, each afraid to help his neighbor or to make his own distress known even by seeking help—the issuers of the paper, compelled to get the gold by a certain date, begin to sacrifice goods and property to realize the “hard cash” wherewith to meet their notes and obligations—others, here and there, are doing the same thing, and soon the alarm spreads; there is a rush to realize, the markets are glutted, a panic follows, prices fall, and the gold which a month or a week before would have bought only one article, one house, one acre, will now buy two, three, four, according to the need of the owners and the degree of panic existing. Then comes the harvest of the manipulators of gold. Is it any

wonder, considering human selfishness and the honors which men pay to successful greed, that the great financiers and capitalists insist that gold is the best basis for a national currency? It is the best—for them!—*Denver Journal of Commerce.*

Growth of New York City Travel.

A company which proposes to add to the means of carrying passengers in New York City has resorted to statistics to demonstrate that there must be a great addition to the facilities because travel grows so much faster than population. The reports of the numbers of passengers carried in each year for a long term of years are compared, and from these it is concluded that while the average growth of population per decade is 46.7 per cent., the increase in passenger journeys is 141.4 per cent. It is, however, not safe to conclude that the increase will always be at this rate. If so, it will lead to startling results. The number of passenger journeys per inhabitant in 1880 was 175. With an increase in population and travel after 1880 at the above rate, there would be 288 trips per inhabitant in 1890, 473 in 1900, 775 in 1910, 1,271 in 1920, and about 6,400 in 1950, in which latter year New Yorkers will take on the average about 20 car rides daily, and spend (at present fares) something like \$5,000,000,000 per year in car fares. Evidently the increase cannot *always* be at this rate, and the company in question perhaps suspected this when it modestly assumed as a basis for future calculations the period from 1875 to 1880, when the increase in population was 15.4 and in travel 26.6 per cent., and the trips per inhabitant increased from 160 to 175. But even at this rate the journeys per inhabitant would become very numerous in course of time, and nothing can be more certain than that the more rapid rate of increase in travel cannot always continue, though doubtless it has continued so far since 1880. The truth is that the increase in travel depends on circumstances which vary from time to time in New York as elsewhere. There is a certain period in the growth of such a city when there can be no growth in population without a great growth in the transportation of city passengers; because the town becomes so large that men can no longer reach their work on foot. This comes sooner and lasts longer in a city like New York because the business quarters are so great an extent sharply and far separated from the residence quarters. Then, as first one and then another quarter is made accessible by street and other railroads, the passenger movement is much greater than the growth of population. But this cannot always continue, and when all inhabited quarters of the city are within reasonable distance of a railroad route, the passenger movement will only keep pace with the population unless fares are reduced or the poorer classes become more prosperous. An additional route which serves no additional locality will hardly add at all to the total passenger movement. It is, however, probable that several cross-town lines in New York City would develop a considerable traffic, and it is also true that the chief elevated railroads are reaching the limits of their capacity, so that it has become a serious question how the future growth of travel over the longer distances from north to south shall be provided for. The four great lines together can carry an immensely greater traffic than they have ever yet had; but two of them are placed where comparatively little traffic goes to them, and the others are already getting choked. The trains are so numerous in the busy hours that no more can be put on, and their size cannot be increased on the present structures. It is not easy to see any way out except by replacing the present structures by stronger ones which will carry locomotives heavy enough to haul longer trains. This is the city traffic most likely to increase rapidly, as the parts of the city where there is much room to grow are on these roads and most distant from the business quarters.—*Railroad Gazette.*

European Colonization Schemes.

Europe is overcrowded and can no longer employ and feed its population. It is owing to this fact that we find the principal governments engaging in the work of securing colonial possessions. They deem it necessary to secure new territory to which their surplus populations may be removed and made self-sustaining as well as profitable to the countries of which they will continue to be subjects. Thus it is that we find England developing her power in Egypt, France in China, Germany in Africa and Samoa, Italy in Africa, and Portugal in the Congo. These movements all have the same tendency, and while they serve to tide over for a time the difficulties of the home governments they are also of importance in pushing back barbarism and improving the condition of the people who become colonists. Of course there is a great amount of selfishness underlying these schemes of territorial aggrandizement. The governing class expect to find relief from the burdens connected with maintaining the poverty-stricken class, while at the same time they hope to perpetrate their power, influence and wealth. There is also at the foundation of the movement on the part of the several governments a desire to monopolize new sources of profit and empire. It is this which tempted England to send an army of occupation to Egypt, and it is this which crops out in the building of the Panama Canal, the object of which is to secure in European hands control of the traffic between the Atlantic and Pacific Oceans to the great detriment of this country. That the "true inwardness" of this Panama Canal scheme was understood by the late administration is shown by the negotiation of a treaty with Nicaragua for the building of another canal under American auspices. There was no territorial aggrandizement sought in this treaty. The chief objects were to secure to the United States an interoceanic highway which should provide cheap transportation, enlarge our commerce with Central and South America, and afford the government a means of defense in case of war with foreign powers. The treaty, which should have been promptly ratified, is no longer in possession of the Senate, having been withdrawn by the new Democratic president. Taking advantage of our temporizing policy the President of Guatemala has undertaken to proclaim himself dictator of Central America, which includes Nicaragua. The undoubted object of Barrios is to close the door against any further attempt on the part of the United States to secure a canal through Nicaraguan territory. It is questionable whether Barrios would have committed himself to the project of uniting the whole of Central America under his own government if he had not been moved thereto by European influence. The powers now so largely engaged in colonizing schemes stand opposed to the advancement of American interests on this continent. What more natural, then, than that they or their agents should spur Barrios on with the hope that the incitement to civil war would lead to diplomatic entanglements, through which the United States might be shut out from the advantages attaching to the ownership of an interoceanic canal? According to all reports, Barrios has acted under the advice of French agents, who have undertaken to supply him with the means to make war, thus lending confirmation to the idea that the movement is directed against the United States. If we are to be crowded out of our natural rights through the intrigues of European agents and lose the advantages conferred by the Nicaragua treaty, the fault will rest with the present administration.—*Cleveland Leader.*

The Mexican Dollar.

One evident obstacle to any remarkable increase in the volume of commercial transactions between this country and Mexico is the annoying discount on the silver dollar of the sister republic. The Mexican dollar contains 376 grains pure silver. Two of our half-dollars contain only 346 grains, yet they are worth to-day in this city 15 cents more than the dollar of the Mexicans. The Mexicans regard the exactions of their correspondents as unreasonable and the discount on the coin of their country as outrageous. Why their dollar, which contains 30 grains more pure silver than ours, should be worth only 85 cents is one of the fictions of finance which is beyond the comprehension of the Mexican mind. The Mexican dollar should be made receivable for customs duties and be given equal value with

the silver dollar of the United States by Congressional enactment. Other silver-producing countries south of us regard this heavy discount on their coin as little less than robbery, and it is not presumable that any remarkably close commercial relations can be established with Chili, Peru or other South American countries with such a bar to the exchange of commodities as is presented in the present discount on the Mexican dollar.—*Cal. Grocer and Cannier.*

A Little Overdone.

The South seems to be making up for lost time in the matter of advertising its advantages. Immigration and capital are wanted, as they are wanted in the Northwest, for the establishment of new industries and the expansion of existing ones. To Northern people it is pointed out that in the five States of Alabama, Arkansas, Florida, Louisiana and Mississippi there are still nearly 26,000,000 acres of United States public lands unsold, some 15,000,000 acres of state lands, besides the vast holdings of railroads. In Texas there is an immense area of wild land open to settlement, and capable of supporting a population of millions. To the capitalist and manufacturer the advantages of Birmingham, Chattanooga and other points for the cheap manufacture of iron are held up in their strongest light; and the vast pine forests, cotton fields, coal lands and water power of the South are named in connection with future great industries. This song of praise is not out of place, for the Southern States certainly possess superior advantages, apart from climate, for the establishment and maintenance of industries representing great wealth. But while this is true it is equally true that much exaggeration has been indulged in with regard to the possibilities of the South, and to the disparagement of other sections of the country. The vast forests of Southern pine invite capital for the development of the lumber industry; the iron and mineral lands for mining and iron manufacturing purposes, but none of these lands are as attractive to the agricultural classes as those of the West and Northwest. Generally speaking all of the mineral and pine lands in the South are poor; and the vast are known as the cotton belt is not suited to the cultivation of small grain upon any considerable scale. In Dakota, Nebraska or Kansas the settler has only to buy plows and other farming implements to begin the cultivation of oats, wheat, rye or other crops, whereas in the South new land must be cleared with the axe, for the monotonous routine of growing one staple—cotton. Latterly much has been said of the advantages possessed by Alabama and Tennessee for the cheap manufacture of iron. The fact that 100,000 tons of Southern pig iron were sold last year east of Ohio has, in this connection, been made the subject of extravagant claims. While we are not disposed to deny that Southern iron can be made very cheaply at some of the furnaces, it is not improbable that the exceeding low rates of transportation had more to do with the movement to Eastern points last year than anything else. The Southern pig iron industry, it should be remembered, is yet comparatively new, and its product must be marketed north of the Ohio and Potomac Rivers. For the sake of an additional market Southern furnacemen and railroad companies did an Eastern business in pig iron last year that must have been without profit if it did not involve absolute loss. Furnaces in Pennsylvania, enjoying equally as many advantages as their Southern competitors in respect of proximity to fuel and ore, and infinitely better circumstanced so far as capital was concerned, made no special efforts to arrest the sale of Southern iron. The sales from Southern furnaces were not regarded as an entering wedge that would rip wide open the whole Eastern pig iron industry. One hundred thousand tons must be multiplied several times to afford a basis for a big scare.—*Age of Steel.*

Where our Forests are Going.

To make shoe-pegs enough for American use consumes 100,000 cords of timber, and to make our lucifer matches 300,000 cubic feet of the best pine are required every year. Lasts and boot-trees take 500,000 cords of birch, beach and maple, and the handles of tools 500,000 more. The baking of brick consumes 2,000,000 cords of wood, or what would cover about 50,000 acres of land. Telegraph poles already up represents 800,000 trees, and their annual repair consumes 300,000 more. The ties of railroads consume annually thirty years' growth of 75,000 acres, and to fence all our railroads would cost \$45,000,000, with a yearly expenditure of \$15,000,000 for repairs. These are some of the ways in which American forests are going. There are others; our packing boxes, for instance, cost in 1874 \$12,000,000, while the timber used each year in making wagons and agricultural implements is valued at more than \$100,000,000.—*Commercial and Shipping List.*

Window Glass.

The *St. Paul Free Press* (Rep.) says:—"It is a somewhat significant fact that the window-glass manufacturers, who are protected to the extent of 75 per cent. at the expense of the consumers of their product, are suffering a great stagnation of trade. Nearly all their works are idle, but they can not claim that they are not protected enough. Protective tariffs do not give them trade; nor do these instruments keep their workmen from being idle about two-thirds of the time. But they continue to charge people \$1.75 for \$1 worth of window-glass all the same. This, too, is common glass, and the tax falls heavily upon the very large number of persons of moderate means. In no country on the earth is such a tax laid on common window-glass, which is an article of prime necessity."

A Kentucky Organization.

The Southern Pacific Company, which is the name of the new consolidation of the Central and Southern Pacific interests, does not signify any change in the policy or control of the constituent lines. The same parties are the principal stockholders and officers of the combined companies who controlled the capital and management of the separate roads, and were, in fact, the creators of both the lessor and lessee railroads. The legal consolidation establishes certain guarantees for the comparative permanence of the existing voluntary relations. It is said that the Southern Pacific Company is organized on a charter which was quietly granted about a year ago by State of Kentucky, and has been subsequently held until the maturity of the plans of the incorporators. As before the consolidation the Southern Pacific line is the only complete and internal railroad system which extends from the Pacific across the continent, and but for the gap west of the Chesapeake & Ohio, it would have an all-rail route to the Atlantic as well as the Gulf.—*Louisville Courier Journal.*

Editor RECORD AND GUIDE:

Having read with pleasure and profit the several articles published in your paper relating to purchase and transfer of real estate and kindred subjects I would request you to ask the author (Mr. Van Siclen, I think), to publish them in pamphlet form. Such a handy volume would be a valuable addition to any real estate or business man's desk as matter for reference on doubtful or disputed points. I think that gentleman would meet with speedy appreciation and have reason to be satisfied with the financial results. The articles certainly contain more *pith* than anything now accessible to the general public with which I am acquainted.

JAMES MAC FARLANE,

1539 Broadway.

It is the intention of Mr. G. W. Van Siclen to collect and edit the chapters on real estate which he has published from week to week, and we hope soon to announce the work for sale. It will be useful to all real estate owners and indispensable to those who buy and sell.—Ed.

The Madison Avenue Hotel.

The above hotel, situated on Madison avenue and Fifty-eighth street, is rapidly approaching completion. It is seven stories in height, exclusive of basement and sub-cellar, and is 56 feet on the avenue. When completed it will be joined with the Hotel Branting, and the entire building will then have a frontage of 106 feet and a depth of 98. It is a substantially built structure from base to roof, and has been erected by James Murphy, a builder of many years' experience. The foundation has been worked down to some 27 feet below the curb, the base being of concrete. All the walls are built on inverted arches, so that the weight of the superstructure is spread over the entire surface. The whole building bears evidences of having been erected conscientiously and intelligently, which does credit alike to the owner and builder. The architecture is undemonstrative, no attempt having been made at ornamentation, the object being to follow the lines used in the building proper. The distinguishing feature in the front is the fire escape, so arranged as not to disfigure the building. It is run down from the top story through a number of balconies—of which there is one on each floor—built on slate and resting on iron girders. These balconies will form a pleasant retreat in the cool of the summer's eve, and also in the afternoon, as they are on the west side of the avenue, and therefore free from the sun's rays within a few hours after the meridian. An effort was made by the architect, J. H. Giles, to make a seven-story addition conform to a six-story building. This has been successfully accomplished by the top floor being placed almost out of sight, only six floors being discernible to the casual observer. The entrance to the hotel is handsome and massive and leads to the hall, which is about fifty feet long and fifteen feet wide. There is a large dining room on the first floor, 25x100 in dimension, which is lighted from the rear and centre by a courtyard. Adjoining this is a children's dining room, thus giving easy communication between the two rooms. On the same floor, on the Fifty-eighth street side, is a *café* for the use of guests and friends. In the centre of the building is an Otis elevator, while a stairway leads from the bottom to the top story. There is also a special fire-proof staircase leading from the kitchen to the dining room for the use of the waiters and other members of the culinary department, as well as a fire-proof staircase for servants leading to the top of the building. Each floor contains eighteen to twenty rooms, all to be provided with steam-heat, hot and cold water and all the modern requirements, the plumbing being of a sanitary character. There is a courtyard in the rear which lights all the interior rooms, and the building is so constructed that there is not a dark room in the hotel. The chambers vary in size from 15x10 to 20x20, having one to three windows each. There are three ventilating shafts, one large and two auxiliary, so that the ventilation is thoroughly adequate. The owner, Mrs. Taylor, states that the hotel will be ready for occupancy on September 1, and there is no doubt that the tone and reputation of the old hotel, together with its excellent location, will create an eager demand for homes in the new building by families on returning from their summer's vacation. The old and new structures when joined will be styled the "Madison Avenue Hotel."

A Manual of the Law of Real Estate Brokers.*

When a few weeks ago we stated that we knew of no other work than "Fitch on Real Estate Agency," bearing upon this topic, we had forgotten a very handy little book published a few years ago by Diossy & Co., of this city, and very carefully written by Mr. Wm. R. Lynch, of the New York Bar. This book is brief, pithy, to the point, and will well repay perusal, besides being useful to turn to when occasion arises. It treats of the authority of the broker, and of ratification of the broker's acts; also of his duties and liabilities, and of the liability of the employer, and of that important subject, commissions.

* A Manual of the Law of Real Estate Brokers, by Wm. R. Lynch, of the New York Bar, published by Diossy & Co., 231 Broadway, New York.

Taxing Mortgages.

A few years ago the Massachusetts Legislature passed a law providing for taxing mortgaged property according to the equity interest—that is, instead of compelling the nominal owner of a parcel of mortgaged property to pay on the full valuation of it, the law required of him only a tax on what he really owned—the full value, minus the mortgage debt. For some reason not made clear the new law encounters some opposition, and an effort is being made to induce the present Legislature to repeal it. The law is certainly founded in reason and equity. It is both unreasonable and unjust to make the owner of mortgaged property pay taxes on its full value, as nearly all the states actually do. If a farm valued at \$5,000 has a mortgage on it for one-half its value, it is plain that the owner's interest in it is only one-half, or \$2,500. Nominally he owns the other half, but, in fact, it is owned by the creditor. But the old law in Massachusetts and the existing laws in nearly all other states compelled the owner to pay on the full value, \$5,000, or double his real interest in it; and the injustice did not stop here. The law also taxed the mortgage notes representing the \$2,500 loan on the farm, whenever they could be found—thus making \$7,500 out of only \$5,000 worth of property. It is difficult for assessors to trace promissory notes; four-fifths of this species of personality goes untaxed. But in the case of notes secured by mortgage on real estate it would be easier to make a virtue of necessity and exempt them from taxation entirely, and thus give borrower the benefit of the lower rate of interest which money lenders would be willing to concede.—*St. Louis Republican.*

The City's Water Supply.

In a report to Commissioner Squire, Chief Engineer G. W. Birdsall, of the Croton aqueduct, says that 93,000,000 gallons a day is the extreme limit of water that it is possible to force through the aqueduct with any degree of safety. The average consumption of water since Dec. 1 last has been 110,000,000 gallons a day, or 80 gallons per capita. Of the above amount, 17,000,000 is obtained from the reservoir in Central Park and from the Bronx River supply. The extra waste during the extreme cold weather is estimated at 20,000,000 a day and the general waste at 20,000,000. Mr. Birdsall says that the volume and pressures furnished are better than any time since 1870, especially in the lower part of the city. To check the waste he recommends that the forces on waste and use of water in the several bureaus be consolidated and the detail examination of houses be carried on with vigor. The relay of the mains and service pipes along the rivers, extending to Greenwich street on the Hudson and to Pearl and Cherry streets on the East River, should be continued, he says, and meters should be placed wherever possible.

A Prosperous Southern City.

The city of Chattanooga, according to its *Daily Times*, has nearly doubled its population within the past five years, having increased from 13,000 in 1880 to 24,000 in 1885. The manufacturing capital of the city has likewise doubled within that time, standing now at over \$5,000,000. Capital in wholesale trade is fully six times as great as the amount so engaged five years ago. During the past year half a million dollars has been invested there in new enterprises, and a million dollars in value of real estate changed hands at prices beyond those asked during the "boom" of 1882. The schools of the city, it is claimed, are in excellent condition, "in fact, among the very best in the country, and growing more efficient as the years pass." This last is an important consideration to Northern people,

who are seeking homes in the "new South." There are many towns and cities at the South destined to experience a rapid growth from their situation, their railroad or water connections, and the character of the surrounding country, and Chattanooga is evidently one of them.—*Exchange.*

West Side Recorded Transfers.

In view of the activity in West Side property the proprietor of THE RECORD AND GUIDE has caused to be prepared a complete history of every real estate transaction for the last ten years in the region extending from Fifty-ninth to One Hundred and Twenty-fifth street, bounded on the east by the Central Park and Eighth avenue. This work will be invaluable not only to every owner of realty in the region indicated, but to all dealers in real estate and lawyers who have the searching of titles. Every sale and the dimensions and divisions of the lots are given.

This publication will throw a light upon the controversy now going on between the majority and minority of the Land Transfer Commission as to the relative merit of block and lot indexing. This work is gotten up on the block theory. The following is a specimen block:

Block 65.

- 9th av and 71st st, s w cor, 100.5x80. 1884, Oct. 8. George W. Hamilton and Ida M. his wife to George J. Hamilton. L. 1,808—322. Oct. 15, 1884. Morts. \$35,000. Taxes, assessmts, water rates and all other incumbrs. Party wall on st. Covts and restrictions. \$1
- 71st st, s s, 118 w 9th av, 18x100.5, with bldg, No. 412 West 71st st. 1884, Oct. 8. George W. Hamilton and Ida M. his wife to George T. Capron. L. 1,836—154. Oct. 14, 1884. Morts. \$23,500. Sub. to covts and restrictions. Party walls. 1
- Same property. 1884, Oct. 15. George T. Capron to William M. Stout. L. 1,814—341. Oct. 16, 1884. Mort. \$18,000. Covts and restrictions. Party walls. 32,500
- 71st st, s s, 136 w 9th av, 39x100.5, with bldgs, 414 and 416 West 71st st. 1884, Oct. 8. George W. Hamilton and Ida M. his wife to Henry V. Hamilton. L. 1,808—319. Oct. 15, 1884. Sub. to morts. \$44,000. Taxes, assessmts, water rents and incumbrs. Party wall, e. s. Covts and restrictions. 14,700
- Same property. 1884, Oct. 9. Henry V. Hamilton and Lotta B. his wife to Charles S. Van Loon. L. 1,835—451. Nov. 17, 1884. Sub. to same. 1
- 71st st, s s, abt 136.1 w 9th av, 19x100.5, with bldg, No. 414 West 71st st. 1884, Dec. 23. Charles S. Van Loon to John I. Holly. L. 1,836—345. Dec. 23, 1884. Morts. \$21,750. Party walls. 32,500
- 71st st, s s, 80 w 9th av, 20x100.5. 1884, Oct. 15. Ida M. Hamilton and George W. her husband to Sarah L. Coleman. L. 1,808—317. Oct. 15, 1884. Sub. to morts., liens and incumbrs. Party walls. Covts and restrictions. 1
- 70th st, n s, 275 w 9th av, 150x100.5, with bldgs. }
71st st, s s, 175 w 9th av, 100x100.5, with bldgs. }
- 1884, Oct. 8. George W. Hamilton and Ida M. his wife to John C. Van Loon. L. 1,836—151. Oct. 14, 1884. Sub. to all morts., taxes, assessmts, water rates and incumbrs. Covts and restrictions. Party walls. 5,000
- 70th st, n s, 100 w 9th av, 75x100.5. 1884, May 31. George C. Edgar and Maria his wife to Margaret Crawford. L. 1,812—135. July 10, 1884. Mort. \$23,000. 1

Persons in possession of this work can see at a glance who is the present owner of any lot within these boundaries and also who has owned and transferred it within the past ten years, together with the knowledge of the liber and page on which the transaction is recorded in the Register's office.

The price of this exhaustive index to West Side property will be Ten Dollars for a bound copy and Eight Dollars for an unbound copy. The work is copyrighted and will be ready for delivery the latter part of next week.

Real Estate Department.

The two salesrooms were quite lively during the past week, but the business was not up to the mark of the two previous weeks. There were plenty of sales, but the purchase of the parcels offered lacked special significance, except in one instance, which we will mention further on. Some of the property was bought in and more was apparently offered merely to test the market. After the 30th of this month the salesroom No. 111 Broadway will be closed for good and the auctions of real estate will afterwards be confined to the salesroom of the new exchange in Liberty street. The old room has seen many memorable sales and many of its old habitués will regret its closing. It was at least cool in summer, but its surroundings were uncleanly and its close proximity to a graveyard was very objectionable. Every interest will be better served in the new Exchange.

When the auction stands of the new Exchange were first sold \$100 was the highest price given for a choice. At that time Mordecai & Bellamy and Lespinasse & Friedman purchased stands, but it seems they had failed in some technical requirement, and their stands were resold last Thursday. Lespinasse & Friedman were forced to pay \$150 and Mordecai & Bellamy \$100 for their stands in addition to the regular rental. The contest caused considerable amusement, as one of the auctioneers would advance his bid only one dollar, while the other bid by tens. The sale would seem to show that the stands have not decreased in value since the opening.

The most significant sale of last week was that made by auctioneer Geo. H. Scott, of the house and lot No. 24 East Forty-second street, 26x98.9. It brought \$70,250. We have commented elsewhere editorially upon the value of the cross-town broad streets. The following is a list of the conveyances of houses on Forty-second street, between Fifth and Madison avenues, made since January, 1883:

- 42d st, No. 20, 22x98.9. John G. Ambler to Andrew H. Smith. \$45,000
April 29, 1884.
- Same property. Andrew H. Smith to Sophia Davidson. May 13, 1884. nom
- 42d st, No. 16, 22x98.9. Francis N. de Gozarza to Louisa and Helen Williams and Clara A. Helm. Mar. 6, 1883. 40,000
- 42d st, No. 14, 22x98.9. Lilla B. wife of Willis B. Marvin to

Anna P. D. Parsons, widow, Brick Church, N. J. Mort. \$14,000. July 10, 1884. 50,000
 42d st, No. 6, 22x98.9. John W. Andreas to Charles H. Lock. 48,500
 March 10, 1883.
 Same property. Charles H. Lock to Emma L. wife of L. Jacob. 49,000
 March 10, 1883.

The figures of the sale last Monday show how much higher an estimate is put on Forty-second street property within a very short period. We would also have given the recent sales of houses between Fifth and Sixth avenues, but they afford no basis for comparison, as they are all leaseholds.

The renting season is about over, and considerable property will be carried over the first of May untenanted. There are a good many downtown offices which will be unoccupied during the summer. Owners of high-priced residences, many of them at least, will have to wait until fall to secure paying tenants. Quite a number of high-priced flats will also be unoccupied, but store property has not gone begging, and houses renting from \$800 to \$2,000 are mostly taken up.

There is a general agreement that the chief centre of interest in city property from this time forth will be the west side. Everyone who travels on the west side "L" road must have noticed the building activity which prevails in this region. The old boom in west side property was premature. Hopeful people argued that the 2,500 feet of ground between the Central Park and the river, with the Riverside Drive on one side and the noble Boulevard running through the middle must at once appreciate in value. Hence came fictitious prices, extravagant street improvements and heavy assessments. Those who bought a quarter of a century ago have seen the original cost of their vacant property duplicated; but the time has come for the west side now. The south and east of the park are built up, and now some of the best builders in the city are at work improving the west side region. We hear of frequent sales and new plans being constantly filed to improve this section of the city. Still the activity is of a somewhat different character from what was originally expected. It was supposed the choicest residences in the city could be constructed in this favorite region. Except in Seventy-second street and its neighborhood, which contains some first-class dwellings, the houses to be erected and most in demand are medium priced dwellings. All the indications point to the west side as being the scene of very great activity for the next five years.

Next week there will be quite a number of sales at the new Exchange. On Monday, April 27th, Mr. Richard V. Harnett will sell at the new Exchange in Liberty street a fine dwelling and plot of land on Newark Bay. This is a very desirable country residence near New York. A dwelling and plot of ground at the corner of Avenue A and Juliette street, Bergen Point, N. J., will also be sold. This region is looking up again and is regarded as desirable because of the excellent travelling accommodations. On the same day Mr. Harnett will sell city property as follows: Nos. 35 and 35 1/2 Division, 166 Ludlow, 426 East Twentieth streets, 28 Beekman Place and the corner of Third avenue and Ninety-seventh street; also the southeasterly corner of Fifty-eighth street and Ninth avenue, Nos. 520 and 522 East Eighty-sixth street and No. 223 West One Hundred and Twenty-ninth street.

On Wednesday, April 29th, Mr. Harnett will sell the five-story brick tenement, No. 263 Stanton street, and a similar structure at First avenue and Forty-seventh street.

On Tuesday, May 5th, Adrian H. Muller & Son will sell the estate of John Campbell, deceased, which includes the valuable business property, Nos. 110 and 112 Nassau street, in all about 38 front; also the property, No. 53 Ann street.

On Monday, April 27th, John F. B. Smyth will sell the tenement house, No. 121 Chrystie. On Wednesday, the 29th inst., Mr. Smyth will sell Nos. 145 and 147 Butler street, Brooklyn, 28 West One Hundred and Tenth street and two four-story brick and stone apartment houses on One Hundred and Sixth street, east of Ninth avenue. On Thursday, April 30th, Mr. Smyth will offer for sale properties on East Forty-fifth, East Seventy-seventh, East One Hundred and Sixth, East One Hundred and Ninth, East One Hundred and Tenth, East One Hundred and Eleventh and West Sixteenth streets, and properties on First, Fourth, Fifth and Ninth avenues. On Tuesday, May 5th, Mr. Smyth will sell the tenement house, No. 621 West Forty-sixth street. All these are desirable investments and buyers will do well to carefully read the advertisements on another page.

The Conveyances recorded last week show a falling off as compared with the corresponding week of last year. The consideration also is much less, as will be seen by the following table:

CONVEYANCES.			
	1884.		1885.
	Apr. 18 to 24, inc.		Apr. 17 to 23, inc.
Number.....	345		275
Amount involved.....	\$5,065,469		\$4,384,141
Number nominal.....	80		45
Number 28d and 24th Wards.....	34		33
Amount involved.....	\$58,080		\$214,310
Number nominal.....	11		3
MORTGAGES.			
Number.....	287		204
Amount involved.....	\$2,548,223		\$2,368,201
Number at 5 per cent.....	123		98
Amount involved.....	\$929,763		\$1,241,395
Number at less than 5 per cent.....	8		3
Amount involved.....	\$168,500		\$183,500
Number to Banks, Trust and Ins. Cos.....	45		36
Amount involved.....	\$754,100		\$800,000

PROJECTED BUILDINGS.			
	1884.		1885.
	Apr. 19 to 25,		Apr. 18 to 24,
No. of buildings.....	71		174
Estimated cost.....	\$1,213,840		\$2,670,370

Two-fifths of the Blackwell estate in Astoria sold during the past week at excellent figures, 113 lots realizing \$53,770, being an average of \$475 each. The maximum price was \$2,950, and the minimum \$40 for a lot, 30x150, in Jamaica. Most of the purchasers intend to improve their property, and unusual building activity may therefore be witnessed in Astoria this season. The sale of the remainder of the property was postponed till May 6.

The Venice Flat, No. 408 West Fifty-seventh street, has been sold at private sale. It was advertised to be sold at auction last Tuesday.

The four-story stone front houses, No. 155 East Forty-sixth street, and 431 East Eighty-fifth street, were offered at auction on Thursday. As no bids were made they were withdrawn.

The property, No. 334 East Fifty-fifth street, was not offered on Thursday, having been previously disposed of at private sale.

The two lots on the south side of Fifty-ninth street, 175 feet west of Fifth avenue Plaza, which were offered at auction on Thursday and knocked down for \$88,000, were purchased by George Munro in 1882 for \$80,000. The four lots on the same street, 250 feet west of the Plaza, which were struck off for \$164,000, were bought by Mr. Munro in 1882 for \$129,500, and the plot of four lots on the northeast corner of Fifth avenue and One Hundred and Ninth street, which went for \$48,000, were sold by Isidor Cohnfeld to Mr. Munro in September, 1882, for \$53,000.

The three-story dwelling No. 45 West Forty-fifth street, which was offered at auction on Wednesday, was withdrawn on a bid of \$43,700.

Gossip of the Week.

C. W. Palmer has sold for Alva S. Walker the Berkshire Flats, on the east side of Eighth avenue, extending from One Hundred and Twenty-fourth to One Hundred and Twenty-fifth street, 200.11x100, to Moses Goldsmith and Solomon Plaut, for \$265,000. The Berkshire is four and five stories high, of brown stone, and contains thirteen stores and forty-three flats. Mr. Palmer recently sold for Mr. Walker the Beverly Flat, on the northwest corner of Sixth avenue and One Hundred and Twenty-fifth street, 75x100, to Catharine L. Wolfe, for \$125,000.

The Marvin Safe Co. has purchased the plot of eight lots, Nos. 88 to 94 South Fifth avenue and Nos. 138 to 144 Thompson street, between Prince and Houston streets, and will erect thereon a factory building.

F. Zittel has sold for Samuel McClelland the four five-story brown stone double flats, Nos. 210 to 216 East Sixty-fifth street, three 28x100 and one 16.8 x100, for \$80,000; for Thompson W. Decker ten lots on the south side of One Hundred and Forty-eighth street, 31.2 feet west of Seventh avenue, 250x100, for \$31,200; and for Hollister & Friedline the five-story brick and stone double tenement, No. 220 East Sixty-fifth street, 25x100, for \$23,000.

Thomas & Eckerson have sold for Mary Regan the lot on the northeast corner of Forty-first street and Eighth avenue, 25x100, with old buildings thereon, to A. J. Adams, for \$45,450, and the four-story high stoop brown stone house, No. 21 West Thirtieth street, 20x55x98.9, for Mrs. Isabella Dabney, to O. L. Jones, for \$36,500. The same brokers have sold for M. B. Baer and M. B. Bronner their five story store and tenement, No. 424 Third avenue, 24.8 1/2 x50x95, to William R. Denham, for \$36,500.

Richards & Sause have sold the four-story stone front dwelling, No. 21 East Eleventh street, 27x103.3, to Frederick R. Jones, for \$25,000.

A. H. Muller & Son have sold for the Brush estate the four-story stone front dwelling, No. 9 West Forty-sixth street, 21.5x60x100.

George J. Hamilton has sold the four-story stone front dwelling, No. 454 West Seventy-second street, 19x58x102.2, for \$40,000, to Wm. E. Goodrich.

Samuel Colcord has sold the stone front dwelling, No. 418 West Eighty-second street, to Theo. E. Tack for \$24,000.

Charles Buek & Co. have purchased from A. A. Vantine two lots on the north side of Sixty-ninth street, 150 feet east of Madison avenue, for \$49,000.

The Marvin Safe Company have sold six lots on the south side of Thirty-seventh street, between Eighth and Ninth avenues, to Oppenheimer & Metzger, for \$61,500. Broker, W. J. Cole.

Hugo Gorsch has sold eight lots on the southwest corner of Eighty-ninth street and First avenue, 200x100, for Mrs. Swan, to Johnson Bros.; the five-story brick and brown stone tenement, No. 325 East Eighty-eighth street, 25x80x100, for Charles Tillman, to Emma Brandt, for \$21,000; Nos. 121 and 123 Norfolk street, with two-and-a-half-story building on front and four-story on rear, lot 50x100, for \$25,000, and the five-story tenement, No. 18 Hamilton street, 20.4x75x104, to Fred Meyer, for \$20,000. Mr. Gorsch has purchased from Johnson Bros. a lot on the east side of Second avenue, 25 feet north of Ninety-second street, for improvement.

John A. Hardy has sold the five-story and two four-story buildings with stores on the northwest corner of Third avenue and Seventy-sixth street, 25.8x100, to the Kingsland estate, for \$47,000. This property was to have been offered at auction on Thursday.

Howard G. Badgley has sold for James Montieth, the three-story frame and stone dwelling on St. Nicholas place, near One Hundred and Fifty-first street, with plot 32x100, to Chas. S. Smith, for \$24,000.

W. W. Montague has sold for E. Early the three-story high stoop brick dwelling, No. 259 West Twenty-second street, 18.9x45x98.9, to John Rozelle, for \$13,700. This property sold two weeks ago for 12,500. The same broker has sold for Mr. McBurney a similar dwelling at No. 528 West Fiftieth street, 20x50x100, to J. Shannon, for \$10,250.

C. Schmitt & Son have sold for Dr. H. Lowenthal the three-story and basement dwelling, No. 239 East Thirtieth street, to James Mullaney for \$11,000, and the lot, with frame and brick building, No. 338 West Thirty-eighth street, for Mrs. Wagner, to M. Reinhardt, for \$9,000, for improvement.

Victor Freund & Son have sold for Jacob Cohn the four-story brick buildings, No. 755 Third avenue, southeast corner Forty-seventh street, and four-story brick tenement in rear, on street, 25.5x95, to Michael P. Breslin, for \$49,000 cash.

L. Baum has sold for H. P. De Graaf, president of the Bowery National Bank, the two four-story and basement brown stone double flats, known as the "Gladstone," Nos. 302 and 304 East Seventy-ninth street, 52x70x102, to Ferdinand Sulzberger, for \$40,000; the three four-story brown stone double flats, Nos. 319, 325 and 327 East Eightieth street, 25x60x102 each, to Joseph Thall and William Bernard, for \$39,000; the five-story brown stone double store tenement, No. 2419 Second avenue, 27x70x80, for Felix Rieger to H. Mayan, for \$22,250, and the four-story brick double tenement and store, No. 1262 First avenue, to R. Hilsman, for \$16,500.

S. G. Hyatt & Co. have sold for Henry Werner the three-story stone front dwelling, No. 320 West Fifty-fifth street, leasehold, to Louis Ash.

Four lots on the southeast corner of Ninth avenue and Eighty-third street have been sold.

Oppenheimer & Metzger have sold four lots on the north side of Seventy-sixth street, commencing 325 feet west of Ninth avenue, to Terence Farley.

S. M. Blakely has sold for the estate of Edward O. Jenkins the four-story brown stone house, No. 137 West Forty-fourth street, 20x55x100.5, to Mr. Schoonmaker for \$24,000. This was withdrawn from sale on Monday on a bid of \$23,000.

Mangan & Co. have sold for Antonio Rasines the northeast corner of Second avenue and One Hundred and Twenty-fourth street, 20x50x80, to Frederick Sonnenberg.

Breen & Bellamy have sold for Breen & Nason the two five-story brick apartment houses, 60x85x100, Nos. 203 and 205 East Seventy-seventh street, to Lowerre Bros. for \$61,000; for Johnson & Patton the five-story brick store and tenement, No. 1299 Third avenue, 20x60x100, to Chris. Oehler for \$20,500; and for Jacob Bookman the three-story frame dwelling, No. 19 Greenwich avenue, 25x90, to W. S. Livingston for \$16,000.

I. M. Grenell has purchased from Captain Morgan two lots on the north side of Eighty-seventh street, 75 feet west of Ninth avenue.

Joseph P. Murray and Charles Ruff have purchased four lots on the east side of Suffolk street, 100 feet south of Stanton street.

It is reported that the five-story brick tenement and store, No. 634 Eighth avenue, 25x55x100, has been sold by the Mitchell estate to J. Falihee for \$29,000.

Hall & Ramsey have sold the five-story stone front flats, No. 435 West Fifty-second street and No. 430 West Fifty-third street, 25x83x100. John W. Stevens sold the latter.

At the office of THE RECORD AND GUIDE there have been sold during the week ten shares of the stock of the Real Estate Exchange and Auction Room (Limited) for \$1,200, and we have ten shares offered at \$1,150.

Five lots on the south side of One Hundred and Twenty-first street, 125 feet west of Seventh avenue, have been purchased by John E. Darragh for improvement.

C. W. Goold paid \$6,750 each and Anthony Smyth \$6,500 each for the One Hundred and Twenty-second street lots, the sale of which was reported last week.

John D. Crimmins has sold one lot on the north side of Seventy-seventh street, 200 feet east of Fourth avenue, 25x100, to Stern Bros., for \$9,000.

A. Guthman and M. Bacharach have sold the two three-story brown stone dwellings, Nos. 62 and 68 East One Hundred and Fourth street, 18.9x55x100.11 each, for \$24,000, and the four-story brick store and tenement, with three-story tenement in the rear, 20x70, on the northwest corner of Stanton and Mangin streets, for Philip Bohnet, to P. H. McManus, for \$11,000, the latter giving in exchange the five-story brick factory and five-story brick store and tenement on the northeast corner of the Eastern Boulevard and Seventy-fifth street, 51x98, at \$46,000.

Newman Cowen, it is reported, has sold four lots on the northwest corner of Sixth avenue and One Hundred and Nineteenth street, for \$37,000, with a loan to John Walker. We hear that Mr. Walker will erect six houses thereon.

N. Cowen has purchased from J. J. Brierley the lot, No. 230 East Seventy-sixth street, for \$7,500.

It is reported that F. J. Schnugg has resold the four lots on the southwest corner of Second avenue and Eighty-seventh street, to the Rhineland estate for \$46,000.

Scott & Myers have sold for John P. Bell, of San Francisco, the five-story brown stone store and tenement on the southeast corner of Eighty-eighth street and Third avenue, (No. 1567); size 25.8½x59x68.10.

M. B. Baer & Co. have sold for D. S. McElroy the two-story brick stable, No. 10 Sniffen Court, for \$4,250.

Brooklyn.

Paul C. Grening has sold fourteen lots on the northeast corner of Putnam and Sumner avenues to George H. Smith for \$19,607; three-story and basement brown stone dwelling, 16.8x45x100, No. 365 Jefferson street, to Mr. Teft for \$7,500; two lots on the north side of Hancock street, 160 feet west of Stuyvesant avenue, to H. M. Smith, for \$2,300.

Fr. Herr has sold the two-story and basement brick dwelling, 20x44x100, No. 98 Vernon avenue, to Albert Wild for \$6,000.

Theo. A. Thorne has sold the two-story brick dwelling, 16.8x45x131, No. 308 Park place, to Adolph Thier for \$3,900; two-story frame store and dwelling, No. 281 Tompkins avenue, 19.6x75, to Henry Rippe for \$5,000; two-story frame dwelling, 15x52x100, No. 229 Putnam avenue, to T. Fowler for \$4,500.

Paul C. Grening has purchased nine lots on the southwest corner of Putnam and Throop avenues for \$14,000.

The sale of fifty houses in the Twenty-fifth Ward, belonging to the Manhattan Building Company, which was to have taken place last Saturday at the rooms of Cole & Murphy, was postponed *sine die*.

CONVEYANCES.

	1884.	1885.
	April 18 to 24, incl.	April 17 to 23, incl.
Number.....	326	316
Amount involved.....	\$1,484,210	\$1,410,960
Number nominal.....	71	67

MORTGAGES.

Number.....	202	203
Amount involved.....	\$743,810	\$637,361
Number at 5 % or less.....	76	98
Amount involved.....	\$294,450	\$337,650

PROJECTED BUILDINGS.

	1884.	1885.
	Apr. 19 to 25.	Apr. 18 to 24.
Number of buildings.....	82	139
Estimated cost.....	\$315,700	\$644,380

Out Among the Builders.

The New York Steam Company intends to build a steam station, to cost \$500,000, on One Hundred and Fifteenth and One Hundred and Sixteenth streets and East River. They will also build docks and erect gas works on the site. The new structures will occupy thirty-five lots, and will be erected to supply steam heat from One Hundred and Tenth to One Hundred and Thirty-fourth street, Harlem.

John Glass & Son are about to erect a wholesale and retail market on Bloomfield and Little Twelfth streets, between Tenth and Thirteenth avenues. It will be two stories high, of brick and iron, and will have a frontage of 125 feet on Bloomfield and 129 on Little Twelfth street, the area covered being 43,000 square feet. The cost is estimated at \$65,000. G. A. Schellenger is the architect.

A. B. Ogden & Son have the sketches on the boards for a six-story tobacco factory, 48x110, to be built on the northeast corner of First avenue and Sixty-ninth street, the front to be of brick and Ohio stone trimmings; the building will contain an elevator, steam heat, &c.; also for two five-story brick and Ohio stone tenements, 27x85 each, to be built adjoining on the street, and two five-story brown stone front flats, 27x85 each, adjoining on the avenue. The cost of these improvements to the owners, Bondy, Lederer & Co., is estimated at \$130,000.

The above architects also have the plans for two five-story brown stone flats, 25x82 each, to be built on the north side of Fortieth street, 150 feet west of Eighth avenue, to cost \$40,000; and a five-story brick and Wyoming blue stone front tenement with stores, to be built at No. 136 Sheriff street, for Harry Browning, to cost \$18,000.

The Church of the Holy Spirit, on the northeast corner of Madison avenue and Sixty-sixth street, is about to receive an addition, in order to afford increased accommodation for the congregation, which has already outgrown the present facilities. Adjoining, the extension, a four-story rectory will be built, about 30x100, the cost of the improvements being estimated at \$35,000. The plans are being drawn by R. H. Robertson. The same architect has the sketches on the boards for the factory to be built for Donaldson Bros., lithographers, on the north side of Park street, 116.6 feet east of Pearl street, as mentioned in our issue of Jan. 17 last. It will be five-stories high, 50x125, irregular, and will contain an elevator, steam heat, &c., the fronts being of brick and stone. The cost is estimated at \$35,000.

O. T. Marshall intends to improve three lots on the northeast corner of Seventy-eighth street and Park avenue.

G. A. Schellenger is the architect for the four four-story dwellings to be built by Edgar & Son, on Seventieth street, west of Ninth avenue, reported in our issue of the 4th inst. They will be each 18.9x60, with an extension 12x13, and will cost about \$72,000.

E. W. Greis has the plans under way for a five-story and basement brick store and dwelling, to be built on Canal (No. 40) and Division streets, for Charles Klingenstein. It will have a frontage of 21 feet on the former street and 25 on the latter, running through, being 40 feet deep. The cost will be \$10,000. The same architect has plans for alterations and additions to the private house of E. H. Murray, at No. 25 Rutgers street, to cost \$8,000.

Charles Buek & Co. will improve two lots on the north side of Sixty-ninth street, 150 feet east of Madison avenue, adjoining the plot recently purchased by them, by the erection of first-class dwellings.

Johnson Bros. have commenced the excavations for nine five-story brick and brown stone flats, two families per floor, to be built on the southwest corner of Eighty-ninth street and First avenue.

Bart. Walther has the plans under way for a five-story brick and brown stone tenement, 25x79.6, to be built on the north side of One Hundred and Thirteenth street, 153 feet west of Avenue A, for Michael Riley, to cost \$15,000.

Hugo Gorsch intends to build a five-story tenement and stores, 25x84, on the east side of Second avenue, 25 feet north of Ninety-second street, adjoining the tenement built by him on the corner; architect, Chas. Kinkel.

A. Spence has the plans for three five-story brick and brown stone flats and stores, one 25.8x80, and two 25x80, to be built on the northwest corner of Third avenue and One Hundred and Third street, for Thomas Maguire at a cost of about \$60,000; a five-story brick and brown stone hotel, 28x53, to be built on the northeast corner of Lexington avenue and Thirty-third street, for Daniel Schoonmaker, at a cost of \$13,000; and a four-story brick and brown stone tenement, 20x52, with stable in rear, on the north side of One Hundred and First street, 90 feet east of Third avenue, for Thomas Maguire, to cost \$11,000.

The Marvin Safe Company intends to build a factory on South Fifth avenue and Thompson street, between Prince and Houston.

T. McManus is the owner of the warehouse to be built on One Hundred and Seventh street, near Third avenue, as mentioned in our last, and not P. McManus.

G. A. Freeman has the plans for altering the private house No. 299 Fifth avenue into a business structure, for H. O. Watson, at an estimated cost of \$20,000.

Bradford L. Gilbert has the sketches on the boards for a 50x200 extension to the riding-school on the south side of Fifty-ninth street, between Madison and Fifth avenues.

Stern Brothers are about to build a handsome private stable on the north side of Seventy-seventh street, 200 feet east of Fourth avenue, from plans by William Schickel.

Brooklyn.

W. C. Vosburgh Manufacturing Co. are about to erect a six-story brick and stone front factory and show-rooms, 28x90, on the south side of Fulton street, about 70 feet east of Gallatin place. The cost of this improvement, together with the land, will be about \$70,000. The work of demolishing the building on the present site will commence immediately. Architects, Par-fitt Bros.

Robert Dixon is preparing plans for eleven three-story and basement brick, with brown stone front, dwellings. Ten will be 17.5x48, and one 18.5

x48. They are to be erected on the north side of St. John's place, 250 feet east of Sixth avenue, and will be cabinet trimmed and finished in first-class style. The owner is George H. Engeman and the cost will be about \$10,000 each. A four-story brick (stone front) flat, 34x65, with all improvements, to be erected on the south side of President street, 75 feet west of Henry street, C. Donnellon being the owner and the cost about \$18,000. Mr. Dixon also has sketches for a one-story toilet and dressroom, 36x15, with tanks, engine, pumps and other improvements to be made to the Grand Stand of the Coney Island Jockey Club Race Course at Sheepshead Bay, to supply the whole track with water. The cost will be about \$4,000.

Th. Engelhardt has plans in hand for eight three-story frame stores and dwellings to be erected on the west side of Marcy avenue, extending from Park avenue to Ellery street; the two corner dwellings will be each 25x55, and the six inside buildings 25x52 each; they will contain all the latest improvements. Mr. George Straub is the owner and builder, and the cost will be about \$36,000.

M. J. Morrill has just completed plans for a three-story brick, brown stone and terra cotta front theatre, 51x100, to be erected on the south side of Fulton street, near Grand avenue, with restaurant, 20x40, on rear of adjoining lot. The upper story of main building will contain two lodge and ante rooms, the entrance of which will be from adjoining building, so that the entrance to the theatre will be unembarrassed. The theatre will be a first-class house of entertainment, and will seat 800 people. The owner is Mr. James M. White, and the cost will be about \$85,000.

H. Vollweiler is preparing plans for four four-story brick stores and flats, to be erected on Manhattan avenue, the northeast corner of Calyer street. The corner one will be 25x50, and the remainder will be 25x46; the cost to the owner, M. Bogel, will be about \$25,000.

A. Herbert is at work on plans for eight four-story frame flats, 25x55, with stores in corner buildings, to be erected on Fourth street, extending from North Tenth to North Eleventh streets, for Henry Hamilton.

E. F. Gaylor is drawing plans for a three-story and basement brown stone flat, 25x50, to be erected on Hart street, near Marcy avenue, for Charles Watts, to cost about \$10,000.

Paul C. Grening, who has just purchased nine lots on the southwest corner of Putnam and Throop avenues, will improve them by the erection of a row of three-story brown stone dwellings.

C. N. Althaus is about to erect a three-story brick store and dwelling, 22x54, with two-story brick extension, 22x18, on the northeast corner of Reid avenue and Hancock street.

Geo. H. Smith intends to erect a row of two-and-one-half-story dwellings, with store on corner, on the fourteen lots just purchased by him on the northeast corner of Putnam and Sumner avenues.

It is reported that the Brooklyn Retail Protective Grocers' Association intends to erect a building to cost about a quarter of a million dollars.

P. J. Carlin has received the contract for erecting the police station and court house building on Adams street, north of Myrtle avenue, at a cost of \$45,200.

The contract for constructing an elevator in the Municipal Building has been awarded to the Whittier Machine Company at \$3,085.

Out of Town.

Meridian, Miss.—Alfred Zucker & Co., of New York, are drawing the plans for two churches to be built in this city; one for the Methodist Episcopal South Church, 80x150, to cost \$85,000, and one for the Roman Catholic Community, the Rev. Father Valley, pastor, to be called "St. Patrick's Cathedral," size 50x100, to cost \$45,000. Both churches will be of brick and native stone.

Morristown, N. J.—Miss Van Winkle is about to erect a two-story and attic brick cottage and stable here, from plans by D. & J. Jardine, of New York.

Morris Park, L. I.—The Corbin Banking Co. will shortly commence the erection of eight two and a half-story frame cottages, about 35 feet square, to cost some \$20,000. It is understood that the company are acting for some English capitalists, the intention being to make further improvements here later on. The architects are A. J. Manning and R. H. Robertson.

Newark, N. J.—H. C. Klemm has the plans under way for two three-story cottages, 30x48 each, to be erected at 98 and 100 Bowery, for John Steel and Christian Specht, at a cost of \$4,000 each, and one for Peter Cousins, at 148 Bowery, to cost \$3,500.

R. H. Rowden has the sketches for a two-story and attic cottage, to be built on Summer av, near Third avenue, for Mrs. A. M. McKirgan, to cost \$3,500.

H. E. Reeve & Co. have the plans for a three-story brick, brown stone and terra cotta front dwelling, 22x50, to be erected on Chestnut street, near Broad, for M. A. Hill, at a cost of \$6,000.

The following are the principal plans filed in the Department of Buildings from April 16-23: A 3-sty fr. dwg., to be built at 115 Mt. Prospect av, for Robert Gray; a 4-sty brk. and br. st. saw works, 30x65, at 15-17 River st, for Christopher Richardson, archt. Thomas Cressy; a 2½-sty fr. dwg., 22x37, at 282 Broom st, for George Muller; a 3-sty brk. and br. st. dwg., 33x44, on High st, nr. Clinton, for C. L. Carrington, archt. Van Campen Taylor;

a 3-sty fr. dwg., 22x40, at 114 Bruce st, for Ida Shaedel; four 3-sty fr. dwgs., 24x30 each, on Stone and Cutler sts, nr. Fifth av, for Fred. Castle; six 2-sty fr. dwgs., on North 3d st, nr. Bloomfield av, for Wm. Crabb; three 3-sty fr. dwgs., 20x32 each, at 87-9 Summer av, for Samuel Castle; a 3-sty fr. dwg., 21x44, on W. Kinney, nr. Vine, for W. J. Knight, archt. T. Cressy.

Schenectady, N. Y.—The New York Central Railroad is about to erect a one-story brick and stone depot at this place, size 35x100, to cost about \$30,000, from plans by Robertson & Manning, of New York.

Contractors Notes.

Bids or estimates for each of the following works, to wit: No. 1. For the erection of foundation walls and granite coping required at the southerly part of Jeannette Park, located between South and Front streets and Coenties slip.

No. 2. For the erection of granite steps, platforms, brick arches, iron beams, etc., required at the four octagonal bays and two entrances on Morningside Park, adjoining Morningside avenue, will be received by the Department of Public Parks until 10 A. M. on Wednesday, the 6th day of May, 1885.

Notes and Items.

Application will be made to the Supreme Court on Friday, May 15, for the appointment of Commissioners of Estimate and Assessment in the matter relative to the opening of One Hundred and Forty-eighth and One Hundred and Forty-ninth streets, from Eighth avenue to the first avenue west of Eighth avenue, and from Av St. Nicholas to the Hudson River.

The Corporation Counsel will make application to the Supreme Court on May 22 for the appointment of commissioners in the matter relative to acquiring title to land for East One Hundred and Fifty-seventh street, extending from Elton to North Third avenue.

Special Notices.

The attention of our readers is called to the card of Mr. C. H. Southard, formerly the partner of F. W. Seagrist, Jr., who has taken the old yard of that firm at 617 and 619 East Sixteenth street, where he will continue in the second-hand building material business. Having been in this line for the last five years and having an able and experienced corps of men thoroughly understanding their business, he is fully competent and able to undertake everything pertaining to the business, such as the tearing down and removal of buildings. Parties having work to be done or wishing any kind of material can obtain estimates and prices from him. He also buys and sells all kinds of store and office fixtures. Mr. Southard is at present tearing down the old building corner of Greene and Houston streets for the Astor estate, and we believe, to the entire satisfaction of the contractor, Mr. Marc Eidlitz.

The difficulties heretofore encountered in the use of wire-cloth as a plastering surface are successfully obviated by the use of corrugated wire lathing, as manufactured by the Stanley Corrugated Fire-Proof Lathing Company, whose card will be found on another page.

Theo. Engelhardt, the well-known Brooklyn architect, has removed from No. 14 Fayette street to No. 779 Broadway, Brooklyn, where he has erected a three-story brick store, his offices being on the second floor and dwelling rooms above. This architect has been established since 1875 and has received about 180 orders, comprising between 500 and 600 buildings, during the year. His new offices are built expressly for architectural purposes and are handsomely fitted up in hardwood.

Rome Reconstructed.

Since the establishment of the constitutional monarchy in Italy a double problem has been working itself out—how to make Rome a modern capital, healthy, clean and habitable, and how to preserve the margin of recovered ruins, and spread for the antiquary (that epicure of decay) his due table of the broken victuals of the past. Rome has been held in the double grasp of "dead hands" for centuries. There was the dead hand of the Roman pontiffs, and behind it the dead hand of time. The Rome of the Papacy has been disentangling itself from the modern and from the ancient city. The great barracks of monkery and the faded palazzi, with their shadowy sarcophagous courtyards and precincts, where gloom and uncleanness strove for mastery, are rapidly diminishing from most quarters of the city. Modern taste and everyday needs have swept a large area into that struggling *rus in urbe* patched by the tracts of arid desolation, the vineyard trailing over leprous-looking rubbish, the ilex nodding on the moldered gatehouse, the scraggy tufts of plane and cypress clothing scantily the ruin mounds of ages, and squalid cottages or deserted limekilns clustering fungus-like on the gray villa's walls. Through these the adile of to-day breaks his way with plummet and trowel, and the faded remnants of shabby grandeur recede as he invades. Here and there the pioneer of utilitarianism unearths crumbled mosaics, scraps of painted wall surface, decayed frescoes, fragmentary and chaotic glimpses of the golden age of empire. They peep from the chasm for a moment, catch the sunshine once again, and then return to earth and resume their thousand years of slumber. Yet surprises and discoveries come thick and fast, and, sifted from this refuse, the stock of monumental trophies which adorns the Capitoline Museum is said to have more than doubled in less than ten years. A policy of artistic reconstruction of the known haunts of classic interest wherever possible, and of careful preservation of fragments where impossible, has for some years prevailed; and the result is that the eye of well-read *cognoscente* may reclothe those spots with their ancient scenery.—*The Edinburgh Review.*

BUILDING MATERIAL MARKET.

BRICKS—Nothing very startling has developed on the general market for Common Hards. A slightly easier tone is current if anything, but sellers have not been forced to a serious disadvantage and have managed to dispose of a considerable amount of stock, including increased arrivals from "Up River." It has proven a good week for work, and consumption was fuller in many sections of this and adjoining cities, but there was a noticeable degree of caution in the movements of buyers, compelling recognition from receivers. Indeed, with \$5.00@6.00 per M. as the general selling range covering all makes except now and then a chance load, it was very difficult to induce customers to go above \$5.50, though when good stock could be reached at this latter figure or under it has sold

more quickly within a day or so. As a rule there seems to be an unusual absence of buoyant talk on the market this spring, and the evidences favor a belief that all hands are inclined to commence in a careful conservative manner no matter what the progress of the season may bring forth, and especially as there is a great deal of old stock to dispose of. The warm weather has set afloat a little talk over the prospects of new stock, but while moulding has already commenced at Hackensack and the Hudson River manufacturers are "getting ready," it is pretty early to calculate upon freedom from frost and other drawbacks to production. Pale Brick are dull, unsettled and to a considerable extent nominal, and this grade unquestionably feels the influence of fears entertained by contractors regarding the use of this kind of stock since the fall of the part of buildings up-town. Croton Fronts firm; other fronts somewhat nominal as yet.

GLASS.—Most reports are cheerful and promising. The demand has been good and gradually expanding, with the selection of a sufficiently general character to embrace about all the principal and regular sizes, and prevent any accumulation of stock. The amount as yet available, however, remains full enough to meet calls promptly, and sellers do not anticipate any difficulty until country orders commence to run up more rapidly. The above will apply to both domestic and foreign goods, and it may also be added that values are generally showing good strength, with a prospect that cost will increase rather than make any shrinkage.

HARDWARE.—Sellers do not find their customers stimulating into any great amount of interest or manifesting a desire to handle stocks with freedom, \$9

far as wants are well defined there is a demand, and of fairly active character, but as soon as the amount previously settled upon has been secured buyers cease all further negotiations, and experience indicates that it is folly to waste time endeavoring to draw them into more liberal investment. Supplies are ample and freely offered with prices generally showing an unsettled tone, the most decided differences in cost of late having been shown on screws.

LATH.—Rather too many lath has been the trouble with the market this week. Receivers continue to tell about a good demand, and back up the claim very well by showing a great bulk of the supply disposed of soon after it came to hand. The arrivals, however, were full from both Maine and the Provinces, were pretty well scattered, and enough competition took place to give buyers a further advantage. Quotable business was shown all the way from \$2.25 down to \$2.15 per M, and these figures now cover the asking and bidding rates, with \$2.20 probably an operating basis. It may be noted that stock has sold for less than anything above recorded, but either the circumstances of delivery or the showing of quality were so much out of the usual line that a recognition of the rates would not be justifiable.

LIME.—So far as cost is concerned no change has taken place on the market for Eastern. The demand, however, has been less active from most quarters, and quite an accumulation of unsold stock was shown, though receivers hope to gradually work it off during the coming week. No State stock at hand, owing to the canals remaining closed, and values are simply nominal for the present.

LUMBER.—Taken as a whole our lumber market cannot be called an active one by any means and among the numerous ways operators adopt in looking upon the business situation, it is not difficult to find those who express considerable dissatisfaction. There is, however, unquestionably a tendency toward improvement in all standard lines of stock in the matter of swelling sales for consumption and this has a more or less bracing influence upon values, especially as assortments are sufficiently reduced and broken to give holders of desirable accumulations an advantage. Whether this is only the change natural to the season has yet to be determined, but the chances would seem to favor a gain instead of any reaction, for a while at least. Buyers will unquestionably adhere to a cautious policy in making their investments, but manufacturing, shipping and increased building wants, even if figured down to the most imperative line of actual necessity can hardly fail to expand the outlet into more extensive volume than for some time exhibited.

Spruce has been selling in about the usual form; if concessions have to be allowed under press of some temporary influence, recovery is almost sure to follow very soon, and so also when buyers are now and then placed at a disadvantage they regain lost ground in a short time, and thus while fractional fluctuations are not uncommon the general range of cost undergoes but little actual variation. Quite a number of cargoes received during the past three or four weeks, have at once gone to yard on orders and the randoms generally appear to have found a fair demand to take them also. Not only was the immediate local trade to be found very well represented among the customers, but out-of-town buyers were frequently heard from, and chances on the latter score are said to be quite promising still. We notice also an absence of objection to a reasonable quantity of short stuff, a certain portion of the Brooklyn trade finding it very useful, but to send forward more than a natural proportion of that class of goods would surely prove detrimental to the shipper. It is intimated that some of the mills are "catching up" on orders, and that there is some anxiety to obtain specials for the saws. It is likely that \$14.00@15.50 is full enough to quote for randoms and not above \$16.50 for special, though extra difficult would cost more.

White Pine is quoted in a somewhat irregular manner, but sifting over the various expressions of views those of a fairly favorable character appear to preponderate and the market is probably gaining if anything. Shipping orders are satisfactory, the home trade is pretty steady and some increase in the sale of box-boards, etc., may be noted. Since the first of the present month exports have been running well, and dealers are expecting further good orders from Central America. We quote at \$15@17 for West India shipping boards; \$23@29 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine has very little demand here and from occasional hints dropped there is probably a great deal more stock than could be used on any outlet likely to develop. In meeting orders for shipment to other points, however, as well as occasionally for export dealers manage to find some employment and secure about former rates. Freight charges are now higher, but cost of lumber does not increase in proportion. We quote as follows: Randoms \$17.50 @ 19.50 per M; Specials, \$19.50 @ 21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$23@26; Sidings, \$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 \$19@21 for dressed.

Hardwoods are steady enough for all good stock and meet with a fair degree of attention on home account with a tendency to increase of demand. Export orders somewhat careful, but frequently taking a number of small lots. We quote at wholesale rates by car-load as follows: Walnut, \$65 @ 100 per M.; white ash, \$33@42 do.; oak, \$30@55 do.; maple, \$20@28 do.; chestnut, \$28@36 do.; cherry, \$75@90 do.; whitewood, \$28@35 do. do.; elm, \$20@23; hickory, \$45@50 do.

Shingles obtain a few export orders and are under a little more inquiry on home account, which with moderate stocks in hand gives prices a steady tone and in some cases an advance is talked of as not unlikely. We quote Cypress at \$8@8.50 per M for 5x20 and \$10@11 do. for 6x20 regular assorted shipping. Pine shipping stock, \$3.25@3.50 for 18 inch, and Eastern saw grades at \$3@3.25 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@25.50 for No. 1; for 24 inch, \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

From Mr. Geo. W. Hotchkiss, secretary Lumberman's Exchange, we have the following figures relating to Chicago market.

COMPARATIVE STATEMENT OF STOCK ON HAND.

Table with columns for Year, Lumber and Timber, and values for 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, BAY CITY, Mich.

There is very little to be said in regard to the Saginaw River lumber market for the past week. Everything said in our report a week ago might be repeated at present. Sales during the week have been few and far between, and the transactions have been of very trifling dimensions. Lumber buyers have kept persistently out of sight, and it is now believed that a revival will be delayed until the opening of navigation, which will be postponed for a couple of weeks at least. As soon as the lumber carriers begin to leave the river, it is confidently expected that an active demand will be perceptible. There is an extraordinarily large number of lumber piles marked sold, and it is thought at least 200,000,000 feet have changed hands since January 1st. The McGraws have sold 16,000,000 feet during that time, which has not heretofore been reported.

Sales this week have been reported as follows: Mosher & Fisher, 300,000 feet at \$9, \$18 and \$38; 500,000 feet was sold in Saginaw at \$7, \$14 and \$32; 200,000 feet at \$9, 18 and \$38; 1,200,000 feet at \$9, \$20 and \$39; C. H. Plummer sold 200,000 inch boards, destined for Peru, at \$16 straight; 800,000 feet of black and white ash boards is reported at \$10 and \$14.

The Northwestern Lumberman as follows:

As a proof that lumber has been rapidly going out of pile here it is only necessary to instance the broken state of dimension assortments. Heretofore there has been much divergence of opinion about this, but now there is a noteworthy agreement that 2x4, 16 is nearly out of market, and that all 16-foot dimension, with the exception of 2x10, is lacking in assortment and hard to be scared up by telephone. And, for a wonder, some sizes of long timbers begin to be called for urgently, and cannot be readily found. This is said to be the case with 6x6 and 6x8, 26 and 28, which have suddenly become unusually marketable. Strange to say, 12-foot lumber is less called for now than in former seasons, and 18-foot is a little druggery. No. 2 cull boards and fencing are in demand, and supplies in individual yards are running low. B select of the three first thicknesses are more frequently called for than they were in the winter, and are selling at prices a little firmer.

Though assortments of dry dimension and common boards are becoming broken, and inquiry for them between yards is frequent, while a late opening of the cargo market is certain, there is a remarkable softness of prices still manifest. Occasionally is heard the statement of a sale of lumber at astonishingly low prices. Buyers always demand offers at low figures. People appear to have got into the habit of expecting low prices, without a thought of the possibility of anything else. Yet there begins to be a feeling abroad in the trade that if shipments are well maintained much longer, while the local requirement is large, there must soon be a stiffening in the prices of such lumber as is becoming scarce and difficult to obtain. A week or two more of demand in current volume would make a vast difference in favor of better prices.

It is a noteworthy fact that there was more lumber on hand on April 1, this year, than there ever was before in the history of Chicago trade, the nearest approach to it being in 1883, when there was 412,007,038 on hand April 1. The excess this year was wholly owing to the meager trade in February. The prospect now is that the excess of nearly 68,000,000 will be more than wiped out on May 1, as receipts will be unusually light previous to that time.

There is great diversity of opinion among the Chicago hardwood dealers as to the amount of business being done, but as each looks at the matter from his own standpoint, and judges business by his own experience, an outsider may be able to make a more correct statement than any of them. Those who supply the furniture manufacturers have a tolerably active business in a small way. Those who make a specialty of the contractors' and builders' trade are pretty busy, but those who have a general trade, principally out of town, and with the agricultural implement and wagon factories, and who do not employ solicitors, are doing very little. As a whole, the volume of trade will average up about as it has for the past two or three weeks, with a present temporary depression due to two or three days of alternate rain and snow, making it difficult to deliver dry lumber in good shape.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, Minn.

The movement of lumber is noticeably growing from all western markets, with firmer prices and less anxiety to sell. The war flurry in Europe, and the heavy advance in wheat and meat has had a marked effect on the holders of lumber; they now seem confident of better prices this spring. As usual, the 1st of August will find the whole northwest stripped of all dry lumber, and even now the assortment is as badly broken up as the trade has ever known at this date.

Chicago is less excited than usual with her at this time of year, and the volume of trade is increasing. The warring will soon commence on the auction market and the result is looked for anxiously. Much depends on whether the reserve stocks at the west shore mills is to be hurried into the city. A movement is reported among holders to prevent the shipment of lumber from the mills before sales are made. They are strong enough to force purchasers to come to them.

Raft lumber is moving freely on the Mississippi from winter quarters, but no sales are reported. Many of the mills along the river are already running, but some of the larger ones will purposely delay starting for some weeks. Logs are selling slowly on the St. Croix and at Minneapolis, with prices only nominal. Several of the mills have no stocks and will have soon to either buy or contract for sawing by the thousand. The prospects now seem to be that prices will rule fully up to last year's figures.

ENGLAND.

The Timber Trades Journal furnishes the following:

The imminence of a great war, which is likely to shut out from our markets an entire year's Russian supply of timber, should give a considerable impulse to the home trade, as our Russian supply was equal to about five-sixths of our whole importation from British North America last year; in round numbers, 1,350,000 loads, a large bulk to be stopped from a year's importation of about 6,000,000 loads.

American Black Walnutwood.—Sales have been quiet; but it appears from what we hear that importers are now asking higher figures, by which we should gather that shipments are expected to be light for some time to come, and there seems to be no doubt that such inferior parcels as have been sent of late will not be repeated, as the results are said to have been very unsatisfactory to all concerned.

American Whitewood.—In this there is still a good amount of trade doing, and at fairly maintained prices. We think the shippers have now a better knowledge than formerly of what the trade here requires, as we notice in the recent arrivals logs are less waned and of straighter growth than formerly, planks more clear of centre and better squared, and boards sounder and less sappy; whilst the now common practice of sending over for the pianoforte trade "ends and tops" planned up and cut to exact sizes required appears to be greatly appreciated by the trade, though we very much fear the importation of so much cut stuff must be very damaging to the interests of saw-mill people here.

NAILS.—As wants arise buyers come upon the market, but until the necessity for replenishing stocks is really felt it is useless to expect demand. This naturally has a tendency to keep business in somewhat irregular form, yet a footing of orders for any reasonable given period generally shows that the aggregate movement is not diminishing, and most operators express satisfaction with the condition of trade. A difficult matter is to keep production in hand, but this is managed well enough to prevent any serious pressure of stock at present. Quotations are placed at \$2.20 @ 2.25 per keg for 10d. to 60d., and a little higher for small lots.

PAINTS AND OILS.—No complaints of an important character regarding the condition of business are to be heard, and in some instances reports take very cheerful form. Indeed, so far as the staple line of goods is concerned the market is "keeping its end up," with other classes of merchandise in first-rate form, and a portion of the trade predict no positive slackness until hot weather. With above conditions prevailing prices are readily sustained, and the general feeling is quite steady. Linseed Oil without new developments of an important character, prices remaining at 51@53 for domestic and 54@55 for foreign. Spirits Turpentine has been in good demand, and firmer prices generally showing an advance to 32@34c. per gallon, according to size of invoice.

PITCH AND TAR.—Some little irregularity has been shown but nothing of a serious character, and trade retains fair average volume. 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 and Real Estate Exchange and Auction Room for the week ending April 24:

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

R. V. HARNETT & CO.

Table listing various real estate sales with addresses and prices, including properties on Crosby st, Greene st, Greenwich st, St. Luke's pl, Hudson st, 25th st, 37th st, 48th st, 51st st, 55th st, 58th st, 109th st, 110th st, 114th st, 120th st, and *2d av.

April 25, 1885

A. H. MULLER & SON.

56th st, No. 77, n s, 83 w 4th av, 17x67.1, four-story stone front dwell'g. J. Marshall	28,000
57th st, No. 563, n s, 50 e 11th av, 16.8x60, three-story brick dwell'g. Chas. H. Madden	5,100
59th st, s s, 175 w 5th av plaza, 50x100.5, vacant. M. Buchanan	88,000
59th st, s s, 250 w 5th av plaza, 100x100.5, vacant. Chas. Ford	164,000
123d st, No. 206, s s, 175 w 7th av, 16.8x99.11, three-story brick dwell'g. W. E. Hunt	7,500
74th st, s w cor Madison av, 18x80, No. 928 Madison av, four-story brick and stone dwell'g. A. E. Scoullar	34,250
Madison av, s e cor 81st st, 20x85, four-story brown stone dwell'g. W. P. McGloin	24,900
2d av, No. 119, n w cor 8th st, 25x100, three-story brick dwell'g. C. L. Reed	29,750
5th av, n e cor 109th st, 10x100, vacant. M. Buchanan	48,000
5th av, s e cor 120th st, 25.2x100, vacant. S. Lovejoy	11,650
5th av, e s, adj, 25.3x100. E. C. Schell	8,300

JOHN F. B. SMYTH.

32d st, No. 350, s s, 100 w 1st av, 17.6x98.9, four-story brick store and tenem't. M. Hart	5,500
32d st, No. 346, s s, 17.6x98.9, four-story brick store and tenem't. Same	5,450
72d st, No. 342, s s, bet 1st and 2d avs, 16.8x102.2, three-story brown stone dwell'g. W. A. Sheldon. (Mort. \$9,000)	11,500
86th st, No. 340, s s, 200 w 1st av, 25x102.2, three-story brick dwell'g. W. Brush. (Mort. \$4,000)	8,375
116th st, n s, 90 e 4th av, 40.9x100.11, vacant. W. S. Stern	12,750

SCOTT & MYERS.

42d st, No. 24, s s, 52 w Madison av, 26x98.9, four-story stone front dwell'g. E. B. Van Winkle. (Amt due \$32,172)	70,250
61st st, No. 68, s s, 77 w 4th av, 19x100.5, four-story brown stone dwell'g. Mrs. E. V. Cesor	26,100

L. MESIER.

83d st, n s, 150 w 8th av, 50x102.2, vacant	} 95,000
84th st, s s, 100 w 8th av, 100x102.2, vacant	
8th av, s w cor 84th st, 100.4x100, vacant. Morris Steinhardt. (Amt due \$89,914)	

FAIRCHILD & DE WALLTEARSS.

Columbia st, No. 25, w s, 21.10x100, two-story front and two-story rear frame buildings. Chas. Rosenberg	6,525
6th st, No. 634, s s, 257.11 w Av C, 21x97, three-story brick tenem't. Frank Stock	7,900

J. L. WELLS.

140th st, No. 591, n s, 115.9 e Alexander av, 15.9 x100, three-story frame dwell'g. William Miller	5,500
Courtlandt av, s e cor 160th st, 25x100, frame shop. Michael Link	2,600
Courtlandt av, e s, adj, 25x100, vacant. Same	1,300
Courtlandt av, e s, adj, 25x100, vacant. Same	1,350

J. T. STEARNS.

137th st, n s, 500 w Boulevard, 100x99.11, vacant. Eugene J. McEnroe	7,000
Land under water Hudson River, abt 6.10 w of s w cor 12th av and 137th st, 40.10x183.2x41.9 x181.2. Same	4,200
Land under water Hudson River, ext'de from 137th to 138th st, 199.10x146.4x202.4x278.4. Same. (Amt due on this, adj and 137th st property \$48,900)	38,000

D. M. SEAMAN.

10th st, No. 47, n s, 252.1 w Broadway, 25.5x94.9, four-story brick dwell'g. F. E. Barnes	29,750
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BURGESS, GORDON & CO.

Clinton pl, No. 62, s s, 125 e 5th av, 25x90, three-story brick dwell'g. Geo. M. Titus	2,050
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V. K. STEVENSON & CO.

79th st, No. 227, n s, 325 e 3d av, 25.6x102.2, four-story brown stone flat. Joseph Smith for Isidore Cohnfeld. (Rent \$2,832)	23,000
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J. T. BOYD.

16th st, Nos. 431 and 433, n s, 375 e 10th av, 50.5 x92, two five-story brick flats. Joseph Moore. Right, title, &c.	210
76th st, No. 342, s s, 250 e 2d av, 25x100.2, four-story stone front dwell'g. Jacob Fleischmann. (Amt due \$10,725)	12,500
76th st, No. 344, 25x100.2, four-story stone front dwell'g. Julius Fleischmann. (Amt due \$10,725)	12,500

H. HENRIQUES.

Jane st, Nos. 85 and 87, n s, 120.5 e Washington st, 46x87.5, two-story brick stable. J. E. Tompkins	17,750
Watts st, No. 19, s s, 123.2 e Varick st, 21.2x82, three-story brick dwell'g and two-story stable on rear. John J. Macklin	8,250
Total	\$1,271,910
Corresponding week, 1884	\$1,234,710

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, J. C. Eadie and others have made the following sales for the week ending April 24:

Boerum st, s e cor Lorimer st, 50x100	3,825
*Clinton st, w s, 98.10 s Warren st, 25x92.10x23.9x92.10. Louis E. Delius	8,150
Douglass st, s s, 80 e Hoyt st, 20x100. Porter	25
Keap st, No. 235, n w s, 160 n e Marcy av, 20x100, two-story brown stone dwell'g	5,950
Leonard st, w s, 75 n Meserole st, 25x100	7,350
Pacific st, No. 365, n s, abt 265 w Bond st, 20x90, three-story brown stone dwell'g. John O'Brien	7,800
Spencer st, Nos. 116 and 118, w s, 50x100, two two-story front and three one-story rear frame houses. S. L. Rowland	3,000
*1st st, n s, 70.1 e Hoyt st, 20x81.5. Frederick C. Linde and ano., exrs. (Mort. \$2,500)	8,700

York st, s s, 50 e Greene lane, 75x100x50x irreg x70. J. J. Carey	18,100
Bedford av, No. 481, e s, 21x100, three-story frame dwell'g. Augustus Merritt	5,900
*Bedford av, w s, 20 s Monroe st, 80x76. Jesse Crawford	29,950
*De Kalb av, s s, 50 w Tompkins av, 100x100, two-story frame dwell'g. The Emigrant Industrial Savings Bank. (Mort. \$9,008)	14,708
Nostrand av, No. 204, w s, 20x100, three-story frame dwell'g. J. J. Drake	5,500
*28 lots on map Wyckoff Eldert, East New York indef. Woolsey	500
Total	\$114,408
Corresponding week 1884	\$219,765

CONVEYANCES.

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

NEW YORK CITY.

APRIL 17, 18, 20, 21, 22, 23.

Broadway, Nos. 687 and 689, and Nos. 250 and 252 Mercer st, begins Broadway, w s, 50 n 3d st, 42.2x200 to Mercer st, three-story brick buildings. George L. Kingsland et al., see 7th av, to Ambrose C. Kingsland. Apr. 14. \$150,000	
Broadway, No. 709, and No. 274 Mercer st, begins Broadway, w s, 49.9 s Washington pl, 24.2x200 to Mercer st, three-story brick (iron front) building on Broadway, and two-story brick building on Mercer st. Same, see 7th av, to Walter F. Kingsland. April 14. 85,500	
Broadway, Nos. 1237 and 1239, w s, 104.8 n 30th st, runs west 234.5 along n s of old Stewart st to 6th av at point 50.5 n 30th st, x south 42.2 x east 248.5 to Broadway, x north 40, five-story brick theatre (Bijou). Foreclos. Leicester P. Holme to George I. Whitney. Mort. \$125,000, which has been foreclosed, also mort. \$6,000. April 22. 40,600	
Broadway, No. 338. Release mort. Joseph and Jno. B. Holland, exr. A. Holland, to Daniel Butterfield. April 21. nom	
Boulevard, n e cor 63d st, runs east 58.3 x north 100.5 x west 25 x north 100.5 to 64th st, x west 100 x southerly 86 to Boulevard, x south 16.8 to centre of block, x east 41.7 x southerly 71.7 to boulevard, x south 33.4, vacant. Wm. H. Scott to Wm. P. Leggatt, Brooklyn. April 10. nom	
Boulevard, n e cor 63d st, runs east 58.3 x north 100.5 x west 25 x north 100.5 to 64th st, x west 100 xs outherly 86 to Boulevard, x south 132.10, vacant. Wm. P. Leggatt, Brooklyn, to Wm. H. Scott. Mort. \$65,000. April 10. nom	
Broome st, No. 76, n s, 83.3 e Columbia st, abt 19.7 x abt 50, four-story frame (brick front) building. Partition. Theron G. Strong to William Cohen. Mort. \$1,200. Feb. 18. 4,750	
Broome st, No. 80, n s, 25 e Columbia st, 27.9x37x27.10x37, three-story frame (brick front) building and store. Partition. Same to same. Feb. 18. 4,100	
Broome st, No. 169, s s, 100 w Attorney st, 20x75, three-story frame (brick front) building. Partition. Stephen M. Ostrander to Adam Hoppel. April 21. 8,050	
Broome st, No. 549, s s, abt 154 e of Varick and adj alley on north, 21x81, with use of alley, &c., two-story front and three-story rear brick buildings. Margaret Cotton, widow, to David Hepburn. April 18. 9,000	
Bowery, No. 102, w s, abt 150 n Hester st, 12.6 x90, four-story brick building. 85th st, s s, abt 325 w 11th av, 50x102.2. George Rudd to Joseph Merritt. C. a. G. Dec. 1, 1882. nom	
Burling slip, No. 2, s w cor of a six foot alley, 22.1x58x22x58.2, with all title in alley, four-story brick building. James Cosgrove, Flatbush, L. I., and Barnet Cosgrove, Brooklyn, to Malvina wife of Oscar Hammerstein. Mort. \$12,000. April 22. 16,650	
Bridge st, No. 23, n s, 136.4 e Whitehall st, runs north 40.4 x east 0.10 x north 4.3 x east 23.5 x south 48.6 to bridge st, x west 30.9, five-story brick storehouse. Frederick R. and Charles Couderet to George Goliash. Mort. \$8,175. April 22. 16,350	
Same property. George Goliash to Ezekiel J. Donnell. Mort. \$8,175. April 23. 16,350	
Cherry st, No. 320, n s, 23.6x100x23.6x99.9. Cherry st, No. 322, n s, 23.6x99.9x23.6x99.9. Mayer Kahn to Martin Disken. Mort. \$7,750. Jan. 17. 10,750	
Chrystie st, No. 142, e s, 75 s Delancey st, 25x100, five-story brick building. George F. Johnson to Hermann Levy. Mort. \$15,000. April 17. 32,900	
Church st, w s, indef. Thomas st, s s, indef, 25x50. Church st, indef, 25x100. Thomas st, indef, 25 x —. Helen wife of Jonas Sonneborn to Jacques Loew. C. a. G. All liens. Feb. 16. 100,000	
Same property. Jacques Loew to Jonas Sonneborn. C. a. G. All liens. Feb. 17. 100,000	

Cliff st, No. 23, n w s, runs southwest 25 x northwest 59.2 x northeast abt 11.2 x northwest 32.11 x northeast 13.7 x southeast 45.11 x southeast 50.2, four-story brick warehouse. Nathaniel E. James to Melville Brown. 1/8 part. Confirmation deed. April 23. 5,000	
Delancey st, No. 283, s s, adj house on s w cor Cannon st, 16.8x75, three-story frame (brick front) tenem't. Daniel Diel to Esther Isaacs. April 22. 6,500	
East Broadway, No. 257, s s, 23 w Montgomery st, 23x95, three-story brick dwell'g. George J. Hunter and ano., exrs. J. Hunter, to Wilhelmina Drucker. April 23. 11,775	
East Broadway, No. 202, n s, abt 131 e Jefferson st, runs east 26.1 x north 66.9 x west 9 x south 4 x west 17 x south 62.8 to beginning, three-story brick dwell'g. Daniel P. Hays, Nyack, N. Y., to Isaac Goodstein. Mort. \$5,500. April 20. 11,000	
East Broadway, No. 253, s s, 69 w Montgomery st, 23x95, three-story brick dwell'g. George G. Hallock and ano., exrs. G. G. Hallock, to Rosa Jackson. Apr. 20. 14,900	
Same property. Alice A. Hallock, widow, George G. and Elizabeth Hallock and Abbie A. Leward, heirs G. G. Hallock, dec'd, to Same. Q. C. April 20. nom	
Grand st, No. 74, n s, 25 e Wooster st, 25x100, four-story frame (brick front) building. George L. Kingsland et al., see 7th av, to Ambrose C. Kingsland. April 14. 21,500	
Greene st, Nos. 194, 194 1/2, 196 and 198, e s, 222 s Amity st, runs south 82.10 to centre old Amity lane x southeast 70 x northeast 25.10 to n s said old road, x northeast 52.9 x north 10.6 x northwest 12 x north 15 x west 70 to beginning, two three-story and two two-story brick buildings. Helen wife of and Jonas Sonneborn to Jacques Loew. C. a. G. Sub. to mort. Mar. 14. 50,000	
Same property. Jacques Loew to Jonas Sonneborn. C. a. G. Mar. 20. 50,000	
Greene st, No. 192 1/2, e s, 172 n Bleecker st, 16.10 x south 59 x west 57 to beginning, three-story brick building. Arthur L. Meyer to Jonas Sonneborn. Mort. \$5,500. April 22. 7,250	
Greenwich st, w s. Satisfaction of party wall agreement. Abijah Curtiss and George Hoffman to Michael Duff. April 6. nom	
John st, No. 58, s s, 113 w William st, 24.3x91.7x24.4x91.8, five-story stone front warehouse. Charles B. T. Benton, East Orange, N. J., to Hattie B. wife of John M. Uhler, Brooklyn. 1/2 part. Sub. to 1/2 of mort. \$25,000. Feb. 21. 3,125	
Lewis st, No. 25, w s, 75 n Broome st, 25x100, three-story brick tenem't. Rachel wife of and Daniel P. Hays, Nyack, N. Y., to Benjamin and Isaac Goldschmidt. Mort. \$6,000. April 17. 10,000	
Murray st, No. 43, n s, 22x100, five-story brick building. Mary E. wife of Oliver L. Jones, Cold Spring Harbor, L. I., to Edith E. Tinker. April 10. 38,000	
Mulberry st, No. 241, w s, 168.1 s Prince st, 25x99.6, five-story brick tenem't. Philip Braender to Bartholomew Breton. Mort. \$6,000. See Prince st. April 21. 33,000	
Prince st, No. 134, s s, 24.11x101x25x101, three-story brick building. Contract. Benjamin Van Raden, Brooklyn, to William H. White, San Francisco. April 18. 16,000	
Prince st, No. 241, s s, 168.1 w Mulberry st, 25x99.6, errors. Bartholomew Breton to Philip Braender. Mort. \$16,000. See Mulberry st. April 22. 33,000	
Prince st, No. 132, s s, 25x100, two-story brick building. Contract. Henry Rosenblatt to William H. White, San Francisco. April 20. 17,500	
Prospect pl, No. 8, w s, 126.3 s 41st st, 17.1x75, three-story stone front dwell'g. Partition. William A. Boyd to Augustus C. Brown. April 20. 7,150	
Rivington st, No. 270 n s, 157.6 w Cannon st, 17.6 x70, three-story frame (brick front) building. Charles C. and Franklin P. Murphy, devisees Mary E. Dean, to Adelia D. Murphy, Mount Vernon. Q. C. All title. Feb. 27, 1882. 100	
Road or Public drive, e s, at centre line bet 63d and 64th sts, runs east 41.7 x southerly to east side of said road, x north to beginning, lots 7, 8 and 9, block 110, map of benefits for opening ward, &c., vacant. Lewis L. Delafield to Wm. P. Leggatt. C. a. G. Feb. 9. 3,750	
Same property. Emily P. Delafield et al., exrs. and trustees Lewis L. Delafield, to Wm. P. Leggatt. 1/4 part. Feb. 9. 11,250	
Sheriff st, No. 61, w s, 150 s Rivington st, 25x100, two-story frame front and three-story rear frame buildings. Thomas Harron, heir of Jas. McGeehan to Annie M. Hanigan, North Plainfield, N. J. Q. C. May 12, 1882. 500	
Same property. Annie M. wife of Edward H. Hanigan, Newark, N. J., to Emanuel Wolf. Mort. \$1,800. Nov. 24. 5,500	
Sniffen court, e s, 79 s 36th st, 19.9x41. Emanuel Lauer to Daniel S. McElroy. Jan 12. 3,750	
South st, No. 157, n w s, 25x80.2x25.4x80.3, five-story brick warehouse. George L. Kingsland et al., see 7th av, to Mary H. Tompkins wife of William W. April 14. 20,600	
Suffolk st, No. 12, e s, 25x50, three-story brick tenem't. Morris Goldstein to Celia wife of Samuel Rubenstein. C. a. G. Mort. \$12,300. April 20. 15,000	
South st, No. 69, n e cor Pine st, abt 26x56.6x26 x52, five-story brick warehouse. John C. Aviles to John R. Stevens. Mort. \$30,000. April 17. 40,000	

- Stanton st, No. 246, n s, 75 e Willett st, 25x100, two-story frame front and three-story rear brick tenem'ts.
- Stanton st, No. 249, s s, 75 w Sheriff st, 25x75, two-story frame front and three-story rear brick tenem'ts.
- Mary E. Kane to Michael Fay. April 20. 18,000
- Stanton st, No. 246. Release from bequest. The Roman Catholic Orphan Asylum to Patrick Bagan. April 16. 131
- University pl, No. 35, e s, 65.3 n 10th st, 29.9x100x37.1x99.9, three-story stone front dwell'g. Francis J. Metcalfe to Henry Metcalfe and Getrude M. wife of Loyall Farragut. C. A. G. 1/2 part. Mar. 17. 11,000
- Varick st, No. 67, n w s, 46 s w Vestry st, 22x22x62.3, three-story brick building. Martha M. Orr, formerly McMonegal, extrx. Jas. McMonegal, to Morgan D. McMonegal. April 18. nom
- Same property. Release from lien of life annuity. Martha McM. Orr to same. April 18. nom
- Vesey st, No. 96, n s, 20.3x74.8x21x74.8, three-story brick building; 1/2 share.
- Vesey st, No. 98, n s, 20.2x99.8x20.3x99.6, three-story brick building; all of.
- Pier 28 East River, and land under water in front of Nos. 162, 163 and 164 South st; 1/8 part.
- S. Van Rensselaer Cruger to Edward D. McGreal, Brooklyn. Sub. to 1/2 morts. \$13,000 on Vesey st property. C. A. G. April 7. 16,000
- Same property. Edward D. McGreal to S. Van R. Cruger. Same proportion. April 21. nom
- Water st, No. 194, n s, 85.3 w Fulton st, 24.7x63x27.6x57.10, four-story brick stores and offices. Frederick R. and Charles Couder to Stephen F. Shortland. Mort. \$15,000. April 23. 30,100
- William st, No. 259, n s, 76.4 e New Chambers st, 30.5 x 64.6 x 30.6 x 65.2, four-story brick tenem't. James C. Varney, Richmond Co., to Lewis Johnston. Feb. 23, 1884. nom
- West st, Nos. 182, 183, 184 and 185, and Nos. 200 and 202 Chambers st, being West st, s e cor Chambers st, 95.2x96.7x94.6x96.7, three-story brick buildings. George L. Kingsland et al., see 7th av, to George L. Kingsland. April 14. 162,000
- Wooster st, No. 190, e s, 75 s Bleecker st, 25x75, three-story frame building.
- 116th st, No. 441, n s, 182 w Pleasant av, 19x100.10, three-story brick dwell'g.
- Mary E., William H. and Charles L. Furbush, to Mary E. Hyatt, widow, and Susan E. wife of Robert F. Smith. 1/2 part. C. A. G. April 16. 7,333
- 6th st, Nos. 215-219, n s, 225 e 3d av, 70.4x90.10, three four-story brick dwell'gs. Partition. Edward T. Wood to Antonio D. Pena. Re-recorded. April 27, 1883. 39,000
- 8th st, No. 336, s s, 133 w Av C, 21.9x97.6, four-story brick tenem't and one-story brick building on rear. Amalie wife of and John Geselle to Ignatz Pollak. Mort. \$5,500. April 18. 11,500
- 8th st, No. 102, s s, 177.6 e 1st av, 25.10x97.6, five-story front and two-story rear brick tenem'ts. Christian Biersack to Richard Fabrig. Mort. \$9,000. April 22. 27,350
- 9th st, No. 629, n s, 283 w Av C, 20x92.3, four-story brick tenem't. Nathaniel L. Nathan to John Schafer. Mort. \$5,000. April 15. 9,350
- 10th st, No. 119, n s, 318 w 2d av, 26.6x94.7, four-story brick dwell'g. Cornelia R. Spaulding to Andrew Maguire. Mar. 23. 20,000
- 12th st, No. 229, n s, 400 e 3d av, 25x103.3, four-story brick dwell'g. Wilhelmine Wiener to John M. Ohmeis. Mar. 28. 19,500
- 12th st, n s, 200 e 13th av, runs west 0.4. Minot F. Winch conveys above to Clarence Brooks, who in turn conveys to Winch a strip on n e cor of lot nearly 1 foot wide on rear line. Correction of boundary. April 11.
- 13th st, No. 331, n s, 378.3 e 2d av, 22.1x103.3x21.9x103.3, four-story brick building. Charles A. Nafz to Lewis S. Goebel. Mort. \$10,200. April 20. 15,000
- 16th st, No. 224, s s, 337 w 7th av, 25x103.3, two-story frame front and four-story brick rear buildings. George L. Kingsland et al., see 7th av, to George L. Kingsland. April 14. 13,300
- 16th st, s s, 362 w 7th av, 1.5x36x1.4x36. George L. Kingsland to Timothy McAuliffe and Henry G. Gabay. Q. C. April 20. 250
- 17th st, No. 9, n s, 175 w 5th av, 23x92, two-story brick building. Isaac Buchanan to Robert and Ogen Goelet. Mort. \$14,000. April 21. 22,500
- 18th st, No. 325, n s, 340 w 1st av, 20x92, three-story brick building. Solomon Haviland to Frederick Flaccus. M. \$5,000. April 18. 13,800
- 19th st, No. 140, s s, 123.6 w 3d av, 23.6x92, three-story stone front dwell'g. Elinor F. Tynan, widow, to Abram Kling. April 21. 23,500
- 24th st, No. 406, s s, 131.6 e 1st av, 25x98.9, five-story brick tenem't. Joseph P. Murray to Charles Drescher. Mort. \$17,000. April 21. 26,000
- 24th st, No. 219, n s, 250 w 7th av, 16.8x80, four-story brick dwell'g. Martin Fox to Catharine wife of Joseph Keller. Mort. \$5,000. April 20. 13,500
- 26th st, No. 125, n s, 265.7 w 6th av, 21.10x98.9, three-story stone front dwell'g. Arthur Clinchy to John and Joseph Feuerbach. April 20. 13,000
- 30th st, No. 21, n s, 350 w 5th av, 20x98.9, four-story stone front building. Isabella G. wife of Frederick Dabney to Acelie F. Verrier. Mort. \$30,000. April 18. 3,000
- Same property. Contract. Same to Oliver L. Jones, Cold Spring, L. I. April 18. 136,500
- 30th st, No. 332, s s, 389 e 9th av, 16.6x98.9, three-story brick dwell'g. Joseph I. West to Adam Muller. Mort. \$5,000. April 20. 9,750
- 30th st, Nos. 431 and 433, n s, 400 e 10th av, 50x113.11x50.2x110.8, one-story brick building. William Rankin to James Netter. Mort. \$13,000. April 20. 16,000
- 32d st, No. 307, s s, 200 e 9th av, 16.8x98.9, four-story stone front dwell'g. Frances M. K. Osborn to Daniel Shea. April 1. 12,250
- 33d st, No. 303, n s, 80 e 2d av, 20x98.9, five-story brick building. Gottlieb F. Weber to Charlotte Lebert. Mort. \$7,000. April 20. 15,000
- 35th st, No. 216, s s, 131.3 w 7th av, 18.9x98.3x15.3x2.11x3x98.9, three-story frame building, with indef. parcel in rear. Release dower. Eliza Watson, widow, to William Watson and Margaret wife of James A. Pennington. April 10. 2,377
- 35th st, s s, 131.3 w 7th av, 18.9x98.9. Annie Watson and Margaret wife of James A. Pennington to William Watson, New Lots. April 13. nom
- 36th st, No. 306, s s, 100 e 2d av, 18.9x98.8, four-story brick dwell'g. John Graham, Brooklyn, to Charles H. and William A. Graham. April 21. nom
- 37th st, s s, 163 w 5th av, 21.6x98.9, four-story stone front dwell'g. John M. Clark and ano., exrs. and trustees T. McKie, to Louisa Minturn. April 8. 37,250
- 37th st, s s, 65 w 2d av, 40x49.5.
- 61st st, n s, 75 e 2d av, 25x75.
- 117th st, s s, 316.8 e 3d av, 16.8x100.11.
- Charlotte Barnstorf, widow, to Essie E. and Olive A. Barnes, Boston, Mass. Release dower. April 21. nom
- 38th st, No. 102, s s, 60 w 6th av, 20x98.3, four-story stone front dwell'g. John Noonan to James Kearney, Hackensack, N. J. April 21. 26,500
- 38th st, No. 115, n s, 180 w 6th av, 20x98.9, four-story stone front dwell'g. John R. Brady, exr. Bernard Flaherty and guard. of Maria K. A. Flaherty, to Maria K. Flaherty. Release mort. April 17. nom
- Same property. Maria K. Flaherty, widow, to Harriet G. Lathrop. April 17. 26,250
- 38th st, No. 340, s s, 250 e 9th av, 25x98.9, three-story front and three-story rear frame buildings. Margaretta wife of and Joseph Ruppert to Louis F. Haffen. 1/2 part. All liens. April 15. nom
- Same property. Louis F. Haffen to Joseph Ruppert. 1/2 part. All liens. April 16. nom
- 39th st, No. 144, s s, 200 w 3d av, -x98.9x25x98.9, three-story frame building. John W. Fielder, New Bruswick, N. J., to Joseph D. Smyth, Q. C. Correction deed. April 13. nom
- 39th st, No. 144, s s, 200 w 3d av, 25x98.9, three-story frame (brick front) building. Joseph D. Smyth to D. Willis James. April 20. 14,000
- 39th st, No. 242, s s, 363.1 e 8th av, 17.1x98.9, four-story brick dwell'g. Siegmund Alexander to Alexander Becker. Mort. \$5,000. April 9. 13,500
- 46th st, No. 405, n s, 81.3 w 9th av, 18.9x75.4, three-story brick dwell'g.
- 37th st, No. 354, s s, 82 e 9th av, 18x49.4, four-story brick dwell'g.
- Monroe av, n w cor Morris st, 125x100.
- John H. V. Arnold, assignee George W. Fenner, to Henry F. Fenner and Mary C. wife of Adam Vaupel. 1/2 part. April 22. 4,225
- 46th st, No. 164, s s, 100 w 3d av, 40x100.5, five-story stone front flat. Alexander Downey to Charles A. Herrmann. Mort. \$30,000. April 17. 48,000
- Same property. Charles A. Herrmann to Thomas and Margaret Macklin. C. A. G. Morts. \$26,000. April 18. nom
- 46th st, No. 509, n s, 175 w 10th av, 25x100.5, two-story frame building. Louisa Theriot, San Antonio, Texas, Valentine Daly, John F., George K. and Julia M. Scarlett and Isabella C. Richardson to Louisa Derry. Q. C. All title. April 7. nom
- 47th st, s s, 100 e 10th av, runs south 100.5 x east 25 x north 5.5 x south 2.8 x north 95.11 to st, x west 27.6. Carl Schmeising to Charles A. Nafz. Mort. \$17,000. April 20. 33,000
- 48th st, No. 433, n s, 450 w 9th av, 25x100.5, four-story brick dwell'g. Sebastian Kerner to Denis Corbett. April 21. 16,250
- 48th st, No. 443, n s, 200 e 10th av, 25x100.5, five-story brick (stone front) dwell'g. George A. Blessing to Nicholas J. Griffith. Mort. \$12,000. April 23. 21,500
- 49th st, No. 252, s s, 59 w 2d av, 19x70.5, three-story stone front dwell'g. Julius Hirsch to Simon Levy. Mort. \$5,000. April 22. 11,500
- 50th st, No. 120, s s, 250 w 6th av, 25x100.5, two-story brick stable. The Equitable Life Assur. Soc., U. S., to Robert McCartney. April 20. 20,000
- 51st st, No. 534, s s, 350 e 11th av, 20x100.5, three-story brick dwell'g. Thomas J. Tobin to James H. Havens. Mort. \$7,000. April 23. 8,500
- 52d st, No. 233, n s, 340 e 3d av, 20.6x100.5, four-story brick dwell'g. Mina Boker to Rachel Schwartz. April 22. 14,500
- 52d st, No. 305, n s, 100 w 8th av, 16.8x100.5, four-story brick dwell'g. Ann Orr, widow, to Cornelia A. Munson. Mort. \$3,000. April 21. 14,250
- 53d st, No. 126, s s, 367.6 w 6th av, 18x100.5, three-story brick dwell'g. The Eagle Fire Co. to Alexander Kennedy. April 17. nom
- Same property. Alexander Kennedy to Sterne Chittenden. Mort. \$12,000. April 17. 15,250
- 54th st, No. 431, n s, 425 w 9th av, 25x100.5, two-story frame building. George L. Kingsland, Mt. Pleasant, N. Y., Ambrose C. Kingsland, Augusta L. Jones, widow, Mary H. wife of William W. Tompkins, New York, Wm. W. Tompkins and Cornelius F. Kingsland, Mt. Pleasant, and Walter F. Kingsland, New York, to Christian Trinks. April 14. 5,700
- 54th st, n s, 450 w 9th av, 75x100.5, three two-story frame buildings. George L. Kingsland et al. to Philip Houseman. April 14. 17,100
- 56th st, No. 62, s s, 100 e 6th av, 22.6x100.5, four-story brick dwell'g. Sarah E. wife of and Richard A. McCurdy to J. Lewis Smith. April 16. 45,000
- 56th st, No. 150, s s, 185 e Lexington av, 20x100.5, three-story brick dwell'g. Caroline Levy, widow, to Eliza A. Lynch. April 21. 15,100
- 57th st, No. 41, n s, 100 w 4th av, 16x100.5, four-story stone front dwell'g. Louis Lutz to Emanuel Einstein. April 20. 42,000
- 57th st, No. 559, n s, 83.4 e 11th av, 16.8x100.5, three-story brick dwell'g. Lewis M. Hornthal, exr. Marx Hornthal, to Leopold and Franziska Gigerich, joint tenants. April 20. 6,800
- 58th st, No. 102, s s, 20 e 4th av, 18x80, four-story brick dwell'g. Henry P. Lugar, Brooklyn, to Ann E. Livermore, Fanny G. and Clara Lugar. 1/2 part. April 6. 3,000
- 58th st, Party wall agreement. Mary Finnessey widow, with Leon and Hannah Cohen. April 15.
- 58th st, n s, 308 e 7th av, 108.6x100.5, with right of way, &c. The Tolosa Apartment Assoc. to James Clyne, Brooklyn. Contains release similar to 7th av. April 16. nom
- 58th st, n s, 206 e 7th av, 102x100.5, with right of way, &c. The Salamanca Apartment Assoc. to same. Contains similar release. April 16. nom
- 58th st, n s, 105 e 7th av, 101x100.5. The Barcelona Apartment Assoc. to same. Contains similar release. April 16. nom
- 59th st, s s, 308 e 7th av, 108.6x100.5, with right of way, &c. The Valencia Apartment Assoc. to James Clyne. Contains release similar to 7th av. April 16. nom
- 59th st, s s, 206 e 7th av, 102x100.5, with right of way, &c. The Granada Apartment Assoc. to same. Contains similar release. April 16. nom
- 59th st, s s, 105 e 7th av, 101x100.5. The Cordova Apartment Assoc. to same. Contains similar release. April 16. nom
- 62d st, No. 163, n s, 172.6 w 3d av, 16x98x16x98.10, three-story brick dwell'g. Althea A. Harvey (formerly Newton) wife of William Harvey, Philadelphia, Pa., to Laura P. Newton. 1/2 part. Mar. 14. 5,950
- Same property. Franklin D. Newton, L. I., to Laura P. Newton. 1/2 part. April 17. 6,100
- 64th st, No. 404, s s, 81 e 1st av, runs south 100.5 x east 25 x north 5.4 x east 5.10 x north 8 x west 5.8 x north 87.1 to 64th st, x west 25, five-story brick factory. Clara wife of Henry M. Bendheim to Michael P. Breslin. Mort. \$10,000. April 21. 16,000
- 64th st, n s, 175 w 11th av, runs north 100.5 x west 85 to Hudson River Railroad, x south 104.3 to st, x east 54.4, two-story frame building. Henry Raabe to Robert B. Alling. All liens. April 16. nom
- Same property. Robert B. Alling to Frederica wife of Henry Raabe. All liens. C. A. G. April 16. nom
- 64th st, No. 179, n s, 145 w 3d av, 15x100.5, three-story brick dwell'g. Emeline P. wife of J. K. Hayward to Louise Semmacher. Mort. \$7,000. April 23. 14,000
- 65th st, No. 26, s s, 95 w Madison av, 25x100.5, four-story stone front dwell'g. Henry A. Gardner to Charles Schlesinger. Mort. \$45,000. C. A. G. April 13. nom
- 66th st, s s, 75 w Av A, 188x100.5. Frank R. Crumbe to Alexander McSorley. April 23. 45,000
- 69th st, No. 368, s s, 558.4 e 2d av, 16.8x77.4, two-story stone front dwell'g. Kathinka M. wife of and Henry A. Stadler to Abraham Porges. April 20. 8,175
- 69th st, No. 117, n s, 185 e 4th av, 20x100.5, four-story brick dwell'g. Sophie wife of Abram J. Dittenhoefer to Leah Sonneborn. All liens. Q. C. Mar. 16. 10,500
- 70th st, n s, 100 w 9th av, 75x100.5, vacant. Margaret wife of Francis Crawford, Wakefield, N. Y., to Isaac Metzger and Edward Oppenheimer. Mort. \$23,000. April 20. 31,875
- 71st st, No. 408, s s, 80 w 9th av, 20x100.5, four-story stone front dwell'g. Ida M. wife of George W. Hamilton to Margaret wife of Thomas F. Moffett. Q. C. April 17. nom
- Same property. Sarah L. Coleman, widow, to same. Mort. \$18,000. April 17. 29,000
- 71st st, No. 403, n s, 20 w 9th av, 16x74, four-story stone front dwell'g. Frederick Correll to Francis A. Utter. Mort. \$10,000. April 15. 15,000
- 72d st, No. 149, n s, 82.6 e Lexington av, 18.9x102.2, four-story stone front dwell'g. Henry J. Chapin to Adelaide Gutmann. Mort. \$13,000. April 18. 19,000
- 72d st, No. 257, n s, 21 w 2d av, 18x75.2, four-story stone front dwell'g. Foreclos. Philip J. Joachinson to Henry Lipman. Mort. \$14,500. Mar. 12. 2,500
- 72d st, s s, 213 e 1st av, 300x102.2, vacant. James L. Montgomery to Edward C. Sterling. Morts. \$48,000, taxes 1884, assessm'ts., &c. April 20. nom
- 72d st, No. 447, n s, 220 e 10th av, 22x102.2, four-story stone front dwell'g. James R. Smith to Charles S. Clarke. Mort. \$23,000. April 1. 42,000

73d st, s s, 100 w 4th av, 20x102.2. Release mort. Henrietta A. Lenox, extrx., legatee and devisee Jas. Lenox, to Charles L. Tiffany and Henry Sanger. April 20. nom

73d st, s s, 80 e Madison av, 20x102.2. Release mort. Same to same. April 20. nom

73d st, s s, 100 e Madison av, 200x102.2, vacant. Charles L. Tiffany, N. Y., and Henry Sanger, Brooklyn, to David Dinkelspiel and Henry Hyman. Ms. \$62,000. April 20. 132,000

74th st, No. 104, s s, 36 e 4th av, 18x74, three-story stone front dwell'g. Baruch Stern to Joanna Levy. Mar. 24. 15,000

75th st, n s, 186.10 w Boulevard, 78x100, four three-story brick dwell'gs. Daniel D. Brandt to William J. Merritt. April 11. nom

75th st, n s, 100 e 4th av, 19x102.2, five-story brick flat. John Frame and Robert J. McGirr to J. Sophia wife of J. Frederick Eilers. April 11. 24,000

75th st, n s, 175 e 2d av, 25x102.2, three-story stone front dwell'g. George Wolfe to Bernard or Bernard and Samuel Geller. Mort. \$10,000. Mar. 27. 15,100

75th st, No. 178, s s, abt 259 w 3d av, 16x102.2, three-story stone front dwell'g. William A. Keeler to Robert H. Racey. Mort. \$8,500. April 17. 14,500

75th st, s s, 150 e 4th av, 50x102.2, brick stable. Foreclos. Alfred Wagstaff to George Banfield. April 15. 36,300

76th st, n s, 450 w 9th av, 75x102.2, vacant. Edward Oppenheimer and Isaac Metzger to William Noble. Sub. to taxes and assessm'ts. Mar. 13. 28,500

76th st, No. 346, s s, 300 e 2d av, 25x102.2, two-story frame building. Eliza M. V. wife of Patrick Farley to Margaret E. Stanley. April 20. 5,000

79th st, No. 159, n s, 318.6 w 3d av, 15.6x102.2, three-story stone front dwell'g. John Livingston to Belle L. Fountain. C. a. G. April 21. gift

79th st, No. 82, s w cor 4th av, 21x75, four-story brick dwell'g. Anson Squires to Elizabeth H. wife of William H. Hume. Mort. \$20,000. April 21. 40,000

79th st, No. 244, s s, 105 w 2d av, 25x102.2, four-story stone front dwell'g. Hannah and Margaret Macklin to Alexander Downey. Mort. \$8,000. April 15. 20,000

80th st, n s, 106.6 w Av A, 49.7x102.2, vacant. William C. Schermerhorn et al., exrs, and trustees Elizabeth S. Jones, and also trustees under declaration of trust, to John Schnugg. April 4. 7,000

81st st, Nos. 237 and 239, n s, 125 w 2d av, 50x102.2, two four-story stone front flats. Lucas George to Stephen D. Horton, Peekskill. Morts. \$32,000. April 18. 52,000

85th st, No. 108, s s, 126.5 e 4th av, 18.1x102.2, three-story brick dwell'g. Julia M. wife of Simon Seeligmann to Amalia Bondy. Mort. \$5,000. April 23. 14,000

86th st, No. 541, n s, 175 w Av B, 25x139.8x25x140.1, omission, three-story frame building. Catharine Sulzer to Magnus Gross, Jr. April 18. nom

Same property. Augusta Sulzer to same. Mort. \$7,800. April 18. 10,000

87th st, No. 423, n s, 208 w 9th av, 17x100.8, three-story stone front dwell'g. Increase M. Grenell to George P. Freeman. Morts. \$10,750. April 18. 14,000

87th st, No. 421, n s, 191 w 9th av, 17x100.8, three-story stone front dwell'g. Increase M. Grenell to James Shea, Brooklyn. Morts. \$10,750. April 20. 14,000

90th st, s s, 100 w 2d av, 100x100.8, four five-story brick flats. Foreclos. Hoffman Miller to Edward C. Sterling. Sub. to morts., &c. April 23. 500

94th st, s s, 346.6 w 8th av, 64.6x100.8, vacant. Frederick W. Flannery to Charles T. Wills. Mort. \$8,520. April 20. nom

96th st, Nos. 373 and 375, n e cor 9th av, 49.11x99.1, two five-story brick flats. Henry Bornkamp to John Schuback. Sub. to morts. April 21. 47,000

96th st, Nos. 369 and 371, n s, 49.11 e 9th av, 49.6 x99.1, two five-story brick flats. Same to Marie Klebisch. M. \$14,000. April 20. 50,000

Same property. Release mort. The Equitable Life Assurance Society, U. S., to Henry Bornkamp. April 20. 14,000

Same property. Release mort. Same to same. April 20. 14,000

96th st, n s, 50 e 9th av, 50x100. Release mort. Anthony O. Rowe and Richard N. Denman to same. April 13. 200

100th st, s s, 100 e Boulevard 123.1 to centre Old Bloomingdale road, x 55x121.3x51. Annabella McC. Kaughran and Mary E. McCool to John B. McCool. Assignm't of 1/4 part net proceeds of any sale of above, &c. Feb. 6, 1885. nom

103d st, s s, 105 e 3d av, 25x100.11, two-story frame building. Ann E. wife of and William F. McEntee to Francis McEntee. April 10. nom

104th st, s s, 100 w 10th av, 21x100.11, five-story stone front flat. William Curry to Eliza Curry. Morts. \$11,500. April 20. nom

108th st, No. 218, s s, 237.6 e 3d av, 24.6x100.11, four-story stone front flat. Ann Melia to Andrew Shiland, Jr. April 16. nom

109th st, No. 207, n s, 129.10 e 3d av, 19.4x100.11, four-story brick dwell'g. Elizabeth F. wife of Ward B. Chamberlain to John C. Alten. Mort. \$8,000. April 13. 10,100

115th st, No. 124, s s, 208.6 e 4th av, 17.10x100.10, three-story brick dwell'g. Ebenezer Lidgate to Rose wife of Maurice Somborn. Mort. \$7,000. April 22. 9,000

115th st, n s, 235 e 5th av, 75x100.11, vacant. Hoffman Miller to The Mutual Life Ins. Co. Foreclos. April 14. 10,25

116th st, No. 243, n s, 126.8 w 2d av, 16.8x100.10, three-story stone front dwell'g. Robert W. Brown to Ellen T. Ahern. April 15. 10,500

117th st, No. 175, n s, 187.6 w 3d av, 19x100.11, four-story brick dwell'g. Fannie Smith, widow, to Sarah Smith. Mort. \$7,000. April 17. 11,500

118th st, No. 343, n s, 150 w 1st av, 25x100.11, vacant. William Reid, Nyack, exr. W. Reid, to Frank E. Dewitt. Mar. 25. 4,000

118th st, n s, 135 e 6th av, 50x100.11, vacant. Henry M. Burdett, assignee Chas. P. Burdett, to James M. Horton. April 22. 6,150

Same property. Charles P. Burdett, Stamford, Conn., to same. Q. C. April 22. nom

118th st, n s, 85 e 6th av, 50x100.11, vacant. Henry M. Burdett, assignee C. P. Burdett, to Thomas Kenneally. April 22. 7,300

Same property. Charles P. Burdett, Stamford, Conn., to same. Q. C. April 22. nom

119th st, No. 515, n s, 243 e Av A, 20x100.10, four-story brick dwell'g. Anna M. Chedsey to Nathan A. Chedsey. C. a. G. April 20. 13,000

119th st, n s, 410 w 5th av, 100x100.11, vacant. Daniel R. Kendall to Joseph Thompson. April 2. 14,000

119th st, n s, 410 w 5th av, 16.8x100.11. Joseph Thompson to James C. Miller. C. a. G. April 20. 2,417

119th st, n s, 443.4 w 5th av, 16.8x100.11. Same to Wallace Van Doorn. C. a. G. April 20. 2,417

119th st, n s, 426.8 w 5th av, 16.8x100.11. Same to John Miller. C. a. G. April 20. 2,417

119th st, s s, 85 e 6th av, 100x100.11, vacant. Henry M. Burdett, assignee C. P. Burdett, to Edward Hirsh. April 22. 13,800

Same property. Charles P. Burdett, Stamford, Conn., to same. Q. C. April 22. nom

120th st, No. 96, s e cor 4th av, 18x72, four-story brick dwell'g. Dennis McMahon to Dierck Schomacker. Morts. \$13,000. April 14. 17,000

121st st, No. 132, s s, 345 e 4th av, 20x100.11, three-story frame dwell'g. Crawford Douglas to George Snyder. Morts. \$3,200. April 21. 6,600

121st st, No. 116, s s, 198.4 e 4th av, 16.8x100.11, three-story brick dwell'g. Mary E. wife of and Wesley L. Jukes to Henry Duchardt. April 23. 8,500

122d st, s s, 175 e 7th av, 18x100.11, four-story stone front dwell'g. A. Alonzo Teets to Amanda Patrick. M. \$12,500. April 22. 19,000

122d st, n s, abt 155 e 3d av, 150x100.11, one two-story frame building. The Reformed Low Dutch Church, Harlem, to Charles E. Van Tassel. April 20. 30,000

123d st, No. 234, s s, 155 w 2d av, 25 x south 126.4 x northeast 40.10 to centre block, x west 7 x north 100.11, two-story brick dwell'g. George W. Jonas and Irving Emmons to Mary Irving, widow. Correction deed. April 21. nom

123d st, No. 123, n s, 245 e 4th av, 15x100.11, three-story stone front dwell'g. Maggie A. wife of J. Albert Horn to Francis Rogers. April 22. 9,500

123d st, No. 435, n s, 357.10 e 1st av, 16.9x100.11, three-story stone front dwell'g. George C. Berthold to Ellen M. wife of Thomas Bolen. Mort. \$4,500. April 23. 7,000

124th st, No. 235, n s, 207 w 2d av, 20x100.11, three-story brick dwell'g. The Germania Life Ins. Co., New York, to James Lee. April 18. 10,500

125th st, s s, 250 e 2d av, 50x100.11, vacant. Margaret Macklin to Alexander Downey. Mort. \$6,860. Mar. 31. 12,000

125th st, No. 46, s s, 472.6 w 5th av, 15.7x100, four-story stone front dwell'g. Charles F. Gallice to Chauncey D. Hill, Addison, N. Y. Mort. \$10,000. April 18. nom

126th st, No. 32, s s, 353.9 w 5th av, 18.9x99.11, three-story stone front dwell'g. Granville F. Dailey to Hettie D. wife of Henry H. Searle. April 20. 18,000

126th st, No. 152, s s, 276.8 w 3d av, 16.8x99.11, three-story frame dwell'g. Camilla M. Lathrop to Helen J. Twigg. Mort. \$2,500. April 18. 4,000

126th st, No. 40, s s, 430 w 5th av, 20x99.11, three-story stone front dwell'g. Charles E. Van Tassel to Alfred G. Compton. Morts. \$15,000. April 23. 22,500

128th st, n s, 75 w 7th av Boulevard, 25x99.11, vacant. Sutherland D. Smith to Robert Murray. April 20. 5,000

130th st, No. 156, s s, 212.6 e 7th av, 18.9x99.11, three-story stone front dwell'g. Contract. Anthony McReynolds to Virginia Isaacs. April 18. 14,500

130th st, No. 33, n s, 475 e 6th av, 20x99.11, four-story stone front dwell'g. Frederic R. Coudert to James H. Beals, Jr. Mort. \$7,000. April 22. 14,500

132d st, No. 48, s s, 222.6 e 6th av, 18.9x99.11, three-story frame dwell'g. Hettie wife of Henry H. Searle to Margaret A. Bogert. Mort. \$4,500. April 18. 8,250

132d st, n s, 150 w 6th av, 25x99.11, three-story stone front dwell'g and two-story stable in rear. Jane wife of William D. Anderson to John H. and Catharine T. Provost. Mort. \$1,400. April 20. 14,250

133d st, No. 223, n s, 260 w 7th av, 20x99.11, three-story stone front dwell'g. Foreclos. Joseph Kunzman to Leopold Katzenstein. April 18. 13,000

133d st, s s, 200 e 8th av, 87.6x99.11, vacant. John F. Flanagan to Frederick and Christian Pfleger. Morts. \$11,100. April 15. 18,025

134th st, n s, 162.6 e 8th av, 12.6x99.11, vacant. Edward H. M. Just to John F. Eilers. Mort. \$1,125. April 15. 2,500

165th st, s s, 100 e 10th av, 20.6x45.5x—x42.7 }
165th st, s s, 225 e 10th av, runs south 59.11 x }
west — x north 59.4 to st, x east 4.2. }
165th st, s s, 300 e 10th av, 25x73.9x25.3x70.4. }

Herman T. Livingston to Annie E. Brown. C. a. G. April 11. 350

171st st, n s, 125 e 11th av, 25x95, vacant. Peter V. Bussing to Thomas Manning. April 15. 625

Av A, w s, 75 n 76th st, 20.6x100, two-story frame building. Release dower. Eliza Watson, widow, to William and Annie Watson, and Margaret wife of James A. Pennington. April 10. 1,000

Same property. Annie and William Watson, children of Thos. Watson, to Margaret wife of James A. Pennington. April 13. nom

Av A, w s, 76.7 s 76th st, 25.6x100, two-story frame building. Mary E. Bascome, Pelham, to James McCarthy. C. a. G. Morts. \$3,000. April 11. 5,200

Av A, e s, 51.2 n 80th st, 51x98, vacant. Henry G. Leist to Charles Huber. Sub. to any encroachments. Mort. \$8,500. April 11. 11,500

Av A, No. 1682, e s, 81.5 n 88th st, 20x75, four-story stone front flat. Theresa wife of John Schappert to Sigmund Roller and Susane his wife, joint tenants. Mort. \$6,500. April 20. 11,500

Av B, No. 15, s e cor 2d st, 19.10x80, four-story brick tenem't. Louis Isaacs to Philip Isaacs. Mort. \$10,750. Feb. 4. 16,000

Greenwich av, No. 41, w s, 147 s Perry st, 31x77.1x21.4x72.1, four-story brick dwell'g. John J. Powers and ano., exrs. W. Walsh, to Joseph Byron. April 23. 12,750

Lexington av, No. 87, e s, 59.3 n 26th st, 19.9x80, two-story brick dwell'g. Charles E. Tracy to Sarah W. Webster. M. \$5,000. April 20. 14,000

Lexington av, No. 1090, w s, 85.2 n 76th st, 17x72.10, three-story stone front dwell'g. Camilla G. A. L. Gaylor, widow, to Edward B. Underhill. April 14. 15,000

Lexington av, No. 981, n e cor 71st st, 19.8x100, three-story brick (stone front) dwell'g. John Livingston to Henrietta Kahn. Mort. \$12,000. April 21. 25,000

New av, n e cor 104th st, runs east 208.4 x north-east 196.1 to Clendenings lane, x west 208.3 to av, x south 191.10, vacant. Arthur L. Meyer to Maurice Moore. April 16. 75,000

New av, e s, extdg from 104th to 105th st, 201.10 x140. Maurice Moore to The Society for the Relief of Half Orphan and Destitute Children. April 21. 55,000

Pleasant av, No. 420, n e cor 122d st, 19.11x74, four-story brick dwell'g. Foreclos. William P. Dixon to The Mutual Life Ins. Co. April 17. 5,000

St. Nicholas av, e s, on line in continuation of centre of 148th st, runs east 150 x south 129.11 x west 50 x south 29.11 x west 100 to St. Nicholas av, x north 159.10. Release mort. The Home Ins. Co., New York, to James Monteith. April 20. 5,000

South 5th av, Nos. 202-206, w s, 60 n Grand st, 61.6x68x62.1x68, brick stable and frame shed. George L. Kingsland et al., see 7th av, to John G. Wendel, Greenburgh, N. Y. April 14. 25,000

South 5th av, No. 219, e s, 67 s Grand st, 21.9x86.4, one-story front and three-story rear brick buildings. Same to Mary E. A. Wendel, Greenburgh. April 14. 10,700

South 5th av, No. 221, e s, 88.9 s Grand st, runs east 86.4 x south 16.2 x east 13.5 x south 6 x west 99.9 to South 5th av, x north 22.3, three-story front and two-story rear brick tenem'ts. Same to Josephine J. S. Wendel, Greenburgh, N. Y. April 14. 12,600

1st av, Nos. 442 and 444, s e cor 26th st, 49.5x80, two four-story brick tenem'ts. Herman Bacharach to Philip H. Tuska. Q. C. Feb. 3. nom

Same property. Joseph Rosenthal to same. Q. C. Feb. 3. nom

1st av to 2d av, 100th st to 101st st, the block, 201.10x650, vacant. Foreclos. Charles A. Runk to Mary T. Constant et al., exrs. S. S. Constant, and William A. Cauldwell. Morts., &c., \$76,387, with interest, &c. Mar. 23. 1,200

1st av, No. 695, w s, 49.4 s 40th st, 24.8x75, five-story brick store and tenem't. John Schweiler, Jersey City, to James Ryan. Mort. \$8,000. April 23. 16,500

2d av, No. 156, e s, 26.7 s 10th st, 39x125, three-story stone front dwell'g. Maurice Moore to Siegmund T. Meyer. Mort. \$26,500. April 16. 42,500

2d av, w s, 53.2 n 47th st, runs north 47.2 x west 300 x south 19.4 x southerly 301.3, to beginning, three-story brick brewery. 47th st, n s, 150 w 2d av, 77.6x74.9x77.10x67.2; Nos. 231 and 233, three-story brick stables, Nos. 235 and 237, four-story brick ice house. Foreclos. Charles Price to John B. Smith. Mort. \$50,000. April 21. 52,000

2d av, No. 771, w s, 49.4 n 41st st, 24.8x80, five-story stone front store and tenem't. Ignaz Bauer and Franziska his wife to Florence Butterbrodt and Elizabeth his wife. April 20. 22,000

2d av, No. 1026, e s, 20.5 n 54th st, 20x64, four-story stone front dwell'g. Charles Harnischfeger to John M. Schmidt. April 21. 16,500

2d av, No. 1039, w s, 50.5 s 55th st, 25x75, four-story brick flat and store. George Bruestle to Augusta Wolf. Mort. \$8,000. April 21. 22,500

2d av, Nos. 2288 and 2290, e s, 75.11 n 117th st, 50x110x50x100, two five-story stone front flats with stores. Mary A. Dunn to The Brainerd Quarry Co. Mort. \$44,000. April 21. 46,000

3d av, No. 176, w s, 72.10 s 17th st, 19.2x100, four-story brick store and building. Helen P. wife of John C. Stansbery and Helen C. wife of John Stanbery to Joseph M. Lichtenauer. April 22. 16,500

3d av, No. 1025 and 1027, e s, 21.6 s 61st st, 38.11x70x39x70, two five-story stone front stores and tenem'ts. Leo Schlesinger and Joseph Hecht to Frank Rothschild. Morts. \$28,000. April 20. 51,250

3d av, s w cor 103d st, 75.8x102.6, vacant. William A. Bigelow to Thomas Maguire. April 21. 40,000

4th av, e s, 25.2 n 89th st, 50.4x82.2, vacant. Eugene Smith to Dennis Loonie. April 21. 16,000

4th av, n e cor 89th st, 25.2x82.2, vacant. 4th av, e s, 75.6 n 89th st, 25.2x82.2, one-story frame building. 89th st, n s, 82.2 e 4th 25.6x100.8, vacant. The Union Dime Savings Inst. New York to same. C. a. G. April 18. 24,000

4th av, No. 1647, e s, 98 s 92d st, 18x89, three-story stone front dwell'g. Foreclos. William L. Findley to Robinson Gill. April 13. 2,800

4th av, e s, 101.3 s 119th st, 25x90, vacant. William Reid, exr. W. Reid, Nyack, to William Fernschild. Mar. 25. 3,200

7th av, Nos. 401-407, n e cor 32d st, 98.9x100, three three-story and one one-story frame stores and dwell'gs and three-story brick dwell'g on 32d st. George L. and Cornelius F. Kingsland, Mt. Pleasant, Ambrose C. and Walter F. Kingsland, Augusta L. Jones, widow, and Mary H. wife of William W. Tompkins to Cornelius F. Kingsland. April 14. 66,000

7th av, No. 42, n w cor 13th st, 21x80, four-story brick dwell'g. William R. and Andrew Hynes, by Farmers' Loan and Trust Co., guard., and Mary E. Hynes, widow, to Henry L. Hoguet. April 10. 23,900

7th av, n e cor 58th st, 100.5x105. The Lisbon Apartment Assoc. to James Clyne, Brooklyn. Party second part rescinds assumption of mortgage and releases party first part from responsibility under same. April 9. nom

7th av, s e cor 59th st, 105x100.5. The Madrid Apartment Assoc. to same. Similar release. April 16. nom

7th av, n w cor 120th st, 25x75. 120th st, n s, 75 w 7th av, 50x100. Vacant. Contract. Ellen J. wife of John W. Bacon to Adelaide E. wife of and Alexander Johnston. April 22. 15,000

7th av, e s, 49.11 n 135th st, 25x75, vacant. William Reid, Nyack, exr. W. Reid, to William Fernschild. Mar. 25. 4,400

8th av, w s, 69.8 n 18th st, 22.6x100. Annie Joy, Englewood, N. J., to Thomas F. Jeremiah, in trust. Sept. 30, 1879. nom

8th av, n e cor 141st st, 24.11x100, vacant. George F. C. L. Schrader to Katharina wife of John Barthel. April 23. 12,000

9th av, n w cor 72d st, 25.8x100, vacant. Max Weil to George F. Johnson. April 17. 30,000

9th av, Nos. 970 and 972, e s, 50.3 s 62d st, 50.2x100, two and three-story frame buildings. Charles P. Burdett, Stamford, Conn., to Morris Littman. Q. C. April 22. nom

Same property. Henry M. Burdett, assignee C. P. Burdett, to same. April 22. 16,000

9th av, No. 976, s e cor 62d st, 25.2x100, two-story frame building. Charles P. Burdett, Stamford, Conn., to Peter Wagner and John M. Ruck. Q. C. April 22. nom

Same property. Henry M. Burdett, assignee Chas. P. Burdett, to same. April 22. 15,500

9th av, n e cor 83d st, runs north 25.8 x east 94.10 x southwest to 83d st, x west 85.5, vacant. John H. Clyne, Brooklyn, to Margaret E. Conlon. C. a. G. Mort. \$8,048, taxes, &c. April 1. nom

9th av, s w cor 96th st, 25.2x100, five-story brick flat. Henry Bornkamp to John Schubach. Sub. to morts. April 21. 25,000

11th av, n w cor 78th st, 102.2x100, vacant. Michael H. Cashman to Henry H. Hewett. April 18. 20,300

MISCELLANEOUS.

Agreement to revoke portions of trust deed and substitute modifications. Annabell McC. wife of Thomas F. Kaughran and Mary E. McCool with Nicholas McCool. April 18. 2,300

Assignment of 1/4 interest in two lots under agreement of modification above. Nicholas A. McCool to Ellen McCool. April 18. 2,300

Assignment for benefit of creditors. Paulding, Kemble & Co. to Charles J. Nourse, Jr. Aug. 30, 1884. nom

Certified copy of last will and testament of Wyllis Blackstone, dec'd.

Certificate of incorporation of the Berean Baptist Church of Christ, in New York.

Exemplified copy of the last will and testament of William H. Argall, dec'd.

Four general releases of estate of Margaret McCool, &c. Annabella McC. Kaughran, Mary E. McCool, Nicholas A. McCool and John B. McCool to Nicholas McCool, individually and as admrs. of Margt. McCool. April 18. nom

General assignment for benefit creditors. Lewis Maddux to Richard Goodwin, Brooklyn. April 18. nom

General assignment. Henry J. Heaton, of Holt, Neb., to William G. Randall, Peoria, Ill. Mar. 30. val consid

Last will and testament of Benjamin Bailey, dec'd.

Order confirming report of commissioners in the matter of the New York and Harlem R.R. Co. to extend depot, &c.

Receipt in full for all demands by attorneys and counsel in the partition matter in which Ambrose C. Kingsland, Jr., was plaintiff, agt Ambrose C. Kingsland et al., defendants. Release and discharge of assignee. B. L. Solomon & Sons et al. to Frederick Lewis, assignee of the estate of Max Stadler. Nov. 29, 1876. 2 document and nom

Release of guardian. George L. Ronalds to Pauline A. Ronalds. Mar. 6. 24,119

\$7,000 cash. Charles E. Livingston, Philadelphia, Pa., to Nathaniel Jarvis, Jr. In trust to be invested for the benefit of Mary L. Livingston, Brooklyn, in lieu of alimony. Jan. 16, 1883.

23d and 24th WARDS.

Benson st, n s, w 1/2 lot 151 map Melrose, 25x100. Kate A. Dunn, Morrisania, and Margaret Hogan, New York, to Catharine Dunn, widow. All liens. Mar. 31, 1883. nom

Denman st, s s, 125.3 Morris av, 25x100. Andrew Wood to Robert Garnes. April 21. 825

Mott st, s s, 61.10 e Terrace pl, 25x100. Sarah Smith to Fannie Smith. Mort. \$900. April 17. 2,400

Potter pl, n s, 175 e Cadiz pl, 25x100. William S., Charles W. and George F. Opydye and William Peet, assignee G. F. Opydye, to Elizabeth wife of William Price. April 13. 350

St. James st, s s, 340 e Jerome av, 5x175. St. James st, s s, 430 e Jerome av, 8.6x175. John B. Haskin to Charles Wheatly. April 17. 472

Summit st, s s, 193.4 e Marion av, 50x100. William S., Charles W. and George F. Opydye and William Peet, general assignee George F. Opydye, to Mary E. Humphreys. Taxes, &c. Mar. 3. 700

Westchester Railroad st, n s, 65 w Passage av, 50x130, brick house. Samuel M. Purdy to Patrick Landy, Brooklyn. C. a. G. Oct. 1. 2,000

3d st, w s, 50 s Willard av, 25x100. Charles M. Armstrong to Thomas J. Armstrong. April 22. nom

141st st, n s, 406.6 e Alexander av, 50x100. Ellen Hoyt to Augustus Gareiss. April 20. 4,260

141st st, n s, 524.6 e Alexander av, 18x75, h & l. Augustus Gareiss to Jacob Greiner. April 13. 4,500

143d st, n s, 206.6 e Alexander av, 25x100, h & l. Felix Schmid to William Gallagher. April 16. 3,750

153d st, s s, 700 e Courtlandt av, 25x100. Ludwig Klein to George Stolz. April 18. 1,300

154th st, n s, 132.4 w Courtlandt av, 13.8x100. Solomon Emerich to Frederick Dillemath. April 20. 1,000

154th st, n s, east 1/2 of lot 551 map Melrose south, 25x100. Sarah wife of and Bernhard Liebgold to T. J. Oakley Rhineland. April 23. 2,000

165th st, n s, 255 e Boston av, 17.6x100, h & l. James Whealen to Charles U. Combs. April 22. 3,300

165th st, n s, 25 e Stebbins av, 25x113.4. Stebbins av, e s, 513.4 n 165th st, 25x170.10x25.4 x166.7. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. April 17. 214

Alexander av, s w cor 134th st, 100x400. Wallace C. Andrews to The New York Lumber and Wood Working Co. April 15. 112,000

Av B, n w s, 300 n e Cedar st, 25x100. Errors. Sarah Smith to Fannie Smith. Mort. \$1,500. April 17. 3,000

Central or Jerome av, n e cor Kingsbridge road, 131.2x100x118.10x100.9. 24th Ward Real Estate Assoc. to John D. Armstrong. April 9. 2,500

Same property. The New York Life Ins. Co. to Daniel R. Kendall. Release mort. Mar. 23. nom

Fulton av, s e s, 167.8 s w 168th st, 16.8x100. John A. Knox, New York, and Newbury D. Lawton, New Rochelle, to Herman Barthen. April 14. 3,200

Gerard av, n w s, s, 25 n e 158th st, 25x95. Alfred Smith to Ellen C. wife of William J. Brennan. April 15. 900

Gerard av, n w s, 100 n e 158th st, 30x130. Edward Richards to Kate E. wife of Alfred Smith. April 15. 4,250

Intervale av, n w s, 378.9 s w Home st, 50x125.1 x50 x abt 128. Henry D. Tiffany to Louise Parker. April 15. 650

Jerome av, e s, 100 n old road from Fordham to McComb's dam, runs north 14.10 x southeast 100 x west 100.8 to beginning, gore. John B. Haskin to Nettie wife of Thomas M. Lynch. April 10. 344

Lafayette av, e s, lot 95 map Mt. Hope, 100x106.2x100.7x116, h & l. Deborah A. Smith, Fairhaven, N. J., to Peter Lecker. Mort. \$1,000. April 18. 3,000

Madison av, w s, 80 s Marble st, runs northwest 100 x southwest 28 x northwest 100 to Washington av, x southwest 108 x southeast 200 to Madison av, x northeast 136. Ballard S. Dunn to Willis A. Barnes. Mort. \$6,000. April 14. 15,000

Marion av, s e s, parts lots 203 and 212 map East Tremont, 41 x abt 168 to Southern Boulevard, x 45 x abt 182. Timothy McAuliffe to Henry E. Coudray. April 18. 2,500

Mott av, e s, 255 s 149th st, 26.7x108x25.1x108, h & l. William B. Cox, Brooklyn, to Samuel A. Thomas. Mort. \$3,700. April 22. 6,100

North 3d av, No. 383, s w cor 143d st, and distant 50 ft, 25x100. Contract. Henry Van Zandt to Andrew J. Odell. April 18. 12,750

Stebbins av, e s, 513.4 n 165th st, 25x abt 136x

25.9x130. Lyman Tiffany to Angeline wife of Rogers Connor. Mar. 30. 500

Willis av, e s, 40.6 s 136th st, 18.6x92, h & l. Charlotte M. Malherbe to Josephine G. wife of Brian G. Hughes. April 22. 9,000

Willis av, w s, 61.3 n 141st st, 13.9x70, h & l. Augustus Gareiss to Miss Ellen Hoyt. Mort. \$2,000. April 20. 5,500

6th av, e s, 200 s Walnut st, 50x100. 7th av, e s, 100 s Walnut st, 100x100. 5th av, e s, lot 100 map Mt. Eden, &c., 50x100. 6th av, e s, lot 94 on said map, 50x100. George Steinbrecher to Carolina Garitz. May 25, 1874. 6,250

Lots 1 and 22 damage map for opening Spuyten Duyvil roadway, &c. Release mort. Josephine B. Kroger to the Mayor, &c., New York. Nov. 29, 1884.

Plot 819 on damage map relating to opening 138th st. Release mort. Rutgers Fire Ins. Co. to The Mayor, &c., City of New York. Feb. 14. nom

LEASEHOLD CONVEYANCES.

Broadway, s w cor 10th st, 23.1x98.10x23.1x100.5. Assign. 1/2 of lease. Francis J. Metcalfe to Henry Metcalfe and Gertrude M. Farragut. 11,000

Chatham st, No. 108. Surrender of lease. Margaret Sands to John Callahan. nom

Gouverneur st, Nos. 8 and 10. Assign. of all title in lease. Louis Lowry to William H. Brooks. nom

Grand st, s w cor Laurens st, now South 5th av, 25x50, with alley across rear. Assign. lease. George L. Kingsland, et al., to Maturin Livingston. nom

Maiden lane, No. 37, n s, 79.11 e Nassau st, runs northeast 93.10 x southeast 2.10 x north 23.10 x south 13 x south 122.3 to Maiden lane, x northwest 24.5. The Reformed Protestant Dutch Church, New York, to Charles A. Herpich. 21 years, from May 1, 1884, per year, 2,250

Same property. Consent to assign. lease. Same to James A. Herpich. Same property. Assign. lease. Charles A. Herpich to Albert Lorsch. 11,000

4th st, n s, 275 e Av A, 25x98.2. Assign 1/2 of lease. Margaret Turkes, Newark, N. J., to Daniel Jockel. 5,500

14th st, s s, 275 e 5th av, 25x100. Mary S. Van Buren to Gustavus W. Faber, exr. and trustee C. Henschel, dec'd. 21 years from May 1, 1885, per year, taxes, &c., and 3,000

Lot in rear of Lot 80, H. S., 25 on n and s ends x 45.3, together with plot of ground on 13th st, 25x50, which last piece sub. to right of way to plots rear of the lots on 14th st. Mary S. Van Buren to Gustavus W. Faber, exr. and trustee Charles Henschel. 21 years from May 1, 1885, per year, taxes, &c., and 500

19th st, s s, 470 w 2d av, 20x92. Hamilton Fish to Richard Stafford. 21 years, from May 1, 1885, per year, taxes, &c., and 425

19th st, n s, 250 e 10th av, 25x91.11. Assign lease. Jefferson M. Levy to George W. French, of Randolph, Mass. 5,050

21st st, n s, 525 w 1st av, 25x100. Consent to assign. lease. Hamilton Fish to Emelie Bloch.

21st st, n s, 525 w 1st av, 25x100. Assign. lease. Emelie Bloch to Michael and Louis Maier. 4,600

22d st, n s, 100 w 8th av, 75x98.8. John D. Ogden, Newport, R. I., to James A. Flock. 21 years from Nov. 1, 1885, per year, taxes, &c., and 1,000

24th st, s s, 275 w 8th av, 25x98.8. John D. Ogden, Newport, R. I., to Jay Gould. 21 years, from May 1, 1885, per year, taxes and 300

24th st, s s, 300 w 8th av, 25x98.8. William T. Moore to Jay Gould. 21 years, from May 1, 1885, per year, taxes, &c. and 300

28th st, n s, 325 w 10th av, 75x98.9. The New York Life Ins. and Trust Co., exrs. and trustees R. Ray, to Francis Farrell. 21 years from May 1, 1885, per year, taxes, &c., and 500

39th st, s e cor 12th av, runs east abt 60 to hogway, x south along hogway to centre block, x west to 12th av and the westerly bulkhead line x north to beginning. James McClenahan to Gustavus F. Swift, of Lake, Ill., and Edwin C. Swift, Lowell, Mass.; 21 years, from May 1, 1885, first year \$1,050 and then, per year, 2,200

42d st, No. 53, n s, 125 e 6th av, 20.8x100. Glorvina R. Hoffman, widow, to Mark Blumenthal; 21 years, from May 1 1885, per year, taxes, &c. and 1,500

42d st, n s, 166.4 e 6th av, 20.8x100.5. Glorvina R. Hoffman, widow, to Julia Martinet. 21 years from May 1, 1885, per year, taxes, assessm'ts, and 1,500

42d st, n s, 145.8 e 6th av, 20.8x200.10 to 43d st, being Nos. 51 West 42d st and 62 West 43d st. Same to Elizabeth B. Voorhies. 21 years from May 1, 1885, per year, taxes, assessm'ts, and 2,100

44th st, s s, 275 e 8th av, 18.9x100.5. Assign lease. Charles DeKay to John H. Hull. 20,000

125th st, No. 109 E. Assign. short lease. Luer Ehlers to Philip and William Ebling. nom

Same property. Assign. short lease. George Snyder to same. nom

1st av, n w cor 48th st, store. Assign. short lease. Christopher Von Glahn to John W. Haaren. All title. nom

South 5th av, late Laurens st, w s, 62.8 s Grand st, 23x50. Assign. lease. George L. Kingsland et al. to Maturin Livingston. nom

12th av, south cor 39th st. Surrender of lease. Peter McDonald to James McClenahan. April 4. 2,500

KINGS COUNTY.

APRIL 17, 18, 20, 21, 22, 23.

Barbey st, w s, 250 n Liberty av, 25x100, New Lots. William J. Bennett to Frederick Ritschard. 4,400
Bainbridge st, s s, 275 e Patchen av, 300x— to Brooklyn and Jamaica Plank road.
Bainbridge st, n s, 175 w Ralph av, 100x200 to Decatur st.
Decatur st, n s, 100 e Ralph av, runs north 100 x east 75 x north 100 to McDonough st, x east 50 x south 200 to Decatur st, x west 125.
William B. Davenport to Richard Ingraham. Morts. \$7,100. 14,344
Bainbridge st, n s, 187.6 w Lewis av, 52.4x100. Release mort. Samuel H. Vandewater to Alvin Hager. nom
Bainbridge st, n s, 214 w Reid av, 18x100, h & l. Kate wife of Lewis Acor to Samuel Digons. Mort. \$3,000. 4,650
Bond st, e s, 30 n Butler st, 45x50. George S. Wheeler to Ellen Purritt, widow. Sub. to taxes and assessmts and sales for same agt part of lot. 300
Broadway, s w s, 47.1 n w Wallabout st, 25x76x 25x89.9. Henry Ruthmann to Frederick Spangenberg. 4,825
Broadway, east cor Adams st, 25x100. Carl A. Katt to Gustavus F. Swift, of Lake, Ill., and Edwin C. Swift, Lowell, Mass. 7,000
Broadway, n e s, 19.4 n w Kosciusko st, 30x96.1. Release mort. Henry Sauerbrunn, Sr., to Mary A. Schmehr. nom
Broadway, s s, 160 w Brooklyn av, 40x100, Flatbush. Edward Eglot to Patrick McGovern. 320
Butler st, s s, 50 w Bond st, 25x100. George S. Wheeler to Thomas Fitzgerald and Mary his wife. 735
Butler st, s s, 120.3 e Court st, runs south 100 x west 1 x northwest 16 x north 90.8 to Butler st, x east 14. The Board of Education to Caroline wife of George Schaefer. Q. C. nom
Same property. John W. Sanderson, recvr., to same. 3,700
Butler st, n s, 100 e Troy av, runs north to centre Remsen av, x northeast along said centre line — x southeast to centre Butler st, x west to point 100 e Troy av, x north to beginning. Foreclos. Lewis R. Stegman to William H. Scott. 600
Bergen st, n s, 150 w Stone av, 25x107.2, New Lots. James Flanigan to Edward Flanigan. 500
Same property. Release mort. Frederick Middendorf to James Flanigan. nom
Bergen st, n s, 250 w Stone av, 25x107.2, East New York. Frederick Heddeshheimer to Adam Schreck and Maria M. H. his wife. 375
Berkeley pl, s s, 210 e 6th av, 20x100. Ira B. Stewart, New York, to Mary S. Kneeland. Mort. \$6,500. 12,500
Bridge st, e s, 255 n Willoughby st, 20x100.3. Sarah E. wife of James Swift to John J. Engeman. Mort. \$4,000. 9,000
Bridge st, w s, 171.7 s Chapel st, 22.2x96x22.2x 98, h & l. Mary McGee or Magee, widow, to Richard M. Mount. 3,300
Chauncey st, s s, 608.4 e Stuyvesant av, 16.8x 100, h & l. Elizabeth P. Beales to Angelo Beales. C. a. G. 2,500
Cornelia st, s e s, 100 n e Broadway, 180x100. Geo. H. Woodworth to Alfred J. Pouch. 6,000
Cedar st, n w s, 475 n e Evergreen av, runs northwest 95.6 to Myrtle av, x east 29 x southeast 80.9 to Cedar st, x southwest 25. John Rueger to Henry Katzmann. 6,700
Cedar st, n w s, 500 n e Evergreen av, 25x66.1 to Myrtle av, x29x80.9. Same to Jacob Heesemann. 6,000
Court st, near Pacific st. Agreement settling boundary and as to party wall. John Green and ano., exrs. D. Green, with Catharine A. wife of Patrick H. Dunne. nom
Cumberland st, e s, 275 s Lafayette av, 25x100. Josephine B. wife of Charles H. Pope to Geo. E. Townley. Mort. \$4,000. 6,000
Cook st, s s, 150 e Ewen st, 25x78.11x25x69. Frederick Miller to Magdalena wife of Heroy Schwartz. 8,000
Clinton st, e s, 115.5 s 2d pl, 18x100, h & l. James Wheeler to Jacob B. Sprague, Huntington, L. I. Mort. \$5,000. exch
Clinton st, e s, 50 s Warren st, —x99.4x49.10x 99.9. George F. Gilman to Frazier Gilman, Eden, Dakota. nom
Cambridge pl, e s, 180 s Greene av, 20x100, h & l. Hatie K. wife of Henry A. Tweed, Tombstone, Arizona, to James W. Good, New York. Mort. \$6,000. 10,000
Clifton pl, n s, 483.4 e Bedford av, 16.8x100, h & l. Fannie A. wife of Edward E. Darrow to Sarah M. Bertine. Mort. \$4,000. 7,500
Clifton pl, late Van Buren st, No. 333, n s, 280 e Nostrand av, 16.8x100. William B., John and David B. Cocks and Hannah wife of Isaac Brundage, heirs Caroline S. Cocks, to Louisa Cocks. Q. C. nom
Degraw st, s s, 160 e Smith st, 20x100. Charles C. Noble to Thomas G. Flannery. 5,800
Degraw st, s s, 40 e Smith st, 20x60, h & l. Michael A. McNamara to John Grace. Mort. \$2,500. 4,700
Delmonico pl, n e s, 126.9 s e Hopkins st, 25x 86.7x28.9x72.3, h & l. Henry Loeffler to Henry L. Kassebaum, Rockville Centre, L. I. 5,800
Decatur st, n s, 485 e Throop av, 20x100.
Decatur st, n s, 545 e Throop av, 45.8x—x—x 100.
Henry L. Betts to Frederick W. Carruthers. 4,000

Decatur st, n s, 275 e Ralph av, 150x200 to McDonough st. William B. Davenport to Rob't H. Duncan. Mort. \$3,000. 7,000
Dean st, s s, 234.6 w Hoyt st, 22x100. Sophia Van Deursen to Charles Wilson. 6,500
Devoe st, s w cor Judge st, 8.9x100x abt 53.2x abt 110. George H. Brewster to William H. Argall, Darien, Conn. C. a. G. nom
Devoe st, n s, 260 e Graham av, 22x100. James H. Heroy and David J. Marrenner to John W. Byard. 3,000
Ellery st, s s, 70 w Sumner av, late Yates av, 30x50. Catharina wife of Nicholas Dannenhoffer to Henry C. and Susan A. McBrair. 4,000
Ewen st, s w cor Jackson st, 50x100. Release mort. H. G. Onderdonk to Nicholas Goodman. nom
Same property. Maria O. Simms, widow, to same. 2,500
Gwinnett st, n s, 245 e Marcy av, 20x100. Sarah F. wife of George W. Mead to Hugo E. Wachschrager and George Marx. 1,000
Gold st, s s, 100 n Johnson st, 25x100. Louis Liebmann, New York, to John G. and Gottlieb Rappold. 2,450
Garden st, s w s, abt 455 s e Flushing av, 20x100. Williamsburgh Savings Bank to David Mayer. 900
Halsey st, s s, 120 e Tompkins av, 20x100, h & l. Maria wife of Michael Byrne to Harry C. More. Mort. \$2,000. 4,500
Halsey st, s s, 277.6 w Marcy av, 19.2x100. John S. Frost to Jane A. wife of Norman Hubbard. Mort. \$5,000. 9,750
Halsey st, s s, 180 e Tompkins av, 20x100, h & l. James O. Miller and James Williamson to Elizabeth A. Kendall. Re-recorded. Mort. \$3,500. 5,700
Hamburg st, w cor Cooper st, 50x100. William M. Ivins et al., exr. A. Ivins, to Edward J. Mott. 450
Same property. Sarah M. Ivins, widow, and William M., Edwin W. and Augustus H. Ivins heirs of Aug. Ivins to same. Q. C. nom
Hancock st, s s, 482 e Tompkins av, 18x100. Benjamin Linikin to Julia B. wife of Jacob P. Hesse. Mort. \$2,000. 5,800
Hancock st, n s, 80 e Lewis av, 20x100. Arthur R. Jarrett to William P. Rae. Mort. \$350 200
Hart st, n s, 462 w Lewis av, 16x100. John Moadinger to Patrick McDermott. Mort. \$4,000. 6,000
Hart st, s s, 176.8 e Sumner av, 18.4x100, h & l. Thomas J. Moore and John G. Price to Carrie A. wife of Henry M. McKean. Mort. \$3,500. 6,000
Henry st, s w cor Union st, 20x85. Thomas Clyne to James Clyne. All liens. nom
Henry st, n w cor Harrison st, 100x100. William F. Bridge, New York, to Cornelius Donnellon. C. a. G. nom
Henry st, e s, 94 n Degraw st, 22x100. Martha A. wife of Andrew Bradshaw to Mary C. Shea. Mort. \$5,000. 6,750
Herkimer st, n s, 140 e Albany av, 20x100. Theodore R. Chapman et al., exrs. S. Chapman, to Samuel Van Wyck. Mort. \$3,300, which is the consideration. 3,300
Herkimer st, n s, 300 e Howard av, 200x100. Elizabeth W. Aldrich, widow, to Benjamin T. Robbins. 8,450
Herkimer st, n s, 209 w New York av, runs north 96.2 to former turnpike, x southwest 165.6 x west 23 x south 39.8 x northeast 150.2 x south 51.6 to Herkimer st, x east 22.4. Phebe A. Redding to Henry L. Betts. 3,000
Herkimer st, s s, 40 w Schenectady av, 20x100, frame dwell'g. Paul C. Grening to Mary P. Hall and Emeline Spencer. Mort. 8,000. 3,300
Hooper st, 80 w Marcy av, 20x89. John F. Ryan to Ellen T. and Mary E. Haight. 2,000
Hooper st, n s, 185 e Marcy av, 20x80.3x20.6x 84.6, h & l. Robert Ross to Herman H. Albro. Morts. \$4,500. 7,400
Hooper st, n s, 85 w Harrison av, runs north 60 x west 3 x northwest 25.3 x south 73.1 to Hooper st, x east 20, h & l. John Sunderland to Benjamin F. Chambers. Mort. \$4,000. 6,100
Hull st, n s, 425 w Saratoga av, 16.8x100, h & l. Catharine J. King to Francis McAleer. Mort. \$1,250. 2,600
Same property. Release mort. John McNamee to Catharine J. King. 675
Huntington st, n s, 100 e Court st, 20x100, h & l. Isaac L. Devoe, N. Y., to Evert Bergen. Q. C. 300
Huntington st, n s, 100 e Court st, 20x100, h & l. George H. Walker, New York, to Evert Bergen. 2,000
Irving pl, e s, 331.4 s Gates av, 20x100. Carleton Mendenhall to Harry C. More. Mort. \$2,700. 5,000
Jefferson st, s s, 166 w Sumner av, 69x100. Release mort. Samuel H. Vandewater to William V. Studdiford. nom
Jefferson st, s s, 100 e Reid av, 15x100, h & l. John De Mott to Michael McLaughlin and Pauline his wife. Mort. \$1,500. 3,200
Jackson st, n s, 125 e Ewen st, 25x100. Maria O. Simms, widow, to Valentine & Co. 800
Same property. Release mort. H. G. Onderdonk to same. nom
Keap st, s s, 208.4 e Wythe av, 19x100. Augusta K. Hyde wife of James E. to Richard Fritz. C. a. G. Mort. \$5,415. 5,700
Kosciusko st, n s, 166.8 e Nostrand av, 16.8x100, h & l. John Peard to John H. Fulcher. 3,800
Same property. John H. Fulcher to Joannah A. wife of John Peard. 3,800
Kosciusko st, s s, 222.6 w Sumner av, 18.9x100. Lydia E. Lay to Catharine Lay. Mort. \$5,000. nom

Lincoln pl, s s, 338.2 e 7th av, 20.10x100. Thomas Fagan to Kate Hoyt. M. \$10,000. 17,100
Linden st, s e s, 135 n e Bushwick av, 40x100. Samuel M. Meeker to Eliza P. wife of John L. Heaton. 1,280
Lawton st, s e s, 113.9 s w Bushwick av, 20x90, error. George W. Jackson to John Vaubel and Annette his wife. Mort. \$2,000. 4,000
Livingston st, s s, 123.1 e Bond st, 19.4x100.9, h & l. Elmira Post to Chloe J. Bowen. Mort. \$4,000. 5,350
Madison st, s s, 164.8 w Throop av, 20x100, brown stone dwell'g. Paul C. Grening to Worth Osgood. Mort. \$4,500. 7,500
Madison st, n s, 325 w Sumner av, 25x100. John H. Hoff, exr. M. M. Young, to John B. Peck. 1,500
Same property. Release mort. Sarah E. Hoff to same. nom
Same property. Release mort. John H. Hoff, admr. Mary E. Searles, to same. nom
Madison st, n s, 350 w Sumner av, 50x100. Asa W. Tenney to same. 3,000
Madison st, s s, 190 e Reid av, 20x100. Patrick McEntee to Conrad Seimel. 950
Madison st, s s, 460 e Tompkins av, 20x100. Charles Isbill to Henry Menken. 6,800
Madison st, n s, 200 e Patchen av, 100x100. Jules and Gabriel Dupuy and Leon and Jean A. Otard to Daniel Lauer. Q. C. 4,250
McDonough st, s s, 375 e Ralph av, 50x200 to Decatur st. Release mort. Elizabeth Crombie, West Hoboken, N. J., to William B. Davenport. 1,000
McDonough st, n s, 135 w Lewis av, 40x100.
McDonough st, s s, 394.11 e Sumner av, 55x 100. Charles H. Russell, recvr Knickerbocker Life Ins. Co., to Patrick Sheridan. 5,720
McDonough st, s s, 300 w Howard av, abt 50x200 to Decatur st. Nathaniel W. Burtis to William B. Davenport. Mort. \$1,000. 2,000
McDonough st, s s, 525 e Ralph av, 58.6x — to Decatur st, x 51.2 x 200. Release mort. Henry C. M. Ingraham, trustee R. C. and D. K. Underhill, to Wm. B. Davenport. 1,000
McDonough st, s s, 57.6 w Lewis av, 18.9x100, h & l. Foreclos. Daniel G. Harriman to Walter Longman. 5,150
McDonough st, s s, 275 w Lewis av, 20x100. Frank Reynolds to Lewis P. Warth. Foreclos. 5,275
Monitor st, e s, 50 n Richardson st, 25x100. Wm. E. McTighe to Charles and Barbara Haupt. 500
Monitor st, e s, 75 n Richardson st, 25x100. Same to Jacob Hautz. 500
Monroe st, n s, 366.8 e Ralph av, 16.8x100, h & l. Margaretha Bauer to John D. Oakley, Woodside, L. I. Mort. \$3,450. 4,200
Monroe st, n s, 350 e Ralph av, 16.8x100. Same to same. Mort. \$3,550. 4,200
Monroe st, n s, 433.4 e Ralph av, 16.8x100, h & l. Same to Jacob May. Mort. \$3,000. 4,200
Monroe st, n e cor Marcy av, 25x100. Foreclos. Charles B. Farley to Florida O'Brien. 4,500
Monroe st, n w cor Patchen av, 54x75. Samuel Teather to Henry Wischhusen, New York. Mort. \$500. 8,875
Monroe st, s s, 371 w Throop av, 19.3x100. John F. Ryan to Mary E. Carman. Mort. \$4,500. 7,550
Monroe st, n s, 200 e Reid av, 100x100. Julia wife of Ralph W. Kenyon to George F. Chapman. 5,500
Monroe st, s s, 274.9 w Throop av, 19.5x100, h & l. John F. Ryan to Robert McVoy. Mort. \$4,500. 7,550
McDougal st, n s, 250 e Hopkinson av, 25 x 100. Patrick Manning to Carrie H. Crowell. 492
McDougal st, s s, 575 e Hopkinson av, 25x50.8x 25x49.6. George S. Wheeler to Robert R. Hamilton. 350
Meserole st, s s, 175 w Ewen st, 25.9x100. Dionisia Bayer, widow, to Emma wife of Anton Auer. Release dower. nom
Same property. Lizzie Bebon, Louisa Bayer and Annie wife of Henry Missig, heirs Jno. V. Bayer, to same. 3/4 parts. Sub. to taxes, &c. 2,139
Meserole st, s s, 200.9 w Ewen st, 24.2x100. Emma wife of Anton Auer, heir of Jno. V. Bayer, to Lizzie Bebon, Louisa Bayer and Annie Missig, heirs of J. V. Bayer. 1/4 part. Sub. to taxes, &c. 2,139
Montgomery st, n s, 100 w Utica av, 66.8x1/2 block, Flatbush. Margaret A. Campbell, widow, to William Haggerty. C. a. G. 360
Myrtle st, s s, 100 e Hamburg st, 75x100. James F. Gillen to George Loeffler. 2,400
North Oxford st, w s, 212.3 s Park av, 16.8x100. Mary P. Hall and Emeline wife of Pierre F. Spencer, late Hall, to Patrick G. Burns. Mort. \$500. 3,475
Nassau st, n s, 265 e Jay st, 25x67. Harriet A. Mundell to Ella Mundell. C. a. G. 1/2 part. Mort. 1/2 of \$1,500. 1,000
Navy st, w s, 202.4 s De Kalb av, 40x100. Elizabeth Hartt, widow, to Eugene S. Boyd. 1/2 part. Sub. to mort. 2,047
Pacific st, s s, 58.6 e Stone av, 19.1x107.2. Adaline Fredeau, widow, to Josiah H. Colyer. Mort. \$1,550. 2,200
Pacific st, s s, 175 w Brooklyn av, 16.8x107.10, h & l. George M. Mather to Frances M. K. Osborn, New York. 5,300
Pacific st, n s, 239.8 e New York av, 20.4x100. Rufus Ressequie to Sarah Wood, widow, New York. 6,000
Pearl st, w s, 250 s Myrtle av, 25x97.9 to alley, also 1/2 of alley, 5x25, h & l. Leonaida C. wife of and Arthur C. Dunlap to Catherine E. Begly. Mort. \$1,250. 6,250

Palmetto st, s e s, 400 n e Central av, 21.11x100x 23.4x100. Mary Curtis, widow, New York, to Henry C. Bauer. 365

Palmetto st, w s, 48 n Hamburg st, late Johnson av, 16x50. Joseph Sweet to Patrick Flynn. Mort. \$1,000. 1,500

Penn st, No. 163, n w s, 104.2 n e Lee av, 20.10x 100, h & l. Daniel J. Scully to Caroline wife of Henry Wenke. Mort. \$2,000. 9,500

Powers st, s s, 144 e Leonard st, 56x100. John Stosel to Louis P. Groehrer and Edward McCarty. 3,400

President st, n s, 129 e 7th av, 21x95, h & l. William Flanagan to Bertha wife of William H. Duryea. Mort. \$6,000. 14,000

President st, n e s, 278.2 s e 5th av, 17.9x95. 11th st, s w s, 298.6 s e 5th av, 55x100x56.1x100. } William Corrigan to Thomas Corrigan. 1/2 part. nom

President st, No. 189, n s, 151.6 e Henry st, 16x 100. Ella L. wife of Cornelius Donnellon to Julia F. wife of W. M. Willis. 8,600

President st, n s, 171 e 7th av, runs north 95 x east 17 x north 5 x east 4 x south 100 to President st, x west 21, h & l. William Flanagan to Emma wife of Herman Knobel. Mort. \$6,000. 14,000

President st, n s, 150 e 7th av, 21x95. William Flanagan to Mary A. wife of James G. Lyon. 14,000

Prospect pl, s s, 270.6 e 5th av, 16.8x100. Margaret E. wife of Gonzalo Poey to Mary J. Vollmer. Mort. \$3,500. 6,650

Prospect pl, s s, 100 e New York av, 20x125.3. William H. Lyon to Julius C. F. Lang. 2,000

Prospect pl, s s, 254.7 e 6th av, 20x100, h & l. Charles U. Wing to Herbert L. Bridgman. Mort. \$7,500. 12,500

Prospect pl, late Warren st, n s, 265.5 w 6th av, 20x81, h & l. James Bolger to Florence M. Larcombe. 8,800

Parkway, late Sackett st, s s, 36.1 e Utica av, runs east 184 x south 261.1 to Union st, x west 183.5 x north 261.3, except any point taken for Sackett st. Foreclos. Lewis R. Stegman to Aaron S. Robbins. 3,000

Quincy st, s s, 200 w Tompkins av, 33.6x95. Quincy st, s s, 283 w Tompkins av, 17x95. } Frank L. Corwin, New York, to Minnie J. wife of Frederick S. Rice, Westchester Co. Mort. \$13,500. 21,000

Quincy st, No. 77, n s, 321 e Clason av, 29x100. Contract. Nancy and Edward E. Norton and Carry Tilly to Clinton W. and Edw. M. Barlow. 6,000

Quincy st, n s, 41.6 w Marcy av, 19.6x75. David S. Beasley to Minnie S. Cornell. Mort. \$2,500. 5,900

Quincy st, n s, 61 w Marcy av, 19.6x75, h & l. David S. Beasley to George W. Kuhlke. Mort. \$2,500. 5,925

Quincy st, n s, 80.6 w Marcy av, 19.6x75, h & l. Same to Elbert S. Willets. 5,825

Raymond st, w s, 178 s Fulton st, 20x100.6. Jane A. wife of Norman Hubbard, formerly Anderson, to Susan K. McLoughlin. 7,300

Raymond st, e s, 227.8 n Fulton st, runs north 0.5 x east 88.9x0.5x88.9. Alexander McCue to The Brooklyn Home for Consumptives. nom

Ross st, No. 144, s e s, 210 n e Bedford av, 22x 100, h & l. Richard H. Huntley to Paul Weidmann. Mort. \$8,000. 9,400

Ross st, s s, 275 w Marcy av, 23x100. Cornelia M. wife of Jefferson P. Smith to Clementine wife of Edward Sperdig. Mort. \$3,000. 6,250

Ross st, s s, 189.8 e Wythe av, 22.4x100, h & l. John Given to John Des Caso, New York. nom

Same property. John Des Caso to Cecilia A. wife of John Given. C. a. G. Sub to life estate J. Given. nom

Rutledge st, n w s, 170 s w Bedford av, 15x100. Alexander Waldron to David Poole. 3,400

Rodney st, s e s, 245.2 s w Bedford av, 16.9x100, h & l. Henry B. Scholes to Margaret A. wife William R. Pettigrew. 8,250

Ryerson st, w s, 444 n Myrtle av, 20x100, h & l. Jennie E. Reilly to Margaret J. Scully. 4,200

Ryerson st, e s, 40 n Willoughby av, 20x100, h & l. George W. Marks, devisee Margaret Stapleton, to Daniel D. Whitney, Jr. Sub. to mort. nom

Sandford st, w s, 282.9 n Myrtle av, 25x100, h & l. Brewster Kissam to Mary Cunningham. 1,150

Schenck st, w s, 208 n De Kalb av, 100x100. William M. Richards to Cornelius N. Hoagland. 4,000

Stanhope st, n s, 200 w Evergreen av, 20x100. Henry C. Bauer to Elizabeth Felten. 4,200

Stanhope st, n s, 240 w Evergreen av, 20x100, h & l. Same to Amelia Fischer. M. \$2,000. 4,100

Stanhope st, n w s, 271.7 s w Wyckoff av, 25x 100. Hattie H. Andrews, extr. E. O. Andrews, to August H. Goepel. 500

State st, n s, 150.1 e Court st, 25x124.5x25x122.9. Henrietta L. wife of Robert B. Welton to James Campbell. Mort. \$3,000. 8,250

State st, n w cor Boerum pl, 100x99.11x107.4x 100.4. George Kinkel to the Atlantic Av R. R. Co. 27,000

State st, s s, 140 e 3d av, late Powers st, 20x100. Foreclos. Herbert S. Ogden to Catharine N. Curtis wife of Henry M., Poughkeepsie, N. Y. 5,500

St. James pl, e s, 220 s Greene av, 20x100. Ella Mundell to Harriet A. Mundell. 1/2 part. Mort. 1/2 of \$4,000. 2,000

St. Felix st, w s, 83.11 s De Kalb av, 20x63. John F. Norton to Mattie J. wife of Charles D. Burwell. Q. C. nom

St. Felix st, w s, 195.2 n Fulton st, 20x72.7x20x 73.5. Thomas E. Pearsall to Sarah A. Latting. Morts. \$5,000. 7,000

Stockton st, s s, 525 w Lewis av, 21.6x100, h & l.

Katharina wife of and George Straub to Catharina M. Nething. Mort. \$2,500. 5,200

Steuben st, e s, 288.3 n De Kalb av, 100x100. James, Joseph, Peter J., John V. and Thomas J. O'Donohue, heirs J. O'Donohue, to Cornelius N. Hoagland. All title. 2,000

Stockholm st, s e s, 233.4 s w Evergreen av, 16.8 x100, h & l. Charles Scott to Elizabeth J. Hettrick, widow. Mort. \$1,000. 2,800

Stockton st, s s, 200 w Throop av, 20x100, h & l. James H., Sarah C., Fannie A. and Frederick L. Tibbals, Milford, Conn., heirs G. L. Tibbals, dec'd, to Calvin B. Ford, Waterbury, Conn. nom

Same property. Calvin B. Ford, New Haven, Conn., to William H. Wells, New York. Mort. \$2,000. 4,500

Same property. William H. Wells to Noah Tebbetts. Mort. \$2,000. 4,500

Stockholm st, n w s, 225 n e Evergreen av, 50x 100. Henry J. Chase, Long Island City, to Oscar J. Chase. Mort. \$3,600. 7,200

St. Felix st, w s, at a line which at Raymond st is 445.6 n Fulton st runs west 63.2 x north 18.4 x east 62.5 x south 18.4, h & l. Emma S. Marina, widow, to Griswold I. Keeney. 5,000

Tillary st, s w cor Dufiled st, 25x75. Release dower. Susan A. McCormack to Ann Keelan. nom

Tillary st, s s, 30.6 w Pearl st, 21.7x59.11x21.9x 59.11. Joel Smith to Harry M. Dickover. 3,600

Same property. Harry M. Dickover to Frederick Boettcher, Wilkesbarre, Pa. Mort. \$1,600. 3,600

Union st, n s, 275 e 7th av, 21x90, h & l. John Magilligan to Reuben Mapelsden, Jr. Mort. \$7,000. 14,000

Union st, strip adj above on rear, 21x5. Mary wife of John Magilligan to same. 100

Van Buren st, n s, 305 e Reid av, 20x100. Mary M. wife of and James R. F. Kelly to Robert W. Miller. Mort. \$1,000. 3,125

Van Buren st, s e s, 100 n e Broadway, 18x100. Samuel W. Post to James H. Watson and James H. Pittinger. Morts. \$2,700. nom

Van Buren st, s e s, 226 n e Broadway, 18x100. Same to Thomas Clement and Amanda M. his wife. Mort. \$3,000. 4,200

Van Buren st, n s, 200 e Throop av, 25x100. The American Baptist Home Mission Society, New York, to Thomas D. Miller. 2,000

Van Buren st, s e s, 118 n e Broadway, 18x100. Release mort. James H. Watson and James H. Pittinger, of Watson & Pittinger to Samuel W. Post. nom

Van Buren st, s e s, 226 n e Broadway, 18x100. Release mort. James H. Watson and James H. Pittinger to Thomas Clement. nom

Vine st, s s, 134.6 e Columbia Heights, 22.5x35.3. Moses S. Beach to Bridget Lanigan and Elizabeth Evans. nom

Wilson st, s s, 58 e Wythe av, 19.4x80, h & l. Cornelia E. wife of and Sylvester A. Haver to Solomon Ruppel. Mort. \$3,000. 7,500

Wall st, s e s, 150 n e Broadway, 25x92.5x25x 93.6. Lorenz Leopold to Frederick Schweikert. 4,500

Willow st, e s, abt 111.5 s Clark st, 26.8x100.8x 26.10x100.8. Nancy R. Miller, widow, to Julia S. Greene. 11,000

Wyckoff st, s w s, 175 s e Smith st, 25x100. Release mort. Section Two First Union Co-operative Building Association to William F. Moller. 426

Walcott st, n e s, 245 s e Richards st, 20x100. Connor Nolan, Oakland, Cal., to Margaret Nolan. 900

York st, n s, 75 e Hudson av, runs north 75 x east 3 to Navy Yard x southeast 90 to York st x west 53. William J. Sayres to Margaret Ackley. nom

Same property. Margaret Ackley, widow, to William G. Low. 7,500

1st st, n s, 96.10 e 7th av, 19x100, h & l. William B. Martin and Patrick J. Lee to Elizabeth R. wife of Edmund K. Rogers. Mort. \$6,000. 9,500

1st st, n s, 134.10 e 7th av, 19x100, h & l. William B. Martin and Patrick J. Lee to Emma wife of John S. Lewis. Mort. \$4,500. 7,000

South 1st st, s s, 84.6 e 3d st, 19x60, h & l. Paul Weidmann to Charlotte wife of Marx Gottsch. 6,000

North 2d st, s e cor Ewen st, 22x76x9x24x31x100. Foreclos. Charles B. Farley to Celina Theriott. 4,000

5th st, w s, 75 n North 5th st, 25x100. Stephen D. Medlar to Emily I. wife of Henry M. Lee. Morts. \$1,825. Taxes, &c. C. a. G. nom

Same property. Emily I. wife of Henry M. Lee to The Roman Catholic Church of St. Vincent de Paul. 1,825

North 5th st, easterly cor 2d st, 300x100. Lowell M. Palmer to Theodore A., Frederick C. and Henry O. Havermeyer and Charles H. Seuff, of Havermeyer & Elder. Joint tenants. 30,000

South 5th st, s s, 300 e 6th st, 20x100. Susan F. Overton to Mary S. Foster. 6,000

East 5th st, e s, 571.6 n Greenwood av, 50x100, Flatbush. Thomas Rice to Charles F. Guttschow. 1,000

6th st, n s, 331.2 w 6th av, 16.8x100, h & l. Thomas Butler to Norman P. Heffley. Mort. \$3,500. 5,500

Same property. John D. Fish to Thomas Butler. Release mort. 600

6th st, n s, 147.10 e 6th av, 20x100, h & l. William C. Prankard to James Bolger. 7,000

North 7th st, s s, 100 e 5th st, 19.1x70. Joseph P. Quin, extr. E. H. Quinn, to Catharine Moylan and Michael her husband. Q. C. nom

Same property. George H. Galvin and ano., exrs. Sophia H. Quinn to same, 3,660

9th st, s s, 300 e 4th av, 16.5x72.6. Jacob Barker to Louis Reinecke. Mort. \$3,000. 4,000

North 9th st, easterly cor 5th st, 100x100. North 9th st, n e s, 100 s e 5th st, 0.11x42x1.3 x42. } Adolf and Louis F. Rawitser, Stafford Springs, Conn., to Mendel and David Levy. 8,000

10th st, s e s, 95 n e South 4th st, 25x100, h & l. Charles E. Watts to Otto Keller. 3,900

10th st, n e s, 462.6 s e 6th av, 18.9x100, h & l. Louise A. S. Allen to Mary M. Burt. Morts. \$5,300. 5,700

11th st, n e s, 325 s e 5th av, 18.1x100. 11th st, n e s, 396.4 s e 5th av, 17.9x100. } Thomas Corrigan to William Corrigan. 1/2 part. nom

11th st, No. 189, n s, 129.2 w 5th av, 16.8x100. Theodore B. and Henry A. Willis, of T. B. Willis & Bro., to Charles L. Young. M. \$3,500. 4,700

14th st, s w s, 77.10 n w 4th av, 20x104.1x20x 104.6. Emma A. wife of George Shephard to Alexander Balmanno. 950

15th st, n s, 118.2 w 5th av, 20.4x77.10. Alanson Van Tassel to Elenor V. De Groff. Q. C. nom

15th st, n s, 200 e 5th av, 20x68.7x—x69. Jacques Sandmeyer to William Werner. 1,400

15th st, n s, 191.7 e 6th av, 18.9x100. Mary wife of George B. Lewis to Bridget C. Dorian. Mort. \$2,600. 3,200

15th st, n e s, 258 n w 4th av, 24.8x100. Edward M. Seaman to John Andrews. Mort. \$6,000. 200

17th st, n s, 140.6 w 5th av, 15.6x100.2. Alexander Balmanno to George R. Hunter. 3,500

17th st, n s, 183.4 w 7th av, runs north 90 x east 83.4 x north 0.2 x west 150 x south 90.2 to st, x east 66.8. Release mort. Asa W. Parker to Sophie G. Parker. nom

19th st, s s, 512.10 e 4th av, abt 12.2x100. Martha E. wife of and Edward W. Avery to Kate wife of John C. Lincoln. 1,215

23d st, n s, 60 w 4th av, 28x102. John C. Wilson to Michael Dunleavy. M. \$2,000. 3,400

36th st, n e s, 100 n w 4th av, 25x100.2, h & l. Dennis Harrington to John D. Snedeker. C. a. G. nom

Same property. John D. Snedeker to Catharine wife of Dennis Harrington. C. a. G. nom

56th st, e s, lots 14 and 15, block 271, map of Brooklyn, 50x100.2. Oliver H. Dickinson to Charles A. Reed, New York. 500

66th st, e s, lots 51 and 52. Marie Graefpuf, Bay Ridge, 50x91.5x50x95.9. Patrick Hayden, Jersey City, to Philip Leonhardt, Fay Ridge. 375

Av X, n w cor East 13th st, 100x100. Gravesend. Fergus Gillan to William Regan. 500

Same property. William Regan to Ellen Gillan. 500

Atlantic av, s s, abt 150 e Troy av, 180x165x60, including one-half of old Jefferson av, Sarah A. wife of George M. Drayton to Mary E. Stanton. Q. C. 375

Atlantic av, s s, 246.7 e Troy av, runs east 45.7 x south 32.3 x southwest 135 x north 50 x east 93 to beginning. John Peterson to Sarah A. Drayton. nom

Atlantic av, n w cor Stone av, 98x167.7. Robt R. Hamilton to Darius C. Davison. 3,250

Albany av, e s, 19.10 s Pacific st, 58.3x80, h & l. Frank E. Sawyer to Alonzo E. De Baum. Mort. \$13,500. 28,000

Benson av, s w cor 17th st, 216.8 to Bay 14th st, x300x216.8x300, New Utrecht. Kate A. Kirham to James H. Smith. nom

Baltic av, s s, 52.6 w Madison st, 25x100. Foreclos. Gerard B. Van Wart to Joseph H. Colyer. 760

Bedford av, e s, 350 n Park av, 25x100. Foreclos. Lewis R. Stegman to Mary A. Goodwin. 2,045

Bedford av, w s, 207.9 n Myrtle av, 25x100. James B. Littell to Alexander McKnight. 1/2 part. 214

Buffalo av, e s, 78.9 n St. Marks av, 25x100. Partition. William B. Davenport to John H. Danenheim. 310

Buffalo av, e s, 127.9 s St. Marks av, 95.9x183.2 x42.11x167.2. Partition. Same to same. 900

Clarkson av, n s, 463.9 e 9th st, 100x100, hs & ls, Flatbush. William H. Whiton, Piermont, N. Y., extr. F. L. Whiton, to Frederick J. Whiton, Ithica, N. Y. Q. C. nom

Clermont av, e s, 185 s Greene av, 20x100, h & l. Georgianna H. wife of Milo H. Parsons to Sophia Van Deursen. Morts. \$7,000. 12,000

Clermont av, e s, 237.1 n Park av, 25x100. Jane Begley, Cleveland, Ohio, to Hannah S. Vincent and Maria L. Sweeney. Q. C. 100

Clermont av, e s, 62 n Willoughby av, 22x100. Ellen Mundell to Harriet A. Mundell. C. a. G. 1/2 part. Mort. 1/2 of \$2,000. 2,750

Clermont av, No. 102, 18x100. John C. Rustin et al., heirs Drusilla Rustin, to Bertha Guden, widow. Q. C. Correction deed. nom

Clermont av, w s, 491.5 s Park av, 11x100, h & l. Bertha Guden, widow, to John Lockitt. 5,000

Chestnut av, n s, 500 w Liberty st, 100x100, Flatlands. Gottlieb Fey to John Coltery. C. a. G. 300

Clason av, w s, 100 s De Kalb av, 150x175.7x— x181.6. } Schenck st, e s, 100 s De Kalb av, 25x87.2x25x 86.2. } Schenck st, e s, 225 s De Kalb av, 25x92.2x25 x91.2. } Phoebe Smith, widow, to Cornelius N. Hoagland. 11,000

Clason av, w s, 80 s Putnam av, 23.4x100. Alfred Churchman, extr. Mary A. Churchman, to Alice P. Churchman. 3,000

Clason av, w s, 281.10 s Gates av, 14.6x100, h & l. Mary F. wife of Henry A. Wheeler to Andrew H. Kellogg. Morts. \$7,000. 8,150

Same property. Release covenants. John H. Rhoades, individ. and exr. Phebe A. Rhoades et al., to Mary F. wife of Henry A. Wheeler. nom

Cooper av, s s, 125 w Bushwick av, 111.4x100. Alfred J. Pouch to Mary L. Mintonye. 3,500

Cooper av, s e s, 236.4 s w Bushwick av, 30.6x—x—, gore. Alfred J. Pouch to Mary E. James. nom

Carlton av, e s, 144.10 s De Kalb av, 21x100. Mary E. Pooch, widow, to Albion Cox. 7,250

Clinton av, No. 392, n w cor Greene av, 68.9x120. Contracts to exchange for No. 239 Water st, New York, 25x73, and No. 18 Burling slip, 25x25; value, \$44,500. R. J. Chard to Jane R. McKinley, Elizabeth, N. J. 3,500

Clinton av, w s, 205.4 n De Kalb av, 20x120, h & l. Erwin Davis, Rye, N. Y., to Milton B. Belden. Mort. \$7,000. 20,000

De Kalb av, n w s, 150 s w Evergreen av, 25x215.8x26.8x206.2, h & l. Abigail B. Spangler to Josiah H. De Witt, New York. Mort. \$1,500. 3,500

De Kalb av, s s, 350 e Evergreen av, 25x100, h & l. Amelia Fischer, widow, to Adam Neidlinger, New York. Mort. \$1,000. 3,000

De Kalb av, late Chestnut st, s e s, 175 w Hamburg st, late Johnson av, 25x100. Maria Coyle to Samuel Willcombe. 800

Division av, n s, 86 w 4th st, runs north to division line bet Williamsburgh and Brooklyn, x west 23.9 x south to point 50 n of Division av, x west 0.6 x south 50 to Division av, x east 24.3. William F. Garrison, exr. and trustee of Charlotte Guild, to Michael Levy. 13,500

Evergreen av, w s, 51.11 s Troutman st, 22x117.11x21x109.6, h & l. George Loffler to John Young. 5,000

Same property. John Young to Joseph Herr and Elizabeth his wife. Mort. \$2,500. 5,000

Flushing av, s s, 25 e Bremen st, 25x81.8x25x81.7. George Loeffler to James F. Gillen. 5,500

Flushing av, s s, 50 e Bedford av, 35x67.3. Augustus Rapelye to John Goetze. 2,700

Franklin av, s w cor Madison st, 20x80. Foreclos. Nathaniel H. Clement to Catharine Lyon. 1873. 1,500

Fulton av, n e cor Sheppard av, 25x84 to Division av, x25x89, New Lots. 1,000

Fulton av, n s, 25 e Sheppard av, 76.6x68 to Division av, x77x84, New Lots. 1,000

Gilliam Schenck to Robert H. Lahy. 1,000

Fulton av, s w cor Van Siclen av, 25x100, New Lots. Walter P. Hall, individ., and as trustee Rosa H., Harry C. and Leo. C. Terrill to Emily J. Richards. 625

Franklin av, e s, 19.6 n Pacific st, 19.4x83x21.2x74.4. John Lefferts to Martin J. Suydam. 1,800

Gates av, s s, 95 w Franklin av, 125x200 to Monroe st. Sarah L. Lawrence, widow, et al., heirs W. H. Graves, to Maria E. Theling et al., heirs Philip Rollhaus. Release from conditions. nom

Gates av, n s, 225 w Nostrand av, 20x100, h & l. Adolph Georgi to Isaac P. Whitehead, New Castle, N. Y. 5,600

Gates av, s s, 145 w Marcy av, 80x100. James R. Danforth, Philadelphia, Pa., to Charles A. Haase. 7,500

Grand av, n e cor Gates av, 96.4x89. Release of covenants. J. M. W. Kitchen, exr. and trustee Helen E. D. Kitchen, dec'd, to Mary E. Rowley. 50

Grand av, w s, 253 n Gates av, 14x100, h & l. Mary wife of and George S. Hanford to Daniel D. Whitney, Jr. All liens. nom

Greene av, s s, 190 w Reid av, 20x100, h & l. Elizabeth S. Burnett to Ernest A. Fitter. Mort. \$4,000. 5,600

Greene av, n e cor Sumner av, 20x80. Jaques Cortelyou, East Fishkill, N. Y., to Mary L. Delany. 5,500

Graham av, e s, 56.3 s Jackson st, 18.9x75, h & l. Daniel Shea to Thomas Derrick. Mort. \$1,300. nom

Same property. Thomas Derrick to Daniel Shea and Maria A. his wife. M. \$1,300. nom

Graham av, n w cor Frost st, 25x100, h & l. Franz Franz to Elibabeth Fensch. Mort. \$4,000. 9,700

Graham av, s w cor Jackson st, 33x75. James Meehan to George Underhill. nom

Johnson av, northerly cor Starr st, 50x100. Elizabeth wife of and William Fetten to Henry C. Bauer. 1,400

Lafayette av, n w cor Nostrand av, 20x80. Foreclos. Gerard M. Stevens to John J. Bowes, Passaic, N. J. 6,900

Lafayette av, n s, 20 w Nostrand av, 20x80. Foreclos. Gerard M. Stevens to same as last. 5,100

Lafayette av, n s, 40 w Nostrand av, 20x80. Edward Van Orden, New York, to Jane Van Orden. Mort. \$4,500. 8,500

Lexington av, s s, 100 e Bedford av, 225x100. James S. Howard to Mary E. wife of Charles G. Hall. nom

Same property. Release judgment. William Moores, New York, to same. nom

Lexington av, s s, 75 e Tompkins av, runs east 50 x south 100 x west 28 x north 75 x west 97 to Tompkins av, x — in three courses to beginning. Susannah E. Stewart, widow, to George and Henry Fleer. Mort. \$3,000. 5,100

Liberty av, n w cor Christopher av, 50x100. Henry Gueslin to Charles H. Cowan and Levcadie A. M. his wife. 1,050

Lewis av, w s, 60 n Macon st, 40x95. Annie wife of James Reid to James H. Sherwood. Mort. \$3,000. 5,500

Myrtle av, s s, 184.1 w Canton st, runs south 116.2 x west 15.10 x north 27.1 x east 1.4 x

north 92.6 to av, x east 19.8. Julia wife of and Frederick C. Webb to Edward Douglass. 6,000

Manhattan av, s w cor Java st, 25x55.4, h & l. Peter Ayen, New York, to Geo. Schlotterer. C. a. G. 3,270

Manhattan av, w s, 71.6 n Norman av, 23.6x70, h & l. Adrian Meserole to Robert Martin. Mort. \$5,500. 10,500

Morgan av, w s, bet Montrose av and Meserole st, 103x—, gore. Abraham Lewis to Charles H. Reynolds. 200

Nostrand av, e s, 65 n Lafayette av, runs east 60 x north 5 x east 10 x north 14 x west 70 x south 19, h & l. John T. Strong, Setauket, L. I., to Maria L. Chiquoine. 2,500

Nostrand av, s e cor Atlantic av, 32.9x100.1x3.4x94.8. George L. Kingsland et al. to Cecilia C. Crampton. 1,800

Park av, n s, 300 w Tompkins av, 25x100, h & l. Henry Eich to Gottlieb Mayer and Elizabeth his wife. Mort. \$2,500. 6,250

Prospect av, s s, 100 w 7th av, runs south 80.2 to the real point of beginning, running west 150 x south 10 x 150 x 10. Release mort. Asa W. Parker to William R. Baulch. nom

Putnam av, s w cor Clason av, 20x80. Alfred Churchman, exr. Mary A. Churchman, to Alice P. Churchman. 5,000

Ralph av, s w cor Bainbridge st, 18x90. Julius Davenport to Elizabeth wife of James Phelan. 1,000

Rogers av, No. 72, w s, 16.3 s Prospect pl, 16.1 x80. 1,000

Rogers av, Nos. 76 and 78, w s, 48.5 s Prospect pl, 32.2x80. 1,000

Matthew Hale, Albany, N. Y., to Carleton Mendenhall. Morts. \$9,500, and int. 10,700

Reid av, s w cor Jefferson st, 71.10x100. Jacob Nehrbass to Peter Nehrbass. 6,000

St. Marks av, s s, 385.4 w 4th av, 20.4x100, h & l. Elijah S. Parker to John G. Cook, Fanwood, N. J. 6,500

Same property. Release mort. Charles St. John, Port Jervis, to same. nom

St. Marks av, s s, 166.8 e Nostrand av, 33.4x250.7 to Warren st. George Snyder to John C. Richard and Franziska his wife. 6,733

St. Marks av, s s, 100 e Nostrand av, 33.4x250.7 to Warren st. Same to Byron W. Clarke and Helen S. his wife. 6,733

St. Marks av, s s, 133.4 e Nostrand av, 33.4x250.7 to Warren st. Same to Adolph Schwarzmann. 6,733

Stuyvesant av, w s, 100 s Quincy st, 25x100. Richard F. Whipple to Alonzo E. De Baun. Mort. \$4,000. 5,500

Sumner av, s e cor Ellery st, 25x100. Palentin Grosz to Louis F. Grosz. nom

Sheffield av, w s, 25 n Virginia av, 25x100, New Lots. John Haut to John Gasteiger. 2,150

Throop av, w s, 66.8 s Hart st, 16.8x100, h & l. Thomas J. Hallinan to Frederick J. Meyer. 4,600

Throop av, n e cor Van Buren st, 50x100. Francis McAteer to Grace E. Cook. Mort. \$2,200. 5,100

Throop av, e s, 25 s Wallabout st, 25x75, h & l. Ernst Link and Louisa Constensen to Sigmond Bleyer. Mort. \$4,600. 5,600

Throop av, w s, 25 s Ellery st, 25x100, h & l. Peter Kossmann to Emanuel Braun. 4,500

Throop av, e s, extd'g from Jefferson st to Hancock st, 200x190. Minnie wife of Frederick S. Rice to Frank L. Corwin. Ms. \$18,000. 25,500

Tompkins av, n w cor Floyd st, 25x64, h & l. Frederick Horst to Mary wife of Philip Corell. nom

Tompkins av, n w cor Hart st, 18.6x66. Peter Creifelds to John H. Kucks. Mort. \$4,500. 9,600

Vernon av, s s, 290 e Marcy av, 20x100, h & l. George Presser to Amelia wife of Albert Wild. 6,000

Waverly av, e s, 108.1 n Atlantic av, 40.1x90. Bedford av, n e cor Park pl, 108.7x94x88.2x113.8. Sarah M. wife of Calvin C. Woolworth to Julius Davenport. 5,000

Williamson av, e s, 100 s Union av, 50x100, New Lots. 6,000

Duryea av, s e cor Ocean av, 100x100. Henry S. Bunting to Geo. W. Walgrove. 600

Willoughby av, n s, 80 e Stuyvesant av, 20x75, h & l. Kate Spillane, widow, to Susie Johnston, New York. Mort. \$1,000. 4,000

Wyckoff av, e s, 247 s Fulton av, 28x100, New Lots, The Rector, &c., Trinity P. E. Church, East New York, to James H. Hart and Margaret his wife. 510

Washington av, w s, 277 s Greene av, 17.5x122.6, h & l. James E. Vail, Jr., Brooklyn, to Henry L. Johnson, Jr., Staten Island. 18,000

3d av, n cor 45th st, 25.2x100. Edward T. and M. F. Hunt, exrs. and trustees T. Hunt, to Henry L. Schomburg. 1,350

3d av, w s, 85 s 55th st, 15.2x100. Mary E. Wiedersum to Josephine E. Mills. Mort. \$2,000, taxes, &c. 1880. nom

5th av, e s, 105 n 21st st, 20x100. Patrick Hefferman to Jacob Enners. Mort. \$3,500. 5,300

6th av, e s, 21 s Berkeley pl, 18x100, h & l. Thomas Green to Elwine C. wife of Oscar E. Tauchert. Mort. \$4,000. 10,000

7th av, w s, 20 s Park pl, 20x90, h & l. Sarah J. Lowrey, widow, to Anna Gaynor. 10,300

Same property. Anna Gaynor to Thomas F. Gaynor. 1/2 part. nom

8th av, n w s, 100 s w Lincoln pl, 25x100, h & l. Cornelia A. wife of James Beveridge to Helen K. Sumner. Morts. \$10,000. 24,000

17th av, e s, 325.9 s Franklin av, 100.3x49.10x100x42.11, New Utrecht. Mary A. Gunther wife of George A. to Mary A. Young. nom

Coney Island plank road, n s, 100 w Henry st,

40x137x40x125, Gravesend. Henry Hamilton to Samuel Busky. 1,200

Flatbush Plank road, e s, adj. A. J. Pope, one acre, Flatbush. John Vanderveer to Mary E. Oldham. 2,500

Public road from Van Sicklen's Hotel to Boulevard, northerly cor Henry st, 140x137x139.6x125, Gravesend. Henry Van Siclen to Henry Hamilton. 2,000

Highway from Flatbush to New Utrecht, s s, 139.11 w land Margaret Stellenwerf, 85.3x214.6x64x220.3, Flatbush. Henry G. Marshall to Pierre Cushing, Urbano, N. Y. nom

Sam's property. Pierre Cushing to Jesse wife of Henry G. Marshall. nom

Interior lot, 100 e Cambridge pl and 200 s Greene av, runs north 60 x east 98x60x99.8. Henry A. Tweed to James W. Good. 5,000

Interior lot, 350 n w 5th av and 100 n e 17th st, runs northwest 25 x northeast 0.2x25x0.2. C. Louisa wife of Garret or Garrett P. Bergen to Thomas Pibladoo. Q. C. nom

Interior lot 100 n Herkimer st and 209 w New York av, runs west 180 x south 58 to land formerly known as the Brooklyn and Jamaica Turnpike road, x east 23 x northeast 165.6 x north 3.10. Phebe A. Redding to Henry L. Betts. 3,000

Interior lot on centre line, bet Jefferson st and Melrose st, at point 175 s w from Central av, runs southwest 25 x northwest 2.7 x northeast 27.8 x southeast 14.6. Clemens Dehler to Elizabeth wife of Thomas Logan. 35

Interior lot, on centre line, bet Jefferson and Melrose sts, at point 150 s w Central av, runs southwest 25 x northwest 14.6 x northeast 27.8 x southeast 26.6. Clemens Dehler to Thomas Logan. 90

Interior gore on centre line bet. Cooper av and Moffat st at point 175.5 w w Bushwick av, runs southwest 60.11 x northwest — x —. Mary E. James to Alfred J. Pouch. nom

Road to Varlens Hook, w s, contains 4 acres, Flatlands. Mary wife of John Berry to Horatio Berry. nom

Same property. Horatio Berry to John Berry. nom

All the property conveyed to grantor, in trust, by grantee. Daniel B. Stearns, assignee of B. G. Latimer, to Brainerd G. Latimer. nom

All lands of grantor at and near 9th st and Gowanus Canal; also dwell'gs on 9th st and 8th st, bet 4th av and 5th av, Brooklyn; also 2 houses on 45th st, bet 2d and 3d avs, New York; also all other lands wheresoever situated. Daniel H. Gray to Mary C. wife of Thomas Cone. gift

Exemplified copy last will and testament of William H. Argall, dec'd.

WESTCHESTER COUNTY, N. Y.
APRIL 9 TO 22—INCLUSIVE.
EASTCHESTER.

Sheridan, Matilda—Peter Sheridan, w s 1st av, 50x105. \$100

Jenkins, Catharine F.—Peter Sheridan, same property. 150

Garrey, Catharine et al., by Charles G. Banks, ref.—John I. Williamson, s highway leading from White Plains to Tuckahoe, adj. Mary Rabbit, abt 36x200. 700

Osborn, Eli—Clara F. McCarten, s w cor Prospect and Glen avs, 100x100. 1

Crary, Charles—Alfred B. Darling, s e cor Sidney and Fulton avs, 100x125; also undivided 1/2 lots Nos. 101, 102 and 112 on map of Chester Hill. 4,663

Porter, Hugh—Milton Rathbone, lot on w s Summit av, 150 n Prospect av. 7,500

Crary, Mary E. and Charles—Hugh Porter, w s Summit av, 250 n Prospect av, abt 20x140. 400

Robinson, Marrietta C. and William J.—Edward W. Wenner, e s 4th av, 25x105. 100

Wenner, Edward W.—William J. Robinson, same. 100

Bard, William H.—Frederick A. Coleman, s s Bridge st, Mt. Vernon, 50x105. 700

Butler, James, exr. of Esther M. Butler—George Beil, lot No. 123 on n s Mt. Vernon av. 2,550

Ackerman, Susan E.—Frank A. Brittingham, s s North st, at Centre Mt. Vernon, 50x100. 2,500

MAMARONECK.

Field, Phebe—Henry Griffin, lot on w s White Plains road, adj land of Sarah McIntyre. 1

Clapp, Mortimer R.—Annie Arckison, lot No. 17 on n w s High st, and No. 21 on n e s Mamaroneck av on map of factory property. 2,500

Clapp, Mortimer R.—George Burger, n e s Mamaroneck av, 40x150. 1,100

NEW ROCHELLE.

Cowdrey, Hannah M., et al., by C. H. Young, ref.—Cornelius E. Rumsey, s w s Davis av, adj R. W. Cheesbrough, 168x286. 3,200

Ohle, Elizabeth and Charles H.—Adrian Iselin, Jr., lot on s w s Leland av, at intersection n w s Elm st. 1

Moran, Thomas—Mary Moran, lot 26 on map of Petersville Homestead Association. 1

Iselin, Adrian, Jr.—Elizabeth Ohle, two lots on w s Leland av, adj. grantor. 1

Iselin, Adrian, Sr.—Adrian Iselin, Jr., Columbus, O'D. Iselin, Charles Iselin and De Laney Kane, n w cor Boston Turnpike road and Church st, 40x180, also s w cor Main and Centre sts, 125x160. 1

Hudson, Alexander B.—Mary Gilmore, lots Nos. 6 and 7 on n w s Sound View st, 325 w Echo av. 762

Same—Thomas Huntington, lot on n w s Sound View st, adj. Mary Gilmore. 638

Cowdrey, Hannah M. et al., by S. D. Horton, Sheriff—Cornelius E. Rumsey, lot on s e s Main at intersection with Davis av. 2,555
Sheehan, John—John New, e s 1st st, adj. grantee, 100x100. 450

WHITE PLAINS.

Setwart, Frank H., et al., by Wm. Olmsted, ref.—Cyrus H. Loutrel, lot on s s N. Y. Post road, adj. Mrs. E. V. Harris. 5,500
Burr, Calvin—Adam Welter, lot No. 171 on map of Battle Ridge, White Plains village. 140

WESTCHESTER.

Farrell, Edward—Ellen Damon, w s 2d av, 25 x100, at Williamsbridge Depot. 1
Dalton, Joseph, et al., trustees of Odd Fellows Lodge No. 87—John Brennan, n s 14th st, 1/2 acre. 225
McAlister, Henrietta P.—Albert and Mary Schilling, n s 13th av, 100x114. 250
Dunnett, Thomas—Elizabeth A. Diller, s s 4th av, Wakefield, 200x228. 1,000
Wilkinson, Andrew, et al., by James C. de La Mare, ref.—Ellen A. Wilkinson, abt 18 acres on e s Boston road, adj Robt Wilkinson. 13,525
Hart, Monmouth G.—Hugh and Bridget McCure, 2 lots on w s Bronx st, adj Bronx River. 787
Fay, Patrick—Margaret Fay, lot on w s right of way running south from Central av, adj land of T. Griffith. 3,000

YONKERS.

Davidson, John S., et al., exrs. of John Davidson—Ephraim R. Gardineer, s s Poplar st, 78 w Willow st, 25x100. 300
Yeoman, David S.—Charles Krafft, lot No. 24 on e s Spring st, adj. James Vincent. 2,500
Murtha, John—City of Yonkers, n s Tuckahoe road, adj Spain Brook, 25x228. 2,700
Hutchinson, Charles E.—Edward Vreeland, e s Woodworth av, 287.6 n Lamertine av, 37.6x 97. 1
Vreeland, Edward—Henrietta F. Hutchinson, same property. 1
Prime, Ralph E.—Michael F. Murray, w s Oak Hill av, 305 n Ashburton av, 50x160. 3,000
Davidson, John S., et al., exrs. of John Davidson—Euphemia E. Johnstone, lots Nos. 83 and 85 on w s Linden st. 1,300
Gaul, Wilhemina and Augustus—Frank E. Wheeler, e s Albany Post Road adj Emily S. Vampelt, 25x90. 1
McCauley, Margaret—Thomas Frain, n s lands of grantor, adj lot No. 26, Fegan st, 15x25. 75
Connors, John—Mary Connors, lot on s s Garden st, adj James Nodine. 1

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.

APRIL 17, 18, 20, 21, 22, 23.

Ahern, John, to John B. Ryer. 145th st, n e cor Lafayette road, 87x100x9 to road, x131. April 15, 3 years. \$200
Ahrens, Caroline, to Frederick Reuschle. Audubon av, w s, 25 s 170th st, 25x100. July 1, 5 years, 5%. 600
Aldous, Frederick, to Edward Oppenheimer and Isaac Metzger. 122d st, n s, 175 w 6th av, 100x100.11. Feb. 26, due Nov. 1, 1885. 25,000
Adams, Robert A., to Elizabeth A. Tauton or Tanton. Av A, s e cor 116th st, 50.5x94. April 20, 5 years, 5%. 5,000
Ahern, Ellen T., to Robert W. Brown. 116th st. P. M. April 15, due April 20, 1890, 5%. 7,500
August, Elias, George A., Henry E. and Bertha, infants, by E. August, guard., to Alexander D. Wilson. 61st st, n s, 82.6 w Lexington av, 17.6x100.5. April 20, 5 years, 4%. 8,500
Barnes, Olive A. and Essie E., Boston, Mass., to George G. Kip. 37th st, s s, 65 w 2d av, 20x 49.5; 37th st, s s, 85 w 2d av, 20x49.5. April 21, 3 years. 2,000
Bornkamp, Henry, to Thomas McCarty, Albany, N. Y. 106th st, n s, 125 w 9th av, 25x 100. Sub. to mort. \$16,000. April 3, 6 months. 5,000
Bornkamp, Henry, to THE EQUITABLE LIFE ASSUR. SOC., U. S. 96th st, n s, 74.11 e 9th av, 24.6x99.1. April 20, due Jan. 1, 1887. 14,000
Same to same. 96th st, n s, 49.11 e 9th av, 25x 99.1. April 20, due Jan. 1, 1887. 14,000
Butterbrodt, Florence, and Elizabeth, his wife, to THE GERMAN SAVINGS BANK, City New York. 2d av, No. 42, e s, 43 n 2d st, 21.6x75. April 18, 1 year. 5,000
Banfield, George, to Franz Remmert. 75th st. P. M. April 15, 5 years, 5%. 10,000
Same to Sarah A. Campbell. Same property. P. M. 2d mort. April 15, 5 years, 5%. 10,000
Bradley, Charles, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Lewis st, e s, 225 n Delancey st, runs east 100 x north 24.2x—diagonally to point 24.9 from s s of lot and 45 from st, x45 to st, x24.9. April 18, 1 year. 4,000

Bendheim, Clara, mortgagor, with THE GERMAN SAVINGS BANK, City New York. Agreement to transfer mortgage from one strip, to be released, to another. April 22. nom
Breton, Bartholomew, to Samuel P. Dunn and ano., exrs. J. Travis. Mulberry st, No. 241. See Conveys. April 21, 5 years, 5%. 16,000
Baldwin, Elizabeth A., wife of and James M., to Delia Smith, extr. J. Smith. 106th st, n s, 130 e 4th av, 25x100.11. April 22, due April 23, 1888, 5%. 11,000
Barthel, Katharina, wife of John, to George F. C. L. Schrader. 8th av, 141st. P. M. April 23, 3 years. 8,000
Beals, James H., Jr., to Frederick R. and Charles Coudert. 130th st. P. M. April 22, 1 year, 5%. 7,000
Bedell, James W., Somers Centre, N. Y., to THE EAST RIVER SAVINGS INST. 54th st, s s, 165 e 4th av, 32x100.5. April 20, 1 year, 5%. 10,000
Boehm, Edward, and Minna his wife to William Nichol et al., trustees E. Minturn. 1st av, No. 129, w s, 27.6 s 8th st, 24.6x50. April 22, due May 1, 1887, 5%. 6,000
Brower, John, to Henry B. Laidlaw. Broadway, n e cor 39th st, 76.10x107.3x74.1x86.8. April 21, due April 1, 1890, 4 1/2%. 150,000
Brown, Frances R., to Alfred J. Taylor, trustee for Kathleen K. Taylor. 104th st, s s, 250 w 9th av, 25x100.11. April 23, due May 1, 1890, or sooner. gold, 6,000
Byron, Joseph, to John J. Power and ano., exrs. Wm. Walsh. Greenwich av. P. M. April 23, 5 years, 5%. 6,000
Cambeis, Mary, to Michael Cambeis. 55th st, s s, 120 e 9th av, 20x100.5. Lease. April 23, 2 years. 1,000
Corbett, Denis, to Sebastian Kerner. 48th st. P. M. April 21, due May 1, 1890, 5%. 10,000
Condie, James, lessee, with Robert Kennedy, extr. of J. Saul, mortgagee. Agreement to subordinate lease to mortgage. April 22.
Costello, Margaret, to THE GERMAN SAVINGS BANK, City New York. 46th st, No. 534, s s, 375 w 10th av, 25x100.5. April 14, due April 16, 1886. 6,000
Carroll, James, to Townsend Wandell. 78th st, s s, 250 w 1st av, 20x102.2. April 16, due Aug 1, 1885. 7,000
Callery, Rose A., wife of and James, Allegheny Pa., to Caroline L. Macy. Pearl st, Nos. 324, 326 and 328, s s, 100.6 e Peck slip, runs south 90.2 x east 48.2 x south 19.11 x east 26.6 x north 131 to Pearl st, x west 75.1. April 16, 3 years, 5%. 7,000
Cowan, Thomas G., to Thomas Rowley. 54th st, s s, 325 w 6th av, 25x100.4. April 15, 3 years, 5%. 3,000
Dillenbeck, Morris H., to James B. Storer. 30th st, n s, 119.5 e 2d av, 19.5x98.9. Mar. 31, due April 1, 1890, 5%. 5,500
Disken, Martin, to Mayer Kahn. Cherry st. P. M. Jan. 17, due April 17, 1890, 5%. 7,750
Dowd, James, Hoboken, N. J., to Elizabeth Maxwell. 7th av, e s, 42.7 s 20th st, 19.1x80. Jan. 1, 3 years, 5%. 4,000
De Witt, Frank E., to William Reid, as extr. W. Reid. 118th st. P. M. Mar. 25, 3 years, 5%. 2,400
Same to Thomas Mackellar. 118th st, n s, 150 w 1st av, 25x100.10. April 17, due July 15, 1885. 9,000
Dinkelspiel, David, and Henry Hyman to Chas. L. Tiffany. 73d st, s s, 100 e Madison av, 125 x102.2. April 20, 1 1/2 years, or sooner, 5%. 34,375
Same to Henry Sanger. 73d st, s s, 225 e Madison av, 75x102.2. April 20, 1 1/2 years, or sooner, 5%. 20,625
Drucker, Wilhelmine, widow, to George J. Hunter and ano., exrs. Jacob Hunter. East Broadway. P. M. April 23, due May 1, 1889, 5%. 5,500
Edwards, John, to Cornelius W. Van Voorhis. 130th st, n s, 456.6 w 6th av, 18.9x99.11. April 21. indemnity
Eilers, J. Sophia, wife of J. Frederick, to THE GERMAN SAVINGS BANK, City New York. 75th st. P. M. April 11, due April 13, 1886. 11,500
Fay, Michael, to Mary E. Kane. Stanton st, No. 249. P. M. April 20, 6 months, or sooner, 5%. 6,500
Same to same. Stanton st, No. 246. P. M. April 20, 6 months, or sooner, 5%. 8,500
Frame, John, and Robert J. McGirr to THE GERMAN SAVINGS BANK, City New York. 75th st, n s, 116 e 4th av, 134x102.2. April 11, due April 13, 1886. 105,000
Same to Abraham Kaufmann. Same property. 2d mort. April 11, due April 13, 1886. 15,000
Furniss, Sophia R. C., to Margaret E. Zimmerman and ano., trustees of Sophia R. C. Furniss. 9th st, Nos. 40 and 42, s s, 554.5 w 5th av 46x93.11. Feb. 4, due Mar. 1, 1888, 5%. 60,000
Feuerbach, John and Joseph, to Arthur Clinchy and Rachel his wife. 26th st. P. M. April 20, 5 years, 5%. 7,000
Flaccus, Frederick, to THE CITIZENS' SAVINGS BANK, City New York. 18th st, n s, 340 w 1st av, 20x92. P. M. April 18, 1 year, 5%. 7,500
Flaherty, Maria K., to John E. Lockwood, Long Island City. 38th st, n s, 140 w 6th av, 20x98.9. April 20, 1 year, 5%. 10,000
Franke, William B. and Edward, to Sarah H. Powell. 7th st, s e cor Madison av, 45x102.2. April 16, 6 months. 13,000
Fabrig, Richard, to Christian Biersack and Caroline his wife. 8th st. P. M. April 22, 5 years, 5%. 5,000
Fernschild, William, to William Reid of Nyack, as extr. Wm. Reid. 7th av, P. M. Mar. 25, 3 years, 5%. 2,640

Same to same. 4th av. P. M. Mar. 25, 3 years, 5%. 1,920
Gerin, Andreas and Caroline, his wife, West Norwalk, Conn., to Samuel Bauer. 74th st, n s, 250 w Av A, 25x59.10x25x55.10. April 23, 2 years, 5%. 700
Golasch, George, to Frederic R. and Charles Coudert, joint tenants. Bridge st. P. M. April 22, 3 years, 5%. 8,175
Geller, Sam. and Bamed or Bernard and Osias, to Louis Stern. 75th st. P. M. April 17, due May 1, 1886. 1,100
Gallice, Charles F., to George G. Grennell. 125th st, s s, 472.6 w 5th av, 15.7x100.11. April 18, 3 years, 5%. 10,000
Gigerich, Leopold and Franziska, his wife, to Lewis M. Hornthal, extr. M. Hornthal. 57th st. P. M. April 20, 3 years, 5%. 3,000
Goodstein, Isaac, to Daniel P. Hayes, Nyack, N. Y. East Broadway. P. M. April 20, 1 year, installs. 3,500
Geer, Edward W., Detroit, Mich., to John Marshall, Detroit, Mich. Dey st, No. 39, s s, 25x 100; 2d av, e s, 26.7 s 10th st, 39x125. All title. Also all title in estate of J. H. Ransom, dec'd. April 14, due July 15, 1885. 350
Gross, Magnus, Jr., to Augusta Sulzer. 86th st. See Conveys. April 18, 3 years, installs, 5%. 7,800
Hanna, Robert, to Maria L. Pringle. 100th st, n s, 300 w 9th av, 25x100.11. April 23, 3 years, 5%. 9,500
Same to Henry Weil, Brooklyn. Same property. April 23, due Nov. 1, 1885. 700
Haskin, John B., Fordham, to David Verplanck, as extr. Joseph W. Tompkins. 121st st, No. 447, n s, 100 w Pleasant av, 25x100.10. April 22, 3 years, 5%. 10,000
Havens, James H., to Thomas J. Tobin. 51st st. P. M. April 23, 1 year. 1,000
Hughes, Josephine G., wife of Brian G., to Charlotte M. Malherbe. Willis av. P. M. April 22, 5 years, 5%. 7,000
Hepburn, David, to Margaret Cotton, widow. Broome st. P. M. April 18, 3 years, 5%. 6,000
Herrmann, Charles A., to Henry Meigs and ano., trustees John J. Palmer, dec'd. 46th st. P. M. April 15, 1 year. 6,000
Haenschen, Christine, wife of Emil, to Henry C. Campbell. 81st st, s s, 73 e Av A, 25x51.2. Sub. to mort. \$9,000, to be paid from permanent loan. April 16. 600
Hauseman, Philip, to THE UNITED STATES FIRE INS. CO., New York. 54th st, n s, 450 w 9th av, 3 lots, each 25x100.5. 3 mortgs, each \$12,500. April 14, due Nov. 15, 1887, 5%. 37,500
Hammond, William C., to Andrew Arnow, extr. J. Benson. Washington av, e s, part lot 34 map Morrisania, 25x134. April 15, 2 years, 5%. 500
Hayward, Caroline H., wife of and Joseph, to THE MUTUAL LIFE INS. CO., New York. Prospect av, e s, 184 n Morris st, 125x110.10x 120.6 in two courses, x 121.6; Waverly st, s e cor Prospect av, 109.6x125x110.10x125; Waverly st, s s, 110.4 e Prospect av, 97x57.6x77.7x 92.4x166.3, said Waverly st and Prospect av now being Tremont and Anthony avs. April 20, due Sept. 1, 1886. 5,000
Horton, Stephen D., Peekskill, to Lucas George. 81st st. P. M. April 18, 2 years. 3,000
Haberman, Simon, Belleville, N. J., to Adolph M. Bendheim. 4th av, s e cor 102d st, 100.11 x180. April 23, due July 1, 1885. 2,500
Same to Nathan Wise and Adolph M. Bendheim. Same property. April 22, due July 1, 1885. 2,500
Hamilton, Ida M., wife of George W., to John P. Huggins. 71st st, s s, 174.6 w 9th av, 0.6x 100.5, to be added to lands heretofore mortgaged. April 18.
Hogan, Dennis, to Owen B. McManus. Bleecker st, Nos. 417 and 419, and No. 82 Bank st, begins Bleecker st, s e cor Bank st, 45.3x50x 45.1x50. Sub. to mort. \$15,000. April 21, 5 years. 4,000
Horton, James M., to Joseph M. Lichtenauer. 118th st, P. M. April 22, 2 years, 5%. gold 3,500
Hume, Elizabeth H., wife of William H., to Anson Squires. 79th st, cor 4th av. P. M. April 21, due Mar. 3, 1890. 10,000
Hewett, Henry H., to Sophia A. Kinnan, extr. A. P. W. Kinnan. 11th av, 78th st. P. M. 1 year, 5%. 12,500
Same to Margaretta Card. Same property. P. M. April 18, 6 months. 40,000
Holden, James C., as trustee A. Weber, dec'd, mortgagor, with Adon Smith, Jr., committee of S. Smith. Declaration as to validity of mortgage and as to amount due; also extension of same. April 13. nom
Hull, John H., Brooklyn, to James C. Fitzpatrick, extr., &c. 44th st, s s, 275 e 8th av, 18.9x100.5. Lease. April 15, due Dec. 2, 1885. 3,000
Isaacs, Esther, to Daniel and Anna Diel. Delancey st. P. M. April 22, due May 1, 1890, 5%. 3,250
Jencks, Francis M., to THE EQUITABLE LIFE ASSUR. SOC. U. S. 75th st, n s, 228 e 11th av, 22x100. April 11, 1 year. 12,000
Johnson, George F., to Max Weil. 9th av, 72d st. P. M. April 17, due April 18, 1887, 5%. 25,000
Jackson, Rosa, to Eliza O. Siebert. East Broadway. P. M. April 20, 5 years, 5%. 9,000
Kearney, James, Hackensack, N. J., to George A. Barker et al., exrs. and trustees G. Bell. 38th st. P. M. April 21, 3 years, 5%. 20,000
Keller, Catharine, wife of Joseph, to Martin Fox. 24th st. P. M. April 20, 3 years, 5%. 4,500
King, Susan Le R., New Brunswick, N. J., to William B. Crosby, trustee Constance I.

Spence, 1st av, No. 335, w s, 68.9 n 19th st, 23.1 x 79.9. April 18, 3 years, 5%. 1,500
 Kling, Abram, to Peter T. O'Brien. 19th st. P. M. April 21, 3 years, 5%. 10,000
 Katzenstein, Leopold, to The International Committee Young Mens Christian Assoc. 133d st. P. M. April 18, 2 years, 5%. 5,000
 Kennedy, Alexander, to THE EAGLE FIRE CO. 53d st. P. M. April 17, 2 years, 5%. 12,000
 Kerns, Philip, to Susan Duryea. Morris av, w s, 50 s Denman st, 25x100. Mar. 20, 5 yrs. 1,100
 Landy, Patrick, Brooklyn, to Samuel M. Purdy. Westchester Railroad st, n s, 65 w Passage av. 50x130. Oct. 1, 1884, 3 years. 3,000
 Lee, James, to THE GERMANIA LIFE INS. CO. 124th st. P. M. April 18, due May 30, 1890, installs. 9,000
 Leggatt, William P., to Robert Winthrop. Boulevard, 63d st. P. M. April 10, due April 11, 1888, 5%. 65,000
 Levi, Jacob, mortgagor, with George A. Barker et al., exrs. and trustees George Bell, dec'd. Extension of mortgage. April 7. nom
 Lathrop, Harriet G., to Maria K. Flaherty. 38th st. P. M. April 17, 3 years, 5%. 20,000
 Lebert, Charlotte, to Katharina Schwarzott. 33d st. P. M. April 20, installs, 5%. 2,000
 Leckler, Peter, to Mary Ahrens. Elton av, s w cor 159th st, 50x100. April 1, 3 years. 1,900
 Same to Deborah A. Smith, Fairhaven, N. J. Lafayette av. P. M. April 18, 2 years. 500
 Linscott, John A., to Maria Moss. Railroad av, s e s, 191 n e 167th st, 50x150; 109th st, n s, 168.6 e 3d av, 19.4x100.11. April 21, installs. 750
 Lonnie, Dennis, to THE UNION DIME SAVINGS INST. 4th av, 89th st. P. M. April 18, due April 21, 1886, 5%. 18,000
 Same to Eugene Smith. 4th av. P. M. April 21, 1 year, 5%. 12,000
 Lynch, Eliza A., to Caroline Levy. 56th st. P. M. April 21, 3 years, 5%. 7,000
 Lowden, Mary J., wife of Samuel, to Robert Kennedy, exr. J. Saul. 44th st, n s, 533.4 w 6th av, 16.2x100.4. April 23, 5 years, 5%. 1,761
 Levy, Simon, to Julius Hirsch. 49th st. P. M. April 22, due May 1, 1887. 3,000
 Levy, Joanna, widow, to Armand Levy and ano., exrs. T. Levy. 74th st. P. M. April 23, 5 years, 5%. 10,000
 Livermore, Ann E., wife of and John R., and Fanny G. and Clara Lugar, all of Montclair, N. J., to New York Produce Exchange. 58th st, s s, 20 e 4th av, 18x80. Apr. 21, 1 yr, 5%. 9,000
 Maguire, Thomas, to Christopher B. Keogh. 102d st, n s, 330 e 3d av, 25x100.9. April 9, due from permanent loan without interest, 5,250
 McMonagall, Morgan D., to Martha McM. Orr, Brooklyn. Varick st, No. 67. See Conveys. April 18, secures annuity. 500
 Monteith, James, to Francis H. Slade and ano., trustees Eliz. S. Slade. St. Nicholas av, e s, 54.11 s centre line 148th st. if extended, 50x150. Mar. 30, 5 years, 5%. 2,950
 Same to same. St. Nicholas av, e s, intersection centre line 148th st. if extended, runs south 54.11x150. Mar. 30, 5 years, 5%. 2,950
 Mulock, William G., Brooklyn, to Alphonse Brett. Fulton st, n s, 146 w Nassau st, 23x131.5 to Ann st, x 24.11x130; Nassau st, w s, 82.11 s Fulton st, 25x108x25x109.2. All title. Jan. 24, 1 year. 500
 Mulready, Owen, to THE PACIFIC FIRE INS. CO. New York. 13th st, s s, 245 w Av B, 25x103.3. April 22, 1 year, 5%. 3,000
 Maguire, Thomas, to William A. Bigelow. 3d av, 103d st. P. M. April 21, 6 months. 40,000
 Same to Robinson Gill. 3d av, n e cor 101st st, 100.11x90. Sub. to mortg. April 18, 3 months, without int. 6,287
 Maguire, Andrew, to Cornelia R. Spaulding. 10th st. P. M. April 23, due in May, 1890, 5%. 15,000
 Maier, Michael and Louis, to Emelie wife of David Bloch. 21st st. Lease. P. M. April 20, 2 years, 5%. 1,600
 Martin, William J., to THE HARLEM SAVINGS BANK. 112th st, No. 155, n s, 320 w 3d av, 25x100.11. Already mortgaged to party second part for \$2,500. April 18, 1 year, 5%. 400
 McArdney, Robert, to THE EQUITABLE LIFE ASSUR. SOC., U. S. 50th st. P. M. April 20, due Jan. 1, 1890, installs. 18,000
 McCooey, Thomas, to THE HARLEM SAVINGS BANK, City New York. 41st st, s s, 100 w 8th av, 25x99.11. Already mortgaged to party second part for \$800. April 18, 1 year. 600
 McEntee, William F., to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. 4th av, s e cor 107th st, 100.11x230. Sub. to mortg. \$45,000. April 20, due Aug. 1, '85, 13,500
 Metcalfe, Henry, and Gertrude M., wife of and Loyall Farragut to Eugene Kelly and ano., trustees W. S. Caldwell, dec'd. University pl. See Conveys. April 7, due April 20, 1888, 5%. 20,000
 Michaelis, Hermann, to John Michaelis. 9th av, w s, 75.4 n 43d st, 25.1x100. April 16, 3 years, 5%. 2,000
 McSorley, Alexander, to Ann E. Crumby. 66th st, s s, 75 w Av A. P. M. April 23, due Oct. 1, 1885. 16,500
 Same to Frank R. Crumby. Same property. P. M. April 23, due Oct. 1, 1885. 27,500
 Moore, William T., to Thomas Ennis. 23d st, s s, 75 w 11th av, 75x98.8. Sub. to lease. April 1, 4 years, 5%. 9,000
 Mulry, James, to THE UNITED STATES TRUST CO., New York. Broome st, Nos. 115 and 117, and 15 Willett st, being Broome st, s w cor Willett st, 50x100. April 21, due May 1, 1886, 5%. 30,000
 Maguire, Thomas, to James Kane. 102d st, n s, 280 e 3d av, 50x100.9; 102d st, n s, 355 e 3d av,

25x100.9. April 16, without interest, 3 mos. 2,550
 Same to Frank E. Wise. 3d av, n e cor 101st st, 100.11x90. Sub. to mort. \$40,000. April 16, due May 1, 1885. 4,500
 Mapes, Charles A., to Frederick A. Strang. 121st st, No. 55, n s, 247.6 w 4th av, 15x100.11. April 16, due April 8, 1886, 5%. 6,000
 McCarthy, James, to John Hardy. Av A, w s, 76.7 s 76th st, 25.6x100. April 11, due April 1, 1888. 800
 McEntee, Francis, to Emma Wood. 103d st, s s, 85 e 3d av, 45x100.11. April 16, 3 years, 5%. 4,000
 McIntyre, Ewen, exr. T. C. Chalmers, to The Trustees Brooklyn Young Men's Christian Assoc. Walker st, No. 58, n s, 153 w Broadway, 25.2x100x25.11x100. April 18, 3 years, 4 1/2%. 25,000
 Merritt, William J., to THE EQUITABLE LIFE ASSUR. SOC., United States. 75th st, n s, 150.6 e 11th av, 19.6x100. April 11, due Jan. 1, 1886. 12,000
 Same to same. 75th st, n s, 170 e 11th av, 18x100. April 11, due Jan. 1, 1886. 11,000
 Same to same. 75th st, n s, 188 e 11th av, 22x100. April 11, due Jan. 1, 1886. 14,000
 Same to same. 75th st, n s, 210 e 11th av, 18x100. April 11, due Jan. 1, 1886. 11,000
 Same to William E. D. Stokes. 75th st, n s, 150 e 11th av, 20x100. Building loan. Sub. to 1st mort. April 11. 6,000
 Same to same. 75th st, n s, 170 e 11th av, 18x100. Building loan. Sub. to 1st mort. April 11. 5,500
 Same to same. 75th st, n s, 188 e 11th av, 22x100. Building loan. Sub. to 1st mort. April 11. 7,000
 Same to same. 75th st, n s, 210 e 11th av, 18x100. Building loan. Sub. to 1st mort. April 11. 5,500
 McGreal, Edward D., Brooklyn, to Jules J. Vail. Vesey st, No. 96. 1/2 part. P. M. April 7, due April 1, 1888. 2,000
 Moser, Robert, to August C. Hassey. Stanton st, n e cor Goerck st, 39.10x70. April 21, due May 1, 1888, 5%. 6,000
 Naylor, Frances S., wife of Henry, to John H. Rhoades et al., exrs. and trustees B. F. Wheelwright. Duane st, s s, 189.4 w Elm st, 24.9x79x24.9x78.11. April 20, due July 1, 1887, 5%. 5,000
 Nafz, Charles, to Carl Schmeis. 47th st. P. M. April 20, installs, 5%. 9,000
 Netter, James, to William Rankin. 30th st. P. M. April 20, 1 year. 1,000
 Noble, William, to Edward Oppenheimer and Isaac Metzger. 76th st, n s, 450 w 9th av. P. M. Mar. 13, due Mar. 1, 1886. 28,500
 Same to same. Same property. Building loan. Mar. 13, due Mar. 1, 1886. 28,000
 Nolan, Patrick, to John Davidson. Willis av, av, w s, 25 n 144th st, 100x106. April 20, due July 1, 1885. 1,000
 O'Brien, Ellen, wife of and James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Grand st, s e cor South 5th av, 20x67. April 21, 1 year. 6,000
 Ohmeis, Joseph M., to Wilhelmine Wiener, widow. 12th st. P. M. Mar. 28, due April 1, 1886, 5%. 15,000
 O'Sullivan, Margaret, wife of and John, to Eliza Guggenheimer. 61st st, s s, 175 w 1st av, 20x100.5. P. M. April 1, 7 months. 11,000
 Same to same. 61st st, s s, 195 w 1st av, 20x100.5. P. M. April 1, 7 months. 11,000
 Odenheimer, Alexander, to Joseph Stern and Jacob Metzger. 62d st, No. 353, n s, 80 e 9th av, 20x75.4. April 11, 1 year. 14,500
 Pendergast, Stephen, to Mary E. Julian. Av A, s e cor 82d st, 25.8x98. April 17, 5 years, 5%. 2,000
 Pollak, Ignatz, to Amalie Gesele. 8th st. P. M. April 18, due in April, 1886, 5%. 1,000
 Porges, Abraham, to Samson Wallach. 69th st. P. M. April 20, 3 years, 5%. 5,000
 Provost, John H. and Catharine T., to Jane wife of William D. Anderson. 132d st. P. M. April 20, 5 years, 5%. 10,350
 Rautenberg, Ferdinand, and Maurice Propper to Morris and Hannah Cohn. 84th st, No. 249, n s, 81.8 w 2d av, 20x83.2. April 20, 5 years, 5%. 7,000
 Roller, Sigmund and Susane his wife, joint tenants, to Theresa Schappert. Av A. P. M. April 20, due July 5, 1885. 2,000
 Ryan, Patrick, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Lexington av, No. 1459, e s, 91.8 s 95th st, 18x95. April 21, 1 year. 7,000
 Rubenstein, Celia, wife of Samuel, to Morris Goldstein. Suffolk st. P. M. April 20, 3 years. 1,700
 Ryan, James, to John Schweiler, Jersey City. 1st av. P. M. April 23, due Oct. 1, 1887, 5%. 3,000
 Schlund, Charles F., and George Reubert to George Ehret. 155th st, s s, 506.4 w 8th av, runs south 114.8 x west 60.1 to St. Nicholas pl, &c. See leases. Demand. April 18. 7,000
 Sennacher, Louise, wife of and William M., to THE GERMAN SAVINGS BANK, City New York. 64th st. P. M. April 20, 1 year. 8,000
 Same to Jedediah K. Hayward. 64th st. P. M. April 23, due May 1, 1887. 3,000
 Same to same. 79th st, No. 123, n s, 267 w 6th av, 17x50. April 23, due May 1, 1887. 2,500
 Slater, Augusta, wife of and Sidney P., to Leonard Scott. 83d st, s s, 118 w 8th av, 15x102.2. April 23, 3 years, 5%. 8,500
 Sobel, Elias and Philip, to Simon Michel. Division st, No. 174, n s, 55.7 w Norfolk st, 28.7 x 112.8x25.1x100.1. April 22, due Feb. 1, 1886, 5%. 14,000

Spearing, Mary, wife of William, to Hillel Silbermann. Mott's lane, n s, 125 w 11th av, runs north 36 x west 25 x 36 x 25, being 1/2 of No. 3 Mott's lane. Lease. April 22, 1 year. 669
 Stanley, Margaret E., wife of Walter, to Eliza M. V. Farley. 76th st, No. 346, s s, 300 e 2d av, 25x102.2. P. M. April 20, 5 years. 3,000
 Searle, Hettie D., wife of and Henry H., to Granville F. Dailey. 126th st. P. M. April 20, 3 years, 5%. 11,500
 Smith, J. Lewis, to THE MUTUAL LIFE INS. CO. New York. 56th st, s s, 100 e 6th av, 22.6x100.5. P. M. April 20, due Sept. 1, 1886, 5%. 25,000
 Spaeth, Jacob, to Andreas Wrede. 145th st, s s, 250 e Leggett av, 25x144 to creek, x-x148. April 17, due July 1, 1887. 300
 Strass, Hermann and Bertha his wife, to Chas. Hamberger. 2d av, w s, 27.2 n 84th st, 25x81.8. April 20, 5 years, 5%. 10,000
 Samuels, Esther, wife of Abraham, to Jennie Mendel. Catharine st, e s, 25.8 s Hamilton st, 25.11x104. 1/2 part. April 16, 3 yrs. 6,000
 Schnugg, John to William C. Schermerhorn et al., exrs. and trustees Elizabeth S. Jones. 80th st. P. M. April 4, due April 15, 1886, 5%. 5,500
 Schreiner, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 82d st, s w cor 1st av, 67x102.2. April 17, 1 year. 40,000
 Smith, Kate E., wife of Alfred, to Edward Richards. Gerard av. P. M. April 15, due May 1, 1890. 2,750
 Smith, Sarah, to Fannie Smith. 117th st. P. M. April 17, installs. 500
 Sonneborn, Leah, wife of Solomon S., to THE NEW YORK LIFE INS. CO. 69th st. P. M. Mar. 16, due April 16, 1886. 22,000
 Stafford, Stephen F., to Henry L. Morris. Walton av, w s, 250 n 150th st, 25x92.11x25x93.2. April 16, 5 years. 1,200
 Stern, Leopold, mortgagor, with Joseph Murray. Agreement extending mort. with int. at 5%. April 17. nom
 Schmidt, John M., to Charles Harnischfeger. 2d av, e s, 20.5 n 54th st. P. M. April 21, due April 22, 1890, 5%. 8,500
 Schwartz, Rachel, to Minna or Mina Boker. 52d st, n s, 340 e 3d av. P. M. April 22, 4 years, installs. 3,500
 Same to Martha and Mary McIntosh. Same property. P. M. April 22, 5 years, 5%. 8,000
 The American Bank Note Co. to THE SEAMEN'S BANK FOR SAVINGS, City New York. Greenwich st, Nos. 115-123, and Nos. 58-66 New Church st, begins Greenwich st, e s, 82.7 s Thames st, runs south 125.8 x east 110.10 x south 1.3 x east 52 to New Church st, x north 124.5 x west 60.4 x north 1 x west 57.11 x south 0.8 x west 63. April 17, 5 years or sooner, 5%. 125,000
 Twigg, Helen J., to THE METROPOLITAN SAVINGS BANK. 126th st. P. M. April 18, 1 year, 5%. 1,000
 Tinker, Edith E., wife of and Edward G., to THE MUTUAL LIFE INS. CO. Murray st, n s, 125 w Church st, 22x100. April 18, due Sept. 1, 1886, 5%. 20,000
 Townsend, Francis M., to Edward D. Thurston. 131st st, s s, 146.5 e 5th av, 18.2x99.11. April 17, due April 18, 1890, 5%. 7,000
 Utter, Francis A., to Frederick Correll. 71st st, No. 403, n s, 20 w 9th av, 16x74. P. M. Sub. to mort. \$10,000. April 18, installs. 3,000
 Same to August Schmid. Same property. April 18, demand. 2,000
 Van Tassel, Charles E., to Emilie C. Langtry, Isle of Jersey. 122d st, n s, 230 e 3d av, 75x100.11. P. M. April 20, due May 1, 1886, or sooner. 10,000
 Same to Frederic J. Middlebrook, Brooklyn. 122d st, n s, 155 e 3d av, 75x100.11. P. M. April 20, due May 1, 1886, or sooner. 10,000
 Same to John A. Hardy. Sing Sing. 122d st, n s, 155 e 3d av, 150x100.11. P. M. April 20, due Dec. 1, 1885. 16,000
 Van Opstal, Andrew, to William A. Copf. Madison st, No. 408, and No. 301 Monroe st, each 25 x 1/2 block. Sub. to mort. \$7,000. April 18, installs. 4,675
 Same to THE MUTUAL LIFE INS. CO., New York. Same property, more fully described as follows: Madison st, s s, 75 w of Grand st, 25x198 to Monroe st. April 18, due Sept. 1, 1886, 5%. 7,000
 Wheeler, Obed, to Hattie Hunting. 129th st. P. M. April 14, 1 year, 5%. 5,000
 Wolf, Emanuel, to Annie M. Hanigan. Sheriff st. P. M. Nov. 24, demand. 3,700
 Wright, Isaac E., to John C. Overhiser. 132d st, n s, 275 w 7th av, 125.4x99.11. April 15, 1 year or sooner. 40,000
 Webster, Sarah W., widow, to Charles E. Tracy. Lexington av, e s, 59.3 n 26th st. P. M. April 20, 2 years, 5%. 5,000
 Wolf, Augusta, to George Bruestle. 2d av. P. M. April 21, due April 15, 1890, or sooner, 5%. 5,000
 Wood, Andrew, devisee A. Wood, to Robert Ganes. Denman st, s s, lot 175 map Melrose South, 50x100. April 21, indemnity. 275
 Wagner, Peter, and John M. Ruck to THE EQUITABLE LIFE ASSUR. SOC., U. S. 9th av, 62d st. P. M. April 22, due Jan. 1, 1886, 10,000
 Warren, Isabella, wife of William S., to Samuel T. Rogers. 107th st, n s, 269 e Lexington av, 17x100.11. April 9, 2 years. 2,500
 Welsh, William B., East Orange, N. J., to THE BOWERY SAVINGS BANK. 3d av, n w cor 85th st, 102.2x112.6. April 20, 1 year, 5%. 70,000
 Wuytack, Adolph I., to Louisa Bourne. Lots 27 and 28 block 474 map sub-division H. D. Tiffany property. April 20, 3 years. 1,200

KINGS COUNTY.

APRIL 17, 18, 20, 21, 22, 23.

Alexander, James B., Jersey City, and Henry Keale, Jr., Brooklyn, to Hans S. Christian. Franklin av, e s, 93 s Gates av, runs east 74.10 x north 17 x west 53 x south 0.6 x west 21.10 to Franklin av, x south 16.6. Sub. to morts. \$7,500. April 10, 3 months. \$1,500

Anderson, Sophia, wife of and Carl, to The Williamsburgh Savings Bank. Central av, s w s, 25 s e Palmetto st, 25x100. April 20, 1 year, 5%. 1,000

Bayer, Daniel, to John Geiler. Kingsland av, e s, 51.1 s Parker st, 25.6x96.3x25x91.2. April 16, due April 1, 1888. 800

Braun, Emanuel, to Peter Kossmann. Throop av. P. M. April 1, 5 years, 5%. 3,500

Begoden, Achilles, Northport, L. I., to The Mutual Life Insurance Co., New York. Clason av, No. 644, w s, 81.5 n Bergen st, 19.7x100. April 15, due Sept. 1, 1887. 2,500

Betts, Henry L., to Phebe A. Redding. Herkimer st. P. M. April 17, 3 years, 5%. 4,000

Bieg, Barbara, wife of Henry, to Balbina Zoll. Bush st, n w cor Smith st, 125x75. April 16, 3 years, 5%. 3,000

Bogel, Henry L., to Frederick R. Crowell. Calyer st, s w cor Guernsey st, 25x100. April 1, 5 years, 5%. 6,000

Barnett, Benjamin, to John Konovalinka. Main st, No. 62, w s, 100 s Front st, 25x64. April 21, 2 years, 5%. 2,500

Burt, Mary M., to Louise A. S. Allen. 10th st. P. M. April 22, installs. 2,300

Campbell, James, to Henrietta L. Welton. State st. P. M. April 23, due May 1, 1888, 5%. 2,000

Coyle, Catherine, to Edwin Beers and Rufus Resseguie. Flushing av, s w cor Ryerson st, 25x91.10x43.1x84.10. Jan. 10, 2 months. 1,700

Clement, Thomas, to James H. Watson and James H. Pittinger. Van Buren st. P. M. April 15, note. 250

Cox, Albion, to Julia Cox. Carlton av. P. M. April 21, due July 1, 1890, 5%. 4,000

Clark, John, to John Farrell. Meeker av, s s, 102 w Smith st, 24x100. April 15, 3 years, 5%. 800

Chubb, Ann E., wife of and William, to Richard Brower, Hempstead, L. I. Putnam av, s s, 80 w Clason av, 20x80. April 20, 3 years, 5%. 4,000

Campbell, James, to the Williamsburgh Savings Bank. Fulton st, s e cor Carlton av, 67.3x74 x 9 to Carlton av, x 99.10. April 18, 1 year, 5%. 5,000

Cary, James, to the East River Savings Institution. Steuben st, w s, 90 s Park av, 75x100. April 17, 1 year, 5%. 12,000

Clarke, Byron W., to George Snyder. St. Marks av, s s, 100 e Nostrand av. P. M. Mar. 27, 7 years, 5%. 5,500

Coggeshall, Edwin W., Morristown, N. J., to Timothy M. Cheesman. Lefferts pl, s s, 76.9 Clason av, 18x90. April 16, 1 year. 6,000

Collery, John, to Gottlieb Fey. Chestnut av. P. M. April 16, due in April, 1888. 250

Cowan, Charles H., to Henry Gueslin and Françoise his wife. Liberty av, Christopher av. April 16, 6 months. 550

Cottier, John, to John Owens. Bushwick av, s w s, 53.4 n w Dodsworth st, 16.8x74. April 15, 3 years, 5%. 2,000

Davison, Darius C., to Robert R. Hamilton. Stone av, w s, 75 n Atlantic av, 92.7x98. Mar. 19, due April 1, 1887. 1,500

Same to same. Stone av, n w cor Atlantic av. P. M. Mar. 19, due April 1, 1887. 1,750

Same to same. Stone av, w s, 75 n Atlantic av, 92.7x98. Mar. 19, due April 1, 1887. 3,500

Dunleavy, Michael, to John C. Wilson, Washington, D. C. 23d st, n s, 60 w 4th av, 28x102. April 21, 1 year. 500

Dirkes, Susanna, widow, to Michael Mollinger. Boerum st, n s, 125 w Bushwick av, 25x100. April 15, due July 1, 1888. 2,500

Drake, John J., to John A. Lott, Jr. Brooklyn av, William st. P. M. Feb. 18, 1 year. 300

Davenport, William B., to Henry C. M. Ingraham as trustee of Richard C. and Daniel K. Underhill. McDonough st, s s, 275 e Ralph av 50x200 to Decatur st. April 10, due May 1, 1886. 1,000

Same to Elizabeth K. Wiggins, Garden City, L. I. McDonough st, s s, 375 e Ralph av, 50x 200 to Decatur st. April 10, due May 1, 1886. 1,000

Delany, Mary L., to Jaques Cortelyou. East Fishkill, N. Y. Sumner av, Greene av. P. M. April 15, installs. 5,500

de Zavala, Henry, to Stephen H. Martling, Ridgefield, N. J. Monroe st, n s, 197 e Throop av, 87.11x100. April 15, demand or Aug. 1, 1885. 11,000

Dieckman, Carl, to Jennie L. Wallberg. 18th st, s s, 275.5 e 7th av, 49.7 x 100 x west 50 x north 50 x east 0.5 x north 50. April 1, 3 years. 445

Donnellon, Cornelius, to Albert Tower, as trustee of Elizabeth McC. Bech. Harrison st, n s, 79 w Henry st, 21x80. April 17, due May 1, 1890. 8,000

Same to same. Henry st, w s, 20 n Harrison st, 3 lots, each 20x79. 3 morts., each \$8,000. April 17, due May 1, 1890. 24,000

Same to same. Henry st, w s, 80 n Harrison st, 20x100. April 17, due May 1, 1890. 8,000

Same to William F. Bridge, as trustee Lewis K. Bridge, dec'd. Henry st, n w cor Harrison st, 20x79. April 17, due May 1, 1890. 10,000

Dickover, Harry M., to Joel Smith. Tillary st. P. M. Mar. 24, due April 15, 1888. 1,600

Douglas, Edward, to Julia J. wife of Frederick

C. Webb. Myrtle av. P. M. April 23, 5 years, 5%. 3,700

Fitzgerald, Wilhelmina G., wife of and Cyrenius C., to The Mutual Life Ins. Co., New York. Park pl, No. 214, s s, 400 w Vanderbilt av, 25.9x131. April 23, due Sept. 1, 1886, 5%. 6,000

Fahrig, Richard, to Elias Mead, as admr. Peter Hulst. Wythe av, w s, 53.1 s Rodney st, 18x 64. April 18, 3 years, 5%. 2,500

Same to The Trustees of the Widows and Orphans Fund of the Eastern District. Wythe av, w s, 71.1 s Rodney st, 17.7x64. April 18, 3 years, 5%. 2,500

Foster, Mary S., wife of and James C., to The Williamsburgh Savings Bank. South 5th st, s s, 300 e 6th st, 20x100. April 17, 1 year, 5%. 3,000

Fowler, Annie Y., wife of and David H., to Mary E. Dexter. Verona pl, w s, 110.2 s Macon st, 19x100. April 1, 3 years, 5%. 5,000

Furst, Solomon, to The South Brooklyn Savings Inst. Atlantic av, s s, 65 e Bond st, 20x90. April 17, 1 year, 5%. 3,500

Fensch, Elizabeth, to Anna Franz. Graham av, n w cor Frost st, 25x100. April 20, due April 1, 1890. 2,500

Fischer, Amelia, widow, to Henry C. Bauer. Stanhope st. P. M. April 20, 5 years, 5%. 2,000

Flannery, Thomas G., to Charles C. Hoble. Degraw st. P. M. April 21, 5 years, 5%. 2,000

Fitzgibbon, Mary J., wife of James J., to Frederic Wood, trustee, &c. Baltic st, s s, 100 w Henry st, 20.2 x 99.10 x 26x—. April 7, demand. 500

Fowler, Mary E., wife of and Levi, to Charles M. Marsh. Clinton st, e s, 80 n 3d pl, 20x112. April 21, due May 20, 1885. 3,000

Greene, Julia S., wife of J. Warren, to Charles S. Baylis. Willow st, e s, 111.5 s Clark st, 26.8 x100.8. April 17, due May 1, 1886, 5%. 7,500

Godfrey, William, to Hannah Enston, Philadelphia, Pa. Quincy st, n s, 225 e Sumner av, 16.8x100. 6 morts., each \$4,000. April 18, due July 1, 1888. 24,000

Geis, Joseph, to The Greenpoint Savings Bank. Manhattan av, s e cor Freeman st, 25x100. April 21, 1 year, 5%. 4,000

Gillen, James F., to George Loffler. Flushing av. P. M. April 20, due May 1, 1890, 5%. 3,000

Grening, Paul C., to Robert Willets et al., exrs. Samuel Willets. Park pl, s s, 300 w Vanderbilt av, 3 lots, each 20x162. 3 morts., each \$7,000. Feb. 28, 3 years, 5%. 21,000

Gihron, Frances, to Benjamin F. Hobby and Daniel Doody. Summit st, s s, 250 w Columbia st, 25x58.8x abt 27x48.4. April 14, 1 yr. 436

Gasteiger, John, to John Haubt. Sheffield av. P. M. April 23, 2 years. 1,500

Gaynor, Anna and Thomas F., to Winfield S. Baker. 7th av, w s, 20 s Park pl, 20x90. April 23, 5 years, 5%. 6,000

Good, James W., to The Equitable Life Assur. Soc., of United States. Cambridge pl. P. M. Dec. 31, due Jan. 1, 1890. 8,000

Haase, Charles A., to James R. Danforth, Philadelphia, Pa. Gates av. P. M. April 6, 3 months. 7,000

Same to Benjamin F. Tracy. Same property. April 6, due April 1, 1886. 4,000

Hall, Mary M., wife of George F., to Charles A. Berton. Clermon av, e s, 96.10 s De Kalb av, 18x86.5. April 22, 3 years, 5%. 5,000

Heckler, James, to Sarah M. Mygatt and ano., trustees Jacob A. Robertson, dec'd. Carroll st, s s, 428.8 w Hoyt st, 20x96.6. April 23, due May 1, 1890, 5%. 2,800

Hohns, Henry, to James Demarest. 7th av, s e cor 14th st, 50x97.10. April 22, 1 year. 900

Hager, Alvin, to Minnie L. Howes, Astoria, L. I. Decatur st, s s, 133.6 e Stuyvesant av, 16.6 x100. Morts. \$4,700. Jan. 7, 1 year. 1,000

Same to same. Decatur st, s s, 150 e Stuyvesant av, 16.6x100. Morts. \$4,700. Jan. 7, 1 year. 1,000

Hart, James H. and Margaret, to Josephine B. Hammond, Washington, N. Y. Wyckoff av. P. M. April 20, 1 year. 300

Hayward, Caroline H., wife of and Joseph, to The Mutual Life Ins. Co., New York. Lawrence st, w s, 80 n Johnson st, 20x47.6. April 20, due Sept. 1, 1886. 1,000

Humphrey, James, to Chauncey Perry. Dupont st, s s, 175 w Oakland st, 25x100. April 21, 3 years. 900

Haff, Albert J., to Margaret G. Morgan. Lafayette av, s s, 51 w Nostrand av, 17x100. April 17, 3 years, 5%. 2,000

Hager, Alvin, New York, to Warren Richmond. Bainbridge st, n s, 187.6 w Lewis av, 17.6x100. April 15, 3 years. 4,500

Same to Anna E. Hill. Bainbridge st, n s, 205 w Lewis av, 17.6x100. April 15, 3 years. 4,500

Same to Frederick J. Hosford. Bainbridge st, n s, 222.6 w Lewis av, 17.4x100. April 15, 3 years. 4,500

Same to Samuel H. Vandewater. Bainbridge st, n s, 187.6 w Lewis av, 17.6x100. April 15, due May 1, 1886. 950

Same to same. Bainbridge st, n s, 205 w Lewis av, 17.6x100. April 15, due May 1, 1886. 950

Same to same. Bainbridge st, n s, 222.6 w Lewis av, 17.4x100. April 15, due May 1, 1886. 950

Harrington, Michael, to The Kings County Savings Inst. North 7th st, s s, 150 w 4th st, 25x 100. April 18, 1 year. 1,500

Heaton, Eliza P., wife of and John L., to Harriet O. Putnam, Danvers, Mass. Linden st, s e s, 135 n e Bushwick av, 40x100. April 17, 3 years. 2,650

Hesse, Julia B., wife of Jacob P., to Benjamin Linikin. Hancock st. P. M. April 16, installs, 5%. 2,800

Hillyer, Elizabeth A., to Joseph F. Kernochan,

Baltic st, n s, 200 w Vanderbilt av, 20.10x131. April 15, 5 years, 5%. 4,500

Hogan, Emma, wife of and John, to Percy F. Hogan. Bedford av, e s, 180 n De Kalb av, 22 x100. April 18, due May 1, 1888. 4,000

Heesemann, Jacob, to John Rueger. Cedar st. P. M. April 18, due April 1, 1890, 5%. 4,350

Irvine, William, to The Germania Savings Bank, Kings Co. 5th av, e s, 38 n Union st, 3 lots, each 19x80. 3 morts., each \$4,000. April 22, 1 year, 5%. 12,000

Keelan, Ann, to Roswell Eldridge, as town treasurer of the town of Hempstead. Tillary st, s w cor Duffield st, 25x75. April 15, due May 1, 1888, 5%. 2,000

Krieger, Rachel, to The East New York Savings Bank. Atlantic av, n s, 80.8 e Georgia av, 20.2x80.2x20.1x82.10. April 20, 1 year, 2,500

Katzmann, Henry, to John Rueger. Cedar st. P. M. April 1, 5 years, 5%. 6,000

Keller, Otto, to Charles Brunger. 10th st, s e s, 95 n e South 4th st, 25x100. April 2, 5 years, 5%. 1,300

Kuhlke, George W., to David S. Beasley. Quincy st. P. M. April 17, 2 years, 5%. 1,000

Kaiser, Frederick, to The Germania Savings Bank, Kings Co. Hamburg av, s w s, 50 n w Magnolia st, 25x100. April 22, 1 yr, 5%. 2,000

King, Frank T., to John P. Rolfe. College st, e s, 147.11 n Love lane, runs east 50 x south 20 x east 32 x north 42.8 x west 82 to College st, x south 22.8. April 23, 1 year, 5%. 5,000

Knobel, Emma, wife of Herman, to William Flanagan. President st. P. M. April 20, 1 year. 2,500

Kellogg, Andrew H., to George S. Beach and ano., trustees M. J. Danforth, dec'd. Clason av, w s, 281.10 s Gates av, 14.6x100. April 23, due May 1, 1886, 5%. 4,000

Lockitt, John, to Clement Lockitt et al., exrs. and trustees George Lockitt. Clermont av. P. M. April 23, 3 years, 5%. 3,500

Lahy, Robert H., to Gilliam Schenck. Fulton av, Sheppard av. P. M. April 15, 5 yrs. 900

Lane, Loring, to Angelica Lattan. Macon st, s s, 155 e Sumner av, 20x100. April 17, 2 years, 5%. 3,000

Lincoln, Kate, wife of John C., to Martha E. Avery. 19th st. P. M. April 17, 5 years. 415

Little, Robert, to Asa W. Parker, Hempstead, L. I. 10th st, s s, 95.9 w 5th av, 83.4x100. April 18, demand. 10,000

Lawrence, John A., to John C. and Herbert C. Smith and Herman F. Koepke. Marion st, n s, 250 e Howard av, 50x100. April 20, 1 year. 300

Leonard, Patrick, to The South Brooklyn Savings Inst. Butler st, s s, 250 w Bond st, 25x 100. April 18, 1 year, 5%. 500

Lang, Julius C. F., to William H. Lyon. Prospect pl. P. M. April 1, installs, 5%. 2,000

Magnus, Sarah M. and Theodore, to The Orphan Asylum Soc. of Brooklyn. Vanderbilt st, n s, 900 e 18th st, 100x150. April 21, due April 1, 1890, 5%. 2,000

McGovern, Patrick, to Edward Egolf and John A. Lott, Jr. Broadway. P. M. April 14, 3 years. 250

McGrath, John, to Albert G. McDonald. Flushing av, n s, 650 e Bedford av, 25x100. April 18, due May 1, 1888. 700

Miller, Robert W., to Nary M. Kelly. Van Buren st. P. M. April 22, due May 1, 1890, 5%. 1,000

Moulthrop, Frederick L., to Louis Rohdenburg. Stuyvesant av, s e cor Decatur st, 100x100. April 22, 3 years. 7,000

Marvin, Dan, and Louise N. his wife, to Julia Hale. Pacific st, s s, 95 e 4th av, 15x100. April 1, 5 years. 400

Marx, George and Hugo E. Wachslager to Samuel M. Meeker, exr. and trustee Wm. Wall. Gwinnett st, n w s, 245 n e Marcy av, 60x100. April 17, 3 years. 10,000

McDermott, Patrick, to John Moadinger. Hart st. P. M. April 20, 3 years. 1,000

McLoughlin, Susan K., wife of and John, to Jane A. wife of Norman Hubbard. Raymond st. P. M. April 20, 3 years, 5%. 4,000

Mendenhall, Carleton, to Anna A. and Adeline Garrison. Clarkson st, s s, 725 e Main st, 40x 200. April 20, due May 1, 1888, 5%. 3,000

Marques, Antonio, to Sophie E. Moore. Halsey st, s s, 200 e Throop av, 20x100. April 14, 3 years, installs, 4%. 1,000

McDonald, Mary A., wife of and James H., to Ann Adair and ano., exrs. Robert Adair. Bridge st, w s, 89.5 s Chapel st, 20.6x101.10x 20.6x103.2. April 16, 5 years, 5%. 3,750

McIntyre, James, New York, to Patrick Daly. Calyer st, n s, 75 e 5th st, 25x100. April 3, 5 years. 1,000

Menken, Henry, to James Carr and ano., exrs. Gilbert S. Lyon. Madison st. P. M. April 15, 3 years, 5%. 3,000

Moriarty, Ellen A., to Elizabeth A. F. Brewer. Division av, n s, 100 w 10th st, 25x102.6. April 20, due April 20, 1890, 5%. 3,500

Meyer, Catharine, wife of and Thomas, to Aaron Levy. Alabama av, e s, 100 s Fulton av, 25x 100. April 15, 3 years. 1,200

Martin, Robert and Angeline A., to Adrian Meserole. Manhattan av. P. M. April 20, due May 1, 1890. 5,500

McBrair, Henry C., to Catharina wife of Nicholas Dannenhoffer. Ellery st. P. M. April 15, 1 year, 5%. 2,500

McCreary, Abram, to The Greenpoint Savings Bank. Taylor st, n s, 125 w Lee av, 25x100. April 21, 1 year, 5%. 5,000

McLaughlin, Michael and Pauline, to George R. Haydock. Jefferson st. P. M. April 18, due May 1, 1888, 5%. 600

Mercer, Zeller, wife of and Andrew, to William W. Browning, as trustee of William Browning, dec'd. Lafayette av, s s, 433.6 e Bedford av, 18.6x100. April 1, 3 years, 5%. 2,700

Munn, William J., to The South Brooklyn Savings Institution. Marcy av, w s, 37.6 s Clifton pl, 18.6x80. April 20, 1 year, 5%. 4,000

Morrison, John, to William Crane. 3d av, easterly cor 32d st, 25.2x100. April 23, 5 years. 2,500

Netthing, Katharine M., to George Straub. Stockton st, s s, 203.6 e Sumner av, 21.6x100. April 17, due April 20, 1888, 5%. 500

Nehrbass, Peter, to The Williamsburgh Savings Bank. Bushwick av, southerly cor Dodsworth st, 24x71.2x24x71.1. April 22, 1 year, 5%. 2,500

Same to same. Bushwick av, s w s, 24 s e Dodsworth st, three lots, each 22.6x71.2. Three morts., each \$2,200. April 12, 1 year, 5%. 6,600

O'Connor, John, to Mary Shiland. Union st, n w cor Smith st, 20x80. April 18, 5 years. 3,000

O'Brien, Florida, widow, to William B. Collins, et al, trustees L. Murray, dec'd. Monroe st, Marcy av. P. M. Mar. 16, 3 years. 5,000

O'Connell, James, to Annie L. Graham. North 9th st, n e s, 150 n w 6th st, 25x100. April 20, 3 years. 500

Osborn, Frances M. K., widow, to Daniel Shea. Pacific st, s s, 175 w Brooklyn av, 16.8x107.2. April 20, 5 years 5 1/2%. 3,200

Pieper, Henry, to William H. Simonson, Greenvale, L. I. 22d st, s s, 100 e 6th av, 3 lots, each 16.8x100.2. 3 morts of \$1,000 each. April 16, due April 1, 1890. 3,000

Same to Ann E. Nostrand, Jamaica, L. I. 22d st, s s, 150 e 6th av, 16.8x100.2. April 16, due April 1, 1890. 1,000

Same to Sarah Van Cott, Oyster Bay, L. I. 22d st, s s, 166.8 e 6th av, 16.8x100.2. April 16, due April 1, 1890. 1,000

Same to Abby Willis, Glen Cove, L. I. 22d st, s s, 183.4 e 6th av, 16.8x100.2. April 16, due April 1, 1890. 1,000

Poole, David, to Alexander Waldron. Rutledge st. P. M. April 18, 5 years, 5%. 2,500

Pouch, Alfred J., to George H. Woodworth. Cornelia st. P. M. Mar. 15, 3 years or sooner, 5%. 3,000

Purtill, Ellen, widow, to George S. Wheeler. Bond st. P. M. April 15, 2 years. 300

Pettigrew, Margaret A. wife of and William R., to William MacKenzie. Rodney st, s e s, 245.2 s w Bedford av, 16.9x100. April 21, 5 years, 5%. 6,000

Phelan, Elizabeth, wife of and James, to Julius Davenport. Ralph av, Bainbridge st. P. M. and build'g loan. April 16, 4 months. 3,400

Parrot, Peter, to Nicholas Foller. 26th st, s w s, 100 n w 5th av, 50x200.4 to 27th st. April 12, 5 years, 5%. 1,400

Quinn, Thomas, to John Ross. Atlantic av, s s, 375 e Utica av, 150x100. April 18, demand. 500

Rappold, John G. and Gottlieb, to Louis Liebmann. Gold st. P. M. April 18, due April 20, 1886, 5%. 1,500

Reynolds, Charles H., to Martha Banks, Englewood, N. J. Grand st. P. M. April 17, due April 20, 1888, or sooner. 6,000

Rodgers, Eliza J., to The Greenpoint Savings Bank. Manhattan av, w s, 76.5 n Noble st, 25.6x84.4x25x89.3. Feb. 26, due April 18, 1886, 5%. 3,000

Richard, John C., to George Snyder. St. Marks av, s s, 166.9 e Nostrand av. P. M. Mar. 27, 7 years, 5%. 5,500

Robbins, Benjamin T., Northport, L. I., to Elizabeth W. Aldrich, New York. Herkimer st. P. M. April 1, demand. 8,450

Roth, John and John G., to Henry Schneider. Throop av, w s, 50 s Wallabout st, 25x100. April 20, due April 21, 1889, 5%. 3,000

Schreck, Adam, to John Buckmann. Bergen st, n s, 250 w Stone av, 25x107.2. April 15, 5 years, 5%. 400

Scully, Margaret J., to Jennie E. Reilly. Ryerson st. P. M. April 21, due May 1, 1890, 5%. 1,700

Stumpf, Martin, to John Drescher and Barbara his wife. Garden st, n e s, 245.10 s e Flushing av, 40x94x40.6x100.6. April 22, 5 yrs., 5%. 3,000

Schieferdecker, Theodore, to Betty Strauss. Humboldt st, e s, 75 n Jackson st, 25x100. April 17, 1 year. 650

Schweikert, Friedericke, to Lorenz Leopold. Wall st. P. M. April 16, due May 1, 1886, 5%. 2,000

Schwarzmann, Adolph, to George Snyder. St. Marks av. P. M. Mar. 27, 7 years, 5%. 5,500

Sedlmeier, August, to Samuel M. Meeker. Melrose st. P. M. April 18, 1 year, 5%. 2,500

Skivens, Charlotte, wife of and George, to The Greenpoint Savings Bank. Kingsland av, w s, 100 s Nassau av, 25x100. April 11, 1 yr. 800

Smith, Mary to James Entissel. Eldert av. P. M. April 11. 400

Stoothoff, Christian D., to The East New York Savings Bank. New Lots road, s s, adj. land of Cozine and Cansvello and extgd to new road, contains 15 acres. April 16, 1 year. 900

Sutton, Grace A., wife of and James, to The Brooklyn Savings Bank. Winthrop st, s e cor Bedford av, 150x98. April 9, 1 year, 5%. 7,000

Schlottner, George, to Peter Aven. Manhattan av, Java st. P. M. April 17, 3 years, 5%. 3,000

Schwartz, Magdalena, wife of and Henry, to Frederick Miller. Cook st. P. M. April 20, 5 years, 5%. 2,200

Sherwood, James H., to James Reid. Lewis av. P. M. April 20, 1 year, 5%. 1,000

Spering, Clementine, wife of Edward, to Cornelia M. Smith. Ross st, s s, 275 w Marcy av, 23x100. April 30, due May 1, 1887, 5%. 3,000

Stebbins, George C., to Cornelius D. Wood. Verona pl, e s, 118 n Fulton st, 19x100. April 20, installs, 5%. 1,000

Sweeney, Mary A., widow, to Anna wife of David A. Fithian. Marion st, n s, 50 e Rockaway av, abt 25x100. April 21, 3 years. 800

Sweeney, Edward, to John H. Fox. Skillman av, n s, 150 w Ewen st, 25x100. April 21, 4 years. 500

Seaman, Edward M., to Platt S. Conklin. 15th st, n e s, 258 n w 4th av, 24.8x100x24.8x99.6. Sub. to morts, \$4,000. April 16, 1 year. 2,000

Spangenberg, Frederick, to Adam Neidlinger, Henry W. Schmidt and Henry Clausen, Jr., of Neidlinger, Schmidt & Co. Broadway. P. M. April 22, due May 1, 1890, 5%. 5,000

Stannard, George, Jr., to The Dime Savings Bank, Brooklyn. South 3d st, n s, 165 w 2d st, 35 x north 76 x west 95 x north 79 x east 90 x north 20 x east 80 x south 100 x west 40 x south 75. April 22, 1 year, 5%. 8,000

Van Wyck, Samuel, to Jeffrey Van Wyck. Herkimer st, n s, 140 e Albany av, 20x100. April 1, 3 years. 3,000

Vaubel, John, to George W. Jackson. Lawton st. P. M. April 20, 3 years, 5%. 1,100

Vogele, George H., to Thomas Everit, exr. and trustee V. Everit. Atlantic av, n s, 77.8 w Williams av, 26x84x24.8x76.5. April 13, 3 years. 2,000

Van Tassel, Charles C., to Sarah J. Hamilton. Van Buren st, s e s, 118 n e Broadway, 18x100. April 11, 3 years, 5%. 2,000

Voorhis, William, Nyack, N. Y., to The Mutual Life Ins. Co., New York. 1st pl, centre line, s s, 391 e Court st, 22x158.4. So much of 1st plas is now included in court yard and street is conveyed sub. to existing reservations, &c. April 17, due Sept. 1, 1886. 6,000

Warth, Lewis P., to Robert Hunter. McDonough st. P. M. April 7, due July 1, 1889, 5%. 2,500

Webb, Mary E., to M. Louise wife of George W. Brown. Sterling pl, s s, 204.7 e 6th av, 20 x100. April 22, 2 years. 1,000

Wild, Amelia, wife of Albert, to George Presser. Vernon av. P. M. April 23, 5 years, 5%. 4,000

Williams, Mary M., wife of Joseph M., Glen Ridge, N. J., to Wallace C. Clark. Pacific st, s s, 486 e 3d av, 14x100. April 21, due April 15, 1886. 2,000

Wakeman, Thaddeus B., New York, to the First Congregation of the Religion of Humanity, New York. Magnolia st, n w s, 100 n e Johnson av, runs northwest 100 x northeast 400 x southeast 2.6 x south — x 84.8 to Magnolia st, x southwest 350. April 1, 3 years. 6,615

Wenke, Caroline, wife of Henry, to Daniel J. Scully. Penn st. P. M. April 14, installs, 5%. 4,500

Werner, William, to John Ziriaux, Albany, N. Y. 15th st, e s, 200 s 5th av, 20x68.7x—x69. April 17, 4 years. 800

Wilson, Samuel M., to George E. Kitching. Adelphi st, e s, 299 s Myrtle av, 22x78. April 18, 3 years. 2,300

Willicombe, Samuel, to Maria Coyle. De Kalb av, late Chestnut st. P. M. April 17, installs. 600

Warwick, Catherine, wife of and James H., to Amanda M. Jarman, as exr. Z. H. Jarman. Madison st, s s, 530 w Nostrand av, 20x100. April 20, 3 years, 5%. 2,000

Willis, Julia F., wife of and William M., to Cornelius E. Donnellon. President st. P. M. April 18, 10 years, 5%. 4,000

Whittemore, Robert J., to Adrian Meserole, exr. and trustee Maria A. Swarthout, dec'd. Lorimer st, w s, 333.4 s Meserole av. P. M. April 18, due Jan. 1, 1886, 5%. 2,000

Willetts, Elbert S., to David S. Beasley. Quincy st. P. M. April 17, 3 years, 5%. 3,000

Wilson, John C., Washington, D. C., to Stephen Taber and ano., exrs. S. T. Taber. 23d st, n s, 60 w 4th av, 28x100.2. April 21, due May 1, 1888. 2,000

Young, John, to George Loffler. Evergreen st, w s, 51.11 s Troutman st, 22.7x117.11x21x109.6. April 18, due April 20, 1890, 5%. 2,500

Young, Charles L., to William H. Marston. 11th st. P. M. April 18, due Feb. 1, 1891, installs. 1,250

Cox, William B., Brooklyn, to J. Graham Glover. 500

Cullman, Eva, to Jacob F. Cullman. 3,000

Drake, John, to Matilda O. Rhineland. 5,000

Fabrig, Richard, to Christian Biersack and Caroline his wife. 3,500

Fernschild, George I., to Sarah Oakley, Brooklyn. 10,133

Glover, J. Graham, to John D. Poole. 500

Goldschmidt, Benjamin and Isaac, to Seligman Frank. 4,300

Harison, Richard M., and ano., exrs. P. W. Turney, to Sarah J. Freer. 1,500

Hunter, George J., and ano., exrs. J. Hunter, to Ida A. Van Alst, Newton, L. I. 5,500

Iden, John F., to William R. Romaine. 1,000

Same to same. 1,000

Jauncey, William H., to John H. Screven, James M. Waterbury and ano., trustees Cath. V. R. Turnbull. 12,500

Johnson, Hannah, to William K. Thorn, Newport, R. I. 5,126

Kane, James, to William H. McShane. 2,100

Same to same. 2,550

Kramer, Sylvester, to David G. Burton and George Watson. 2,500

Lynch, Frank, Newburgh, N. Y., to Elizabeth A. Budd, Brewsters, N. Y. 2,250

Mapes, Charles A., to Frederick A. Strang. 500

Mayer, Bernard, to Morris Prager. 1,000

Meyman, Rose to Morris Heyman. nom

Moore, Joseph, to Delia A. Sanford, Norwalk, Conn. 1880. nom

Same to same. 1880. nom

Minturn, Louisa, Greenburgh, N. Y., to Clara B. Sutton et al., trustees C. K. Sutton, dec'd. 15,000

Monheimer, Jonas H., Leadville, Col., to Marx May. nom

Moore, George G., to Edward J. McNulty. 1,600

Mundorff, George, to Otto Helmken. 21,438

Orr, Martha McM., extrx. J. McMonegal, to Morgan D. McMonegal. nom

O'Connor, Thomas H., and ano., exrs. A. Canigan, to Mary H. Tompkins. 25,000

Perot, Joseph S. and Effingham, Philadelphia, Pa., to H. Nelson Burroughs. 5,473

Prigge, John A., to Jacob Willey. 8,500

Raymond, Russell, admr. Mary Russell, dec'd., to John Russell, Sr. 3,000

Squires, Anson, to James V. S. Woolley. 10,000

Stout, Jacob, to William Hovey. 2,500

Schloss, Frederica, to Phillip Schloss. 22,000

Sibell, Sarah A., to Mary E. Towle. nom

Smith, Robert F., as exr. S. B. Furbush, to Mary E. Hyatt and Susan E. Smith. nom

Smith, Robert F., as exr. S. B. Furbush, and Henrietta H. Furbush, as extrx. S. S. Furbush, to same. nom

Smith, Sarah, to Fannie Smith. 500

Stewart, John M., to Theophilus G. Smith. nom

The Buffalo Door & Sash Co. (limited) to Charles S. Kendall, Brooklyn. 6,667

The United States Trust Co., New York, to George W. Garrard. 4,500

The Citizens' Savings Bank, city New York, to George Mundorff. 21,438

The New York Life Ins. Co., New York, to Robert Kennedy, exr. J. Saul. 7,853

Ward, Andrew, exr. J. Mann, to Phebe H. Sherlock, Mary F. Brush, Sarah E. Platt and John Mann. 4,500

Weber, John, to Anna M. Mentjes. 5,000

Wiessner, Oscar E. A., to Mary F. Jones, Stamford, Conn. 5,000

Wood, Joseph L. R., to Maria J. Lambert. 5,180

KINGS COUNTY.

APRIL 17 TO 23—INCLUSIVE.

Barclay, James, as trustee of Fannie M. Constable, to George J. Weybrecht. \$715

Beales, Elizabeth P. and John S., to Albert Beales. 800

Carman, Mary E., to Divine Burtis. 3,000

Condit, Stephen, to Amelia C. wife of Joseph U. Gerow. nom

Davenport, Julius, to William McMaster, of Sloansville, N. Y. 1,000

Ettlinger, George to Leopold Gusthal. 5,600

Grening, Paul C., to Whitman W. Kenyon. 1,500

Gerow, Joseph U. and Amelia C., to Stephen Condit. nom

Ginnel, Henry, to Michael E. Ryan. nom

Harison, Richd. M. and ano., exrs. P. W. Turney, to Sarah J. Freer. 1,500

Haydock, George R., to David T. Lynch. 490

Hoyt, Kate, to James L. Truslow et al., exrs. Gilbert Potter. 10,000

Johnson, Leonard L., to Catharine L. Heyer. 1,000

Kiendl, Theodore, to Frederick W. Hearn. 700

McChesney, Sarah, wife of James, to The Mutual Life Ins. Co., New York. 5,000

McKay, Elizabeth, Jersey City, to Mary Doyle. 400

Meeker, Heyward G., to James W. McDermott. 5,750

Same to same. 1,500

Meehan, James, exr. E. Clark, to Abraham Underhill. 7,400

Mundell, Harriet A., to Ella Mundell. 1,500

McCall, John A., Jr., Superintendent of the Ins. Dept. of New York, to The Metropolitan Life Ins. Co. nom

Nostrand, Mary C., Sands Point, L. I., to Daniel Hegeman, Oyster Bay, L. I. 600

Peterkin, John A., to Frank Peterkin. 4,500

Poillon, Peter, to Watson W. Newman and Annie E. his wife. 280

Saportas, Cora S. F., wife of Arnold C., to Laura S. Forbes. 840

Sibell, Sarah A., to Mary E. Towle. nom

Smith, Agnes W., to Thomas Vernon, as

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

APRIL 17 TO 23—INCLUSIVE.

Allien, Henry V., to Anna H. wife of Sherman W. Knevals. \$4,300

Ackerman, Hannah, wife Nicholas B., of Washington, N. J., to the Farmers' Loan and Trust Co., trustees R. Soutter. 3,050

Becker, Alexander, to Henrietta wife of Louis Rapp. 2,250

Bernard, Benjamin, to Newman Cowen. 26,600

Boardman, Margaret W., widow to Richard H. Barker. nom

Bogert, Henry A. and Edward C., to Henry A. Bogert and ano., as guards of the children of Chas. L. Bogert, dec'd. nom

Same as trustees H. K. Bogert, to Henry A. Bogert, trustees for children of Charles L. Bogert. 13,500

Bondy, Amalie, to Betty Robitscher. 8,000

Brewster, John L., Plainfield, to Henry E. Merriam. 12,000

Briggs, George A., admr. T. L. Briggs, to George A. Briggs and Elmira Z. his wife. nom

Same to George A. Briggs. nom

Britton, Jane E., wife of William, to Isabella Stewart. 10,870

Chamberlin, Elizabeth V., wife of Ward B., to John C. Alten. val. consid.

guard, Marian A., Frances M. and Francis J. Vernon.	3,200
Stillwell, Phebe, and ano., admsrs. George Stillwell, to Phebe Stillwell.	50
Vandewater, Samuel H., to Charles B. Gran- nish, Newark, N. J.	11,000
Welwood, John C., to John H. Lyon.	nom
Whiton, Wm. H., as exr., &c., F. L. Whiton, to Fred J. Whiton.	nom
Wilder, Emmeline A., Madison, N. J., to Cornelius E. Donnellon.	4,358

CHATTELS.

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

NEW YORK CITY.

APRIL 17 TO 24—INCLUSIVE.

SALOON FIXTURES.

Abbott, C. E. 109 Bleecker... J. and J. Farrington. Restaurant.	\$666
Bauer, W. 26 Stanton... Katarina Heuser.	1,000
Breihof, C. 1632 Av A... G. Winter Brewing Co.	400
Bauker, F. I. 71 Montgomery... C. H. Evans.	200
Beal, A. 246 Grand... W. Wacker.	1,000
Becker, Geo. Ridge st... J. & M. Haffen.	250
Bruning, A. H. 206 E. 86th... G. Ehret.	(R) 2,000
Carley, T. J. 533 W. 29th... L. I. Brewery.	500
Cronata, F. 105 Thompson... H. B. Scharmann.	100
Deller, C. S. 117 Goerck... J. Kress Brewing Co.	400
Dervender, Elizabeth. 691 3d av... J. Ruppert.	(R) 800
Duddenhausen, C. 431 E. 6th... Brunswick, Balke, Collender Co. Pool Table.	250
Diehl, G. 528 E. 11th... G. Bechtel.	650
Elton, C. 620 9th av... Margarette O'Keefe, Emrich, Lillian A. 3d av and 150th... Schwartz Bros.	425
Engel & Arneht. 455 9th av... P. & W. Ebling.	200
Farell, J. 1487 3d av... Bernheimer & S.	1,000
Garlicks & Schmiedekamp. 115 1st av... J. D. Picken (J. W. Haaren, assignee of).	(R) 2,600
Gartner, T. 27 Suffolk... Bernheimer & S.	150
George, W. F. 813 8th av and 359 W. 50th... H. Clausen & Son Brewing Co. Saloon Fixtures, Furniture, &c.	(R) 500
Godman, J. 111 Ridge... U. S. S. Billiard Table Co. Pool Table.	155
Grace, M. A. 66 Vesey... C. M. Roof.	500
Hacker, M. and Kunigunde. 420 W. 38th... Bernheimer & S.	(R) 300
Hagan, C. 1243 1st av... P. Doelger.	(R) 800
Heil, A. 16 Moore... G. Bechtel.	(R) 250
Haake, R. 2423 1st av... H. Zeltner.	(R) 250
Hoeweler, H. 154 Forsyth... Bernheimer & S.	400
Iling, C. 310 E. 8th... J. Rintoul.	125
Jung, O. 177 E. Houston... G. Ringler. (Correct error in last week.)	300
Jacobs & Wolk. 327 Bowery... Bernheimer & S.	1,500
Kaiser, G. M. 70 Murray... J. Kaiser and ano.	1,200
Klein, P. 242 Broome... H. Elias.	300
Konop, F. 428 5th st... Bernheimer & S.	(R) 400
Kappes, G. 147 Essex... H. Kappes.	400
Karcher, J. 97 Chrystie... G. Rothstein.	400
Kehr, C. F. 534 2d av... Hannah A. McCabe. (R)	100
King, B. M. 323 W. 42d... C. Tuckley. (Mort not signed.)	300
King, G. 208 W. 20th... D. Stevenson.	300
Kopta, A. 197 E. 4th... H. Link.	(R) 1,000
Larocco, S. 99 Crosby... Schmitt & S.	125
Lorenzo, H. City... Catharina Lipsius.	(R) 100
Mastri & Novilli. 165 Elizabeth... B. B. C. Co. Pool Table.	120
McCauley, Eliza. 541 Pearl... Annie Mooney. Restaurant Fixtures, Furniture, &c.	500
Mee, W. N. S. 43 Bleecker... Bernheimer & S.	(R) 200
Meier, A. 145 E. 4th... S. Liebmann's Sons. (May 30, 1884.)	300
Messman, H. 35 Eldridge... Bernheimer & S.	(R) 350
Meyer, S. 286 E. 4th... G. Ringler & Co.	150
Monaghan, J. 508 W. 28th... Katz Bros.	450
Muller, R. 132 Allen... F. Oppermann, Jr.	100
Murray, T. 157 W. 27th... T. C. Lyman & Co. Pool Table.	75
McCarthy, Susie. 171 Forsyth... J. Dorey.	500
McGee, M. 868 11th av... J. Kress Brewing Co.	350
Meyer, J. M. 329 E. 54th... G. Winter Brewing Co.	150
Miller, W. J. 13 Morris... H. Elias.	250
Nelgen, G. R. 1922 Lexington av... F. & M. Schaefer Brewing Co.	(R) 400
O'Connell, J. F. 1428 Broadway... J. F. Jackson (Bernheimer & S., by assign). Ice House.	(R) 95
Oldenbuttel, D. 236 Broome... H. Block.	3,350
Oldenbuttel, G. 68 1/2 Catherine... S. Liebmann's Sons.	700
Pendergast, J. 40 11th av... E. Holtan.	300
Pohndorf, G. H. 1072 2d av... J. Kress Brewing Co.	300
Priore, G. 262 Mott... R. Di Spague.	800
Ritter, A. 2370 4th av... J. Roth.	70
Romantau, A. and N. 334 E. 115th... D. Mayer.	(R) 200
Reddy, P. 442 W. 28th... J. Kress Brewing Co.	200
Reichenbach, G. 76 Orchard... C. Trefz.	472
Schaefer, E. 210 Forsyth... A. Finck & Son.	200
Schaefer, F. 363 South... G. Winter Brewing Co.	225
Schlund & Reubert. 155th st, near 8th av... G. Ehret.	7,000
Seguine, W. 137 Mott... Budweiser Brewing Co.	200
Stanley, T. 794 3d av... U. S. S. Billiard Table Co. Pool Tables.	(R) 175
Stöcker, H. 1292 Broadway... H. T. Ubert. Bar Fixtures, &c.	4,000
Struckmann, C. 112 Front... Anna Struckmann. Restaurant Fixtures.	200
Sullivan, D. 540 E. 14th... T. Stephens.	605
Spathalf, G. 580 E. 12th... Obermeyer & Liebmann.	300
Vail, T. 549 W. 4th... Schmitt & S. Pool Table.	125
Vallois, J. 110 W. 33d... R. Lamou. Lease, &c.	500
Van Oesen, W. 242 Spring... Bernheimer & S.	700
Vaupel & Hogrefe. Cortland av and 154th... A. G. Hupfel.	200
Weber, V. 1557 2d av... H. Clausen & Son Brewing Co.	250
Wich, A. 44 New Chambers... G. Bechtel.	(R) 3,100
Wichmann, J. 427 6th av... A. Brakmann.	2,500
Wolf, F. 39 1st... J. Dreiser.	125
Weber, A. 432 W. 45th... C. Stein.	150
Whitty, M. 75 Atlantic av, Brooklyn... P. Balentine & Sons.	1,000

HOUSEHOLD FURNITURE.

Arnold, B. T. 113 and 115 E. 14th... Eliza T. and Julia L. Arnold.	(R) 800
Belden, Maria M. 39 E. 19th... H. L. Judd.	(R) 1,500
Bischof, Elizabeth. 302 W. 22d... L. Eggleston.	551
Bischof, F. M. 262 W. 27th... T. Kelly, exr.	174
Breslin, Mrs. 539 W. 38th... T. Kelly, exr.	180
Brophy, Alice. 411 W. 40th... S. Baumann.	166
Burt, Llewellyn. 112 E. 47th... O'Reilly Bros.	162
Bacon, D. 972 6th av... S. Baumann.	190
Bauer, A. 114 E. 128th... Susan Le Compte.	90
Berlin, S. N. 172 E. 72d... C. Scofield.	566
Bermann, Rosa. 319 E. 72d... Fennell & Co.	129
Bevan, Mary A. 108 E. 23d... E. R. Satterlee et al. (R) Secures rent	157
Blase, C. 2398 8th av... O'Farrell & H.	157
Bloomberg, C. 277 Pleasant av... R. M. Walters. Piano.	225
Boyle, Katie. 433 W. 33d... Krakauer Bros. Piano.	275
Braman, J. B. City... Caroline W. Braman.	900
Breder, W. H. 9 Bleecker... H. Vogel.	89
Bryant, Caroline. 261 W. 29th... A. J. Steers.	175
Brigham, Ella E. 42 W. 21st... Emma W. Ely.	150
Byrne, Caroline J. 28 W. 26th... Anna C. Brown. secures rent	117
Carr, F. B. 78 3d av... J. F. Manges.	117
Couch, Clara. 219 W. 10th... S. Baumann.	131
Crowe, F. P. 411 E. 114th... S. Baumann.	176
Call, J. 253 W. 30th... Delehanty & McG.	133
Cline, Maggie, and Annie Hart. 227 E. 5th... Epstein & K.	158
Dean, C. 1457 1st av... E. D. Farrell.	134
Demmon, Louise. 1 Sheriff... Fennell & Co.	140
Dixon, F. B. 23 W. 33d... E. P. Fowler.	(R) 600
Du Bois, Kate. City... A. Kabatch. (On storage.)	63
Eiser, P. 317 E. 72d... S. Rossman, Jr.	209
Elliott, W. B. 57 W. 11th... Fennell & Co.	152
Esterhazy, Anna F., d. West Farms... J. Dudas.	300
Fanning, J. H. 145 E. 19th... W. Fanning.	(R) 950
Fay, A. 83 Madison... Fennell & Co.	104
Fleischhacker, J. C. 120 E. 93d... C. E. Tracy.	300
Fischer, L. 136 Stanton... E. Shevick.	(R) 1,000
Fletcher, T. T. 180 E. 93d... C. Scofield.	243
Green, Maggie. 402 E. 34th... Epstein, K. & Co.	222
Greenfield, P. 210 E. 73d... Thoesen & U.	145
Goldberg, M. 734 E. 6th... Spero & Cohn.	111
Gollner, E. G. 712 Broadway... B. M. Cowperthwait & Co. (July 3, 1884.)	136
Grun, Kate. 220 E. 56th... Fennell & Co.	106
Hack or Haank, Mena. 106 E. 10th... C. E. L. Hinrichs, Jr.	500
Hartwell, T. H., Mrs. 121 E. 76th... J. Mullins.	102
Harvey, Mabel. 140 W. 49th... M. Manges.	222
Heppescher, Mina. 75 Canal... C. Wolff.	222
Howard, Kittie, and Millie Foster. 51 W. 44th... Epstein & K.	279
Hawkins, W. W., M. A. and Mary L. 236 W. 44th... Minna C. DeKay.	1,000
Heinle, F. A. 16 Rivington... J. R. Heinzelman. Organ.	125
Hill, Amelia. 101 W. 56th... C. Scofield.	124
Isaacs, Alice. 606 Lexington av... S. Baumann.	603
Kellogg, A. M. 740 Greenwich... T. Kelly, exr.	140
King, D. H. 233 W. 52d... M. Hettrick (Letitia King, by assign.).	(R) 3,500
Latham, Sophia. 263 E. 10th... G. Dorrence.	30
Leonard, Violet. 219 W. 40th... N. M. Goldberg.	550
Leopold, Fanny. 309 E. 72d... Alexander Bros.	108
Loeb, A. 1637 Av A... H. Spies.	(R) 186
Lothes, F. 35 E. 31st... P. Julien.	(R) 300
Lopez, Bertha. 274 4th av... O'Farrell & H.	(R) 277
Mansfield, R. 244 6th av... M. Saul.	1,500
McDonald, Nora. 303 E. 11th... Fennell & Co.	113
Moon, H. 518 W. 60th... O'Farrell & H.	188
Morgan, C. 82 Union st, Newark, N. J... C. Scofield.	156
Mulgrew, J. 27 Bedford... Lucien Leveque.	200
Nesbitt, M. J. 238 W. 34th... H. B. Propst.	150
Newcombe, Lizzie A. 1529 Av A... Fennell & Co.	254
Noir, M. 6th av... Fennell & Co.	176
Nugent, Catharine. 955 6th av... A. J. Steers.	100
O'Brien, M. F. 93 Henry... Delehanty & McG.	123
Ormsby, Mary L. 105 W. 54th... Margaret Ferguson. Piano, &c.	150
Porrett, G. 212 E. 73d... Fennell & Co.	189
Parker, Lily E. 147 W. 27th... T. Kelly, exr.	139
Porter, Annie J. 224 W. 40th... L. Eggleston.	113
Raymon, Carrie. 130 E. 123d... S. Baumann.	152
Reynolds, P. M. 240 W. 14th... Fell & Van N.	126
Richardson, C. A. 2d av and 68th st... C. Scofield.	222
Roberts, G. R. 110 E. 125th... Josephine Roberts.	500
Robinson, A. E., Mrs. 229 W. 20th... L. Eggleston.	179
Ranahan, J. 95 Madison... Epstein, K. & Co.	231
Reid, Bridget. 148 E. 85th... J. Mullins.	315
Roberts, S. M. 248 W. 42d... J. R. Maloney.	350
Rutan, W. E. 454 W. 47th... Fennell & Co.	143
Ryan, J. E. 123 Broome... Fennell & Co.	193
Sagnol, Etienne. 44 W. 4th... Auguste Thion.	350
Satchell, J. 419 W. 18th... O'Farrell & H.	124
Sayman, Annie. 50 E. 19th... E. H. Morrey.	115
Schultz, Marie. 326 W. 46th... L. Baumann. (R)	117
Schwarzwald, A. 27 Montgomery... Spero & Cohn.	179
Sherman, Kate G. 30 E. 22d... A. G. Sherman.	1,897
Smith, R. E. Hackensack, N. J... B. M. C. & Co. (June 20, 1884.)	113
Stamper, Minnie. 240 E. 86th... Epstein, K. & Co.	163
Sadler, J. A. 894 E. 137th... C. Scofield.	115
Schenck, Ella. 549 Hudson... E. D. Farrell.	176
Scott, Anna. 230 E. 45th... G. Ruebel.	163
Shaw, Fannie. 119 E. 51st... M. Manges.	243
Silberstein, A. J. 405 E. 77th... S. Baumann.	296
Stanward, C. E. 956 6th av... J. E. Murray.	304
Thiele, E. B. 319 E. 8th... R. M. Walters. Piano.	295
Thorn, Mary A. 321 E. 14th... W. T. Nash.	164
Traub, Mrs. T. 314 W. 31st... Delehanty & McG.	278
Williams, Minnie E. 232 W. 46th... O'Farrell & H.	(R) 341
Ward, Emily. 54 E. 9th... Epstein, K. & Co.	1,772
White, L. B. 350 E. 86th... H. Spies.	107
Wilson, Lillie. 24 E. 4th... Fennell & Co.	110
Winterble, Sarah. 979 N. 3d av... Fennell & Co.	141
Wonson, Sarah B. 206 E. 105th... Fennell & Co.	139
Yasinski, Frances M. 70 Lexington av... C. Scofield.	310

MISCELLANEOUS.

Ball, S. A. 1086 Park av... P. J. Coakley. Butcher Fixtures.	750
Bassford, R. H. 161 Varick... M. Berenstein. Barber Fixtures.	75
Bernhardt, A. 472 E. 151st... M. Bernhardt. Horse, Wagon, Milk Fixtures, &c.	225
Bogardus Novelty Co. 23 and 26 Lawrence st, Newark... P. Frybll, Machine, Pulleys, &c.	539

Beck, P. 93 E. 4th... C. F. Aschenbach. Coach.	160
Bradley, G. W. Clinton Market... H. Dowie, Jr. Stand, Fixtures, Horse, Wagon, &c.	1,522
Brennan, J. 164 Division... Nuffer & Lippe. Horses, Carriages, &c.	1,738
Beck, J. M. 75 Chambers... A. Rumrill. Barber Fixtures.	(R) 1,350
Buek & Lindner. 146-150 Centre... R. Hoe & Co. Press.	(R) 2,293
Cooke, Jane A. Clinton pl... H. B. Brown. Furniture, Store Fixtures.	(R) 125
Coffee, E. 123 W. 14th... Marvin Safe Co. Safe.	120
Collander, S. 58 Walker... S. Silberstein. Machines.	88
Collins, J. H. 48 Broad... B. M. C. Co. Office Furniture.	27
Christie, W. H. Foot of Charles st... T. S. R. Brown and ano. Oyster Boat.	(R) 2,500
Dietz, O. 372 Bowery... J. Fechteler. Jewelry Fixtures.	850
Donaldson, R. 60 Warren... E. Kohler. Saddlery Fixtures, &c.	100
Durand, A. A. Broadway and 42d st... W. C. & H. C. Barrett. Hotel Brighton Furniture, Fixtures, &c.	(R) 5,332
Dwyer, J. and Margaret. 65th st, near 8th av... D. Stevenson. Horses, Wagons, &c.	126
Dinsmore & Co., B. W. 15 Frankfort... R. Hoe & Co. Press.	(R) 2,597
Dixon & Co., J. 323 8th av... Marvin Safe Co. Safe.	842
Evans, Lillian B. 69 Park pl... Gordon Press Works. Press.	(R) 175
Eidner, H. 84 W. 3d... H. Tillack (Augusta Eidner, by assign.) Engine, Fixtures, &c.	(R) 5,000
Fortunato, A. 202 Mott... A. Gallelo. Grocery Fixtures.	105
Fanaro, J. C. 9 Cortlandt... G. Gucciardi. Barber Fixtures.	(R) 400
Farrell, W. 253 W. 33d... J. Cunningham, Son & Co. Carriage.	1,108
Frank, B. 58 John... R. Hoe & Co. Press. (R)	1,647
Fulkerson, H. C. City... Cath., as assignee of J. E. McAllister. Leases, Fixtures, &c.	(R) 70,000
Fraude, B. City... P. Barrett. Wagon.	(R) 59
Guilfoyle, T. 441 E. 19th... E. Willis. Coupe.	172
Graham, L. Coney Island... W. & H. Tepe. Horses.	500
Same... J. A. Dougherty. Horses.	1,500
Gross, J. 22 Walker... S. Silberstein. Button-Hole Machine.	70
Hempel, J. 410 6th st... G. L. Progatzyk. Barber Fixtures.	75
Hendrick, L. P. 172 E. 123d... D. B. Dunham. Carriage.	300
Hogan, D. P. 312 W. 15th... Hincks & Johnson. Cab.	373
Hotel Register and Directory Pub. Co. 176 5th av... W. H. Butler. Safe.	576
Hecker, H. 428 E. 15th... J. Weil and ano. Butcher Fixtures.	141
Horn, Katie L. 163 9th av... Davis & Benson. (S. Davis, by assign.) Bakery.	(R) 817
Jay & Allan. 49 Centre... F. H. Fairchild. Machines.	250
Kalb, E. 122 Delancey and 88 Clinton sts... A. G. Hupfel. Bar Fixtures and Wood Turning Fixtures.	250
Kessler, R. T. 264 Broome... A. Goetz et al. Machines, Dies, Tools, &c.	170
Kinney, L. A. 186 W. 4th... Hy. Killam Co. Carriage.	(R) 630
Same... same. Same.	(R) 523
Knoll, L. H. 412 Greenwich... J. Post. Store Fixtures, Horse, Wagon, &c. (June 19, 1884.)	555
Knorr, Margaret. 8 Grand... W. M. Knorr. Horses, Trucks, &c.	security
Keen, Annie. 1653 Broadway... Elsa Umstadter. Confectionery.	200
Kennedy, W. J. 217 W. 26th... H. Killam Co. Carriages.	3,466
Kolasky, H. M. 945 1st av... O. P. Amend. Drug Fixtures.	2,500
Lawler, Mary A. 305 W. 125th... Butler, Pitkin & Co. and Morrison, Herriman & Co. Dry Goods Fixtures.	(R) 892
Lehrberger, I. 596 Grand... M. Lehrberger. Cigar Fixtures.	300
Lewin, F. O. and W. H. 201 Prince... C. Daly. Horses, Trucks, &c.	(R) 1,000
Loew, W. N. 230 E. 6th... L. Adler. Library, &c.	(R) 65
Lozier, J. L., & Co. 4 Bond... B. M. C. & Co. Office Furniture. (July 29, 1884.)	63
Macnamara, G. 22 Spruce... Gibb Bros. Printing Fixtures, Type, &c.	400
Maiwald, E. Sedgwick av... P. & W. Ebling. Horse, Wagon, &c.	150
Morgan, D. S. 1841 Lexington av... W. B. Hilton. Drug Store.	900
McCabe, F. City... T. Farley. Horses, Carts, Tools, &c.	(R) 6,700
McDonough & Co. 246 Av B... Josephine McDonough. Drug Fixtures.	1,500
McGarry, C. 490 6th av... W. J. Hade. Cigar Fixtures.	300
Miller, W. J. 629 W. 46th... Sarah Myers. Machinery, &c.	400
Nestler, A. 38 1st av... G. L. Jaeger. Cigar Fixtures.	(R) 500
Naehar, A. 87 Sheriff... Magdalena Hoffmann. Sausage Factory, Horses, Wagons, &c.	200
Olmesdahl, A. 41 Centre... H. Gurkenbecher. Engines, Lathes, &c.	1,800
Oltmanns, A. & F. 1071 8d av... H. Pulseheon. Grocery, &c.	1,750
O'Meara, Eliza. 39 Gramercy Park... C. H. De Lamater & Co. Engine.	340
O'Toole, F. H. 244 6th av and 1652 2d av... A. Phillips. Plumber Fixtures, Furniture, &c.	500
Polster, W. A. Broadway and Cedar... J. T. McGowan. Barber Shop.	973
Price, W. D., and Mary A. Dunn. 2327 1st av... C. Hess. Grocery.	200
Peter, Elise. 736 E. 9th... Margarethe Bub. Grocery.	500
Poly, A. 179 Greene... P. Becker. Truck.	245
Rappleye, 156 W. 17th... G. B. Sanford (M. A. Chedsey, admr). Horses, Trucks, &c.	(R) 354
Redelsheimer, Rosa, and Clara Lowenthal. 403 Broome... Rachel Hyams. Printing Fixt.	500
Redmond, J. 54th st, near Broadway... F. G. Sutton. Horse, Cab, &c.	35
Repper, Nellie. 18 Stanton... M. Byk. Cigar Fixtures.	125
Riemenschmitter, C. 356 Pearl... C. P. P. and Mfg. Co. Presses, Type, Fixtures, &c.	1,054
Rubens, Cecelia. 282 and 284 Bowery... C. P. P. and Mfg. Co. Press, &c.	2,200
Ryerson, C. A. W. Gansevoort and Hudson... J. Doscher. Horses, Trucks, &c.	90
Schaefer, F. L. City... W. R. Foster & Co. Horses, Wagons, &c.	450

Table listing various businesses and their locations, including Scheidnagel, Speidel, Stewart, Stickle, Sacks, Spuhler, Strauss, Thomas, Tutthill, Tousey, Van Ness, Voel, Ward, Warwick, Wieland, Wightman, Williams, Wood, etc.

BILLS OF SALE.

Table listing bills of sale for furniture, oil paintings, wagons, saloons, and other goods, including entries for Bauman, Campbell, Craven, Flueck, Handt, Kall, Kerrigan, Lange, Lowe, Oetzel, Schroeder, Treiber, True, Van Campen, etc.

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including entries for Faile, Finnen, Hurley, Heinzelman, O'Keefe, Ryan, Saul, and The Baltimore & Ohio Tel. Co.

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures for sale, including entries for Borst, Brenner, Fay, Hartwig, Hoffmann, Kleeman, Kuck, Mott, Schmidt, Scheele, Stauff, Walsh, Whitty, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture for sale, including entries for Bennett, Bogert, Borrowsky, Broadhurst, Browne, Caffrey, Clark, Dennis, Dietzman, Doughty, Freeman, Hamilton, Ketcham, Leonard, Lester, Lutkins, Miller, Mouck, Minard, Minick, Pearce, Pearson, Pemberton, Purne, Ramsdell, Vala, Van Nostrand, etc.

Table listing Westlake, Young, and other miscellaneous entries.

MISCELLANEOUS.

Large table listing various miscellaneous items and businesses for sale, including entries for Bohanna, Boulter, Brown, Breslin, Bruggemann, Becker, Buek, Davidson, Dodds, Dugan, Finken, Flansburg, Fogg, Furrer, Georgens, Graney, Havighorst, Hendrickson, Hervey, Hilke, Halliday, Healey, Hunter, Jones, Jones, Lennon, Lubrissen, Marvin, McNamara, McGowan, Myers, Nolan, Polster, Prindle, Rodgers, Rullhusen, Raab, Rienecker, Rubino, Simpson, Slattery, Taylor, Vulcan Mfg. Co., Walther, etc.

BILLS OF SALE.

Table listing bills of sale for horses and other goods, including entries for Ballou, Correll, McCormac, Mansfield, Shaw, Sinclair, etc.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City, including entries for April, Aspell, Andrews, Aspell, Ankel, Riordan, Allen, Aspell, Alburts, Borger, Boell, Bosche, Burgoyne, Bindseil, Bluhm, Barlow, Beston, etc.

Large table listing judgments in New York City, including entries for Bodine, Bochot, Bowe, Buchman, Butler, Browning, Burck, Bentley, Beyer, Bucher, Buchman, Brodhead, Brown, Bird, Barker, Barnes, Bloch, Butler, Berck, Cooper, Coffin, Case, Callahan, Curtiss, Cook, Corkins, Conlon, Cox, Cohen, Crook, Coakley, Carrington, Conat, Conger, Cawley, Cornwall, Doe, Darcy, Dessauer, Donohue, De Laney, Dederich, Doyle, Denison, Dickie, Duffy, Davidson, Delafield, DeGraaf, Dazian, Deiter, De Viro, Denman, Edelstein, Einstein, Eastman, Emanuel, Friedberger, Fessenden, Freer, Farley, Fifield, Friedenheim, Freeman, Friedenstein, Fitzsimmons, Ford, Freedman, Fredericks, Grandperrin, Graham, Gaudschau, Gustin, Gurney, Gehe, Gray, Goetting, etc.

24 Garner, Henry—The Star Newspaper Co.	173 25
17 Hayward, Harriet N., admrx., &c., of E. S Moore, dec'd—O. B. Potter	75 00
17 Hennessey, Catharine—Wm. Moore.	125 74
17 Harway, James L.—T. D. Warren.	1,710 28
18 Hamilton, Henry N.—R. B. Ryan.	442 31
18 Hall, James B.—H. C. Sylvester.	205 12
18 Hershfield, Henry—Sam'l Steenreich.	377 07
18 Horgan, William—J. W. Wheelwright.	1,112 14
18*Heinsohn, Herman—J. M. Oest.	419 88
18 the same—Stephen Moorhouse.	134 25
18 Hitchcock, Henry M.—John Campbell.	730 92
18 Hilliard, Harry S.—Edwin Childs.	37 95
20 Hoorix, Adele C.—W. P. Allen.	190 16
21 Hazell, Reginald T.—John Ayers.	1,386 08
21 Haskins, Samuel E.—Bank of North America.	831 88
22 Horn, Simon—A. W. Flasher.	353 24
22 Holland, George—The First Nat'l Bank, Newport, R. I.	110 79
22 Halstead, William M. H. A. Gownes, William A. ing	960 59
23 Hall, James B.—Jacob Hahn.	376 86
23 Hellenberg, Herman—Fire Dept City N. Y., 2 judgments, total.	119 00
24 Herron, James H.—J. S. Warren.	187 79
24 Higuera, Juan R.—Adolph Frowein.	315 99
24 Haffen, Charles—J. C. de La Mare.	732 19
24 Hanks, Edwin—Tracy Baldwin.	1,540 00
20 Ilium, George C.—F. T. Hopkins.	295 23
18 Johnson, George F.—A. B. Ogden.	313 27
21 Jewett, Hugh J., Recvr. Erie Railway Co.—Randolph Bent.	102 10
22 Johnson, Frederick H.—G. F. Perkins.	955 03
22 Jones, John—L. P. Mallahan.	644 78
22 Joyce, Edward—Jane B. Colt.	332 31
23 Johnson, Elmer E.—T. E. Greacen.	99 58
23 Jaretsky, Louis—Barnett Sturman.	276 11
24 Jordan, Frank A.—August Dux.	107 43
18 Karsch, Oscar—Jeremiah Fitzpatrick	72 89
18 Koerner, Theodore E.—Herman Fuchs.	86 82
18 Kohn, Henry—Patrick McIntyre.	1,311 21
18 Keppler, Samuel—Max Pollock.	213 29
18*Kobler, Max—J. W. C. Seavy.	124 62
20 Katz, William—Issac Smith.	40 50
20 Kent, Elbert H.—Charles Seely.	268 48
20 the same—the same.	228 53
20 the same—W. H. Ludlum.	49 38
20 Kelly, John R.—Philip Ebling.	27 50
20 Kirby, Charles F.—Francis Holland	153 63
20 Kent, Emeline N.—W. S. Coggeshall	119 61
21 Kennedy, Frank S.—C. E. Hancock.	198 74
22 Keass, Christian—W. F. Harttrafft.	193 54
22 Klein, Jacob—Peter Bannigan.	1,207 65
22 Kyle, Matthew—Edward Sandford.	216 89
23*Kerngood, Jacob—Mayer Gutman.	633 84
23 Keiler, Raphael—M. C. Boynton.	410 07
24 King, David H., Jr.—Letitia Nolan.	2,575 44
18 Livermore, Edward—J. M. Freeman, as admr.	17,895 87
18 Lowden, Samuel—J. S. Peck.	1,764 31
20 Lande, Bernard—T. A. Ames.	1,219 90
20 Lumley, Alexander—Alex'r Fields.	340 59
20 Lavery, Michael H.—W. H. Beadleston.	112 50
21 Levy, Henry } A. E. Person.	368 46
21 Levy, Samuel H. }	
21 Levy, Henry } C. F. Metzgar.	13,526 27
21 Levy, Sampson H. }	
21 Littman, Louis—J. H. Hamburger.	75 83
22 Loux, William H.—Cornelius Farley.	195 90
22 Lennon, Michael—Wm. Clarke.	35 32
22 Loskamp, Henry—J. L. Shepherd.	676 64
24 Law, Catherine } Sarah J. Birdsall.	206 95
24 Law, John K. }	
18 Mayer, Ferdinand } The Newark	
Mayer, Benjamin } City Nat. B'k	6,896 78
Menken, Julius A. }	
18 Menken, J. Stanwood } J. W.	
Menken, Nathan D. } Wheelright.	1,112 14
18 Marsh, William—Sarah E. Hartley.	195 35
18 Maltby, Ellsworth B.—J. W. Kohl-saat.	2,133 82
18 Murray, Ellen } C. B. Keogh.	9,236 52
Murray, Joseph }	
18 Mason, Joel W.—John McClave.	118 78
20 Minden, Henry E. } Nicolaus Alt-	
*Minden, Marcy F. } haus.	132 23
20 Maguire, Patrick H.—Wm. Kirk.	250 50
20 Merrett, Albert, of firm of Warner & Merrett—E. C. Knight, of firm, &c.	1,959 79
21 Meserole, Charles B.—Frances E. Payne.	63 55
21 Meier, Daniel—Christian Heintz.	488 12
21 Merrill, H. P.—Mathew Dean.	2,045 88
21 Meyer, August—J. M. E. Thomson.	96 06
21 Moser, William—T. B. Cochrane.	77 90
21 Meyers, Abraham—A. E. Person.	1,579 88
21 the same—A. S. Ellison.	469 97
21 the same—C. L. Harding.	699 66
21 Mengis, Morris C.—J. A. Smith.	2,428 34
21 Murray, James F.—John Williams.	127 56
22 Myers, John K.—H. A. Gowing.	960 59
22 Myers, Henry—G. H. Wynkoop.	621 57
22 Merrick, John M.—Mitchell, Vance & Co.	123 01
23 Morgan, Samuel J. } Frank John-	
Morgan, George P. } son.	275 92
Marston, William H. }	
23 Martin, Robert F.—Edward Bridge.	95 63
23 Mayer, Ferdinand } Josiah Solomon.	5,440 18
Mayer, Benjamin }	

24 Midas, Bernhard — Kelleys Island Wine Co.	567 45
24 Murphy, Patrick—Rebecca Moore.	135 71
24 Marks, Emanuel } E. A. Neres.	
24 Marks, Frederick } heimer.	6,308 29
24 the same—David Untermeyer.	513 53
24 Mowatt, Mrs. Kate — Kaufman Worms, comp. firm, &c.	69 00
18 McKay, Nathaniel — E. Howard Watch and Clock Co.	50 00
18 the same—the same.	676 72
18 the same—Helen Langdon.	605 31
21 McDonald, Curran—Belding Bros. & Co.	67 91
21 McIntosh, Robert A.—H. Prentiss & Co.	88 63
21 McEntyre, Patrick B.—Fred'k Schulz	323 66
22 McBeth, Rosa—Euna F. Sloat.	42 87
20 Newman, Henry—Robert Colgate.	268 85
18 Oberteuffer, Reece M.—Sophie Rosenberg.	513 27
18 O'Brien, John M.—J. H. Karmel	67 50
20 Olreight, Sarah—The State Homeopathic Asylum, &c.	110 87
22 O'Sullivan, John—Valentine Spahn.	85 25
23 O'Dwyer, Edward F.—J. T. Smith.	520 90
17 Perine, Clarence—E. C. Dillingham.	5,455 52
18 Philips, Charles S. — Pauline A. Ronalds, as guard, &c.	660 01
18 Paine, Naomi C.—J. S. Davenport.	270 00
20 Perry, Charles J.—J. P. Carr.	74 94
21 Pike, Lorenzo S., Jr.—George Bell.	10,210 97
21 Peck, Franklin W., sued as } Chas. Peck, Frederick W. } Schlesinger	433 88
21 Penfield, George F. } Stephen White	682 03
Penfield, James T. }	
23 Philips, Charles S.—John Swan.	120 47
23 Philips, Charles S.—J. H. Adamson.	654 18
23 the same—the same.	197 39
24 Plenniger, August—George Engeman.	172 86
20 Quinn, Charles F.—Henry Howard.	223 53
18 Ryan, Mark E.—F. W. Frank.	148 95
18 Randall, James P.—L. C. Holt.	100 62
20 Read, Cassius H.—Wm. Turnbridge	1,174 58
20 Rockefeller, Leander M.—Nathaniel McKay.	223 24
Rindskopf, Morris } Wm. Sulzbacher	961 56
Rindskopf, Simon }	
22 Rosenthal, Jacob } H. H. Stotisbury, trustee, &c.	15,568 40
Rindskopf, Morris }	
23 Rindskopf, Simon } John Zeiller.	19,995 00
Rosenthal, Jacob }	
23 Rosenthal, Joseph W.—Mayer Gutman.	633 08
23 Rankin, Arthur McKee—S. P. Budd.	5,215 29
23 Ruger, William } J. P. Rogan.	693 45
Ruger, Emil }	
23 Rowe, Anthony O.—Thos. Barrett.	3,073 90
23 Riker, John H., as exr., &c., of Margaret Burr, dec'd—St. Lukes Hospital.	214 97
24 Reynolds, Alfred P.—Mary L. Reit-mayer.	549 97
17 Stanton, F. C. } Sheppard Knapp as	
Stanton, J. C. } sur'v'g, &c.	161 62
17 Schlesinger, Moritz—Chas. Lewis.	156 90
18 Spatz, Louis—John Schremer.	175 69
18*Shaw, William A.—Chas. Heidenheimer.	134 58
18 Sullivan, Joseph—The Manhattan Railway Co.	107 74
18 Stainton, John—Francis Pott.	3,084 00
18 Swenarton, John, plttf—The Nat'l Broadway Bank.	497 57
20 Spaulding, Bernard—F. T. Hopkins.	224 13
20 Stokes, Edward S.—Wm. Turn-bridge.	1,174 58
20 Sharpe, George H.—M. L. Doyle.	14,319 05
20 Stringfield, George S.—Alex'r Fields.	340 59
20 Strain, Patrick H.—W. H. Beadleston.	318 91
20 Steele, Joseph B. } P. J. Owens	225 54
Steele, John T. }	
21 Scott, William E. D.—Jas. Johonnot	7,760 58
21 Simon, Louis—Henry Rothschild.	417 23
21 Simons, George E.—Simon Herman.	177 89
21 Stine, Lewis—R. W. Pryor.	67 00
21 Schiff, Moritz—James Talcott.	874 48
22 Schlesinger, Sale—Wm. Dattelbaum	44 50
22 Smullen, Lawrence—W. H. Hall	107 50
23 Stevenot, Charles—Christopher Werschmidt.	169 86
23 Stewart, Isaac W.—John Paisley.	500 00
23 Stevens, Eliza—C. H. Betjeman.	63 75
24 Simpson, William S.—De L'Orme Knowlton.	139 69
24 Simes, Charles F.—Aaron Raymond	114 98
24 Sansbury, John—The Star News-paper Co.	173 25
Siedenbach, Louis } H. H. Schwiet-	
24 Siedenbach, Leon } ering.	1,992 66
Schwab, Leon }	
24 Sullivan, John—J. S. Simpson.	425 51
22 Smith, Sidney S.—Wm. McMullin	71 59
22 Smith, Edward—J. M. Duclos.	85 03
18 Thorne, Charles T.—J. A. Frame.	99 49
18 Tate, Godfrey C.—J. W. Wheel-wright.	1,112 14
18 Tiers, Alice J.—A. H. Tiers, indi-vidually.	92 12
18 the same—the same, as exr.	121 74
18 Tiedeman, Bernard—Stephen Moor-house.	134 25
18 the same—J. M. Oest.	419 88
18 Thorne, Charles T.—Katharine M. Harrison.	186 36

20 Tausick, B.—The State Homeopathic, &c.	110 87
21 *Tappay, Edmund P. } The Billings,	
Taylor, Edward R. } Taylor & Co.	390 86
22 Taylor, William R.—The Newark City Nat. Bank.	4,718 51
22 Thompson, Charles R.—Dan'l Greenbaum.	12,017 34
22 Therasson, Louis F.—Alex'r List.	125 00
22 Tumblety, Francis—W. P. O'Connor	98 86
24*Tynan, John H.—Adolph Frowein.	315 99
17 The Long Island R. R. Co.—W. I. Lindsay.	963 51
17 The United Rubber and Steel Spring Co.—Star Rubber Co.	348 40
18 Schoenberg Metal Mfg. Co.—Rebecca Schoenberg.	1,147 15
N. Y. Heat, Light and } People State	
18 Power Co. } N. Y. costs	39 77
C. F. Case, as recvr. }	
18 The Buffalo, N. Y. & Phila. R. R. Co.—Nathan Carpenter, as admr.	4,293 59
18 The Central Park, N. & E. R. R. Co.—The Mayor, &c., N. Y.	22,717 16
18 People State N. Y.—John McClave.	118 78
20 The Drug News Assoc. (Limited)—The Oil, Paint and Drug Publishing Co.	4,002 26
20 Sharp's Publishing Co.—Herman Bencke.	3,747 66
21 H. Prentiss & Co. (a corporation)—Charles Frazer. 8 judgments, total.	12,701 60
21 The Mayor, Aldermen, &c., N. Y.—Alex'r Roux.	389 81
21 the same—Jane A. Dorland.	152 31
21 the same—Cora Gebhard.	81 54
21 the same—W. H. Jackson.	84 39
21 the same—Bernard Blessing.	21 15
21 the same—Wm. McCreery.	171 50
21 the same—Isaac Wyman.	107 36
21 the same—Sam'l McCreery.	161 51
21 the same—Robert Gordon.	154 25
21 the same—Emma S. Potter.	84 71
21 Johnson Mfg. Co.—The Morris and Cummings Dredging Co.	546 78
21 N. Y., West Shore and Buffalo Railway Co.—Dickson Mfg. Co.	20,101 99
23 The Johnson Mfg. Co.—The Midvall Steele Co.	486 52
23 Irish Nation Publishing Co.—H. C. Bowen.	131 79
23 The Telegraphic and Telephonic Protector Co.—A. A. Knudson.	815 25
24 The Standard Printing and Publishing Co.—W. H. Parsons.	68 57
18 Voss, Hermann—The Nat'l Park Bank, N. Y.	459 89
18 Van Orden, Abraham—J. H. Platt, recvr.	7,316 92
18 Van Antwerp, William—G. W. Howland.	115 74
22*Van Campen, Eliza L.—G. F. Perkins.	955 03
18 Weinmann, John—Sophie Rosenberg	513 27
18 Wertheimer, Moses—Sam'l Steenreich.	377 07
18 Welch, Michael C.—J. P. Jube.	99 41
18 Wilson, George F.—E. F. Drewson.	1,091 76
18 Williams, Florence E.—F. B. Thurber.	164 65
*Williamson, John G. } W. J.	
18*Williamson, Alexander B. } Tingue.	117 70
Williamson, Joseph T. }	
18 Weiss, Ignatz—J. W. C. Seavy.	124 62
20 Wehle, Alexander—W. S. Andrews.	916 26
20 Waxelbaum, Joseph—Alex'r Fields.	340 59
20*Warner, —, of firm of Warner & Merrett—E. C. Knight, of firm, &c.	1,959 79
21 Wilson, James—W. A. Stuart.	790 93
22 Wack, Adam—John Kerr.	98 09
22 Wilson, Andrew F.—Louis Nolte.	75 15
23 Wilson, George F.—H. M. Giles.	281 16
23 Williams, William L.—L. H. Childs.	143 97
23 Williams, Andrew—P. W. Gallaudet	11,233 90
24 Webb, Henry P.—J. H. Taylor.	72 08
24 Winternitz, Jacob—M. H. Pulaski.	598 59
24 the same—Henry Rice.	324 72
24 the same—C. J. Billwiller.	571 37
24 Wein, Charles—Francis Riley.	177 83
18 Zweig, Herman—A. A. Strohm.	384 44

KINGS COUNTY.

April.	
18 Alcott, Charles W.—W. J. Cody.	\$334 04
20 Arnold, William—S. Ross.	204 56
21 Ankel, Christopher G.—T. Riordan.	570 42
21 Aspell, John W. S.—F. S. Chapin.	104 91
17 Burridge, Frank O.—L. Lithauer.	293 28
18 Bunce, Charles } N. A. Gesner.	161 52
Benedict, Edwin H. }	
20 Box, Andrew J.—G. A. Hawkins.	129 09
21 Beasley, Alfred W.—J. Wechsler.	435 87
21 Beston, George A.—F. S. Chapin.	104 91
22 Bochat, Charles S.—J. H. Hamburger.	75 83
22 Blomgrem, Gustave—J. S. Nugent.	84 65
23 Brown, Theodore N.—H. Flurschheim	67 69
18 Clay (admrx. of), Elizabeth Jane, dec'd—E. A. Wilson and ano.	363 67
20 Collery, Edward—T. Whelan.	656 42
21 Conway, Arthur J.—M. P. Mason.	416 96
23 Conlon, Edward—E. Peek.	442 83
17 Daggett, Albert—W. H. Post.	129 92
18 Dobbs, Peter J.—D. Dobbs.	94 05
18 Deflo, Leonard—W. G. Abbott.	262 75
18 Dupree, William M.—L. L. Ells-worth.	175 69
20*Dessauer, William—P. A. Ronalds.	660 01
20 Dixon, Thomas J.—C. I. Iglehart.	171 18
21 Denison, Abel—F. E. Payne.	63 55
22 Duffy, Philip—H. Wenke.	107 30

Table listing names and amounts, including entries like 'ost, \$1.6.aney, Maggie-N. Althaus... 132 23' and 'rt and an, John C.-C. H. Smith... 73 52'.

SATISFIED JUDGMENTS.

NEW YORK.

April 18 to 24-inclusive.

Table listing satisfied judgments in New York, including 'American Contracting and Dredging Co.-E. T. Watkins. (1885)... \$380 14'.

Table listing names and amounts, including entries like '*Same-same. (1885)... 82 39' and 'Dickinson, Henry A.-Austin Kimball. ('83)... 155 29'.

KINGS COUNTY.

April 18th to 24th-inclusive.

Table listing names and amounts for Kings County, including 'Bond, Oliver, Jr.-N. Langler. (1877)... \$237 96'.

MECHANICS' LIENS.

NEW YORK CITY.

April.

Table listing mechanics' liens in New York City, including 'Fourth av, n w cor 87th st, 50x80... \$176 00'.

Table listing names and amounts, including entries like 'Wm. F. Morgan agt Catharine Taylor, owner, and John J. Kierst, contractor... 1,466 68'.

KINGS COUNTY.

April.

Table listing names and amounts for Kings County, including 'Hicks st, No. 37, (?) n s, 50 w Middagh st, 25 x100... \$38 72'.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

April

Table listing satisfied mechanics' liens in New York City, including 'Lafayette av, w s, 100 s Gray st, Mt. Hope... \$88 61'.

KINGS COUNTY.

April 18 to 24-inclusive.

Table listing names and amounts for Kings County, including 'Bushwick av, n e cor Himrod st, 100x100... \$183 95'.

BUILDINGS PROJECTED

The first name is that of the owner; ar't stands for architect, m'n for mason and b'r for builder.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing buildings projected in New York City, including 'Charles st, s s, 75 w of Washington st, one seven-story brick, fire-proof malt house... \$176 00'.

\$64,000; S. Langfelder, 85 East Broadway; ar't, Chas. Rentz. Plan 547.

Grand st, No. 74, one five-story brick store, 25x85, tin roof; cost, \$30,000; Ambrose Kingsland, 55 Broad st; ar't, Geo. W. da Cunha. Plan 550.

Madison st, n s, 100 e Catharine st, one five-story brick tenem't, 25x65, tin roof; cost, \$12,000; Mary J. Lancer, 51 Oak st; ar't, Ernest Dennis; b'r, John G. Porter. Plan 534.

Eldridge st, No. 131, one five-story brick tenement, 25x84.6, tin roof; cost, \$19,000; Solomon Jacobs, 195 East Broadway; ar't, Henry Herter. Plan 572.

3d st, No. 298, one five-story brick tenem't, 21x80, tin roof; cost, \$14,000; John Rheinfrank, exr., 325 East 4th st; ar't, Wm. Graul. Plan 558.

BETWEEN 14TH AND 59TH STS.

34th st, s s, 125 e 12th av, one two-story brick stable and loft, 25x59, gravel roof; cost, \$4,000; N. Y. Packing Co. (Limited), on premises; b'rs, Marc Eidlitz & Son. Plan 521.

44th st, No. 245 E., one five-story brick (brown stone front) tenem't, 1x85, tin roof; cost, \$9,000; Mary E. Taylor, 247 East 44th st; ar'ts, A. B. Ogden & Son. Plan 507.

46th st, No. 536 W., one one-story brick shed, 25x36, tin roof; cost, \$200; Chas. Himmel, 430 West 28th st. Plan 526.

48th st, n s, and 49th st, s s, 81.6 e 10th av, two five-story brick tenem'ts, 19x77, tin roof; cost, each \$10,000; Wm. Rankin, 332 West 47th st; ar't, M. Louis Ungrich; b'r, not selected. Plan 499.

50th st, No. 363 W., one five-story brown stone front flat, 19.6 front, 23.6 rear, 59 deep, tin roof; cost, —; John Buckle, 363 West 50th st; ar't, R. H. Bscheidner; b'rs, John P. Schweikert and Muller & Dorfler. Plan 497.

57th st, n s, 175 w 9th av, one-story and basement brick church, 50x100.5, slate roof; cost, \$25,000; John S. Davenport, 15 West 11th st, and ano.; ar't, F. H. Kendall; b'r, not selected. Plan 511.

Av B, e s, 22.11 n 15th st, one five-story brick tenem't and store, 22.10x72, tin roof; cost, \$12,000; Louis Schwoerer, 206 Av A; ar't, J. Kastner. Plan 522.

11th av, No. 426, one five-story brick tenem't, 24.8x80, tin roof; cost, \$18,000; Thos. Muller, Flushing, L. I.; ar't, C. F. Ridder; b'r, not selected. Plan 506.

19th st, No. 207 E., one two-story brick dwell'g, 17x15, tin roof; cost, \$1,500; John Foster, 203 East 19th st; b'rs, Spelman & Co. and John A. Scott. Plan 546.

30th st, No. 526 W., one five-story brick tenem't, 25x78, tin roof; cost, \$14,000; ow'r, ar't and b'r, Thos. P. Dunne, 364 West 51st st. Plan 548.

41st st, s s, 275 e 1st av, one iron gas holder, (tank) 99 ft diam.; cost, \$24,000; Equitable Gas Light Co., 340 3d av; ar't, John F. Harrison; b'r, John T. Rowland. Plan 556.

48th st, Nos. 328 and 330, two five-story brick tenem'ts, 25x84, tin roofs; cost, each, \$17,000; Alfred Brumme, 419 East 23d st; ar't and b'r, Wm. Stauffer. Plan 542.

49th st, No. 444 W., one five-story brown stone front tenem't, 25x52, tin roof; cost, \$14,000; Adelia Kirschhoffer; 444 West 49th st; ar't, Jobst Hoffmann. Plan 553.

54th st, Nos. 431, 433, 435 and 437 W., four five-story brick tenem'ts, 25x85, tin roofs; cost, each, \$16,000; Philip Hauseman, 522 West 49th st; ar't, M. L. Ungrich. Plan 528.

59th st, s s, 240 w 2d av, two five-story brick tenem'ts and stores, 28.6x83, tin roofs; cost, each, \$18,000; John Murphy, 249 East 49th st; ar'ts, Thom & Wilson. Plan 538.

1st av, w s, 75 s 23d st, one five-story brick tenem't and store, 25x76.6, tin roof; cost, \$17,500; John Kreeb, 471 1st av; ar'ts, Thom & Wilson. Plan 555.

6th av, Nos. 410 and 412, cor 25th st, one five-story brick flat, 40x55, tin roof; cost, \$28,000; Henry P. Stewart, White Plains, N. Y.; ar't and b'r, J. C. Miller. Plan 544.

10th av, n w cor 37th st, one five-story brick tenem't and store, 25x96, tin roof; cost, \$20,000; John Schwarzler, 1365 5th av; ar'ts, Thom & Wilson; b'rs, days work. Plan 536.

10th av, w s, 25 n 37th st, two five-story brick tenem'ts and stores, 24x59x84, tin roofs; cost, each, \$18,000; ow'r and ar'ts, same as last. Plan 537.

52d st, n s, 350 w 10th av, and 53d st, s s, 350 w 10th av, six buildings, three on each st. Plan 381. Corrects omission in issue of April 4.

52d st, No. 161 E., one five-story brick tenem't, 14.4 front, 17 rear, 84 deep, tin roof; cost, \$8,000; ow'r, ar't and b'r, Andrew T. Doyle, 211 East 58th st. Plan 562.

53d st, foot of, and East River, two-story frame coal pocket, 100x31.2, tin roof; cost, \$5,000; ar't, D. W. King; b'r, John Henry Euler. Plan 570.

9th av, n w cor 41st st, one five-story brick tenement and store, 24.9x63, tin roof; cost, \$15,000; Mrs. Mary J. Gordon, 325 West 46th st; ar't, James Stroud. Plan 571.

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

122d st, n s, 150 e 3d av, six four-story brick tenem'ts, 25x57 and 13, tin roofs; cost, each, \$12,000; ow'r and b'r, Chas. E. Vantassel, 148 E. 128th st; ar't, J. H. Valentine. Plan 501.

Av A, e s, 51.2 n 81st st, two five-story brick tenem'ts and stores, 25.6x65, tin roofs; cost, each, \$15,000; Chas. Huber, 155 East 85th st; ar't, John Brandt. Plan 524.

79th st, n w cor 4th av (fronting on 79th st), five four-story brown stone front dwell'gs, 19, 20 and 22x58, tin roofs; cost, each, \$20,000; McDonnell & Casey, 172 East 88th st; ar'ts, Thom & Wilson; b'r, days work. Plan 540.

4th av, w s, 80 n 79th st, one four-story brick dwell'g, 20x55, tin roof; cost, \$18,000; ow'rs, &c., same as last. Plan 541.

84th st, s s, 100 e 3d av, two five-story brown stone front flats and stores, 27x84, tin roofs; cost, each, \$22,000; Thomas Moloney, 342 East 62d st; ar'ts, Thom & Wilson. Plan 539.

119th st, foot of and Harlem River, one one-story frame coal shed, 98x22, board roof; cost, \$300; Geo. W. Collins & Co., on premises. Plan 529.

Lexington av, n e cor 90th st, one four-story brick tenem't and store, 20x96.8, tin roof; cost, \$18,000; Theo. A. Cordler, 401 East 87th st; ar't, John Brandt. Plan 551.

3d av, Nos. 1872 and 1874, two five-story brick tenem'ts and stores, connected in first story, together 50x78.6, tin roof; cost, total \$34,000; ow'r and b'r, John D. Karst, Jr., 2006 3d av; ar't, Richard Berger. Plan 530.

81st st, s w cor Lexington av, two six-story brick and stone flats, 41x94 and 39x100, tin roofs; cost, total, \$150,000; Frederick Correll, 112 East 82d st; ar't, Fred. T. Camp. Plan 564.

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

62d st, No. 451 W., one five-story brick tenem't, 25x90, tin roof; cost, \$17,500; Regina Cook, 453 East 62d st; ar'ts, Thom & Wilson. Plan 503.

66th st, n s, 375.1 w 8th av, two five-story brick tenem'ts, 25x90, tin roof; cost, each, \$17,500; John M. Ruck, 910 9th av; ar'ts, Thom & Wilson. Plan 504.

67th st, s s, 350 w 8th av, three five-story brick tenem'ts, 25x90, tin roofs, cost, each, \$17,500; ow'r and ar'ts, same as last. Plan 505.

71st st, n s, 327.9 w Grand Boulevard, seven three-story and basement brown stone front dwell'gs, 18x55, tin roofs; cost, each, \$12,000; Elizabeth Steinmetz, 531 West 71st st; ar't, J. H. Steinmetz. Plan 498.

76th st, n s, 350 w 9th av, four four-story brown stone front dwell'gs, 19x55, tin roofs; cost, each, \$20,000; Wm. Noble, 57th st and 7th av; ar't, Wm. Baker; b'r, not selected. Plan 525.

87th st, n s, 75 w 9th av, three three-story brown stone front dwell'gs, 16.8x60, tin roofs; cost, each, \$9,500; ow'r, ar't and b'r, I. M. Grenell, 1764 Broadway. Plan 519.

71st st, n s, 450 w 8th av, three four-story brick dwell'gs, 16.8x55, tin roofs; cost, each, \$10,000; ow'rs and b'rs, Thompson & Mickens, 753 7th av; ar't, J. E. Terhune. Plan 561.

76th st, n s, 325 w 9th av, seven four-story brown stone front dwell'gs, 17, 18 and 19x55, tin roofs; cost, each, \$18,000; Margaret A. Brennan, 73 West 69th st; ar'ts, Thom & Wilson; b'r, not selected. Plan 568.

78th st, s s, 155 w 9th av, one three-story brick and stone dwell'g, 20x50, tin roof; cost, \$20,000; Henry Maibrunn, 72 Greenwich st; ar'ts, Alf. Zucker & Co.; b'rs, Alex. Brown, Jr., and T. J. Duffy. Plan 569.

110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.

121st st, s s, 125 w 7th av, eight four-story brown stone front dwell'gs, (6) 15, (1) 17 and (1) 18x50, tin roofs; cost, days' work; Sarah Darragh, 23 W. 123d st; b'r, John E. Darragh. Plan 543.

6th av, n e cor 123d st, eight three-story brown stone front dwell'gs, 18.9x50, tin roofs; cost, \$15,000; A. B. Vandusen, 2039 6th av; ar't, Chas. H. Beer. Plan 560.

NORTH OF 125TH STREET.

St. Nicholas av, e s, 508 s 145th st, four three-story and basement brick dwell'gs, 25x39, shingle roofs; cost, each, \$4,000; Wm. Thompson, 53 Leonard st; ar't, T. M. Clark; b'rs, Wm. G. Slade and A. C. Hoe & Co. Plan 495.

145th st, s s, 100 e 19th av, three three-story and basement brick and furnace dwell'gs, 20x59, shingle and tin roofs; cost, each, \$5,000; N. Hobart, 53 Leonard st; ar't and b'r, same as last. Plan 496.

10th av, n w cor 146th st, five three-story and basement brick and frame dwell'gs (three on av and two on st), 20x69, shingle and tin roofs; cost, each, \$5,000; Wm. Thompson; ar't, T. M. Clark; b'rs, Wm. G. Slade and A. C. Hoe & Co. Plan 502.

St. Nicholas av, n w cor 146th st, one three-story brick dwell'g, 51x70, shingle roof; cost, \$16,000; ow'r and ar't, same as last; m'n, not selected; c'r, A. C. Hoe & Co. Plan 513.

St. Nicholas av, w s, 75 n 146th st, two three-story and basement brick dwell'gs, 25x59, shingle and tin roofs; cost, each, \$8,000; ow'r and ar't, same as last. Plan 514.

St. Nicholas av, w s, 25 s 147th st, two three-story and basement brick and frame dwell'gs, 25x59, shingle and tin roofs; cost, each, \$8,000; owner, same as last; ar't, E. A. Sargent. Plan 515.

147th st, s s, and 146th st, n s, 100 w St. Nicholas av, on rear of lots, two two-story frame stables, 25x50, shingle roof; cost, each, \$2,500; owner, same as last; ar't, T. M. Clark. Plan 516.

151st st, s s, 125 e Boulevard, one three-story frame tenem't, 25x50, tin roof; cost, \$5,000; A. Abel, 10th av, cor of 150th st; ar't, Wm. Simpson. Plan 520.

146th st, n s, 125 w St. Nicholas av, four three-story and basement frame dwell'gs, 20x74, shingle and tin roofs; cost, each, \$5,000; William Thompson, 53 Leonard st; ar't, Carl Pfeiffer. Plan 532.

146th st, n s, 325 w St. Nicholas av, two three-story and basement frame dwell'gs, 20x69, shingle and tin roofs; cost, each, \$5,000; Wm. A. Hoe, 10 Liberty pl; ar't, Carl Pfeiffer. Plan 533.

St. Nicholas av, w s, 50 n 146th st, one

three-story and basement brick dwell'g, shingle and tin roof; cost, \$11,000; Wm. son, 53 Leonard st; ar't, T. M. Clark. Plan

25D AND 24TH WARDS.

Clinton av, No. 430, one three-story k dwell'g, 25x54.9, tin roof; cost, \$5,500; (av Bork, 160 Orchard st; ar't, F. W. Klemt. an 549.

142d st, No. 619 E., one three-story ame tenem't, 25x53, tin roof; cost, \$6,500; Anthony Mead, on premises; ar't, A. Arctander. Plan 523.

Fulton av, No. 1336, one two-story frame chicken house, 21x16, shingle roof; cost, \$120; Mary E. Grey, on premises. Plan 493.

Union av, n w cor Denman pl, seven three-story frame dwell'gs, 20.8x32, tin roofs; cost, \$2,300; ow'r and b'r, John W. Decker, 841 Forest av; ar't, Adolph Pfeiffer. Plan 510.

154th st, No. 581 E., one four-story brick tenement, 30x71.9, tin roof; cost, \$14,000; Frederick Vaupel, 581 East 154th st; ar't, Jobst Hoffmann. Plan 554.

Fordham road, n s, 400 West Sedgwick av, one one-and-a-half-story frame boarding house, 20x25, gravel roof; cost, \$200; Vincent Fanciull, Fordham. Plan 552.

Morris av, No. 674, one three-story frame tenement, 25x45, tin roof; cost, \$4,000; John Ruddan, 674 Railroad av; ar't, C. Abbott French; b'r, John J. Barney. Plan 535.

3d av N, No. 658, one four-story brick tenem't and store, 27x64, tin roof; cost, \$14,000; John Giese, 660 North 3d av; ar't, Adam Munch. Plan 545.

St. Nicholas av, e s, 125 n 145th st, two three-story and basement brick dwell'gs, tin roofs; cost, each, \$8,000; Wm. Thompson, 53 Leonard st; ar't, E. A. Sargent. Plan 566.

St. Nicholas av, e s, 608 s 145th st, two three-story and attic brick dwell'gs, 22x50, shingle roofs; cost, each, \$5,000; Wm. Thompson, 53 Leonard st; ar't, T. M. Clark. Plan 567.

144th st, s s, 290 w Brook av, one three-story frame carriage storage house, 34.4 front, 16.6 rear and 90 deep; cost, \$6,000; Jas. S. Bryant, 715 East 144th st; b'r, not selected. Plan 558.

152d st, n s, 300 w Courtlandt av, one one-story brick workshop, 25x50, gravel roof; cost, \$1,000; Peter Zapp, 778 East 163d st. Plan 557.

166th st, No. 760 E., one one-story frame workshop, 16x25, tin roof; cost, \$450; Mrs. Catharine Mezger, 753 East 166th st; b'r, John Cordes. Plan 562.

Concord av, w s, 150 n 156th st, three two-story frame dwell'gs, 16.8x34.6, with extensions 8x12.6, tin roofs; cost, each, \$2,500; David Robitsek, Denman pl, near Concord av; ar't, Adolph Pfeiffer. Plan 565.

KINGS COUNTY.

Plan 495—Kingsland av, w s, 95 n Van Cott av, two three-story frame (brick filled) tenem'ts, 23.9 x55, tin roofs; cost, each, \$4,000; Christ. and Fred. Gerhard, Kingsland av; ar't, Th. Engelhardt; b'rs, Doyle & Brazil and Sammis & Bedford.

496—17th st, s s, 175 w 3d av, one one-story frame stable, 28x20, felt roof; cost, \$75; C. M. Tandy, 214 18th st; ar't, &c., C. F. Sherman.

497—Stagg st, n s, 150 w Waterbury st, three three-story frame (brick filled) tenem'ts, 25x55, tin roofs; cost, each, \$4,000; ow'rs and b'rs, Roeder & Kraemer, Bushwick av and Ten Eyck st; ar't, Th. Engelhardt.

498—Fulton st, No. 1718, abt 225 from Stuyvesant av, one one-story frame shed, 15x10; cost, \$15; Robert Forsyth, on premises; ar't, R. Craig.

499—Schenectady av, w s, 60 s Atlantic av, one one-story frame lumber rack, 18x50, gravel roof; cost, \$150; Brooklyn Mill and Lumber Co., Schenectady av, cor Pacific st; ar't, P. M. Smith; b'r, S. G. Pool.

500—Flushing av, No. 854, s s, one one-story frame store, 20x45, tin roof; cost, \$200; F. G. Schultz, 856 Flushing av; ar't and b'r, J. Schneider.

501—Atlantic av, s e cor Saratoga av, one one-story frame stable, 12x12; cost, \$40; August Copfert, 1263 Broadway; ar't and b'r, J. C. Hooper.

502—Jefferson st, s s, 490 e Throop av, eight three-story and basement brown stone dwell'gs, 17.6x45, gravel roofs, wooden cornices; cost, each, \$6,000; ow'r and ar't, William Studdiford, 82 Woodhull st; b'r, not selected.

503—York st, s e cor Hudson av, two four-story brick tenem'ts, one 25x40, and one 40x25; tin roofs, wooden cornices; cost, total \$10,000; ow'r, ar't and b'r, William Taylor, 83 3d pl.

504—Flushing av, n s, 44 w Marcy av, one three-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$3,500; ow'r and b'r, Henry Loeffler, 189a Stockton st; ar't, H. Loeffler, Jr.

505—India st, s s, 160 e Franklin st, one three-story frame (brick filled) tenem't, 25x54, cement roof; cost, \$4,500; Alex. DeGroot; ar't, F. Weber, b'rs, J. Doig, Jr., and Gately & Smith.

506—Herkimer st, n s, 300 e Howard av, thirteen three-story and basement brick dwell'gs, 15.8 and 15.4x36, gravel roofs, wooden cornices; cost, each, \$3,000; ow'r and ar't, Benj. T. Robbins, Northport, L. I.; b'r, E. K. Robbins.

507—Stockton st, s s, 375 w Tompkins av, five two-story and basement frame (brick filled) dwell'gs, 20x40, tin roofs; cost, each, \$2,500; ow'r and b'r, Henry Loeffler, 189a Stockton st; ar't, H. Loeffler, Jr.

508—5th av, w s, 50.2 n 58th st, one two-story frame dwell'g, 22x36, tin roof; cost, \$1,600; Thomas Miller, 55th st, 3d av; ar'ts and b'g Spencer Bros.

509—Central av, e s, 50 s Ralph st, one 18 story frame (brick filled) dwell'g, 20x36, tin js 55

cost, \$1,600; Mrs. Bridget Hogan, Jersey City; ar't and b'r, Wm. H. Nicolls.

510—North 8th st, No. 110, s s, 150 w 3d st, one four-story brick tenem't, 25x50, tin roof, wooden cornice; cost, \$6,500; John Greany, 88 North 5th st; ar't and c'r, H. Akerly; m'n, J. Mead.

511—Adelphi st, No. 446, w s, one two-story front, three-story rear brick shop, tin roofs, iron cornices; cost, \$4,000; James White, 811 Fulton st; ar'ts, Parfitt Bros.

512—Vanderbilt av, e s, 98 s Fulton st, one four-story brick store and dwell'g, 16.1x41.4, gravel roof, wooden cornice; cost, \$3,500; ow'r and b'r, Joseph I. Kirby, 73 Gates av; ar't, A. Hill.

513—Bedford av, e s, 20 n Halsey st, one three-story brick public hall, 60.6 and 61.10x72, tin and slate roof, iron cornice; cost, \$30,000; Mrs. Kate Anderson, New York; ar't and c'r, W. H. Burhaus; m'n, E. J. Otis.

514—6th av, s e cor 18th st, one three-story frame store and dwell'g, 34x20, tin roof; cost, \$2,200; John W. Schwarz, 308 18th st, cor 6th av; ar't, H. Bongard; b'rs, J. McTerney and H. Bongard.

515—Herkimer st, s s, 25 w Ralph av, one three-story frame tenem't, 25x50, brick filled, tin roof; cost, \$4,000; John Givens, 177 Stuyvesant av; ar't, I. D. Reynolds; b'r, not selected.

516—Union st, n s, 109 e 7th av, five three-story and basement brown stone dwell'gs, 21x48, tin roofs, wooden cornices; cost, each, \$10,000; ow'r and ar't, John Magilligan, 56 Berkeley pl.

517—Vanderbilt av, Nos. 246 and 248, w s, 146 n De Kalb av, one four-story brick and sand stone tenem't, 44x68, plastic slate roof, iron cornice; cost, about \$30,000; Morris Building Co., Phenix building, Court st; ar'ts, Lamb & Rich; b'rs, T. Donlon and F. D. Norris.

518—Bergen st, n s, 250 w Hoyt st, six three-story and basement brown stone dwell'gs, 16.8x45, gravel roofs, wooden cornices; cost, each, \$5,000; T. H. Robbins, 178 Garfield pl; ar't, A. Hill; b'r, S. C. Prescott.

519—Lexington av, s s, 100 e Bedford av, fourteen two-story and basement brick dwell'gs, 16x42, tin roofs, wooden cornices; cost, each, \$3,500; Mary E. Hall, 63 Patchen av; ar't, C. G. Hall.

520—Atlantic av, s s, 60 w Brooklyn av, one four-story brick store and tenem't, 20x36, fire-proof roof, brick cornice; cost, \$2,500; Henry W. Sage, Ithica, N. Y.; ar'ts, W. Field & Son; b'r, F. Curran.

521—Atlantic av, s s, 80 w Brooklyn av, two four-story brick tenem'ts, 20x60, fire-proof roofs, brick cornices; cost, each, \$8,000; ow'r and c'r, same as last.

522—Brooklyn av, w s, 20 s Atlantic av, five three-story brick and brown stone dwell'gs, 16x48, fire-proof roofs, brick and wooden cornices; cost, each, \$3,500; Henry W. Sage, Ithica, N. Y.; ar'ts, Wm. Field & Son; b'rs, F. Curran and J. Thing.

523—Brooklyn av, s w cor Atlantic av, two four-story brick stores and tenem'ts, 20x60, fire-proof roofs, brick cornices; cost, each, \$8,000; ow'r, ar't and b'r, same as last.

524—Van Buren st, n s, 100 w Reid av, one two-story brick stable, 20x25, tin roof, wooden cornice; cost, \$1,000; Louis Hellwich, 132 Lewis av; ar't, H. Vollweiler; b'r, C. Schneider.

525—27th st, n s, 125 e 4th av, five three-story brick dwell'gs, 20x50, tin roofs, wooden cornices; cost, each, \$4,000; Mrs. Matilda Goodwin, 123 28th st; b'r, J. P. M. Goodwin.

526—Gates av, s s, 250 e Stuyvesant av, one four-story brick store and tenem't, 25x50, tin roof, wooden cornice, with extension 16.6x10; cost, \$9,000; John Wiegell, Gates av, n e cor Stuyvesant av; ar't, J. T. Perry.

527—27th st, n s, 245 e 4th av, one one-story frame shop, 25x12, tin roof; cost, \$100; Mrs. Matilda Goodwin, 123 28th st; b'r, J. P. M. Goodwin.

528—9th st, n s, 40 e 2d av, one two-story frame office and dwell'g, 20x40, tin roof; cost, \$2,000; J. Bohannon, foot 12th st; ar't, W. E. Hyer.

529—Ralph av, s w cor Bainbridge st, one three-story frame store and dwell'g, 18x45, brick filled; cost, abt \$2,500; Elizabeth Phelan, 362 Hart st; ar't, T. F. Thomas.

530—3d av, e s, 100 s 17th st, one three-story frame store and dwell'g, 25x55, brick filled, tin roof; cost, \$4,145; Jacob Harding, 3d av; ar't, H. Skinner; b'rs, Jno. Sorensen and — Walter.

531—Gates av, n w cor Lewis av, five three-story brick stores and tenem'ts, 25x55, tin roofs, wooden cornices; cost, each, \$9,000; L. P. McGarry, 583 Monroe st; ar't, J. McGarry.

532—Moore st, No. 61, n s, 200 w Graham av, one two-story frame (brick filled) dwell'g, 25x30, tin roof; cost, \$1,300; Julius Fulder, on premises; ar't, H. Vollweiler; b'r, Jacob Schoch.

533—McDonough st, s s, 175 w Hopkinson av, one two-story frame dwell'g, 20x39, gravel roof; cost, \$1,650; A. W. Woodruff, 130 State st; ar't, H. F. King; b'r, G. B. Jones.

534—Marcy av, w s, 25 s Ellery st, six three-story frame (brick filled) tenem'ts, 25x52, tin roofs; cost, each, \$4,000; ow'r and b'r, George Straub; ar't, Th. Engelhardt.

535—Grand st, n w cor Catharine st, one one-story frame shop, 25x20, gravel roof; cost, \$80; ow'r and b'r, I. Monzani, 104 Metropolitan av; ar't, H. Vollweiler.

536—Stockton st, No. 296, n s, 127 e Sumner av, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$4,000; ow'r and b'r, John Watson, on premises; ar't, Th. Engelhardt.

537—Lynch st, s w cor Marcy av, one three-story frame store and dwell'g, 22x56, tin roof; cost, \$3,800; Mrs. Marg't Mulvihill, 155 Lynch st; ar't, H. Vollweiler; b'r, N. Mulvihill.

538—Marcy av, n w cor Park av, one three-story store and tenem't, 25x55, brick filled, tin roof; cost, \$5,000; ow'r and b'r, George Straub, Lewis av; ar't, Th. Engelhardt.

539—Montrose av, s s, 150 w Leonard st, one three-story frame tenem't, 25x52, brick filled, tin roof; A. Harbush, Harrison av and Lynch st; ar't, J. Platte; b'rs, J. Frisse and G. Doering.

540—Shafer st, s s, 120 w Bushwick Boulevard, one two-story and basement frame dwell'g, 22x40, tin roof; cost, \$3,800; George Schwarz, Clarkson av, Flatbush; ar't, G. Hillenbrand; b'r, C. M. Rucker.

541—Shafer st, s s, 142 w Bushwick Boulevard, one two-story and attic frame dwell'g, 20x32, tin roof; cost, \$3,200; ow'r, &c., same as last.

542—Nassau st, No. 190, s s, abt 50 e Duffield st, one one-story frame stable, 12x12, board roof; cost, \$100; John Chitty, 89 High st; ar't, — Stryker.

543—Marcy av, s w cor Ellery st, one three-story frame store and tenem't, 25x55, brick filled, tin roof; cost, \$5,000; ow'r and b'r, George Straub; ar't, Th. Engelhardt.

544—Marcy av, w s, 22 s Lynch st, three three-story frame tenem'ts, 26x55, brick filled, tin roof; cost, each, \$4,000; Mrs. M. Mulvihill, 155 Lynch st; ar't, H. Vollweiler; b'r, N. Mulvihill.

545—Columbia st, No. 128, s e cor Degraw st, rear, one five-story brick store and tenem't, 44x16.6; cost, \$6,000; T. B. Woolsey, 1380 Broadway, New York; ar't, G. E. Harding.

546—Hancock st, n s, 100 w Nostrand av, three three-story and basement brown stone dwell'gs, 20x45, tin roof, wooden cornice; cost, each, \$9,000; ow'r and b'r, S. E. C. Russell, 58 Hancock st; ar't, I. D. Reynolds.

547—Quincy st, s s, 70 e Marcy av, four two-story front and three-story rear brick and brown stone dwell'gs, 17x42, tin roof, wooden cornice; cost, each, \$5,000; Tomkins & McIndoe, 542 Marcy av; ar't, E. F. Gaylor; b'rs, S. J. Burrows and E. Hendrickson.

548—Franklin av, n e cor Pacific st, one three-story brick and brown stone store and dwell'g, 19.6 and 28x55, tin roof, brick and wooden cornice; cost, \$6,000; ow'r and b'r, D. H. Fowler, 777 Bedford av; ar't, W. M. Coots.

549—Pacific st, n s, 55 e Franklin av, one four-story brick tenem't, 25x20x60, tin roof, brick and wooden cornice; cost, \$10,000; ow'r and b'r, D. H. Fowler, 777 Bedford av; ar't, W. M. Coots.

550—Wyckoff st, No. 92, s s, 175 e Smith st, one four-story brick tenem't, 25x55, tin roof, wooden cornice; cost, \$8,000; Jezek & Moller, 147 East 44th st, New York; ar't, F. Jezek; b'r, not selected.

551—23d st, n s, 250 e 3d av, two three-story brick tenem'ts, 25x50, tin roofs, wooden cornices; cost, each, \$6,000; S. K. & E. H. Frost, 100 Park pl, New York; ar't, W. M. Calder; m'n, not selected; c'r, A. G. Calder.

552—Willoughby st, n s, 50 e Bridge st, one two-story brick store and dwell'g, 37x21, tin roof, wooden cornice; cost, \$5,000; Dr. Shepard, 174 Willoughby st; ar't and b'r, C. P. Skelton.

553—North 5th st, n s, bet 2d and 3d sts, one one-story frame shed, 288x20, gravel roof; cost, \$1,500; ow'r, ar't and builder, L. M. Palmer, North 4th and 1st st.

554—16th st, s s, 79 w 3d av, two three-story frame tenem'ts, 20x39, tin roofs; cost, each, \$3,250; Henry Schwartz, 3d av and 16th st; b'r, John Sorensen; ar't, W. H. Wirth.

555—Prospect pl, n s, 200 e Utica av, one one-story frame dwell'g, 18x24, tin roof; cost, \$400; James McLaughlin, 293 Hudson av; b'rs, J. Stephens and F. McGrath.

556—Stuyvesant av, n s, 83 w Fulton st, one one-story frame shed, 16.8x22, gravel roof; cost, \$25; ow'r, ar't and b'r, J. J. Hall, 1792 Atlantic av.

ALTERATIONS NEW YORK CITY.

Plan 777—110th st, n w cor Boulevard, one-story brick extension, 30x25, tin roof; cost, \$2,500; George Achenbach, on premises; ar't, William Kuhles; b'r, not selected.

778—West st, Nos. 6 and 7, lower store floor, lay new floor and alter front for store; cost, \$1,500; Delia Connolly, 30 Beach st; ar't, William Graul.

779—2d av, No. 906, new show windows in store front; cost, \$345; Jacob Schlosser, 364 East 50th st; b'r, Jos. Mechlen.

780—157th st, No. 565 E., a two-story frame extension, 17.6x16, tin roof; cost, \$600; Julius Scott, on premises; b'r, A. Ferguson.

781—Bleecker st, No. 63, new show windows in store front; cost, \$240; lessee, Wm. E. Worthen, on premises; b'r, W. F. Luca.

782—Cliff st, No. 95, repair damage by fire; cost, \$660; Mary B. Harmon, 68 East 34th st; b'rs, Holmes Bros.

783—54th st, No. 606, raise one-story and a three-story brick extension, 25x10, tin roof; cost, \$1,000; Wm. Spearing, on premises; ar't, John Byrne; b'r, James Potts.

784—8th av, No. 2306, four-story brick extension, 16x17, tin roof; cost, \$4,000; Henry Hener, 2382 8th av; ar't, C. F. Ridder, Jr.; b'r, not selected.

785—Montgomery st, Nos. 40 and 44, repair damage by fire; cost, \$200; Rankin & Wilms, 241 Clinton st; ar't, Julius Bockell.

786—80th st, No. 180, internal alterations and front basement and steps changed; cost, \$1,000; John Spies, 435 East 87th st; ar't, John Brandt; b'rs, Lloyd & Corson.

787—1st av, s e cor 81st st, a four-story brick extension, 15.8x10 and 11, tin roof; cost, \$2,500; John H. Bergstedt; ar't, John Brandt.

788—Av A, n w cor 81st st, one-story brick extension, 26x8, tin roof, take out rear wall in first story and put iron girder, &c.; cost, \$1,500; Fred. Menike, 441 East 81st st; ar't, John Brandt.

789—84th st, No. 123 E., two-story brick exten-

sion, 13.8x15, tin roof; cost, \$1,500; John J. Lattemann, on premises; ar't, John Brandt; b'r, Phil. Brander.

790—134th st, s s, 150 e Lincoln av, two-story extension, 6x56, by building up area wall; cost, \$300; New York Lumber and Wood Working Co., on premises; b'r, Benj. King.

791—134th st, No. 492 E., raise building three feet; cost, \$529; H. T. Caswell, Troy, N. Y.; ar't, Geo. C. Goeller.

792—Broadway, No. 1416, raise part of building two stories, internal alterations and fit up for hotel; cost, \$15,000; John Brower, 14 Water st; ar't, Henry F. Kilburn; b'r, not selected.

793—8th av, e s, 24 n 126th st, internal alterations and a new store front; cost, —; lessee, Adolph Karweg, 878 6th av; b'r, G. F. Taussig.

794—Denman pl, n s, 120 w Union av, raise building, turn it around and put new foundation under same; cost, \$500; Stephen Keating, Concord av, bet 162d and 163d sts; ar't, Chr. Vorndran.

795—80th st, Nos. 242, 244 and 246, new store fronts and internal alterations; cost, \$1,500; John D. Heins, 243 East 80th st.

796—80th st, No. 248 E., take out first story front and put in iron girder and columns, and change first story for business purposes; cost, \$500; John D. Heins, 243 East 80th st.

797—36th st, No. 120 E., raise one story and two-story brick extension, 15x5, metal roof, also internal alterations; cost, \$10,000; Jos. Stewart, 120 East 36th st; ar't, John B. Snook; b'r, not selected.

798—24th st, No. 113 W., internal alterations, west rear wall to be removed, east wall taken down and rebuilt, iron shed built over yard, &c.; cost, —; Henry Maillard, 118 West 25th st; ar't, James E. Ware.

799—1st av, No. 274, new show windows in store front; cost, \$460; James Noone, 274 1st av; b'r, Patrick Dillon.

800—Prince st, No. 158, take out brick pier in basement front and put in iron girder; cost, \$250; Jacob Reich, on premises; b'r, H. Tietjen.

801—10th av, No. 35, alterations to store front; cost, \$200; Louis Oerzen, 326 West 15th st; b'r, Chas. J. Perry.

802—Duane st, Nos. 66 and 68, repair damage by fire; cost, \$10,000; Thos. Vernon, 199 Lafayette av; ar't and b'r, A. G. Bogert & Bro.

803—3d av, No. 900, new show windows in store front; cost, \$600; Henry Steubing, 162 East 56th st; b'r, Geo. B. Christman.

804—Warren st, No. 53, enlarge hatchway from basement to upper floors; cost, \$700; agent for ow'r, R. Duncan Harris, 117 East 34th st; ar't, A. Hatfield; b'r, H. Getty.

805—Fulton st, Nos. 84 and 86, repair damage by fire; cost, \$3,500; agent for ow'r, James M. Jackson, 3 Mercer st; b'rs, John Demarest and M. H. Berry.

806—4th av, s e cor 24th st, bay window on rear of first story; cost, —; Willard Parker, exr., 105 East 18th st; ar't, H. E. Ficken; b'rs, H. H. Brockway and Chas. Warn.

807—4th st, No. 295 E., raise one story; cost, \$900; Theodore Goetze, 110 2d av; ar't and b'r, Martin Janson.

808—113th st, No. 153 E., doorway in front wall of stable; cost, \$50; Theo. G. Emory, Elizabethtown, N. J.

809—Bowery, No. 100, new show windows in store front; cost, \$300; Norman Cook, 207 East 60th st; b'r, Levi Mabie.

810—10th av, n e cor 44th st, new show windows in store front; cost, \$500; Diedrich Kinckman, 318 West 58th st; ar't, J. W. Cole; b'r, John Jordan.

811—3d av, No. 1103, move stairs and put in new plate glass show windows; cost, \$200; W. Brockner, 235 West 126th st; b'r, W. E. Canfield.

812—East Broadway, No. 20, internal alterations, new partitions, &c., on upper floors, and take out brick wall in first story front and put in iron girder and beams; cost, \$6,500; Wm. A. Thompson, by his agent, J. P. Payten, 155 Henry st; b'rs, Thos. Joyce & Son.

813—14th st, No. 327 E., raise windows of top floor 18 in.; cost, \$55; John A. Moss, 245 1st av; b'rs, Peter Harris and John Nielson.

814—3d av, No. 1389, new show windows in store front; cost, \$500; Louis de Bebeau, 22 East 73d st; b'r, Andrew Clements.

815—Charles st, No. 72, repair gable wall; cost, \$50; Chas. McManus, 227 Madison st; b'r, Jacob Mayer.

816—3d av, No. 2318, stairway from store to second floor; cost, \$45; lessee, Wm. G. Knox, on premises; b'r, J. M. B. Robinson.

817—77th st, n s, 150 e 10th av, move building from s s 78th st 175 e 10th av; cost, —; John S. Masterson, 110 West 130th st.

818—6th av, No. 439, one-story brick extension, 22x35, tin roof; cost, \$800; lessee, Marie L. Briggs, 439 6th av; b'r, Benj. F. Bowne.

819—Bleecker st, Nos. 259, 261 and 263, new store fronts and repairs; cost, \$1,600; Chas. F. Southmayd, 13 West 47th st; b'r, P. Roberts.

820—3d av, No. 1232, new dumb waiter from first to top floor; cost, \$300; Jacob Bookman, 9 East 62d st; ar'ts, Thom & Wilson; b'r, days' work.

821—Boston av, e s, opposite Woodruff av (24th Ward), two-story frame extension, 15x14, tin roof; cost, \$500; John C. Weaver, West Farms; b'rs, Geo. Pearce and D. P. Noyes.

822—125th st, No. 208 E., put in elevator from cellar to first floor; cost, \$25; lessee, Matthias Strauzl, 2293 3d av; b'r, Wm. Hawe.

823—3d av, s w cor 127th st, new store front; cost, \$200; Philip Zimmerman, 2342 3d av.

824—7th st, No. 69, raise top story 5 feet and

new show windows to store front; cost, \$1,000; Henry Feldmann, on premises; b'r, A. Keisel and B. Schorer.

825—62d st, n e cor 9th av, four-story brick extension, 20x28.6 x 32.6, tin roof; set new partitions, &c., put in store front in basement, iron girder and column; cost, \$14,500; Mary A. Buchan, West Orange, N. J.; ar'ts, Berger & Baylies.

826—Essex st, No. 142, alteration to store front and repairs; cost, \$1,200; Andreas Taferner, 115 Stanton st; ar't, Wm. Graul.

827—Spring pl, n s, 150 w Boston av, move one-story frame building and join to rear of front building; cost, —; John Kuhhorn, 1131 North 3d av; b'r, Louis Falk.

828—5th st, No. 541 E., new show windows in store front; cost, \$380; George Ague, on premises; b'r, Wm. Klein.

829—50th st, No. 408, piazza on rear, 20x7, tin roof; cost, \$180; Moritz Serber, on premises; b'r, Charles Seitz.

830—7th av, n w cor 21st st, raise attic to full story, new flat roof; cost, \$4,000; Owen McCronken, 134 7th av; ar't, Charles Rentz.

831—28th st, No. 227 E., take down and rebuild part of gable wall; cost, \$225; H. T. Cutter, 781 Lexington av; b'rs, Raffy & Brown.

832—10th av, No. 401, alteration to store front; cost, \$200; Henry Harper, 403 10th av; ar't, Jas. W. Cole; b'r, John Jordan.

833—27th st, n w cor 10th av, put up new board fence in place of present one to be removed; cost, \$100; Thomas McManus, 315 West 28th st; ar't, Jas. W. Cole; b'r, John Jordan.

834—3d av, No. 291, take out brick pier in first story rear wall and put in an iron girder; cost, \$300; U. S. Trust Co.; b'rs, F. & W. E. Bloodgood and H. M. Smith & Son.

835—6th av, No. 335, new show windows in store front; cost, \$160; lessee, Th. F. Baldwin, on premises; b'r, P. Noonbury.

836—1st av, No. 331, new show windows in store front; cost, \$300; lessee, W. J. W. Ashton, 201 1st av.

837—2d av, No. 1331, reset partitions on store floor and new show windows; cost, \$500; Herman Kahrs, 407 East 85th st; ar't, John Brandt.

838—31st st, No. 19 E., front alterations and partitions reset; cost, \$600; Virginia McNeill, on premises; b'r, W. Wakeham.

839—3d av, No. 2306, new stairs and move partition, also new store front; cost, \$800; S. A. Hills, 53 East 123d st; b'r, J. M. B. Robinson.

840—Stone st, No. 9, cut door opening in rear cellar and build wall to connect with boiler room; cost, \$800; N. Y. Produce Exchange; b'rs, J. V. Myers and D. M. Leod & Son.

841—17th st, Nos. 516-520, take out present girder and posts in first story and put in place new iron girder and columns, also two door openings made; cost, \$500; lessee, Chas. Lersch, 182 Stanton st; ar't, Wm. Graul.

842—Greenwich st, n e cor Jay st, new vaults under sidewalk on both sts; cost, \$4,500; J. H. Mohlman & Co., 339 Greenwich st; ar't, Wm. Graul.

843—109th st, No. 107 E., alteration to front in first story, put in iron girder and posts; cost, \$1,100; ow'r and b'r, J. W. Warner, 106th st and Madison av; ar't, Wm. Graul.

844—Bank st, No. 65, a two-and-a-half-story brick extension, 25x4.6, present rear wall taken down; cost, \$2,000; Philip Reilly, 1 Varick st; ar't, Wm. H. Farmer; b'r, John Kelly.

845—4th av, n e cor 114th st, a two-story brick extension, 23x18, tin roof; cost, \$2,000; Michael Ahner, 101 East 114th st; ar't, Chas. Kinkel.

846—Av C, No. 18, new show windows in store front; cost, \$200; lessee, R. Cohn, 272 4th st; b'r, B. Schorer.

847—2d av, No. 1114, new show windows in store front; cost, \$365; Francis Dohmann, 336 East 56th st; b'r, Henry Wilkins.

848—Christopher st, No. 154, new store front, iron girder and posts; cost, \$1,000; Margaret O'Neill, 156 Christopher st; b'rs, Vail & Ma Senior.

849—3d av, No. 513, internal alterations, new dumb waiter, &c.; cost, \$500; Henry Diedel, 375 3d av; ar't, J. Kastner.

850—7th av, Nos. 283 and 285, new show windows to store front; cost, \$600; Richard M. Nichols, 119 East 79th st; b'rs, Terrell & Vroom.

851—Washington st, n e cor 12th st, present stone posts and lintels over first story front to be replaced by iron girder and columns, and new show windows; cost, \$1,500; Fred. Muller, 371 West 12th st; ar't, Jas. W. Cole; b'r, John Jordan.

852—47th st, Nos. 231-237 E., take out wooden floors and put in iron and cement floors; cost, \$2,000; Merchants' Storage and Warehouse Co., on premises; ar't, Ed. E. R. Tratman; b'r, day's work.

853—Franklin st, No. 176, one-story brick extension, 10.6x3, remove present rear wall, raise walls to make 18-foot story, new roof, &c.; cost, \$2,000; New York City S. S. and Missionary Society of the M. E. Church, J. B. Gould, pres'd't, 141 Centre st; ar't, Louis Meystre.

854—Bleecker st, No. 142, repair damage by fire, mansard to be made a flat roof; cost, \$7,500; estate of Calvii Stevens, by C. Emory Stevens, trustee, 60 Broad st; ar't, John Rogers; b'r, day's work.

855—Waverly pl, No. 186, new store front and exchange stairs; cost, \$800; Wm. D. Koopmann, 204 Waverly pl; b'rs, Hollister & Friedline.

856—29th st, No. 10 W., iron stairway to extension; cost, \$300; lessee, S. M. Moschowitz, on premises; b'r, M. L. Kenny.

857—Elizabeth st, No. 153, put in iron girder and columns in first story front and repair wall; cost, \$900; Guiseppe Malinari, 175 West 8th st; b'r, John Harrington.

858—Greenwich st, No. 200, internal alterations, (change warehouse to hotel); cost, \$5,000; lessee, Thos. R. McNeill, 199 Washington st; ar't, M. V. B. Ferdon; b'r, J. P. Niblo.

859—Pearl st, No. 57, repair damage by fire; cost, \$400; b'r John D. Miner.

860—Vesey st, No. 46, repair damage by fire; b'r, John D. Miner.

861—Mott st, No. 126, repair damage by fire; cost, \$950; b'r, John D. Miner.

862—Barclay st, No. 25, alterations to store front; cost, \$300; S. Chas. Welsh, exr., No. 111 East 57th st; b'r J. P. Niblo.

863—24th st, through to 25th st, 275 w of East River, one-story brick extension, 28x4, take down present rear wall of shed or building; cost, \$2,200; City of New York, Rollin M. Squire, Com. Public Works, 31 Chambers st; ar't, Thos. H. McAvoy; b'r, not selected.

864—10th av, s e cor 74th st, attic to be raised to full story, new flat roof; cost, \$500; Agnes Mehler, 1225 10th av; ar'ts, Thom & Wilson.

865—3d av, Nos. 1650 and 1652, new show windows in store front; cost, \$700; John H. Dressler, 119 West 13th st.

866—147th st, s s, 60 w Willis av, one-story frame extension, 13x25, tin roof; cost, \$200; Wm. Doherty, 486 Willis av; ar't, A. Arcander.

867—8th av, No. 634, new show windows in store front; cost, \$600; A. B. Crane, 41 Wall st; b'r, H. W. Deane.

868—Mercer st, put in a wooden girder under first story floor; cost, \$200; J. J. Astor, 21 West 26th st; b'r, John Downey.

869—Bowery, s w cor Houston st, cut door opening in basement wall and new steps to same; cost, \$250; lessees, S. Mayer & Bro., on premises; ar't, J. Boekell; b'r, J. Hauser.

KINGS COUNTY.

Plan 238—Bergen st, s w cor Hoyt st, front and interior alterations; cost, \$1,500; Anton Zeiner, 138 Wyckoff st; ar't, C. F. Eisenach; b'r, C. M. White.

239—Schenectady av, No. 131, one-story frame extension, 12x14, tin roof; cost, \$400; Jacob Ennis, on premises; b'r, J. Murphy.

240—Tompkins av, w s, 80 n Myrtle av, two-story brick extension, 20x26, tin roof; cost, \$800; Robert Porterfield, 183 Lefferts pl; b'r, J. Powell.

241—Jefferson st, No. 71, carry up front to three stories; cost, \$500; Mrs. Gluck, on premises; b'r, T. A. Remsen.

242—Leonard st, No. 686, add one story; cost, \$1,950; Mrs. Anne Lewis, 146 East 61st st, New York; ar't, F. Weber; b'rs, D. H. Hulse and S. F. Bartlett.

243—Myrtle av, No. 189, one-story brick extension, 18.8x16.4, tin roof; cost, \$500; Mrs. Weaver, Remsen st; b'r, W. J. Kerrigan.

244—North 10th st, foot of, add one story building, 110x90; cost, \$10,000; Pratt Mfg. Co., foot North 12th st; ar't, T. R. Robbins; b'r, not selected.

245—Broadway, No. 614, store front alterations and interior alterations; cost, \$500; Wm. Ahne-mann, on property; ar't, Th. Engelhardt; b'r, C. Schneider.

246—Sumpter st, No. 201, one-story frame extension, 11x15, tin roof; cost, \$150; Frank Salz-berner, 201 Sumpter st; b'rs, C. Bauer and J. Hertlin.

247—Marcy av, No. 610, new plate-glass front; cost, \$250; M. Schotter, Johnson, cor Duffield st; ar't and b'r, R. J. Brown.

248—Smith st, s e cor Lorraine st, newsills, &c., new front windows; cost, \$250; R. J. Keeler, on premises; b'r, James Martin.

249—Columbia st, No. 233, front alterations; cost, \$200; P. Shanahan, on premises; b'r, C. M. Detlefsen.

250—Bedford av, No. 191, three-story and base-ment brick extension, 20x13, tin roof, iron cornice; cost, \$10,000; Walter M. Locke, on premises; ar't, E. F. Gaylor; b'r, J. Schermerhorn.

251—Douglass st, No. 26, three-story brick extension, 25x20, tin roof; cost, \$3,000; M. F. Mc-Donald, 277 Warren st; ar'ts and c'rs, M. Freeman's Sons; m'r, J. Kelly.

252—Clinton av, No. 316, underpinned 11.6; cost, \$375; Mr. Barnes, on premises; ar't, S. F. Eveleth.

253—De Kalb av, Nos. 235 and 237, front and interior alterations; cost, \$1,600; W. Vosburg, 225 Clermont av; b'rs, W. Bulky and Miller & Howe.

254—Bergen st, No. 1990, one-story frame extension, 20x15, gravel roof; cost, \$100; Martin Hef-fernan, 544 17th st.

255—Clinton av, No. 401, new bay window on front, also interior alterations and new window in gable; cost, \$5,000; J. J. Williams, 100 John st, New York; ar't, M. Lambkin; b'rs, J. Kent and L. W. Seaman, Jr.

256—Pulaski st, No. 470, one-story brick extension, 11x8, tin roof, wooden cornice; cost, \$164; M. E. Ryan, on premises; ar't and c'r, H. Duryea; m'n, C. Wood.

257—Hamilton av, No. 108, one-story brick extension, 20x40, tin roof; cost, \$1,900; L. Vose, 32 Hamilton av; ar't and c'r, C. M. Detlefsen; m'n, T. Kollé.

258—Stuyvesant av, Nos. 207 and 209, three-story brick extension, 18x8 and 24, tin roof; cost, \$1,500; M. A. Perry, on premises; ar't, J. T. Perry.

259—North 6th st, No. 141, three-story frame extension, 22 and 12x20, tin roof; cost, \$350; E. Scott, on premises; ar't, A. Herbert; b'r, J. Lehigh.

260—Franklin av, No. 260, flat tin roof; cost, \$500; Will. H. Tilton, 210 Franklin av; b'r, J. W. Bedell.

261—Warren st, No. 396, front altered; cost, \$400; M. J. Collimon, on premises.

262—Herbert st, n s, 40 e North Henry st, one-story frame extension, 10x14, tin roof; cost, \$300; Mr. Litchfield, on premises; ar't and b'r, W. Snowdon.

263—South 8th st, n e cor 5th st, front altered; cost, \$350; P. Cusley, 661 Lafayette av; ar't, A. Herbert; b'r, J. Lehigh.

264—Bedford av, No. 693, one-story brick extension, 20x22, tin roof; cost, \$1,200; G. M. Chapman, on premises; ar't, P. I. Cooty; b'r, M. Ryan.

265—Harrison st, Nos. 244 and 246, rebuild front and rear walls, add beams, alter for store and dwell'g; cost, \$2,700; John N. Moore, 42 Elizabeth st, New York; ar't and b'r, P. E. Moisson.

266—St. Marks av, No. 1065, two and a half-story frame extension, 12x15, shingle roof; cost, abt \$500; Mrs. Augusta Smith, 644 De Kalb av; ar't, J. B. Smith; b'r, R. T. Smith.

267—Amity st, No. 50, rebuild rear wall; cost, \$300; Margaret Lee, Bergen st.

268—4th st, No. 86, add one story, flat tin roof; cost, \$200; E. D. Bate, 278 8th st.

269—Fulton st, n e cor Bedford av, iron girders and columns in party wall; cost, \$500; Henry Carson, on premises; b'r, S. C. Whitehead.

270—York st, No. 184, and one story; cost, \$850 ow'r and ar't, John Witte, 186 York st; b'rs, J. Kollé and J. Stabler.

271—Concord st, No. 120, flat tin roof; cost, \$960; J. McCary, 255 Clarmont av; ar't, L. W. Morrell.

272—20th st, No. 143, raised 10 feet from story beneath; cost, \$900; B. Andrews; ar't and b'r, Archer.

273—South 4th st, No. 114, flat tin roof; cost, —; Mrs. A. M. Kelly, 180 Grand st, New York; ar't and c'r, Mr. Shell; m'n, C. Howe.

474—Bushwick av, n e cor Ten Eyck st, interior alterations; cost, abt \$100; St. Catharines Hospital, on premises; ar't, W. Schickel; b'r, F. J. Berlenbach.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending April 24:

	Liabilities.	Nominal Assets.	Real Assets.
Gerson, Jacob.....	\$78,551	\$78,249	\$43,726
Hearn, Geo. W.....	2,089	2,712	1,661
Hanan, Alfred.....	1,841	1,333	490
Nussbaum, Augusta.....	31,348	29,530	15,423
Yates, L. R., & Co.....	4,341	1,417	423

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- April 24 Crossley, James W., to Louis Grunhut.
- 20 Hanan, Alfred (painter, 172 Mercer st), to John L. Davies, Jr.; preferences, \$450.
- 20 Hearn, George W., to James L. Bennett; preferences, \$1,724.
- 18 Krapf, Nicholas and Charles (firm of Kraft & Son), to Ed. H. Hobby; preferences, \$9,040.
- 18 Maddux, Lewis and Henry C. (firm of Maddux & Co., coffees, 105 Water st), to Richard Goodwin; preferences, \$109,000.
- 18 Maddux, Lewis, to same.
- 18 Maddux, H. Clay, to same.
- 21 Nussbaum, Augusta (straw hats, 90 Prince st), to Leopold Stadecker; preferences, \$9,227.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- April 23 Weeks, William H., to Frederick D. Thorns.

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, April 20, 1885.

REPAVING.

- 16th st, from 8th to 13th av.†
- CURB RESET.

- 150th st, s s, bet Av St, Nicholas and St. Nicholas pl. }
- St. Nicholas pl, w s, below 150th st. }

CHANGE OF NAME.

- Kingsbridge road to Kingsbridge drive.†
- New st, to be laid out east of Grand Central Depot as enlarged from 42d to 45th st, be designated Depew pl.†

CROSSWALKS.

- Av A at n s 84th st.*

RENUMBERING.

- Church st, from Liberty to Canal st. }†
- Trinity pl from Morris to Liberty st. }

MAINS.

- Hoffman st, from Pelham av to College st. } Croton.*
- College st, from Hoffman to Arthur st. }
- 150th st, from Morris to Railroad av; Croton.*
- 75th st, bet 1st and 2d av; Croton pipes where not already laid.*

- Av A, e s, from 84th to 86th st; Croton.†

IMPORTANT TO PROPERTY-HOLDERS. BOARD OF ASSESSORS.

No. 11½ CITY HALL, NEW YORK, April 18, 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 April 18, 1885.

REGULATING, GRADING, FLAGGING, ETC.

- No. 8-11th st, from 6th to 8th av.
No. 9-100th st, from Boulevard to Riverside Drive.
No. 10-99th st, from 4th to 5th av.
No. 12-101st st, from 4th to 5th av.

REGULATING AND GRADING.

- No. 6-85th st, bet 9th and 10th av.

SEWERS.

- No. 1-5th av, e s, bet 55th and 59th sts.
Thompson st, bet Canal and Broome sts.
No. 2-Grand st, bet Thompson and Wooster sts.
No. 3-125th st, bet Boulevard and 10th av.
No. 5-Bank st, bet West st and Hudson River, with alterations and improvements.

RECEIVING BASINS.

- Lexington av, s w cor, 116th, 117th, 118th, 120th and 123d sts.
No. 4-Lexington av, n w cor, 118th, 119th, 123d and 123d sts.

CROSSWALKS.

- No. 7-Alexander av, from 133d to 138th st.

PAVING.

- No. 11-8th av, from 12th to 145th st.

[The limits embraced by said assessments include all the houses and lots of ground situated as described above in Nos. 3, 6, 8, 10 and 12, and as above described and to the extent of half the block at the intersecting avenues in Nos. 9 and 11, others as follows:

- No. 1-5th av, both sides, from 54th to 59th st.
No. 1-5th and 6th av, 54th and 59th sts, bounded by Canal and Bleeker sts, Wooster and Sullivan sts-blocks, bounded by.
No. 2-Broome and Houston sts, Macdougall and Sullivan sts-blocks, bounded by.
No. 4-115th and 120th sts, Lexington and 4th av-blocks, bounded by.
No. 4-121st and 124th sts, Lexington and 4th av-blocks, bounded by.
No. 5-Bank st, both sides, from Greenwich av to Hudson River.
No. 5-Bank and West 11th sts, Greenwich av and Hudson River, bounded by.
No. 7-Alexander av, extd to half the block on each side of the intersections of 133d, 134th, 135th, 136th, 137th and 138th sts.]

The above described lists will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 19th day of May ensuing.

Objections to the following assessments must be presented within thirty days from April 21, 1885:

REGULATING, GRADING, CURB, GUTTER AND FLAGGING

- No. 1-Madison av, from 99th to 105th st.

PAVING.

- No. 2-129th st, bet the Boulevard and 10th av.
No. 4-120th st, from 3d to 6th av.

DRAIN.

- No. 3-147th st, bet 8th av and first new av west of 8th av.

[The limits embraced by said assessments include all the houses and lots of ground situated as above described and to the extent of half the block at the intersecting streets or avenues in Nos. 1, 2 and 4, others as follows:

- No. 3-145th and 151st sts, 8th av and second new av west of 8th av.]

These lists will be transmitted for confirmation on May 23d.

Objections to the following assessments must be presented within thirty days from April 22, 1885:

FLAGGING.

- No. 1-144th st, from Willis to St. Anns av.

PAVING.

- No. 2-69th st, from 9th to 11th av.

[The limits embraced by said assessments include all the houses and lots of ground situated as follows: No. 1-144th st, both sides, from Willis to St. Anns av. No. 2-69th st, from 9th to 11th av and to the extent of half the block at the intersecting avenues.]

This list will be transmitted for confirmation on May 23d.

ADVERTISED LEGAL SALES.

REFERERS' SALES TO BE HELD AT THE EXCHANGE SALES-ROOM, NO. 111 BROADWAY, EXCEPT WHERE OTHERWISE STATED.

- Fordham av, e s, 113.3 s Quarry road, 50x296.8x50x299.10, by A. J. Blecker & Son. (Amt due \$1,439).
136th st, n s, 108.2 w Alexander av, 16.10x100, by C. S. Brown. (Amt due \$4,170).
Broadway, s w cor 12th st, 41.9x100x24.7x25x103.7x131.5; 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. 1/2 part. (Amt due, abt \$38,800; prior mort. \$155,000 on the whole).
10th av, e s, 49.11 s 139th st, 50x100, vacant, by D. M. Seaman. (Amt due, abt \$6,675).
139th st, if extended, centre line, at intersection of e s Pentz st, 90x204.11, vacant, by D. M. Seaman. (Amt due, \$8,210).
Walker st, n w cor Locust av, 324x97x irreg, to Chestnut st, x-383, 4 acres.
Plot adj lands of Coddington, Walker and Mapes in 24th Ward, 94x100x94x110.
By J. T. Boyd, at 59 Liberty st. (Amt due \$13,936)
Broadway, Nos. 5, 7, 9 and 11, and Nos. 5, 7, 9 and 11 Greenwich st, being Broadway, w s, 96.7 n Battery pl, 162.4x200.8x104.2x170.8; Nos. 5, 9 and 11 Broadway, one and two-story brick and frame sheds and store; No. 7, four-story brick (stone front) office building, by R. V. Harnett.
133d st, s s, 450 w 6th av, 100x99.11, four three-story brick dwell'gs, balance vacant, by R. V. Harnett, at 59 Liberty st. (Amt due, \$3,710; prior mort. \$21,000 and \$15,750).
106th st, s s, 100 e 9th av, 50x100.11, two four-story brick flats.
110th st, n s, 250 e Boulevard, 25x90.11, two-story frame building, by J. F. B. Smyth, at 59 Liberty st. (Amt due, \$1,733).
08th st, No. 218, s s, 237.6 e 3d av, 24.6x100.11, four-story stone front flat, by L. Mesier, at 59 Liberty st. (Amt due, \$9,750).
Jth st, No. 742, s s, 143 w Av D, 25x96.4.
9th st, No. 748, s s, 193 w Av D, 25x93.11.
Two five-story brick tenem'ts, by E. H. Ludlow & Co. (Partition sale).

- 149th st, n s, part of lot No. 372 on map of East Morrisania, 25.6x43x30x66.
Westchester Railroad av, s s, 364.5 e St. Anns av, 75.4 to Harlem Railroad, x25x39.6x100x33.8.
by Sheriff, at City Hall, at 11 o'clock. (Sale under execution).

KINGS COUNTY.

- Dean st, No. 118, s s, 108.9 w Smith st, 21.10x100, by T. A. Kerrigan, at 35 Willoughby st.
Henry st, No. 121, e s, 125 s Clark st, 25x100, three-story stone front dwell'g, by T. A. Kerrigan, at 35 Willoughby st.
Keap st, No. 148, s s, 169 w Lee av, 20.8x100, three-story brick dwell'g, by J. C. Eadie, at 45 Broadway, E. D. (Partition sale).
Hancock st, s s, 100 w Tompkins av, 75x100, by F. T. Johnson, ref., at City Hall.
Middleton st, s s, 380 e Harrison av, 20x100, by T. A. Kerrigan, at 35 Willoughby st.
Sullivan st, n e s, 100 s e Conover st, 200x100, by T. A. Kerrigan, at 35 Willoughby st.
North 6th st, n s, 125 e 2d st, 25x100, by N. Tebbets, ref., at Court House. (Partition sale).
Johnson st, No. 34, s s, 225 w Lorimer st, 25x100, three-story frame building with stores, by J. Cole, at 389 Fulton st. (Mort. \$2,084).

LIS PENDENS, KINGS COUNTY

- Montrose av, n s, 16.8 w Morrell st, 16.8x75. Stephen W. Gaines, exr. Phebe Covert, agt Henry D. and Nellie Christian; att'y, H. W. Gaines.
17th st, n s, 116.8 w 7th av, 66.8x90. Asa W. Parker agt John H. Bush; att'y, A. W. Parker.
McDonough st, n s, 60 w Summer late Yates av, 20x100. Alden S. Swan, receiver Globe Mutual Life Ins. Co., agt David G. Thayer; att'y, A. Cameron Van Brunt st, e s, plot 200 front and extending to Bowne st.
Rapelje st, four plots, three running to Bowne st Bowne st, three plots.
Augustus A. Levey, receiver, &c., agt William L. Bull, et al, individ. and as exrs. and trustees of H. R. Worthington; action for accounting, &c.; att'y's, Wingate & Cullen.
Livingston st, No. 54. Same agt Charles C. Worthington, et al.; same att'y's.
Stanton st, Nos. 41-47, e s, about 193.6 n Tillary st, 70.5x75x68.1x75. Matthew A. Van Winkle, individ. and assignee of M. and W. Armstrong, agt Mary Van Nostrand, et al.; partition; att'y's, Glover, Sweezy & Gover.
Prospect st, s w cor Union st, 150x200, Flatbush. John H. Kouwenhoven et al., exrs. J. W. Kouwenhoven, agt Bridget McKinney et al.; att'y, J. Z. Lott.
Prospect st, s w cor Union st, 63x200, Flatbush. John V. N. Bergen, admr. A. Bergen, agt same; same att'y.
Washington st, w s, 200 s Broadway, 50x100. Nicholas L. Duryea and ano., exrs. M. S. Duryea, agt Hugh Dalton and Elizabeth his wife; att'y, W. S. Cogswell.
Fulton st, s s, 220 e Franklin av, 20x100. Mary E. Webb agt Alice K. Parsons et al.; att'y, G. R. Rhodes, Jr.
Fulton st, s s, 240 e Franklin av, 20x100. Same agt same; same att'y.
Flushing av, s e cor Waverly av, 204.3 to Washington av, x122.2x200x163.8.
Fulton st, s s, 150 w Grand av, 100x142.
Washington av, e s, 130 n Park av, 20x100.
Quincy st, n s, 350 e Stuyvesant av, 40x100.
Quincy st, n s, 88 e Stuyvesant av, 66x100.
Quincy st, n s, 140 w Reid av, 20x100.
Stuyvesant av, n e cor Quincy st, 20x88.
Stuyvesant av, e s, 40 n Quincy st, 20x88.
Stuyvesant av, s e cor Lexington av, 20x90.
Lexington av, s s, 90 e Stuyvesant av, 60x100.
Flushing av, s s, 100 e Marcy av, 25x100.
Marcy av, w s, 75 n Kosciusko st, 25x100.
Atlantic av, n w cor Sackman st, 230 to Lafayette pl, x334.7 to Herkimer st, x east 122 x south 98 x west 12 x south 69 x east 110 to Sackman st, x south 167.7, East New York.
George R. Alexander agt Samuel G. Alexander et al.; partition; att'y, J. T. Mareau.
Warren st, n s, 290.6 w Nevins st, 17x100. Oliver Whitson, as admr. of Geo. W. Vanderveer, agt Lizzie E. and William D. Stead; att'y, A. W. S. Proctor.
14th st, s w s, 320 n w 3d av, 16x88.8x16x88.9. Ann Fitzsimmons agt Joseph B. Sherman et al.; att'y, Geo. V. Brower.
Vanderbilt av, e s, 150.2 s Flushing av, 25x81.
Clinton av, w s, 108.6 s Flushing av, 25x119.
Clason av, e s, 6.7 n Park av, runs east 95.9 x north 25 x east 0.6 x north 84 x west 96.3 to Clason av, x south 109.
Grace C. Curry agt Sarah Colgan et al.; partition; att'y's, Henderson & Benedict.
Franklin av, w s, 140.3 S. De Kalb av, 16.8x98.4. Adelaide Hogedom agt Guido Eck; att'y, Alfred B. Cruikshank.
Lafayette av, No. 835, n s, 120 w Marcy av, 20x100. The Mutual Life Ins. Co., New York, agt Edgar Davidson et al.; att'y, Thomas A. Watson.
Vernon av, s s, 190 e Marcy av, 20x100. Adeline Garrison agt Sarah D. Vandervoort et al.; att'y's, A. & J. Z. Lott.
Garden st, n e s, 225.10 s e Flushing av, 20x100.6x20.3x103.8. The Williamsburgh Savings Bank agt George Hirsch et al.; att'y's, S. M. & D. E. Meeker.

RECORDED LEASES.

NEW YORK.

- Bowery, Nos. 143 and 142 1/2. William Post, exr. Wm. Post, to Abraham Crager; 5 years, from May 1, 1884.
Bowery, No. 132, north store. Adam Herring to Annie Bernstein; 2 years, from May 1, 1885.
Cannon st, No. 25, frame house. Isabela D. Dick and Cath. E. Merritt to Peter H. Becker; 3 years, from May 1, 1885.
Centre st, No. 208. Sarah Hastings to Henry Schaffner; 3 years, from May 1, 1885.
Charlton st, No. 113, store. James Fay to Henry Goetz; 3 years, from May 1, 1885.
Duane st, No. 188, store. Catharine B. Aitken to Calum & Blackledge; 2 years, from May 1, 1885.

- Grand st, s w cor Laurens st (now South 5th av), 25x50. Henry P. Kingsland et al. to Estelle Dean; extension of lease for 4 1/2 years, from May 1, 1883, at yearly rent of \$100; attached to lease is an instrument from lessors setting the lease over to Maturin Livingston.
Grand st, No. 426, n e cor Attorney st, store, front basement and two front vaults. Leopold Gottlieb to L. Lange & Co.; 5 years, from May 1, 1885.
Hudson st, No. 491. Rosalind C. Richmond to Andrew Craig; 2 years, from May 1, 1885.
Ludlow st, No. 166. Barnard Galewski to Antony Rommerskirchur; 2 years, from Mar. 1, 1885.
Marion st, No. 23, store and basement. Antonio Aliano and Raphael Quidette to Carl H. Detlefsen; 5 years, from May 1, 1885.
Marion st, No. 25, store and basement. Same as above to Henry Wilkins; 5 years, from May 1, 1885.
New Chambers st, Nos. 4 and 6, first floor and basement. Diedrich Westfall, Flatbush, L. I., to Christopher I. Keefuss; 5 years, from May 1, 1885.
New Church st, n w cor Thames st. The Church St. Peter to Otto Hoffeld; 5 years, from May 1, 1884.
Pearl st, Nos. 535 and 537, second, fourth and fifth floors, also west 1/2 of basement and vault beneath. Frederick H. Pinney, Brooklyn, and Jas. M. Clark, Jersey City, to The Moss Engraving Co.; 3 years, from May 1, 1885.
Pine st, No. 83. E. A. Cruikshank, trustee, to Frederick Schulken; 2 years, from May 1, 1886.
Ridge st, No. 59. Maturin Livingston to Henry Antonius; 5 years, from May 1, 1885.
South st, No. 156. William L. Breeze, exr. E. L. Lawrence, to John W. Buckley, Brooklyn; 3 years, from May 1, 1885, and two years' renewal (with provisional increase).
South st, No. 200. Florence Butterbrodt to George Fardan; 5 years, from May 1, 1885.
South st, No. 151, store and lot. Sophia E. Hoeft, Brooklyn, to Herman Lubsen and Herman Lane; 5 years, from May 1, 1885.
Sullivan st, No. 120. Charles H. Fiske, of Weston, Mass., to Thomas W. Winterbottom; 5 years, from May 1, 1885.
Union Park, Southern Boulevard, bet Willis and Brook av's. The privilege to erect scups, shooting gallery and carousel. August Bauer to Henry Kolb; 5 years, from May 1, 1885.
West Broadway, No. 124, n w cor North Moore st, store, basement, second and third floors. Francis George, Hoboken, N. J., to Obermeyer & Liebmann, Brooklyn; 5 years, from May 1, 1885.
West Broadway, No. 124, n w cor North Moore st, store and basement and second and third floors. Obermeyer & Liebmann to George H. Brennan; 5 years, from May 1, 1885.
West Broadway, No. 124, n w cor North Moore st, second floor. George H. Brennan to James Lynch; 5 years, from May 1, 1885.
West st, No. 147, and Nos. 108 and 110 Barclay st. Nicholas Toerge to George Kinkel, Jr.; 10 years, from Dec. 1, 1884.
Wooster st, No. 150, basement. William Nelson to P. Arnault; 2 years, from May 1, '85.
6th st, No. 217 E. John Wilschusen to Frederick Suder; 3 years, from May 1, 1885.
9th st, No. 228 E. Ferdinand Katz to Morris Birrs; 5 years, from May 1, 1884.
14th st, No. 34 W., store. Ellen L. Hoppock, extr. and guard, et al., to James Hamilton, Jr., Jersey City; 5 years, from May 1, 1885.
14th st, No. 152 W. William C. Moore, Nyack, to Edwin B. Grove; 3 years, from May 1, 1885.
25th st, n s, 150 w 10th av, 100x98.9. William Remsen to Blake & Duffy; 5 years, from May 1, 1885.
56th st, No. 308 E. Henrietta Manz to James Dowd; 10 years, from May 1, 1885.
57th st, No. 477 W., store, rear room and cellar. John E. Calhoun, Cornwall, Conn., to Samuel Wassman; 3 years and 1 month, from April 1, 1885.
60th st, s s, 150 e 1st av, 25x40. Peter J. Carpenter to Mrs. Katherine Brady and John J. Kelly; 5 1/2 years, from May 1, 1885.
113th st, n s, 154.6 e 3d av, 50x100.10. Feed store, stable and dwell'g. Annie W. Gould to John Keim; 10 years, from May 1, 1885.
125th st, No. 122 E. Henry Mangels to John McCarthy; 4 1/2 years, from Sept. 1, 1883.
128th st, Nos. 157 and 159 E. J. J. Nestell, exr. J. B. Hart, to Henry and Henry, Jr., Behning; 10 years, from May 1, 1885.
155th st, s s, 506.4 w 8th av, runs south 114.8 x west 60.1 to e s St. Nicholas pl, x south 28.6 x east 90.7 x south 25 x east 88.11 to av first w of 8th av, x north abt 168 to 155th st, x west 100. John E. Cronly to Charles F. Schlund and George Reubert; 9 1/2 years, from Feb. 1, 1885.
156th st, n s, 100 w 10th av, 25x99.11. Lewis Sanger to Frederick Reuschle; 10 years, from May 1, 1884.
Greenwich av, No. 60, second floor, &c. Maria Olt to Siegfried Wellershausen; 5 years, from May 1, 1885.
Lexington av, No. 1599, n e cor 101st st. George M. Chapman to Courtlandt Kelsey, Fairfield, Conn.; 4 years, from May 1, 1884.
1st av, No. 305. Daniel Le Roy, trustee, to Otto Haug; 5 years, from May 1, 1884.
1st av, No. 303. Same to Philip Jaeger; 5 years, from May 1, 1884.
1st av, s e cor 33d st, store and front basement and the store, three rear rooms, and front basement of n e cor 1st av and 33d st. Leopold and Edward Kaufmann to Joseph Doelger's Sons; from May 1, 1885, or when buildings are finished, to May 1, 1886, at \$3,300 per year, with privilege of renewal; 4 years.
1st av, No. 1255, store and front cellar. Louis F. Hallen to Osswald & Schmultz; 5 years, from May 1, 1885.
1st av, n w cor 120th st, store, two back rooms and part front cellar. Augustus T. Giller to Charles Meyer; 3 years, from May 1, 1885.
1st av, No. 331. Margt. (Meta) A. Neilson to William J. U. Ashton; 3 years, from May

Table of real estate transactions in Essex County, including details of property location, value, and terms.

Table of real estate transactions in Hudson County, including details of property location, value, and terms.

Table of judgments and conveyances in Hudson County, listing names, amounts, and legal details.

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 real estate transactions in Essex County, including details of property location, value, and terms.

Table of real estate transactions in Hudson County, including details of property location, value, and terms.

Table of judgments and conveyances in Hudson County, listing names, amounts, and legal details.

Johnston, Sarah—The Hoboken Bank for Savings, Hoboken, 1 year	500
Karlstrom, Magnus—The North Jersey Land Co, Kearney, 3 years	1,000
Same—same, Kearney, 2 years	200
Koster, John—J Roberts, 3 years	3,000
Kraft, J G—J Hiller, 2 years	500
Kramer, Detrich—Catharine M Meyer, 3 years	1,000
Loft, William—William Gillies, installs	1,600
Mallory, Isabella J—J E Archer, 1 year	250
McCarthy, Honorah—Alpha Philips, Bayonne, 1 year	800
McInerney, — Alpha Philips, Bayonne, 2 years	552
Morgan, G B—H Weed, 1 year	2,637
Noldenberg, Augusta—Rachel Baker et al, trustees, Hoboken, 5 years	4,500
Payne, Frederick—Elizabeth P Butts, 3 years	3,000
Poller, Frederick—Jane Hogan, 3 years	650
Randall, Nelson—The Mutual Life Insurance Co of New York, 1 year	4,500
Roem, Adolph—The Hoboken Bank for Savings in Hoboken, Union, 1 year	3,000
Rinaldo, Emma—Mary M Miller, 3 years	2,000
Schunck, Peter—J L Piccolo, West Hoboken, 5 years	1,900
Sinteff, Michael—A Steenken, 3 years	2,500
Stork, C T—F Jolly, admr, 5 years	1,400
The Calliopean Society of Bergen Point—J E Smith, Bayonne, 3 years	1,800
Thackston, E S—P Lorillard & Co, Sept, 1885	10,000
Thom, Frederick—H H Rurade, 5 years	500
Walmsley, Rachel J—The Fifth Ward Savings Bank, 1 year	2,500
Winfield, C R—J E Andrus, 3 years	1,700
Warbrich, Martha—B Gates, 10 years	8,000
Zahn, E J—Anna D Lockwood, 2 years	2,000

CHATEL MORTGAGES.

Asendorf, J H and Henry Hautke, partners, as Asendorf & Hautke, Bayonne—Ephigenie Isnard, butcher shop, horse, wagon, &c Same, Bayonne—Angele Hautke, butcher shop	200
Ball, D A, Bayonne—H H Truman, bay mare	1,300
Blanck, J H, Hoboken—F Pfenger, grocery and liquor store	550
Boehme, F A—J Hoffman, saloon	400
Cochran, W H, and C O Henrique, as Bergen Steam Printing Co—C B Cottrell & Son, printing press	500
Donovan, John—H Koehler & Co, saloon	250
Haines, H M—Maria L Copeland, printing press	300
Herold, Herman, West Hoboken—C Buser, machinery and silk factory	470
Hildebrandt, George, Hoboken—H Eggers & Co, horse, wagon, counters, scales, stock in trade	400
Knickerbocker, Bryant—J H Miller, furniture	250
Larkins, Michael—A Gans, pool table, &c	70
Lawrence, Charles, Kearney—G E Lawrence, horse, wagon and butcher shop	100
Lowry, Louis and Rosa, Hoboken—Meyer & Co, macaroni factory, stock and fixtures	500
Mazzerri, Gaspero, Hoboken—F Bachman, saloon fixtures, &c	200
Nelson, John, Hoboken—J Harksen, liquor store and hall	500
Patterson, L H, Hoboken—P Ballantine & Son, saloon	500
Schafer, C H, Hoboken—The F and M Schafer Brewing Co, saloon	1,000
Schumacker, Gustav, Hoboken—F Bachman, saloon	100
Seybold, Dora, New York—C H Schmitt et al, one broze work of art "The Battle for his Pet"	250
Siems, Adolf, Hoboken—J D Storer, stock and fixtures grocery and liquor store, horse wagon, &c	1,000
Spellmeyer, John—Annie Siegrist et al, store and fixtures grocery store, horse, wagon, &c	300

BILLS OF SALE.

Curry, Andrew—Ann Curry, horse	500
Lewis, J E, Bayonne—J J Reilly, saloon	475
Lorenzen, Christian, Hoboken—G Hildebrandt, horse, wagon, counter scales, stock in trade	350
Storer, J D, Hoboken—C Siems, grocery and liquor store, horse, wagon, &c	2,000

JUDGMENTS.

Cross, W H, and Peter Fox, as partners, Hanley & Co and M A Hanley as manager—S. S. Ficken	895
Mitchell, J J—S J Jackson	765

BUILDING MATERIAL PRICES.

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.		
Pale	Ⓜ M.	\$2 75 @ 3 25
Jerseys		4 75 @ 5 50
Up Rivers		5 00 @ 5 50
Haverstraw		5 50 @ 6 00
Choice cargoes		6 25 @
Hollow Fire Clay Brick		11 00 @13 00

FRONTS.		
Croton and Croton P'ts—Brown	Ⓜ M.	\$12 00 @13 00
Croton do do—Dark		14 00 @
Croton do do—Red		14 00 @
Wilmington		22 00 @
Philadelphia, alongside pier		22 50 @23 00
Trenton, do		22 50 @23 00
Baltimore, on pier		37 00 @41 00
Baltimore, moulded		50 00 @80 00

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

FIRE BRICK.		
Welsh		\$25 00 @30 00
English		25 00 @30 00
English, choice brands		32 50 @40 00
Scotch		27 00 @35 00
Silica, Lee-Moor		30 00 @35 00
Silica, Dinas		37 00 @45 00
White, Enamelled, English size	Ⓜ M.	90 00 @95 00
do do domestic size		80 00 @85 00
Warm Buff facing, domestic size		45 00 @50 00
American, No. 1		30 00 @35 00
American, No. 2		25 00 @30 00

CEMENT.		
Rosendale	Ⓜ bbl	\$— @ 1 00
Windsor Hydraulic		1 00 @ 1 10
Standard Hydraulic		1 35 @ 1 50
Portland (English), general run		2 45 @ 2 60
Portland Burham		2 70 @ 2 85
Portland, K., B. & S.		2 85 @ 3 00

BUILDING MATERIAL PRICES.

Portland, J. B. White & Bro.	2 75 @ 3 20
Portland, Hemmoor	2 50 @ 2 75
Portland, German	2 35 @ 2 50
Portland, Saylor's American	2 15 @ 2 50
Cable Portland	2 25 @ 2 50
Roman	Ⓜ bbl 2 75 @ 3 50
Keene's coarse	5 00 @ 6 00
Keene's fine	9 50 @10 00

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.			
2.0x6.0	1 1/4 in.	\$1 04	—
2.6x6.6	1 3/4	1 38	—
2.6x6.8	1 3/4	1 44	—
2.8x6.8	1 3/4	1 50	—

DOORS, MOULDED.			
Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0	\$1 70	—	—
2.0x6.8	1 79	2 24	—
2.6x6.8	2 07	2 62	—
2.6x6.10	2 11	2 68	—
2.6x7.0	2 27	2 71	—
2.8x6.8	2 16	2 75	3 84
2.8x7.0	2 35	2 83	3 99
2.10x6.10	2 28	2 92	4 09
3.0x7.0	2 54	3 09	4 37

Hot Bed Sash Glazed, 3.0x6.0	\$2 42
Hot Bed Sash Unglazed, 3.0x6.0	92

OUTSIDE BLINDS.	
Per lineal foot, up to 2.10 wide	\$— @ \$0 20
Per lineal foot, up to 3.1 wide	— @ 22
Per lineal foot, up to 3.4 wide	— @ 24

INSIDE BLINDS.	
Per lineal foot, 4 folds, Pine	— @ 92
Per lineal foot, 4 folds, Ash or Chestn't	— @ 10
Per lin. ft, 4 folds, Cherry or Butternut	— @ 1 30
Per lineal foot, 4 folds, Black Walnut	— @ 1 50



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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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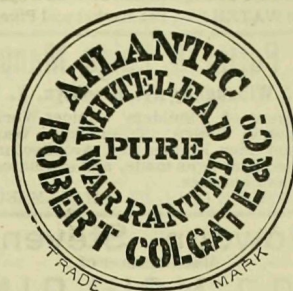
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Is Superior to White Lead

in every particular. Entirely resists the action of Salt Air and the Atmosphere, and is therefore invaluable as a coating for all exposed surfaces and for painting sea-side cottages, buildings, &c.

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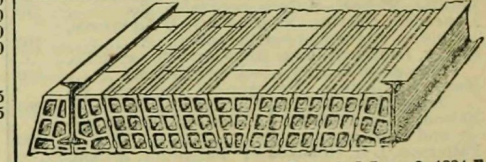
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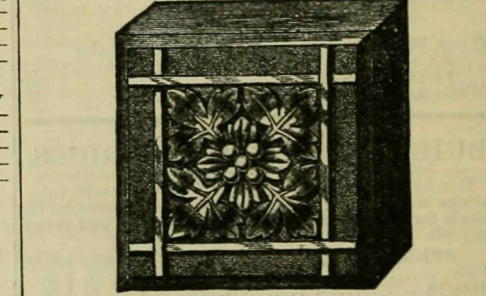
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