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**THE RECORD AND GUIDE,**

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TERMS :

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**C. W. SWEET, 191 Broadway.**

J. T. LINDSEY, Business Manager.

JANUARY 10, 1885.

*Our annual review of the Building Material Markets will be found of unusual interest this year. To-day we publish an extra paper and issue a large edition of THE RECORD AND GUIDE to be distributed wherever it will do the most good to our advertisers.*

The immediate outlook of general business has an improving appearance. There is a better feeling in the stock market, and both cotton and grain bring higher prices in the markets of the world. Mills are resuming work and some of the closed foundries are again in blast. While iron and steel have not advanced in price there is more demand for them, and, indeed, for all the metals. It cannot be truthfully said that all departments of trade have improved, but there is certainly a better feeling than obtained during the month of December. The handling of a great corn crop in the West is advantaging the railroads in that section, and were the war between the West Shore and New York Central to come to an end we could count upon a decided advance in stock values. But the experiences of the past three years teach us not to indulge in overhopefulness.

It is whispered in real estate circles that the Land Reform Transfer Commission appointed by Governor Cleveland is so far a failure. The lawyers comprising the board are at loggerheads and cannot agree upon any measure to be presented to the Legislature. This is so vital a matter with real estate owners and dealers that action should be taken irrespective of this commission. The matter should be pressed upon the Legislature and as early as possible. What our real estate property holders call for is some way of cheapening and simplifying the transfers of real property. Our present land laws are a disgrace to our civilization. They form an intolerable tax to owners of realty. They make titles insecure, waste time and money, and benefit no one but the lawyers and officials. It is idle to say that changes cannot be effected. It is possible to purchase tens of millions of stock and bonds, the title to which is unimpeachable, which costs but a trifle in the way of commission, and all can be done in a few hours; but every impediment is thrown in the way of the purchase of real property and the title is never secure, as witness the story we gave last week, entitled "The Romance of a Title." It was a mistake originally to make all the members of this Transfer Commission lawyers, most of whom are interested in the continuance of the present preposterous land laws.

Governor Hill makes one important suggestion in his message. He urges the appointment of a competent person to draft, amend and correct the laws passed by the Legislature. While lawyers swarm in both the Senate and Assembly, about one-half the enactments which are passed are defective in phraseology, or are inconsistent with statutes already enacted. Hence the confusion and litigation which follows from much of our legislation. This is an evil incident to all parliamentary bodies. John Stuart Mill long ago proposed that a permanent commission of trained experts should have charge of all acts of Parliament before the final vote was taken. But we do not see how any one lawyer could attend to the multitudinous bills which are up for action at the close of the legislative session in this State. Still the experiment suggested by Governor Hill is worth trying.

The Legislature will be called upon to act on several matters of interest to New York city. The building law vetoed by Governor Cleveland on very trivial grounds last year should be amended and promptly passed early in the session, so that there will be no danger of non-action this year. Then the Arcade road should be taken up early enough in the session to have the matter properly understood by the Legislature and the tax-payers interested in this city. The sinking fund absurdity should be overhauled and the fiction of a difference between the net and gross debt of the city done away with. New York actually owes \$92,000,000, and it is preposterous to be charged with a larger sum which now has a legal but no real existence. On this point Mayor Grace is all wrong.

Although Governor Hill and Mayor Grace agree in recommending spring elections for city offices, we doubt if they would give us any better results than do the present fall elections. The only officers of importance to be chosen would be a Mayor, Comptroller and President of the Board of Aldermen, and the nominations would probably be manipulated as usual by the local bosses. Tens of thousands of our citizens would not vote because it would often be a choice between objectionable rival candidates. One election day a year is quite enough and then the extra expense is to be considered.

There ought, however, be some additional reform legislation this winter. The Mayor should have the power of removal as well as appointment, and something should be done to cut off the numerous sinecures and over-paid officers of our city government. Our city salary list, it seems, compared with that of Brooklyn, costs nearly twice as much *per capita*.

Then we ought to have a good, stiff license law. The Chicago city treasury profited to the amount of \$1,600,000 last year by the licenses exacted from the liquor dealers. New York ought to be in receipt of at least \$3,000,000 from this source. If a high license law can be enforced in Chicago it can in this city. Mayor Grace is right in asking that the many-headed commissions should be abolished, and heads of departments appointed by him take their places.

This year our citizens will have a chance to be better informed touching Albany affairs than they have ever before. The Real Estate Exchange will make a special point of collecting all information at Albany which affects our local government and real estate. Every measure relating to this municipality will be known at the offices of the Exchange in this city at the earliest possible moment. Heretofore we have had to depend upon so-called reform organizations for protecting the city's interest. Every one of these tax-payers', citizens' and people's movements have finally fallen into the hands of the city plunderers. But the Exchange will represent real property holders, actual dealers of real estate, and is not likely to fall into the toils of the politicians. There is for the first time an organization in existence, which cannot be bullied or bribed, to look after the interests of the tax-payers.

**Real Estate During 1884.**

The figures we give elsewhere in addition to those of last week are of the utmost importance to every dealer in real estate. It will be noticed that the number of conveyances show a steady increase since 1874. In that year there were 6,191, and in 1884, not counting the Twenty-third and Twenty-fourth Wards, there were 11,422. This would seem to show that the actual transfer of property nearly doubled in ten years' time. Whether times are good or bad the growth of actual real estate business steadily increases in this city.

The money spent in real estate also increases in volume. In 1878 it amounted to \$64,119,187; in 1884 the consideration, according to the official records, was \$182,044,304. These figures, although practically official, are less than the amounts actually paid, for the number of deeds in which only a nominal consideration was given amounted in 1884 to 3,061, and in the previous years to somewhat less. The mortgage indebtedness incurred during 1884 was \$118,519,976.

The rapid growth of the city is shown by the number of plans filed, which were as follows for the past eleven years :

Year.	Estimated cost.	Year.	Estimated cost.
1874	\$16,667,414	1880	\$29,115,335
1875	18,226,870	1881	43,391,300
1876	15,903,880	1882	44,793,186
1877	13,365,114	1883	43,214,346
1878	15,219,680	1884	42,215,423
1879	22,507,322		
Total eleven years.			\$304,619,870

It should be borne in mind, however, that these are the figures given in the estimates when the plans are first filed and are probably somewhat less than the actual cost of the structures erected in New York during the past eleven years. Still in some cases the buildings get no further than the filing of the plans. The larger aggregates of former years in the way of expenditure is due to the stoppage of apartment and office buildings. A check has been given to the construction of these costly edifices. For the coming year, while there may be as many new structures, we judge there will not be so large an outlay in money. The cost of putting up a house will be less this year than formerly, as materials are very cheap and labor is lowering its demands. The bricklayers have notified their employers that they will accept fifty cents less a day, and the brown stone men one dollar less. The bosses, however, are in a position to demand a much greater reduction from all their employes.

New York is doing more building than any two cities in the Union. The Chicago journals claim that the past was the most prosperous year in the history of that city; but the amount spent was only \$19,000,000. The total value of Chicago property transferred during the year was \$33,677,728. This falls far short of the \$182,000,000 invested in real estate in New York during the past year.



**REAL ESTATE RECORD**  
GUIDE TO BUYERS AND SELLERS OF REAL ESTATE.

HOW TO DRAW A CONTRACT.

BY  
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Counsellor at Law.

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I.

When a man has decided to buy a house and lot, or a vacant lot, or a farm, the question arises, what shall he do to protect himself in making his written contract for the purchase?

For while occasionally men are found foolish enough to pay for their land first, and take their chances as to faults in the title turning up afterwards, very much as many plunge into matrimony, marrying in haste to repent at leisure, yet the opportunities for thorough investigation are so ample in the former venture, that few make it until they have taken time to investigate; and besides preparation usually has to be made for the payment of the price.

**Take Time.**—Assuming, then, that you will certainly not risk your money without having the title searched, take care first to allow yourself ample time for this before the date when you are to take your deed and pay your money. The customary time is thirty days; and the reasons why so long a time must be allowed, at least in large cities like New York, are these: In the first place the law says that the County Clerk and the Register shall have twenty days to make their returns to your searches after you put the latter in; and if you want your work done any sooner, of course you have to pay extra for it; for instance, if the lawful charge for the necessary official searches against your piece of property were twenty dollars for the County Clerk and thirty dollars for the Register, and you want them done in a week, you will have to pay fifty per cent. extra, that is ten dollars more to the County Clerk and fifteen dollars additional to the Register, to get them in that time; and very properly so, for to accomplish such an amount of labor, the careful official searchers have to work, to dig into the volumes of records, night and day. In the city of New York alone there were twelve thousand two hundred and sixty-two deeds recorded during the year 1884, conveying houses and lots for the expressed consideration of one hundred and eighty-two millions of dollars; three thousand and sixty-one of those deeds were for nominal considerations, and probably were only for the purpose of curing defects in titles, or by way of gift from parents to children, etc.; that would make nine thousand two hundred titles to be searched for the purchase of property; but besides this there were ten thousand two hundred and thirty-nine mortgages recorded for one hundred eighteen millions of dollars; this would require nineteen thousand four hundred searches to be made by the corps of official searchers in each of the before mentioned offices, in the year of three hundred and five working days or over sixty-four searches for each day; and the deeds and mortgages in the Register's office alone are contained in thirty-seven hundred and sixty-five huge volumes, the indexes to which must be carefully examined; so you see you must give time for the searchers to do your work, and you ought very properly to pay them extra if you crowd them. But your lawyer who is to examine your title must have two or three days to look into the abstract and papers that you should get from the seller, so as to know just what official searches (and how few of them as possible), to have made; and then after the official searches have been made, and certified to by the Register and the County Clerk, and paid for, your lawyer must go to the books of record, and take down each volume cited, and examine it carefully to see exactly what the instrument contains, and that it makes your title good; and that takes several days more; so that thirty days are a proper and reasonable time for an ordinary title; if you are buying a big Westchester County farm of several hundred acres, made up of thirteen smaller farms, so that there are really thirteen titles to examine, thirty days are not long enough.

**Examine the Title.**—Many otherwise intelligent people do not understand at all the work which a real estate lawyer has to do, and to be fit for which he must study night and day all his life, and they think that if an official search from the County Clerk and Register only comes back showing a connected chain of deeds clear from judgments, that that is all they need to know, and that the lawyer has nothing to do.

This is one of the gravest of errors.

The Register, and County Clerk, don't know anything about the correctness of your title; this is not in the least to their discredit; they don't pretend to know; it is not their business, nor their duty, to know if the title be good; they only tell you at what pages in what

books of record in their offices you can find deeds and mortgages etc., which affect the piece of property you inquire about; but if the property is affected, you must find out for yourself, and find out that you must employ a man learned in the law. It is really surprising how many otherwise able business men misunderstand this, to their great risk. I have in mind now the head of a large house, liberal, fair, but who frequently employs to "examine" the titles of the houses he buys, a very honest, worthy, intelligent real estate broker, who has bought and sold and inspected and insured many houses, and who is a very safe guide as to values, and who knows how to make out an official search, but who knows no more about the construction of wills, and deeds, and statutes, than a lawyer knows how to make a watch; but my friend employs him, and congratulates himself from time to time that he is saving another hundred dollars.

A fair toast at a dinner of the Bar is "Here's to the man who draws his own will, and searches his own title!"

It is not to be wondered at that those who buy real estate, or who borrow on bond and mortgage, grumble and rebel at the bills which they have to pay their lawyers for the examination of title; but it is not the lawyers' fault: it is largely the result of circumstances which ought to be and can be corrected; which are partly due to the enormous growth of dealings in real estate; and which *must* soon be corrected, or it will be physically impossible to examine a title in a reasonable time in the City of New York.

**Multiplication of Fees.**—Not long ago the Jumel property was cut up into thirteen hundred and eighty-three pieces or parcels of real estate and sold at partition sale. There appear to have been about three hundred purchasers at that sale, and no doubt each buyer, before he paid his money, carefully employed a good lawyer to examine the title to the lot or plot that he had bought; so that probably three hundred lawyers each of them carefully examined and went through the same work—viz., the old deeds and mortgages and records affecting the whole property (for as it had never been cut up before, each had to examine the title of the whole, no matter how small his parcel), and each of them searched the same volumes of long lists of names and picked out from the thirty-five hundred volumes of deeds and mortgages then in the New York Register's office the same big, dusty volumes of writing, and lifted them down and looked them through—in all three hundred times the very same labor.

Evidently two hundred and ninety-nine times that labor was thrown away—done over and over again uselessly.

And the clients, those buyers, together paid three hundred fees to those lawyers, who each earned his money, but evidently two hundred and ninety-nine of those fees were for repetitions of the very same work.

By and by, twenty years from now, instead of only three hundred owners of those Jumel plots, the whole thirteen hundred and eighty-three lots will be sold and built upon, and thirteen hundred and eighty-three new purchasers will again pay thirteen hundred and eighty-three lawyers thirteen hundred and eighty-three fees for examining that same Jumel title, only the fees will be larger, for there will by that time (at the present rate of growth, and unless a remedy be soon applied) be fully ten thousand big folio volumes in the Hall of Records, and the whole thirteen hundred and eighty-three fees will be for mere repetitions of labor so far as the whole Jumel estate title down to 1883 is concerned, and will be practically wasted.

### Our Prophetic Department.

**OBSERVER**—Well, Sir Oracle, the predictions you made during the months of November and December have proved to be remarkably accurate. You said there would be a better market for stocks at the close of November and early in December—that there would be a heavy shrinkage in the closing weeks of the year, but you advised people to buy when the prospect looked bluest, so as to sell in January at better figures. Then when cotton was selling at about 10 cents per pound in the fall you advised purchases, saying that it would reach 11 early in the new year. You were a bull on wheat and corn during December, and all who followed your advice made money. Now let me ask you is the recent flurry in stocks a boom or a boomlet? Will there not be a severe depression further on?

**SIR ORACLE**—It required no great prescience to foretell higher prices for cotton after two short crop years, or a higher valuation for wheat when it sold for lower figures than at any period in the history of the present generation. Then, again, stocks sell off in December as I have time and again shown and recover in January, because then there are large sums to reinvest in paying securities. Some great catastrophe excepted, I think we shall see better prices for stocks, while cotton and wheat will hold their own and do better later in the year. Since September I have been arguing that the greatest corn crop the country has ever grown must advantage the railway lines which run through the corn region, and this will in turn help the trunk lines. I have predicted



that the Grangers and especially the corn roads will show a larger receipt than during December of last year, and that January returns would indicate a still better business. The farmers must sell their corn and hogs; they cannot help themselves, and I judge that their heavy offerings of corn in January and February will prevent any marked advance. Some time this year I expect to see wheat sell in Chicago for \$1.20 a bushel; but that figure may not be reached before next fall. Corn may see 60 cents a bushel during 1885, but will not do as well this spring, owing to the large amounts in the hands of farmers who must realize.

**OBSERVER**—How about the rumor affecting prominent capitalists, will not that prevent a January "boom"?

**SIR O.**—If several prominent persons failed of course it would affect prices, but the higher values for stocks, which I am predicting, would come later. I think it very likely that capitalists with extended plans, requiring large means, may have been crippled in their operations; but failures now would not be as hurtful to prices as they were, say last May, or if they had been developed after an apparently prosperous season. It is the unexpected, such as the Garrison collapse, and the Grant & Ward fiasco, which startles the street. Nothing short of the failure of a Jay Gould or a Vanderbilt would have any lasting effect.

**OBSERVER**—You think then that the outlook is better, and that there will be some recovery of values?

**SIR O.**—There has been a recovery of values in cotton, wheat, corn, and there will be higher prices for stocks. I think I discern a better feeling in the general trade of the country.

**OBSERVER.**—Yes, I see that a number of mills and many iron factories have resumed work. Will not this give us a better business for the rest of the year?

**SIR O.**—Let us not deceive ourselves. We laid only 4,000 miles of railway track last year. I think that this year we will lay from 5,000 to 6,000 miles of track. I think that more iron and all the other metals will be consumed in 1885 than there were in 1884, but I see no advance in the price of iron, and till that occurs I doubt if there will be any permanently better times. We must learn to discriminate between different classes of business. Stocks ought to advance and will advance, because of the improvement in the business of the Western roads, due to the large corn crop, but I expect to see a break further on. We have more railway mileage than the business of the country can make profitable. It will take several years for us to "catch on." Just look at the figures published in THE RECORD AND GUIDE of last week, showing the number of inhabitants, of acres in grain and cotton, of bushels of grain and bales of cotton produced per mile of railroad for the last six years.

	Population.	Acres.	Bu. grain.	Bales cotton.
1879	581	1,565	31,600	67.73
1880	545	1,466	28,932	70.53
1881	509	1,359	19,804	52.65
1882	473	1,236	23,405	50.18
1883	466	1,204	21,563	47.00
1884	450	1,202	23,590	43.04

These figures constitute a bear argument which there is no getting over. Then look at the shrinkage in securities. Stocks of railways shrank in value to the amount of \$625,500,360 during the year 1884 alone. No doubt the shrinkage since 1880 has been fully \$3,000,000,000. This shrinkage in value of securities not only means a cutting off of dividends, but also a decline of borrowing capacity and the loss of business capital. But this falling off in values is not in stocks and bonds alone, but in everything, as is shown by a paragraph in a recent editorial of the *Tribune*. [Reads.]

With a fall in the aggregate of 20 per cent. since 1860, the decline in the cost of breadstuffs was almost 30 per cent.; in sugar, tea and coffee, 25 per cent.; in clothing, 25 per cent.; in metals, 41 per cent.; in coal and oil, 45 per cent.; in lumber, only 6 per cent.; and in miscellaneous articles, including building materials, glass, paints, drugs, paper, soap and chemicals, 28 per cent. On the other hand, still comparing the lowest prices of December, 1884, with those of August, 1860, there appears an increase in liquor and tobacco at wholesale of more than 50 per cent., on account of the taxes; an increase of 1 per cent. in meats; and of 7 per cent. in dairy and garden products. Manufactured articles generally, it will be observed, have declined in price more than the average of all products.

**OBSERVER**—I see that the *Daily Stockholder* makes a distinction between the purchasing power of money for agricultural products and manufactured articles and stocks and bonds.

**SIR O.**—I can see no difference. Money purchases more of everything. It is the one thing which has increased in value, due to the demonetization of silver and the lowering stocks of gold, the measurer of values all over the commercial world, yet I have always argued that dividend-paying stocks ought to advance in price with the rising value of gold, and some day I think they will. Debts payable in the legal tender of the world, salaries, incomes that are certain ought all become more valuable, as the cost of everything used depreciates. This is one reason why I look for an enhancement in the value of bonds and first-class stocks, while I see no great chance for a general improvement in other values. They will apparently shrink as gold which measures their value appreciates in purchasing power.

**OBSERVER**—Real estate then will have to come down in the market price.

**SIR O.**—Most assuredly. Last spring we saw the curious phenomenon of an advancing real estate market, with a declining stock market. I expect to see a reverse of this apparent anomaly this spring—that is an advancing stock market and a declining real estate market. The decline of realty values will, I fear, operate for several years, while the advance in stock values will be but temporary; that is so far as the general market is concerned.

### The Iron and Coal Prospect.

Civil engineer L. F. Holbrook, well known in scientific circles, and who has studied the subject, was asked his opinion of the iron outlook.

"The depression," he responded, "is not yet over, though I look for a larger railway construction in 1885 than occurred in 1884. The Southern iron production is proving a very serious matter for Pennsylvania manufacturers. I have personally investigated the iron and coal districts in northern Alabama and know whereof I speak. The common and medium grades of pig iron can be produced in northern Alabama very much cheaper than in Pennsylvania, because of the proximity of the coal and iron fields to each other. Geologically coal and iron belong to entirely different formations. They are probably ages apart. England's and Scotland's superiority to other parts of the globe is because iron and bituminous coal are found close together, and both are contiguous to tide water, hence the pre-eminence of the river Clyde for manufacturing iron and steel ships. Pennsylvania coal and iron are not far apart, but they are distant from shipping ports. The coal and iron of the Southern States are still more inland, but they have extraordinary advantages in many ways, such as the nearness of the mines to each other and the ease with which the iron ore is mined. It is a variety of ore, indeed, which needs very little labor and then the price of labor is, and is likely to remain, very cheap. The ordinary process of mining in the manufacture of pig iron requires very little skilled labor. The Southern iron founders cannot compete as yet with Pennsylvania in the finer grades of iron and steel, but after all it is the low and medium grades which comprise the bulk of the business. Cincinnati is the natural headquarters of the Southern iron business, and the mines in Alabama, Georgia, Tennessee, as well as those in Missouri, will very likely take the whole trade of the Ohio and Mississippi Valleys, to the exclusion of the Pennsylvania iron. Colorado has very fine iron mines and plenty of both bituminous and anthracite coal. Its coking coal is as fine as any in the world. Unfortunately, however, its coal and iron fields are not near each other as in the Southern States, and then labor in Colorado is and is likely to remain high. It will, however, have control of the local trade, that is the steel nails and iron for rails, on account of the freight charges to and from the East. The Colorado Coal and Iron Company will have a monopoly for some years, but when the iron industry revives I expect to see works put up by people interested in the Union Pacific road. They have formed an organization and have secured coal and iron lands adjacent to each other in the Crest of Butte region, which has an advantage over the Colorado coal and iron industries in being near each other. The Colorado Company has had the use of the Denver & Rio Grande system of railways, but the Union Pacific competes with this system at every point. Nothing will be done by the Union Pacific people for several years yet. The iron outlook is not reassuring so far as the immediate future is concerned."

### About Western Union.

A gentleman who is thoroughly conversant with the affairs of Western Union was asked recently as to the "true inwardness" of that company. He declared that the "cut" of the Baltimore & Ohio is more apparent than real. That company is adding very little to its mileage and its cutting of rates affects but few offices comparatively. It has only 50,000 miles of wire against the 450,000 miles worked by the Western Union. The Baltimore & Ohio has no exclusive business while nine-tenths of the business of the Western Union is from points which the rival company cannot reach as yet. Western Union was really earning 6 per cent. on its capital stock.

"But," asked the writer, "how is it that the majority of the directors, including Cyrus W. Field, sold their stock when it was in the sixties?"

"I do not know that to be the case," was the response. "Were I the absolute owner of Western Union I would suspend the payment of dividends for two or three quarters and then develop and cheapen the telegraphic service so thoroughly that no rival company could compete with it. The stock might go down to 40 while the dividends were stopped but when they were resumed the stock ought to sell for par."

"Is that the programme which caused the directors to sell out?"

"Don't quote me as saying it is, I'm telling you what I would do. The Baltimore & Ohio is, I think, losing \$3,000 a day."

In this connection it will be noticed that the *Daily Stockholder*, which is now Gould's organ so far as Western Union is concerned, is promising that the price will be advanced and upheld. The probabilities, however, are that Jay Gould is again deceiving the "street"—that he is only creating a market on which to sell with a view to suspending dividends and then repurchase at the low prices.

The new Standard Theatre has a very beautiful interior. It is admirably planned for seeing and hearing and there is no danger of loss of life in case of fire. The "Trip to Africa" is, however, a disappointment. True, the scenery is tasteful, the costumes striking and picturesque, the music tuneful and the libretto well constructed, but the company, male and female, are unattractive. The leading soprano sings fairly well, but she has no charm in her manner. The leading male actors belong to the large class of unamusing comedians. One of them is a German who is a very great favorite in his own language, but German comedians who essay English are never



funny. We are having too many Germans in leading operatic English roles. Several such have spoiled the Casino entertainments. Managers McCull, Duff and others interested should try American artists. Our country is full of singing birds and there are lots of male and female talent which is far more attractive than any that can be imported to play English parts.

### Home Decorative Notes.

—A quaint Japanese fancy is a silver bronze call bell, with its engraved and relief flowers and wooden handle.

—Brass waiters with a bright burnished surface and a fluted edge are used in preference to those of silver.

—Glass slippers are used as vases in which to keep the flower favor, if it is not worn during dinner.

—The more expensive and durable articles of Japanese manufacture and art are taking the place of the fleeting fancy for fans and umbrellas.

—Several kinds of glassware are used on the table at the same time, the goblets of one pattern of white or crystal glass, the claret of another and champagne of a third, and so on.

—Tussah silk, an imperishable material from China and India, is very extensively used as a foundation for embroidery.

—A stationary door may have drapery of Turkish gold cloth around it, one width is hung across the top and one hangs on either side, loops of colored rope hang over the top.

—Small parlor chairs covered with plush have plush scarfs thrown over the backs.

—Beautiful serviettes to lay upon a tea or coffee tray are made entirely of drawn work, or only a very small centre of linen is left, and that is generally covered with embroidery.

—Game and fish sets show unique shapes and styles of decoration, some are square, others with fluted and scalloped edges, and many are in forms of foliage.

—A bureau scarf has a design of tulips above a border of drawn work.

—Very beautiful imported sets for lunch table and buffet, are of German, damask embroidered by hand in Italian Renaissance design.

—The fashion of having plants growing in our houses is a commendable one; the great trouble is to keep them alive, for the dry furnace-heated air that we breathe is more fatal to their health than to ours, but a portable box that can be transported from one room to another overcomes this trouble in a great measure, and renders it comparatively easy to keep plants growing in the house during the entire winter.

—Silk momie is an agreeable ground for the embroiderer; a handsome table-spread is of sage-green silk momie, lined with surah of the same shade and beautifully ornamented with a couched design of pomegranates in gold thread over sage-green filosomes; the ends are finished by a fringe of silks and gold thread intermingled.

—Individuality, grace and harmony of design are requisite now-a-days in furniture, floor, ceiling or wall coverings, and while it may be a comparatively easy matter to own a house, the work of furnishing it in an artistic and satisfactory manner is quite as difficult as ever; the firm of Colishaw, Nicoll & Co., of Broadway and Eighteenth street, renders the task an easy one by giving the benefit of their experience and good taste by fitting up a house with the best possible effect in draperies and upholstery goods.

—A very charming easel drapery is of terra cotta China silk, showing a crackle ground work in deep terra cotta, with a powdering of outlined dog-wood blossoms.

—Everyone who is interested in whatever is beautiful and unique will find it a pleasure as well as an interesting art lesson to visit the rooms of J. Chadwick, No. 3 East Nineteenth street. A glance over their stock reveals some beautiful specimens of antique furniture, quaint in design and rich with carving, and brass mounting, in the fine Benares brass work articles of great beauty and exquisite workmanship are shown; vases, jardinières and trays are made in this ware.

—Water carafes are of heavy cut crystal and in shape of small Egyptian pitchers, four of them are used on the table, one at each corner.

—The fashion of using porcelain plaques for wall decoration, though liable to be carried to excess, is a commendable one when practiced in moderation, and many pieces that are quite lost among a number of others resting in a cabinet or upon a mantel shelf can be thus used to excellent advantage in adorning the library or drawing-room; the German brass plaques with heads of Rembrandt and copies of famous paintings are framed in plush and make a lovely addition to a room.

—Drawing-room lamps in ruby and shaded ambrine and opaline glass with shades and chimneys to match are very attractive.

—The economical housewife has as many aspirations toward "high art" as her more fortunate sister with a well-filled purse and, thanks to the progress of invention, people of moderate means can now surround themselves with objects of beauty; bright spots of color, if it be thought best to introduce them, can be brought into a decorative scheme by means of painted panels; very beautiful long panels of silk plush or velvet embroidered in clusters of flowers are placed against the drawing-room doors and held by a bow of ribbon; screens made of leather are very rich and suitable for dining-rooms and libraries, a pine framework is covered with embossed leather and studded with brass nails; the new materials employed as wall coverings are also very beautiful for screens, corner shelves for china and bric-a-brac, are made of pine wood with irregular shelves and covered with bright colored plush, and so, with a little ingenuity and labor, numberless articles of beauty and utility may be constructed.

### Real Estate Exchange and Auction Room (Limited).

There is no little complaint at the tardiness shown in reconstructing the buildings in Liberty street to fit them for an Exchange. The subscribers were led to expect that the new Exchange would be in its headquarters by the close of 1884; but here it is near the middle of January and there is evidently a great deal of work still to be done. It is complained that the contractors are taking their time and are employing but very few hands.

The new Exchange is doing very well, however, in its legitimate work. The Committee on Legislation held its first meeting for the year on last Monday afternoon at three o'clock. There was a good attendance and much interest was shown in the proceedings.

The chairman, Mr. J. B. Varnum, after calling the committee to order, reviewed its work during the past year. While it did not begin its meetings till the 6th of March, it had done a good deal to influence legislation at Albany on all matters relating to real estate. This year he suggested the influence of the Exchange should be exerted to still further advance the interests of taxpayers, and, to do this the more effectually, he suggested that the Exchange should have an agent at Albany who should keep the members fully informed respecting all proposed legislation at the State capitol. The following sub-committees were then appointed:

*Executive*—J. M. Varnum, Geo. H. Scott, Constant A. Andrews, Clinton W. Sweet, Albert Bellamy.

*Mechanics Lien Building Law*—C. Buek, Richard Deeves, Fleming Smith, John D. Crimmins, Henry D. Beekman.

*Land Transfer Laws*—Henry D. Beekman, Clinton W. Sweet, Myer S. Isaacs, Andrew H. Sands, A. J. Clinton.

*Drafting and Amending Laws*—Geo. G. De Witt, Jr., Dwight H. Olmstead, James L. Wells, Constant A. Andrews, Thomas B. Connery.

*Taxes and Assessments*—Edward A. Morrison, Frank S. Allen, Smith Ely, Jr., Chas. A. Schermerhorn, Henry J. Burchell.

*City Improvements*—Wm. C. Church, Henry M. Taber, Henry E. Pellew, Wm. C. Orr, Sinclair Myers.

*Federal Relations*—D. G. Croly, Geo. F. Gantz, John T. Nagle, Andrew J. Robinson, Lewis Morris.

Mr. Fleming Smith called the attention of the committee to the unequal burdens put upon real estate holders by our present tax laws. Personal property escaped almost all municipal and State burdens. Very rich men were not ashamed to purchase government securities while taxes were being levied, so as to escape assessments on the best part of their property, while others who lived and made their money in New York claimed residences in country places to avoid paying their share of the city's expenses. He for one believed in an income tax as being the only just and equitable method of securing monies to meet current, State and city expenses, but he thought that there ought to be a discrimination between business incomes and those derived from permanent securities, such as bonds, real estate and the like. This matter was finally referred to an appropriate committee to report.—*Real Estate Chronicle*.

The Board of Directors of the Real Estate Exchange met on Tuesday. It was the sentiment of the meeting that the contractors had failed to live up to their agreements and through unnecessary delays had caused the Exchange to suffer pecuniarily, and it was resolved to refer the question of damages and the legal liability of the contractors for the same to counsel, with a view of taking some steps in the immediate future to protect the interests of the Exchange.

It was also resolved that a committee of twelve be appointed, to be called the Committee on Opening, who will arrange a programme for the opening ceremonies of the Exchange and carry out all matters of detail connected therewith. The following gentlemen were appointed members of the committee: J. M. Varnum, Albert Bellamy, S. F. Jayne, D. G. Croly, Nathaniel Niles, Charles Buek, Morris Wilkins, W. C. Church, G. G. De Witt, Hall J. How, H. S. Ely, M. S. Isaacs.

The following memorial is before the Exchange to be voted upon:

*To the Honorable the Senate and House of Representatives of the United States of America in Congress assembled:*

The memorial of the Real Estate Exchange and Auction Room (Limited) of the city of New York respectfully sheweth,

That the city of New York and the adjacent cities of Brooklyn and Jersey City represent an interest in house property and real estate amounting to over \$3,000,000,000. That all this property is entirely unprotected from an attack by a hostile fleet which need not even enter the Narrows to cause a vast destruction of property. There are now no works or guns to protect our harbor in case of the outbreak of a war, nor could the necessary defences be constructed in less than two years' time. It is known abroad as well as at home that the shores of this country are entirely unprotected and it would be only an act of reasonable precaution that New York, the chief city of the nation, should be defended by such permanent forts, floating batteries, gunboats and torpedo service as will give us a guarantee against sudden invasion until the country should have time to build an adequate fleet for defensive purposes.

Your memorialists submit that even in the event of threatened complications with foreign powers, such as might arise out of the foreign treaties now under the consideration of your Honorable Body, that the freedom from panic which such a policy of defensive fortification would secure, would more than compensate for the required outlay.

In view of the above facts your memorialists earnestly pray your Honorable Body that you will take such steps and vote such appropriations as shall be requisite to place the chief city of the nation in wealth, population and importance, in a condition of safety, whatever foreign complications may arise.

*Resolved*, That the above memorial be properly engrossed, and that the officers of the Board of Directors be asked to send it to one of our United States Senators and one of our city representatives in Congress.

*Resolved*, That a printed copy of this memorial be also sent to the Stock, Produce, Cotton, Mining, Petroleum, Maritime, Metal, Coffee, Grocers', Merchants' and other Exchanges asking them to co-operate with this Exchange and the Chamber of Commerce in bringing this important matter to the early attention of Congress.

Ex-Mayor C. Godfrey Gunther is of opinion that house property will rent for less than it did last year, nor will real estate sell for as good figures as it did formerly. He is, however, a believer in the region below the City Hall Park. Business from his point of view will, as it were, centralize on Broadway, below St. Paul's Church, and on the business streets leading thereto. He does not look, therefore, for much reduction in rents in this quarter, although there may be some concessions this spring, due to the depressed times. The region above the City Hall as far as Houston street is, ex-Mayor Gunther thinks, likely to see much lower figures for rentals. He knew of a store not far from the City Hall on Broadway which had rented for \$6,000. He believed the landlord would be glad to rent it for half that sum. The Stewart building, as altered by Judge Hilton, has brought down the prices of business locations in that neighborhood. The shrinkage in business would affect all the property along Broadway as far as Houston street and the region to the west, but down-town below the Park would



eventually profit by the concentration of business, which, in his judgment, would tend down-town instead of going further up the island.

Building Law Legislation.

Editor RECORD AND GUIDE:

Builders and architects are, of course, very much interested in the following paragraph in Governor Hill's message:

It is represented that there exists a necessity for important amendments to the building laws of New York city and Brooklyn, and that there also should be framed a general building law to be applicable to the other important cities of the State. It is evident that without the active assistance of modern architects and builders the Legislature cannot safely or intelligently prepare such measures; and it is a matter for serious reflection whether it is not advisable that a commission of disinterested experts skilled in the construction of buildings be authorized to be appointed for the purpose of reporting to the Legislature, at the present or its next session, proper laws for the construction, regulation and inspection of buildings in said cities and the better protection of life and property therein.

The present New York city building law is entirely inadequate to the present times. It specifies regulations for the construction of buildings totally opposed to architectural science, and the terms of the law have to be continually modified to suit the requirements of various buildings. The present law has been used as a means of persecution against property owners, and the administration, in times past, of the Building Department was notoriously corrupt, inefficient and expensive.

The present Brooklyn building law was modelled after the New York law, and contains very many of its inconsistencies, defects, and means of oppression.

All the larger American cities, New York, Brooklyn, Philadelphia, Boston, Chicago, etc., have "Building Laws" which regulate the minimum thickness for walls proportionate to the height and width and character of a building; the strength of floors in warehouses and other structures to sustain various loads; securing light, air and sunshine to all sleeping apartments in dwellings and tenement houses; compliance with sanitary requirements in plumbing matters; the preservation of life in case of fire, particularly in theatres, assembly halls, etc., and various other requirements in the interests of the public safety, health and comfort. Without exception all the laws relating to buildings in force in the various cities of this country are modelled after the New York city law.

In this State none of the cities other than New York and Brooklyn have any law relating to the construction of buildings, excepting only the usual fire limit ordinances enacted by the Common Councils prohibiting the erection of wooden buildings. In Albany, Syracuse, Buffalo and the other cities anyone can build without regard to established factors of safety for building materials, and do violence to all sanitary rules in construction without in any way being answerable for his wrong deeds. All these cities need modern building laws, but of such a kind that will protect public interest without retarding legitimate individual enterprise.

In accordance with the recommendations of the Governor a bill will be presented to the Legislature during the present session to the following effect:

1. The appointment of a commission by the Governor of five experts, skilled in the construction of buildings, to draw up and report to the Legislature at its next session proper laws for the construction, regulation and inspection of buildings, and the better protection of life and property therein, applicable to the various cities in this State. ;

2. The said laws to be in three classes:

A—A building law applicable only to the cities of New York and Brooklyn;

B—A building law applicable to all other cities exceeding seventy-five thousand inhabitants; and

C—A building law applicable to the remaining cities in this State exceeding thirty-five thousand inhabitants.

The said laws to be limited in their application to the various cities to such districts as are now, or may hereafter be established, as fire limits by the Common Councils in said cities respectively.

The framing of these laws require time, care and a technical knowledge, only acquired after years of practical experience in building construction. A self-constituted committee of competent and representative persons have spent their time in vain during the past four years endeavoring to secure an amended building law for this city. The Governor has the right idea: Competent men should be asked by the State to do this work, and they should be adequately paid for their services and provided with legal counsel.

Some Reflections on Title Guarantees.

Editor RECORD AND GUIDE:

The interesting "History of a Title," published in your last number, has doubtless given many a real estate lawyer at least a momentary feeling of discomfort, but I trust that it will attract the attention of the commissioners appointed to prepare a bill to facilitate the transfer of real estate.

Without stopping to inquire whether these identical flaws could prove so disastrous in this State, can these commissioners propose any protection against similar occurrences? I understand that they propose all deeds and conveyances should be indexed according to the locality of the lot affected; but would such an index have afforded the owner or would-be purchaser any greater information? The first two ejectment suits were based on the construction of wills, to which the index in the Register's office would make no reference, and, even if they did, only experienced real estate lawyers would have imagined the possibility of a defect, especially at a period so remote.

In the third case the fault lay in the omission of the word "heirs" after the name of the grantee; this would be equally a defect in this State, if it occurred prior to 1830, and would give the grantee only a life estate. The index would certainly not give the inquirer any information concerning this mission.

The fourth action was based upon a condition that a certain part of the land should not be built upon. Of this the index would probably give no notice, and if it in some way referred to it, only lawyers would understand whether the condition "ran with the land."

All that the indexes would do would be to give a chain of title; and in this city so much of the land has been so thoroughly examined that there is seldom any difficulty on this account. The real difficulty lies in construing correctly the instruments which constitute the chain of title, and in divining

possibilities which are beneath the surface; and absolute certainty herein is what more than any lawyer can honestly claim, a certain amount of risk will always remain and must be assumed by the State, by the officials, by a private corporation or by individual lawyers. The most perfect civil service in the world—that of Prussia—undertook to certify to the correctness of transfers of real estate; but the work was found so burdensome to the public and to the officials, that the State assumed the responsibility for the correctness of the work of the register officials. In this country neither of these methods is practicable, and the alternative therefore appears to be that our titles must be insured, either as in the past, by individual lawyers, or as has now been commenced here, by an association with a large capital and many workers, after the example of other great American cities.

REAL ESTATE.

REMARKS.—We do not entirely agree with our correspondent. An effort is now making to reform the laws relating to conveyances of real estate, and we are satisfied that some time or other real estate will be transferred as easily, as cheaply and as certainly as is personal property. Our land laws are a barbarous chaos, and are a heritage of the past. Common sense instructed by good business methods will devise ways not only of indexing but of insuring titles to property. As our correspondent points out this has been effected in Prussia, while in Australia and New Zealand, under a government guarantee, it is as easy and as inexpensive to sell a house as it is to dispose of any personal or movable property. We agree with our correspondent that in all probability title companies will be made use of to insure purchases of real estate. They have, we understand, proved useful in Boston, Philadelphia and Baltimore, but eventually, as in Prussia, New Zealand and Australia, the government or State must be the guarantor of a title.

EDITOR.

Life Insurance Company Valuations.

As we have been of late frequently asked to state what average percentage of the market value the New York Life Insurance Company usually lends on improved city real estate, we have been led to compile for the information of all interested in mortgages a list of the loans made by that company since January 1st, 1884. That its officers have remarkable confidence in the city's future will be readily seen by the list published below. A slight knowledge of the values of city realty is all sufficient to make it apparent to the reader that loans of 50 per cent. on actual values are the exception rather than the rule, and it will be noted that two-thirds or 70 per cent. of the selling value has been apparently advanced in the majority of instances, while in some cases an even larger percentage has been obtained by the borrower.

Table with columns for address, date, and amount. Includes entries like '80th st. s. s. 100 e Madison av. 34x102.2. Jan. 1, 3 years. \$31,000' and '114th st. s. s. 80 e 3d av. one parcel 16.9, two 16.8, and one 16.7x100.11. Mar. 18, 3 years. 26,800'.



145th st, s s, 125 e 10th av, 17.2x99.11.	Sept. 15, 3 years.	\$7,800
145th st, s s, 142.2 e 10th av, 16.2x99.11.	Sept. 15, 3 years.	7,200
145th st, s s, 158.4 e 10th av, 17.2x99.11.	Sept. 15, 3 years.	7,800
145th st, s s, 175.6 e 10th av, 16.2x99.11.	Sept. 15, 3 years.	7,200
145th st, s s, 191.8 e 10th av, 16.7x99.11.	Sept. 15, 3 years.	7,800
145th st, s s, 208.3 e 10th av, 16.8x99.11.	Sept. 15, 3 years.	7,200
116th st, No. 352, s s, 106.8 w 1st av, 18.4x90.	P. M. mort. (Consideration in deed \$10,000.) Sept. 1, 1 year.	7,000
109th st, s s, 38 e 4th av, 19x74.	P. M. mort. (Consideration in deed \$7,500.) Sept. 29, 1 year.	5,000
109th st, s s, 57 e 4th av, 19x74.	P. M. mort. (Consideration in deed \$7,425.) Sept. 29, 1 year.	5,000
3d av, e s, 150 s Rose st, 25x87.2.	Oct. 1, 3 years.	9,000
3d av, e s, 175 s Rose st, 25x87.3.	Oct. 1, 3 years.	9,000
103d st, s s, 255 e 8d av, 25x100.11.	Oct. 1, 3 years.	9,000
1st av, e s, 24.8 s 113th st, 23.1x95.	Oct. 1, 3 years.	11,000
2d av, w s, 52 n 98th st, 26x75.	Oct. 10, 3 years.	10,800
109th st, s s, 76 e 4th av, 19x100.11.	P. M. mort. (Consideration in deed \$7,525.) Nov. 3, 1 year.	5,000
109th st, s s, 95 e 4th av, 19x100.11.	P. M. mort. (Consideration in deed \$7,450.) Nov. 3, 1 year.	5,000
109th st, s s, 133 e 4th av, 19x100.11.	P. M. mort. (Consideration in deed \$7,000.) Oct. 27, 1 year.	5,000
78th st, s s, 575 e 10th av, one parcel 16.10 and two 16.8 x abt 98.6.	Nov. 8, 3 years. 3 mort., each \$14,400, aggregate.	43,200
124th st, s s, 100 e 1st av, six parcels, each 25x100.11.	Aug. 1, 3 years. 6 mort., each \$10,500, aggregate.	63,000
1st av, e s, 25.2 s 124th st, two parcels 25.4 and one 25x100.	Aug. 1, 3 years. 3 mort., each \$12,500, aggregate.	37,500
97th st, s s, 175 e 5th av, 163.7x103.4x141.1x100.11.	Dec. 1, 3 years.	30,000
52d st, n s, 300 w 6th av, 25x100.5.	Nov. 25, 3 years.	18,000
52d st, n s, 325 w 6th av, 25x100.5.	Nov. 25, 3 years.	18,000
134th st, n s, 100 e 8th av, 75x99.11.	Dec. 9, 1 year.	5,000
135th st, n s, 100 e 8th av, 75x99.11.	Dec. 9, 1 year.	5,000
8th av, e s, 144th e 15th st, 199.10x100.	Dec. 9, 3 years.	10,000
62d st, n s, 270 e 6th av, 200.6x100.5.	Dec. 19, 1 year.	31,500
Madison av, w s, 30.9 s 43d st, 25.4x76.2.	Dec. 19, 1 year.	34,800
Mercer st, e cor Washington pl, 49.9x100.	Dec. 18, 3 years.	80,000
72d st, n s, 200 w Av A.	P. M. 2 mort., each \$10,800. Dec. 19, 1 year.	21,600
Total.....		\$3,405,900

miles square, with coal sufficient to fuel the steam navies of the world for ages to come. Pennsylvania, which owes so much of its commercial prosperity to the Atlantic Ocean and the Ohio River, should not begrudge less favored interior provinces the benefits of improved facilities of cheap water transportation. Moreover, our neighbors of the North should abandon the odious sectional habit of regarding this rich and promising portion of their own country as if it were a foreign territory, and not the common heritage of all Americans.—*Nashville Weekly American.*

**Our Canadian Neighbors.**

Among the commercial treaties proposed there is as yet no mention of renewed reciprocity with Canada. Yet a wise and friendly convention with our immediate continental neighbor would have many advantages of many kinds. The recent commercial policy of Canada, with the limited range of Canadian production, has not shown satisfactory results. Mr. Hardy, Provincial Secretary of the Ontario government, recently said that the tariff question is again coming up for settlement, and that Canada wants a reciprocity treaty with the United States. America, he thinks, should have a great system of continental free trade, and protection against the outside world. Such views naturally tend to a favorable feeling toward actual annexation with the United States, and Mr. Hardy says that he is assured of a strong under-current of such feeling, especially among Canadian manufacturers. This feeling is said to exist in the maritime provinces, and especially in Manitoba, which is by nature closely related to "the States." The annexation feeling is so vigorous in New Brunswick that at a late meeting of the Board of Trade in St. John it was thought best to introduce a resolution of opposition to it, and the debate upon it showed a strong conviction, in the words of one of the disputants, that colonial relations are not favorable to the development of a country. He added that Canada requires a treaty-making power, and that it needs fair trade with the United States. The plan of imperial federation which Sir John Macdonald favors provides for colonial representation in the British Parliament, and for common colonial contributions for colonial defense, so that Canada would aid peculiarly in furnishing discipline for Zulus and Arabs. This is not a plan likely to be favored, and is well described as "a spasm of reaction." Instead of a partial reciprocity treaty, therefore, when Canadian relations come up for consideration, it would be well to reflect whether commercial union might not be a wiser policy. Canada, indeed, promises to be the dependent country, whose destiny will be determined by normal influences and by its real wishes. England would not oppose a sincere desire for Canadian independence, and the United States will not seek to annex or to absorb. But if a possible possession of Nicaragua by a European power makes our protectorate of that nondescript country desirable, a friendly ascendancy in an adjoining country of our own race and language is certainly worthy of careful meditation.—*Harper's Weekly.*

**A New Departure.**

The New Orleans *Picayune* is of the opinion that the country is ripe for an entirely new departure, "one that will stamp itself upon the whole history of North America." The new departure advocated by the *Picayune* contemplates "territorial aggrandizement to the southward," and it thinks that the proposed Nicaragua treaty is the opening wedge. There is much that is suggestive and tempting in the new departure outlined by the *Picayune*, but the time has not yet arrived when such a movement can be seriously considered by the party that is to assume the reins of the government on the fourth of next March. In the first place, the Democratic party cannot afford to hamper itself with any project suggested by a Republican administration. Whatever is done by the Democrats must be of Democratic origin. Considering the fact that President Arthur was for months seriously embarrassed by the South American entanglement spun around his administration by the so-called diplomacy of the festive Mr. Blaine, it is a little strange that he should see his way clearly to embarrassing a Democratic administration with a treaty which is not by any means free from the suspicion of jobbery, and which involves, first and last, the expenditure of many hundred millions of the people's money. Mr. Arthur should have remembered his own difficulties with Brother Blaine's "brilliant" South American policy, and he should have borne in mind the fact that he was not elected to his present office by the votes of the people. He is President, it is true, but the fact that he was and is not the people's choice should have given him some notions of delicacy with respect to any attempt to inaugurate a new foreign policy for a Democratic administration to carry out. Leaving out of view every other consideration, it is the duty of the Democratic Senators to unite in shelving the proposed treaty on the ground that an outgoing administration has no right to hamper its successor with a project that has never been adequately discussed. While we believe with our New Orleans contemporary that the country is ripe for an entirely new departure in our foreign policy, we do not believe that the Democrats have anything to gain by taking up a project hatched by a Republican administration, which cannot be said to represent the people in any sense. The new departure must be Democratic in conception, Democratic in intention and Democratic in its results.—*Atlanta Constitution.*

**A Western View.**

We are getting on splendidly with our failures, our curtailments of production, our reductions in wages, and other economies, and some time next year we shall be ready to start anew with a good foundation to work on. Of course it is a matter of judgment how much reduction there should be here and there and how much the natural forces of finance and commerce will produce. There is certainly more liquidation to come, but exactly how much and exactly where it is difficult to tell. But it would seem that, with the rapid rate at which events have followed each other in the last year or two, a few more months will be sufficient to place us on a plane where we can again have active business and fair profits for all. The conditions do not justify us in anticipating a period of depression as long as that which followed the panic of 1873—we have no difference between gold and paper to fight now, and the wealth of the people per capita has vastly increased. After all, the great wonder of the situation is, that we could have passed through so much and have shown it so little. Who would have said that we could have a decline in prices greater and more general than was ever known before—a panic that brought the leading financial operations of the country to almost a full stop, and nearly 12,000 failures in a year with liabilities of \$250,000,000—with very little more than the ordinary amount of pauperism and beggary in our large cities and only a small curtailment of the expenditures of the wealthier classes? It is all a striking proof of the strength of the country. And the wish of every patriotic bull must be that the process of natural selection through bankruptcy shall go on till the weak concerns are all weeded out. The feeble and unpromising kittens of the litter should be decently drowned and the strong ones left to thrive. Current events furnish very little evidence of the immediate coming of better times. All accounts agree that the iron trade is duller than ever and the profits smaller. The aggressive policy of the Southern makers is partly responsible for this. But the competition has had the good effect of enforcing economies in the manufacture and handling of this commodity. With selling price below the cost of production, it is clear that the laxity of management that is encouraged by a protective tariff in any industry will not do. The trade in textiles has improved a little. The stocks appear not to be very large, and the strength of cotton has given a firmness to prices. The report from Augusta, Ga., of a demand for cotton goods beyond the capacity of the mills is a startling piece of news to a people accustomed to nothing but depressing advices, but it seems to be literally true. Operations in the woods thus far justify the predictions made in the fall that the cut of logs would be small this winter. That is a branch of industry in which there has not been any curtailment heretofore

**The World of Business.**

**Gold and Silver Notes.**

*Editor Commercial Bulletin:* Why keep up your war on silver coinage and silver certificates? The question was settled by the Presidential election. The double standard is a "fixed fact." It will not be disturbed in the next four years. Silver coinage has become a necessity as one of the bases of the note currency of the country. The party soon coming into administration will never interfere with it. The proportion of uncoined silver bullion on hand may possibly be increased in a year or two. But the purchase of \$24,000,000 silver bullion and the coinage of at least \$25,000,000 gold a year must go on to meet the increased demand for note currency, now fully equal to \$50,000,000 a year, to say nothing of the gold and silver notes required to take the place of the rapidly-declining bank circulation. There is no other way to avoid an increased greenback circulation or the repeal of the 10 per cent. tax on local circulation, either of which I am sure you would deprecate. In your paper of Wednesday you repeat the fallacy—encouraged, I admit, by every Secretary of the Treasury since coin resumption in 1879—that three-fourths of the silver coinage remains useless in the Treasury. But the statement is a fallacy nevertheless. It would be as true of gold eagles as of silver dollars, if true at all, so far as the great public are concerned. Both have accumulated largely in five or six years. Both have been coined largely in the same years. Part of the present rich stock is held idle, but not useless in the Treasury. Three-fourths of it, in place of only half, could be put in circulation to-morrow in certificates, and then leave the \$95,500,000 gold purchased by Secretary Sherman to redeem greenbacks, which have been rarely presented and then in infinitesimal sums. The "extraordinary means" employed to force actual coin circulation, to which you refer, I recollect, was more conspicuous, in the first year or two of resumption, in gold eagles than silver dollars. The old gold certificates were withdrawn and no new certificates issued until Congress, three years afterwards, compelled the unlimited exchange of gold notes for gold coin. Silver coin was neither forced nor tendered, while gold coin exclusively was volunteered in Clearing House settlements, and the Associated Banks commended for their formal and emphatic repudiation of silver and silver certificates. Even silver certificates were at first grudgingly paid out, and a large proportion of the \$110,000,000 now in circulation were taken out (and remain out, by the South and West in exchange for gold paid into the New York Sub-Treasury; and this privilege was at one time refused. N.

**Our Waterways to the Sea.**

We have been surprised to see in the columns of as broad and liberal and patriotic a journal as the Philadelphia *Times* such a narrow, sectional argument against the improvement of the navigation of Tennessee River as is offered through its Washington correspondent. The sneer at the energetic efforts of "the Tennessee lobby" is to infer that this great national enterprise is a mere local, provincial "job," for the benefit of a few iron furnaces up about Chattanooga. Is not Tennessee a part of our common country? Is not the Tennessee River one of the greatest natural arteries of commerce on this continent? It is somewhat trying to the patience if not the patriotism of the industrial classes who inhabit the Tennessee River valley, embracing half a dozen States, to hear this improvement classed in the category with the insignificant creeks and coast inlets, always putting in claims for needless appropriations whenever a great national enterprise is to be fostered, for fear that some other locality may get the advantage of them. Americans should consider the question of internal improvements upon a broader plane. Whatever prosperity attends the improved facilities of transportation in a portion of the Union so rich in resources as the great cotton, coal and iron belt of the Tennessee Valley must be shared by the whole country. The great water-shed from the thirty-eighth parallel to the Gulf of Mexico is drained by great rivers, all emptying in that great central sea, whose farther shores are the natural market of the United States. Said the late Lieutenant Maury—eminent authority—"A sea is important for commerce in proportion to the length of the rivers that empty into it, and to the extent and fertility of the river basins that are drained by it. Commerce loves the sea; but it depends for life and health upon the land. It derives its sustenance from the rivers and the basins which they drain and increases the opulence of nations in proportion to the facilities of intercourse which these nations have with the outlets of such basins. The river basins drained into the Gulf greatly exceed in extent of area and capacity for production the river basins of the Mediterranean. The character and extent of the back country which supplies such outlets are the true exponents of the commercial prosperity of the cities and the condition of the people who dwell there. The closer these outlets are together and the greater the diversity of the climates drained by them the more numerous are their products and the more active is their commerce. Had it been left to man to plan the form of a basin for commerce on a large scale—a basin for the waters of our rivers and the products of our lands—he could not have drawn the figure of one better adapted for it than that of the Gulf, nor placed it in a position half so admirable." This thought of the great geographer of the seas might be supplemented by the suggestion that these rivers—the Tennessee, Mississippi, Alabama and Tombigbee—drain the cotton belt which furnishes the staple upon which more than any other the commercial independence of America depends. Three of these great rivers run direct from a coal basin 5,000



The production of flour has been restricted somewhat by the lack of power at the mills, but is still enormous. The market is, however, stronger. Wool and leather are firmer in price than they were a few weeks ago. Generally speaking, British and Continental industries show no improvement, though there is a better demand for ocean freights at higher prices. The record of failures and strikes last week was about what was to have been expected—certainly no worse. In the stock market the Granger agitation and the deliberations in regard to the coal combination are the two subjects just now attracting the most attention. There is nothing in the present situation that justifies higher prices, and either a failure to reorganize the coal combination or the success of the movement for lower freight rates would force a further decline.—*Chicago Tribune.*

**Girdling the Globe.**

Telegraph wires and submarine cables already girdle the globe, and the demands of commerce are so great that in time the iron horse is to be substituted to a large extent for ocean transport in the world's carrying trade. A joint board of English and French engineers have proposed a new all-rail route from London to Bombay. The only break will be the crossing of the Straits of Dover and Gibraltar. The line as devised would cross from the West coast of Europe at Gibraltar and from Tangier, Africa, connect with already existing lines in Algeria, across Morocco via Tunis and Tripoli to Cairo, and thence by way of the Suez isthmus down the Valley of the Euphrates and along the shores of the Persian Gulf to a connection with the railway system of India, whence a line already runs to Bombay. The entire distance is over 5,000 miles, and the cost of building is estimated at \$50,000,000. Ordinary trains will make the trip in ten or eleven days, but faster trains will be run tri-weekly in nine days. The plan is not at all improbable, nor so difficult a work as the accomplished fact of the Suez Canal, which was dug to save the long ocean voyage around the Cape of Good Hope. The canal was a great advantage to commerce, but even that great benefit must in these later days be abridged by the substitution of rail for ocean transit. Railroads are an important factor in this modern age in bringing together and cementing nations in friendly accord and spirit. They perpetuate a bond of mutual dependence which will go far toward promoting peace and good-will everywhere. They have already placed the United States in the van of older nations.—*American Grocer and Dry Goods Chronicle.*

**Real Estate Department.**

There was very little doing in the Salesroom this past week. There were some foreclosure auctions, but the principal ones were adjourned. The renting of stores and lofts in the dry-goods district is now under way, and landlords are making concessions to good tenants and are anxious to give long leases. Brokers report general business as dull, but say that there are a good many inquiries for medium priced residence property. There is, of course, always a sale for desirable business property. There is, as in all dull times, more or less trading going on. The present dullness is only temporary; in a few weeks time the coming spring business will make itself felt. While it is believed that property generally will bring lower prices there are many localities in New York where no abatement of values is possible. Indeed, in the line of immediate improvement there will be some advances. The following tables of Conveyances and Mortgages for the past few years will interest all dealers in real estate:

Year.	No. of Cons.	Consideration	Avg'e price per con.
1873.....	7,175	\$145,385,753	\$20,248 87
1874.....	6,191	114,197,099	18,445 75
1875.....	6,347	99,025,562	15,601 95
1876.....	6,384	86,723,805	13,601 85
1877.....	6,179	71,469,285	11,566 49
1878.....	6,029	64,119,187	10,635 12
1879.....	8,969	85,563,913	9,539 97
1880.....	9,588	111,666,636	11,646 45
1881.....	11,678	148,219,490	12,692 18
1882.....	8,908	166,875,069	17,119 27
1883.....	9,692	160,849,303	16,596 09
1884.....	11,422	177,661,329	15,554 31

But the above does not include the Twenty-third and Twenty-fourth Wards, in other words the annexed district beyond the Harlem. In 1882 and 1883, compared with 1884, the Conveyances for the whole city were as follows:

Year.	Conveyances.	Consideration.
1882.....	9,975	\$170,764,163
1883.....	10,620	164,534,012
1884.....	12,262	182,044,304

CONVEYANCES.					
Year.	Conveys.	Amount.	Nom. 23d & 24th W.	Amount.	Nom.
1882.....	785	\$13,970,643	190	102	\$260,735
1883.....	904	11,776,640	273	91	317,386
1884.....	1,191	20,422,338	294	139	376,293
1885.....	1,471	19,690,346	340	133	527,989
1886.....	1,139	18,425,884	283	98	189,606
1887.....	642	16,425,693	265	70	351,120
1888.....	636	10,533,602	174	78	316,283
1889.....	467	8,211,630	194	61	167,570
1890.....	542	10,681,996	114	75	342,390
1891.....	669	13,843,300	177	78	336,386
1892.....	688	11,535,859	183	87	208,615
1893.....	841	15,246,232	237	75	500,591
Total.....	9,975	\$170,764,163	2,724	1,067	\$3,889,064

CONVEYANCES.					
Year.	Conveys.	Amount.	Nom. 23d & 24th W.	Amount.	Nom.
1883.....	921	\$11,375,766	259	85	\$147,895
1884.....	844	13,785,799	218	106	344,358
1885.....	1,031	17,452,999	257	102	201,572
1886.....	1,235	18,643,671	260	101	382,793
1887.....	1,008	16,982,221	306	127	329,769
1888.....	1,035	14,014,922	246	138	474,276
1889.....	793	10,393,651	148	155	509,282
1890.....	605	9,628,119	157	93	229,419
1891.....	593	9,274,055	182	118	494,165
1892.....	787	11,815,908	220	120	514,091
1893.....	875	15,664,999	233	128	285,062
1894.....	893	15,501,902	327	92	430,363
Total.....	10,620	\$164,534,012	2,813	1,366	\$4,343,545

CONVEYANCES.					
Year.	Conveys.	Amount.	Nom. 23d & 24th W.	Amount.	Nom.
1884.....	941	\$14,362,722	148	126	\$354,031
1885.....	892	18,306,093	257	128	380,146
1886.....	1,124	16,359,629	270	134	325,373
1887.....	1,537	25,065,373	296	165	275,084
1888.....	1,480	23,971,389	335	165	418,212
1889.....	1,070	17,400,282	274	113	424,686
1890.....	1,051	11,987,949	296	248	491,762
1891.....	719	9,576,398	210	116	273,707
1892.....	675	7,762,043	190	154	384,649
1893.....	924	11,295,732	290	169	541,234
1894.....	945	12,722,171	244	179	287,204
1895.....	904	13,284,523	251	143	226,887
Total.....	12,262	\$182,044,304	3,061	1,840	\$4,382,975

**MORTGAGES.**

Year.	Morts.	Amount.	5 p. c.	Amount. T. & I. Cos.	Banks, & I. Cos.	Amount.
1882.....	857	\$7,998,851	182	\$2,217,187	176	\$2,555,550
1883.....	942	8,660,902	269	3,295,518	173	2,665,000
1884.....	1,017	13,686,536	374	4,314,082	189	3,294,405
1885.....	1,184	10,605,846	369	3,411,940	154	2,581,910
1886.....	1,079	16,966,139	315	3,669,501	185	8,713,580
1887.....	780	8,979,203	161	1,687,451	140	2,904,444
1888.....	784	9,880,619	243	2,455,613	129	4,058,268
1889.....	664	6,442,995	280	1,973,642	111	2,285,950
1890.....	643	7,335,257	151	2,101,755	125	2,927,500
1891.....	813	8,043,920	189	2,805,415	118	1,958,150
1892.....	896	11,633,796	251	3,407,436	136	2,493,925
1893.....	856	11,874,816	208	3,255,350	196	5,115,800
Total.....	10,515	\$122,108,980	2,887	\$34,594,904	1,844	\$42,284,472

* Includes June 1.						
† June 1 and 30 omitted.						
1883.						
January.....	904	\$11,093,156	332	\$3,985,745	147	\$4,995,182
February.....	712	8,066,272	270	2,925,862	147	3,132,900
March.....	1,011	22,061,779	392	3,737,067	194	13,576,100
April.....	1,004	11,375,185	370	4,911,838	147	4,668,600
May.....	938	10,665,630	320	3,727,759	139	3,178,800
June.....	957	10,604,812	241	4,849,810	182	3,843,490
July.....	728	8,881,905	245	2,965,739	114	3,084,740
August.....	611	8,238,521	179	2,635,667	117	3,448,100
September.....	638	7,439,125	179	1,966,094	114	3,057,910
October.....	757	8,815,289	253	2,875,299	121	3,561,800
November.....	812	9,679,588	258	3,045,288	154	2,805,050
December.....	799	9,017,043	279	3,200,822	123	2,577,350
Total.....	9,866	\$125,878,305	3,318	\$40,886,480	1,693	\$51,927,022

1884.						
January.....	896	\$9,700,463	333	\$3,403,204	151	\$2,751,100
February.....	708	7,414,052	250	3,198,258	129	2,210,768
March.....	911	13,180,146	329	3,488,180	223	4,678,150
April.....	1,159	11,463,411	485	5,120,088	177	3,562,800
May.....	1,137	15,698,734	491	6,411,665	201	6,539,350
June.....	827	9,024,232	322	3,855,954	135	2,833,402
July.....	1,074	10,931,258	502	5,031,598	163	3,047,015
August.....	639	6,900,525	251	3,155,271	111	2,280,250
September.....	600	6,781,684	273	2,614,444	106	2,280,500
October.....	740	7,788,785	277	3,967,232	128	2,548,570
November.....	789	9,783,197	319	3,528,255	164	4,527,700
December.....	760	9,853,499	307	3,230,015	162	5,336,386
Total.....	10,240	\$118,519,976	4,139	\$47,004,164	1,850	\$42,595,991

The Conveyances this past week make a very good showing as compared with the corresponding week of last year, but the figures are deceptive, as last week included the transfers filed on the first business day of the month, when they are always heavy. The fact that the mortgage indebtedness was less than half the consideration given for the property purchased is a good sign. The following are the figures:

CONVEYANCES.			
	1884.	1885.	
	Jan. 4 to 10, inc.	Jan. 2 to 8, inc.	
Number.....	190	293	
Amount involved.....	\$2,740,524	\$4,237,878	
Number nominal.....	56	62	
Number 23d and 24th Wards.....	30	45	
Amount involved.....	\$131,200	\$56,675	
Number nominal.....	6	14	

MORTGAGES.			
	1884.	1885.	
	Jan. 5 to 11.	Jan. 3 to 9.	
Number.....	190	290	
Amount involved.....	\$1,488,985	\$2,110,091	
Number at 5 per cent.....	77	147	
Amount involved.....	\$666,804	\$1,257,747	
Number at less than 5 per cent.....	3	7	
Amount involved.....	\$14,277	\$62,353	
Number to Banks, Trust and Ins. Cos.....	33	36	
Amount involved.....	\$395,250	\$386,250	

No. of buildings.			
	1884.	1885.	
	Jan. 5 to 11.	Jan. 3 to 9.	
Estimated cost.....	22	170	
	\$305,400	\$156,750	

The Mulberry Street School-house was some time ago sold at auction, and the purchaser has refused to accept the title on the ground that there are judgments against the city for about \$6,500,000, which are liens against this and all property owned by the corporation. The purchaser had in the meantime resold the property to a third party, who had intended building a factory on the site, which will now, of course, not be erected.

On Wednesday, January 14, Richard V. Harnett will sell at auction the brick front building with store, No. 80 Broome street; also the double brick front building and store No. 78 Broome street, and the four-story brick front (frame) building No. 76 Broome street. This sale is by order of referee in partition.

On Thursday, January 15, Mr. Harnett will sell the "Grosvenor," Nos 35 and 37 Fifth avenue, northeast corner of Tenth street. This is an elegant apartment house and includes all the modern improvements. The sale is by order of the Supreme Court.

A number of bargains in real estate are advertised in another column by H. M. Burdett, of the Mutual Life building. The list comprises improved and unimproved property on the east and west sides.

**Gossip of the Week.**

David L. Einstein has sold two lots on the north side of Fifty-seventh street, near the Calvary Baptist Church, between Sixth and Seventh avenues, 40x100.5, to Ashley A. Vantine, for \$48,000 cash. Mr. Vantine will erect thereon in the spring two fine residences for his own occupancy.

Riker & Co. have sold to Hugh O'Neill, of the well-known dry-goods establishment, a 22-foot lot on the north side of Fifty-seventh street, between Sixth and Seventh avenues, for \$26,400. Mr. O'Neill two months ago purchased, through the same brokers, a 23-foot lot, adjoining, for \$29,500. They will both be improved.

Charles Buek & Co. have sold the four-story and basement brick and stone residence No. 20 East Sixty-first street, 25x60x100.5, for \$60,000, to F. A. O. Schwarz.

Geo. Muller has purchased four lots on the southwest corner of Seventy-seventh street and Second avenue, 102.2x100, for improvement; L. Yenne, broker. The figure was \$44,000.

The Union Theological Seminary has purchased a lot on the north side of Sixty-ninth street, between Fourth and Madison avenues, 25x100.5, for \$22,000.

The Palermo apartment house on the north side of Fifty-seventh street, near the Calvary Baptist Church, between Sixth and Seventh avenues, 100 feet west of Lexington, is nearly to blame.



to Edwin A. McAlpin; the latter has sold the four-story stone front dwelling No. 574 Madison avenue, 24.4x75, to Mr. Lo Forte. We understand the figure is \$300,000 for the Palermo, and \$60,000 for the Madison avenue house.

John Gorman has sold for W. J. Gessner the frame stores and dwellings on the northeast corner of Third avenue and Eighty-fourth street, 53x65, and three four-story stone front flats adjoining the above on Eighty-fourth street, 60x100, to H. Vogel, for \$67,000. The same broker has sold for F. R. Walker the three-story and basement brick dwelling No. 241 East Seventy-eighth street, 13.10x50x100, to J. R. Black, for \$6,000.

Lalor & Beringer have sold six three-story and basement brown stone houses, 17x55x120 each, on the northwest corner of Third avenue and Seventy-fifth street.

M. B. Baer & Co. have sold for Isidore Strauss the four-story high stoop brown stone dwelling, No. 26 East Fifty-fifth street, 20x60x80, for \$36,000.

Geo. R. Read and Hall J. How & Co. have sold for John C. Overhiser three lots on the north side of One Hundred and Eleventh street, commencing 150 feet east of Fifth avenue, for \$13,500.

Adon Smith has sold the four-story brick store and tenement on the northeast corner of Third avenue and Forty-third street, 2 x55x80, for \$30,000.

James A. Frame has sold the new four-story dwelling, 20x55x102.2, No. 106 East Seventy-ninth street, to A. Baumann, of Baumann Bros., for \$34,000.

Tichborne & Melrose have sold the three-story brick dwelling, No. 658 East One Hundred and Thirty-fifth street, for Elizabeth H. Meeker, to Eliza Welsh, for \$4,275.

Crevier & Woolley have sold for the Lightstone estate the premises No. 233 Stanton street, 24.10x75, for \$7,600, to Frank Seitz.

Geo. W. Ditchett has sold for J. L. Judd the frame house and lots on the west side of Boston avenue, about 250 feet south of One Hundred and Sixty-ninth street, 67x167, to S. T. Simpson for \$6,750.

### Brooklyn.

Paul C. Grening has sold the plot on the south side of Gates avenue, 85 feet west of Franklin avenue, 125x115, to John Gibb, for \$25,000.

#### PROJECTED BUILDINGS.

No. of buildings	1884.	1885.
	Jan. 5 to 11.	Jan. 3 to 9.
.....	6	24
Estimated cost.....	\$24,200	\$71,650

### Out Among the Builders.

A six-story building is about to be erected on Chambers and Rose streets, having a frontage of 118 feet on the former and 78 feet on the latter. The structure will be erected by Michael Giblin, and will be leased to the Mutual News Company, of which Messrs. Bennett and Mackay, of Commercial Cable fame, are large stockholders, for a term of ten years. The architect will be T. R. Jackson.

Cleverdon & Putzel have the plans under way for four three-story and basement brown stone houses to be erected by Samuel O. Wright on the north side of One Hundred and Thirtieth street, commencing 225 feet west of Sixth avenue. Three will be 19x50 and one 18x50, each having an extension 8x12. They will be constructed by day's work. The same architects are drawing the sketches for three three-story and basement brown stone houses and one three-story brick and brown stone house, to be built on the north side of One Hundred and Twenty-third street, west of Mount Morris avenue, for Anthony Smyth. Two will be 18.9x52 each, one having an extension, one 18.6x52 and extension, and one 19x52. They will be in hardwood trim and contain the modern improvements.

Geo. Muller intends to improve four lots on the southwest corner of Second avenue and Seventy seventh street.

Philip Braender intends to improve the lot on the east side of Fifth avenue, 27.2 south of Eighty-fifth street, by the erection of a private residence.

Jacob Raichle will probably erect two five or six-story double tenements at Nos. 116 and 118 Norfolk street.

Frederick Schuck will build a private stable on the northwest corner of Avenue A and Eighty-fifth street.

W. Graul has the plans for a five-story high stoop brick and brown stone tenement, 25x72, to be erected at No. 39 Essex street, for Mrs. Bertha Solomon, for \$19,000, and a five-story brick and stone store and tenement, 25x72, to be built at No. 7 Allen street, for Wagner & Pfeiff; cost, \$18,000.

Frank Seitz will shortly commence the erection of a five-story tenement at No. 233 Stanton street.

L. Steinhardt intends to build five five-story brick and brown stone flats, 29x90 each, on the southwest corner of Ninth avenue and Fifty-sixth street. They will be heated by steam and be partly in hardwood trim. The estimated cost is \$150,000. The plans are being drawn by Geo. B. Pelham.

C. C. Haight has the designs for a handsome country residence, 160x40, to be erected at Islip, L. I., for W. Bayard Cutting. It will contain all the modern improvements, and will be one of the most elegant residences on Long Island.

Charles D. Marvin is preparing the sketches for a Queen Anne cottage, 40x50, to be erected on the east side of Fulton avenue, 500 feet north of Union street, Montclair, N. J., at a cost of \$10,000, and for two cottages, 25x39 each, to be built on the west side of St. Lukes place, 200 south of Bloomfield avenue, for P. Gould to cost \$8,000.

J. M. Merrick has the plans under way for a new County Clerk's building, 40x50, to be built at Richmond, S. I., at an estimated cost of \$10,000. It will be of brick and iron, fire-proof and two stories high. The same architect has the plans for a large frame skating rink to be erected at Stapleton, S. I., the dimensions of which will be 50x250. The rink will have a front building of brick, two stories high, 50x50. The total estimated cost to the owner, Geo. Bechtel, will be about \$50,000.

Maclay & Davies have opened a branch office at No. 697 Broadway, in the building recently purchased by them from Vogel Bros. It is their

intention to raise Nos. 693 and 695 Broadway to correspond with No. 697, and make a first-class business building of the completed structure.

S. J. Silberman intends to erect two five-story tenements at Nos. 76 and 78 Norfolk street.

The spring promises to be a fairly busy one for builders, and those who supply builders' materials may look forward with more assurance to the future. Quite a number of architects have plans on the boards who for months have had their drawing materials almost at rest. One firm of architects have plans [shortly to be published which they say will give them enough work till January, 1886.

### Brooklyn.

E. F. Gaylor has plans under way for a five-story brick store and tenement, 25x50, to be erected on the south side of Grand street, 50 feet east of First street, for D. Allers.

Amzi Hill is preparing plans for three three-story brick dwellings, one 20 x45 and two 25x50, to be erected on Park place, west of Vanderbilt avenue; owner, Paul C. Grening.

Mr. Lutje Bredehoeft intends to improve the lot on the southwest corner of Reid avenue and Pulaski street, which he recently purchased, by the erection of a three-story brick store and dwelling, 25x55, with a one-story brick stable in the rear, to cost about \$7,500.

Messrs. H. & H. Reiners, the distillers, will shortly commence the erection of a four-story brick (stone trimmed) rectifying distillery, 50x40, with a tower in the centre, to be situated at Nos. 177 and 179 Stagg street, to cost about \$10,000, from plans by E. F. Gaylor.

H. Vollweiler has plans in hand for three two-story and basement brick dwellings, each 18.6x42; also a two-story and basement brick dwelling, 22.4x 45, with extension 15x18, to be used as a kitchen and office, to be erected on the southeast side of Van Buren street, 150 west of Bushwick avenue, and a two-story and basement brick dwelling on the northeast side of Van Buren street, 75 east of Broadway. These buildings will be finished in hardwood, and will be cabinet trimmed and contain all modern improvements; the total cost will be about \$19,000, the owner is Samuel W. Post. The same architect has also plans for two three-story frame stores and tenements, one double 25x50, and one single 21x50, to be erected on Evergreen avenue, 50 west of Troutman street; owner, George Loeffler; cost, \$7,000.

F. Von Benkendorff intends to make extensive alterations to his house on Willow street; architect, Geo. W. Da Cunha, New York.

### Clothes Poles.

In the interesting suit, Weeks vs. Hinners, Judge Van Brunt, of the Supreme Court, has lately decided that while a covenant not to put up clothes poles does not "run with the land" and cannot be enforced at law, yet under proper circumstances the covenant will be sustained by a court of equity.

Edward C. Weeks was the owner of the northwest corner of Fourth avenue and One Hundred and Twenty-eighth street, 160 feet by one-half the block, and his executrix sold to Mr. Thurston a piece 60x70, and Thurston covenanted that neither he "nor his heirs and assigns, shall or will at any time erect or permit to be erected any stable on said premises or erect or permit to be erected any clothes line for the drying of clothes to be swung by pulleys or otherwise from any of the rear windows of any building erected or to be erected on said premises, or erect or permit to be erected any clothes pole of a height exceeding eight feet in any of the yards in the rear of any building erected or to be erected on said premises."

Afterwards Thurston sold to Wood, and after that the executrix of Mr. Weeks sold the rest of the plot to Mr. Taylor, and he sold the same to the plaintiffs. Still later, Wood sold his piece to Mr. Hinners, and Hinners put up a clothes pole about 30 feet high, and claimed that there was no privity of estate nor of contract between the plaintiffs and himself, and that the covenants of Thurston did not "run with the land," and did not bind his, Hinners', land. Upon the briefs submitted by Mr. Alfred J. Taylor for the plaintiffs, and Mr. Wm. King Hall for the defendant, Judge Van Brunt gave judgment for the plaintiffs as we have before stated, and the clothes pole must come down.

### The Latin Union.

Representatives from France, Italy, Belgium and Switzerland, which constitute the Latin Union, will meet on January 15 next to take action upon continuing the agreement heretofore existing respecting the free coinage of silver with gold. The *Commercial Bulletin* says:

The agreement dates from December 23d, 1865, and remains in force until January 1st, 1880, or, if notice be not given one year previous to that date of its continuance, it will run for fifteen years further, and in like manner for further periods of fifteen years in the absence of notice. This compact gives a legal tender quality to silver in four European states, on the basis of 15½ to 1, and makes them virtually one for the maintenance of the double standard. It was the fact that in these countries 15½ ounces of silver could be exchanged for one of gold that caused our 412½ grains dollar to be exported as fast as it was coined, as that coin was based upon 16 to 1, and was therefore worth 3 per cent. more in Europe than at home; and if silver should recover its lost value and be remonetized on the basis provided in the Bland bill, it would for the same reason be impossible to keep it in the country. The true course for the United States in approaching remonetization would be to institute negotiations with the Latin Union with a view (1) to accepting their ratio of 15½ to 1; (2) to procuring a common agreement among the five governments to coin all the silver presented at their mint; and (3) to continue the Union for a long period after its termination in 1880. This being accomplished, remonetization could be undertaken in this country with eminent advantage to its foreign commercial relations and without complaint of detriment or injustice to any class.

An English correspondent of the *Iron Trade Review* says: It will interest American iron masters to know that practical men of great experience firmly believe that a revival of business is at hand, and that the commencement of the new year will witness the extension of the iron trade, both here and in the United States. Certainly large orders for rails have recently been placed, and the shipbuilding interest, which has been so seriously depressed, is gradually reviving, some good contracts for new ships having been taken which will not only benefit shipwrights but marine engineers also



### Important Special Notices.

A gentleman who has entire charge of a large estate in this city, having additional time to devote to the management of one or more estates, offers his services to executors, administrators, guardians, trustees and others, requiring the same. Highest references as to qualifications, integrity and responsibility. Address, "Trustee" RECORD AND GUIDE office.

#### RIKER & SON.

A choice plot, 35x100.5 feet, on the north side of Fifty-seventh street, between the church and the new houses just finished by D. & J. Jardine, is offered for sale by Messrs. Riker & Son, as will be seen by an advertisement on another page. Riker & Son have just sold an adjoining lot, 23 feet front, for \$29,500, to Mr. Hugh O'Neill, who purchased 22 feet front through the same firm about sixty days ago for \$26,400, and it is understood will erect at once on the site a handsome and costly residence. Forty feet front on the same street, near the above lots, have been sold to Mr. Ashley A. Vantine, who will erect thereon two first-class houses from plans by R. M. Hunt, the architect of W. K. Vanderbilt's house and other noted structures.

#### FERDINAND FISH.

Mr. Ferdinand Fish, of 149 Broadway, who makes a specialty of altering, improving and managing business property, advertises in another place for old buildings capable of alteration for office purposes. Among the many buildings he has altered probably none reflect more credit than the one he has just completed, Nos. 265 and 267 Broadway, the site of Tweed's old head, quarters. Mr. Fish knows from long experience what tenants want and expect, which, with his knowledge of the principles of construction, gives him an advantage over the average architect which those who have the kind of property he seeks will not be slow to appreciate.

#### RARITAN HOLLOW AND POROUS BRICK CO.

We would call the attention of our readers to the card of this company, which appears on another page. They have been in existence for about three years, during which time they have established a reputation which places them in the front rank of manufacturers of fire-proof building materials. Their aim has always been to make a first-class article and to deliver it promptly when needed, and their facilities for doing this are of the best. The factory is situated directly at the point of shipment on the Raritan River, and the clay used is mined by the company from their own clay banks, within 200 feet of the factory. Their works are devoted exclusively to the manufacture of hollow brick and porous terra cotta of every description, including flat arches for floors between iron beams, partitions, furring, roof lining, column and girder covering, &c. Some of the most important buildings in this city have been furnished with fire-proof material by this company, among which are the "Central Park Apartments," "The Chelsea" apartment house, the Williamsburgh City Fire Insurance Company's building, and they are at present engaged in supplying all the fire-proofing required in the Standard Oil Company's new building. We would advise all who are interested in this class of work to call at the office of the company, No. 115 Broadway, or to send for their illustrated catalogue, fully describing these materials and giving directions for setting, &c.

#### LEON TANENBAUM.

Leon Tanenbaum, the young and enterprising broker, has found it necessary to move into larger quarters, owing to the increase in his business. He consummated some very large sales during the past year, his specialties being the renting and selling of store property and the procurement of loans. He is now at No. 92 Spring street, ground floor.

#### CANDA & KANE.

Masons' building materials that are durable and cheap can be purchased of that popular firm, Canda & Kane, at their yards, foot of West Fifty-first and Fifty-second streets, and foot of East Fourteenth street; also at foot of Amity street, Brooklyn. Their business has so increased during the past year that they have found it necessary to add another yard at the foot of Fifty-fifth street, North River. This firm does an extensive business, and can be communicated with by the Telephone and Telegraph Co.

#### LEONARD J. CARPENTER.

Leonard J. Carpenter, the well-known real estate agent, has recently opened a branch office on Third avenue, near 69th street, for the accommodation of his up-town clients on the east side. Mr. Carpenter's integrity has gained for him a high reputation in real estate circles. His main offices are at the Young Men's Christian Association building, on Twenty-third street and Fourth avenue, and at No. 68 Wall street.

#### THE NEW YORK WOOD WORKING COMPANY.

The New York Wood Working Company's mammoth factory, at One Hundred and Thirty-fourth street and Lincoln and Alexander avenues, covers a frontage of 400 feet by 100 feet deep. They have a storage capacity of over a million and a half feet of lumber, all of which is dried by steam. Their machinery is of the most approved character. They are the only manufacturers of square turned work. Embossed wainscoting, mouldings and corner blocks for door and window cases are supplied by them. They employ an experienced architect, who gives special attention to designing interior finish for dwellings, stores, offices, saloons, etc. They are prepared to furnish designs and estimates, or to estimate on the designs of others, to execute the best class of work, and to estimate for the entire woodwork of buildings. The factory is lighted by the Sawyer-Man Illuminating Company (Limited). The New York Wood Working Company claims to have the best equipped moulding mill in the United States. Builders, architects and others should call and obtain estimates. Mr. C. C. Peck, the treasurer and general manager, is always on the premises.

#### GEORGE R. READ.

George R. Read is well known amongst real estate men and property owners. Since he left Mr. Ludlow's office and commenced business on his own account he has been highly successful. Besides being a broker, he is an appraiser and agent for estates. His office is at No. 19 Nassau street.

#### PECK, MARTIN & CO.

Peck, Martin & Co. is one of the largest firms which supplies masons' building materials. They have unsurpassed facilities, and their extensive yards are spread out all over the city at convenient points. They are

located at Thirtieth street and Spring street on the North River, at One Hundred and Twenty-eighth street on the Harlem River, and at Forty-eighth and Seventy-fourth streets on the East River, there being five in all. Those requiring building materials should inspect their nearest yards.

#### BUTLER, MATHESON & CO.

Butler, Matheson & Co.'s card appears in another column. This firm was established in 1850, and has every facility for transacting an extensive real estate business, their offices having been enlarged and improved during the past year. Butler, Matheson & Co. have THE REAL ESTATE RECORD bound since 1868, and have valuable maps and other publications of interest to property owners in their offices.

#### JACOB BOSSERT.

Architects and owners of realty are referred to the card of Jacob Bossert, builder and contractor, of Nos. 229 and 231 Heyward street, Brooklyn. He builds complete under contract, and always has a few first-class tenements for sale. His residence is at No. 233 Lynch street, Brooklyn, E. D.

#### THE DIBBLE MANUFACTURING COMPANY.

The Dibble Manufacturing Company, of Trenton, N. J., have recently added four hydraulic presses to their plant, with full outfit of fitting and finishing machinery to match. Their hemacite knobs are steadily increasing in favor. It is claimed that they are the best door handle for all interior doors, being strong, handsome, durable and pleasant to the touch and moderate in cost. The officers of the company have been requested by a number of architects and clients to manufacture a smooth finish hemacite knob, to which they have acceded, and they are now turning one out of handsome Gothic shape, bronze mount, and with the head not distinguishable from finely finished ebony. Illustrated lists will be mailed free on application.

#### J. REEBER'S SONS.

J. Reeber's Sons, dealers in second-hand building materials, whose yard is at One Hundred and Twentieth street and Fourth avenue, have purchased a plot at One Hundred and Seventh street and East River, where they intend to erect a new yard with greater facilities than before. They purchase and remove old buildings on the shortest notice.

#### THE NEWARK LIME AND CEMENT MANUFACTURING COMPANY.

The Newark Lime and Cement Manufacturing Company has been in active operation for nearly half a century, and its Hydraulic Rosendale Cement is very widely known. It has been on the market for the past forty-five years, during which time it has been used on the principal government and other public works, having received the commendations of engineers, architects and contractors. The company manufactures its lime in white, brown and ground for building and agricultural purposes. Their works are at Rondout, N. Y., and Newark, N. J.

#### E. SWEENEY & SONS.

E. Sweeney & Sons, office 229 Broadway, not only deal in, but are quarriers and manufacturers of North River blue stone, as well as all stones suitable for curbing, guttering, crosswalks, sidewalks, sills and trimmings for buildings. They claim for their stone durability, beauty of color and cheapness.

#### J. RAYNER.

J. Rayner, lumber dealer, foot of East Houston street, is making a specialty of mahogany, and is offering a very fine stock of dry Cuban and Mexican. His facilities for handling such stock is unsurpassed by any yard in the city; he also handles large quantities of ash, cherry and walnut veneers of a very fine quality from 1-12 inch to  $\frac{1}{4}$  inch in thickness, and at very low prices.

#### PATENT SOAPSTONE FINISH AND POTTER'S COLORED MORTAR.

Colored mortars, principally red, black and buff, have grown wonderfully in favor with architects and builders recently. They do not cost any more, and for artistic and decorative purposes are far superior to the ordinary mortar. The American Soapstone Finish Company, of Providence, R. I., whose advertisement appears elsewhere, furnishes these artistic mortars as well as their famous patent soapstone finish, which is so superior to ordinary hard finish for walls and ceilings. This is because it does not crack, and is a non-absorbant as well as a non-conductor. It costs no more in the long run than ordinary wall plaster, while for appearance and use it is far superior. This fact is being found out by the trade, as is shown by the largely increasing sales of the soapstone finish as well as of the colored mortars. This company is flourishing in spite of the depressed times.

#### PETER TOSTEVIN'S SONS.

Architects and owners who need the services of competent masons and builders should communicate with Peter Tostevin's Sons, of No. 204 East Fifteenth street. Among the structures recently erected by them, or which they are now erecting, are, the Young Men's Christian Association's building at Nos. 222 and 224 Bowery; the seven-story building for the Van Zandt estate at Nos. 143 and 145 Elm street; the five-story structure at Nos. 41, 43 and 45 Bowery; the six-story structure for the Presbyterian Church at No. 28 Ridge street, and the six-story cigar-box factory, 73x80, at Nos. 179, 181 and 183 Lewis street, for Simon Strauss.

#### HOWARD FLEMING.

Howard Fleming, who imports White's English Cement so extensively, has added to his list the superior London Portland manufactured by Gibbs & Co. (Limited), for which some of the most important contracts in England have been received, the largest of which was for the Liverpool Docks for 50,000 tons, 10,000 tons having been used for Newhaven Harbor and 7,000 tons for the Barrow Docks. To meet the demand for German Cement Mr. Fleming has selected qualities from Stettin and Itzehoe which have been favorably received in the United States.

A subscriber complains that he has been constructing five buildings on One Hundred and Fourth street which will be ready for occupancy by the 1st of March, but there is no sewer in the street although six months ago the proper department was notified of the proposed construction of these dwellings. Somebody is clearly to blame.



## Building Material Market.

## REVIEW OF ALL THE LEADING ARTICLES FOR THE YEAR 1884.

Our annual report annexed contains a review of pretty much everything in the way of material directly or remotely connected with the erection and completion of buildings as sold on our local market during the past year. Considerable statistical information also accompanies our reports, all of which has been compiled with the utmost care from reliable sources only and is a feature exclusively our own. In preparing the articles upon the various descriptions of merchandise enumerated we have found a general similarity of tone and but little detail necessary in recording the fluctuation in values. The year opened in a promising manner, with the distribution of stock about equal to expectations and prices well maintained. Early summer, however, found some modification, then came a sudden collapse in demand through the influences of the strike which no subsequent resumption of work overcame and the last six months' trade has unquestionably so reduced the aggregate volume of business for the entire year as to compare very unfavorably with 1883. To some extent the excitement of the election was detrimental to the building material trade as well as to so many other lines of business, but the most severe blow was inflicted by the strikes, and the indications are that the workmen for the effort to force an unimportant and at the best only temporary advantage may yet have to pay dearly. Very few dealers in material find anything like the usual interest among their customers, either for present or future delivery, and the impression seems to prevail that contracts for next season's work will be given out sparingly and carefully unless the labor question is settled upon some solid and definite basis. With the falling off in trade there was a modification in the value of most articles and the year closes without the usual winter reaction, leaving prices as a rule quite low. The condition of affairs prevailing on the general market brought some disaster, and several failures have been announced, including two or three concerns of prominence and long standing, yet all things considered the Trade, as a whole, has weathered matters in good form and seem to feel that with stocks small enough to be very well controlled and cost easy they must benefit by renewal of demand in anything like respectable proportions. The pushing forward of work on the new aqueduct must consume large amounts of material and from that our dealers naturally expect to obtain considerable business.

The following shows in condensed form the export movement of the leading articles of Building Materials during the years named:

	Value.			
	1881.	1882.	1883.	1884.
Bricks.....	\$8,663	\$7,026	\$21,737	\$14,148
Cement.....	28,701	28,939	37,131	48,219
Doors.....	.....	.....	100,875	136,989
Fire Brick,				
Tiles, &c....	9,510	12,970	12,042	11,096
Lumber and				
Timber.....	1,666,786	1,619,387	1,762,354	1,653,809
Lath.....	1,368	4,257	1,016	3,951
Shingles....	19,494	23,068	12,072	17,049
Paint.....	377,781	440,531	450,210	496,749
Plaster.....	24,419	38,024	25,713	30,372
Nails.....	270,213	292,784	335,766	240,613
Slate, roofing	138,904	153,318	54,063	90,262
Stone.....	40,000	28,250	25,474	18,641
Roofing....	8,139	16,975	33,410	19,589
Plumbing				
Material....	7,842	17,994	29,587	56,177
Houses.....	26,400	86,613	149,174	98,789
Bridges.....	56,370	55,510	25,855	25,824
Miscellaneous.	47,693	39,921	23,934	104,526
Total.....	\$3,739,283	\$2,865,657	\$3,100,213	\$3,066,803

## THIS WEEK'S MARKETS.

In consequence of the liberal amount of space given our yearly review, we omit this week's detailed report of the markets. There has, however, been no changes of any importance or special significance. Bricks were no plenty, but the demand also proved quite limited, and former rates were the best that could be obtained, with possibly a shade steeper feeling extant. Cement held steadily; Lime worth old rates, and Lath nominal in the absence of stock, though sellers appear to be expecting \$2.75 per M for next arrivals. Lumber has found moderate local sale only, with no variation on the general line of cost. The Albany market is reported by the *Argus* as follows:

The shipments by rail have been light, without change in prices. The feeling in regard to the future of lumber in Canada is very firm. Such houses as Gilmore's, Hamilton, Edwards, etc., having sold their entire cut of deals for the season of 1885 at an advance of fully \$2.00 per M ft. over prices obtained in 1884, many other concerns are contemplating cutting deals that last year cut for the American market. Michigan manufacturers will take this into account in making their figures for the season.

BRICKS.—Looking back over the record of the past year we find a very monotonous condition of affairs on the market for Common Hards. Indeed probably the most remarkable feature shown is the great uniformity of price and movement of supplies throughout the entire regular trading season, and the absence of any serious attempt on the part of either buyer or seller to force matters out of the rut into which they had fallen and were moving. During the period covered from the commencement of new work, the re-opening of navigation and the resumption of manufacture there was the usual fluctuation, but as soon as new brick commenced to come price settled off until it touched 50¢/75c. per M less than the top average of 1883, and this continued as above noted up to the end, with only now and then a variation not amounting to more than 12½c. or at the outside 25c. per M, and rarely lasting longer than a day or two, as influences generally proved temporary. It has not been uncommon, however, to hear of an extra price paid on certain favorite makes, as the low ruling figure permitted buyers to display a fastidious taste without much extra expense, but rates so given were really in the form of a premium and could not be accepted as establishing a basis for quotations. For a long time it required a very nice quality of Hard Brick to command \$5.25 per M promptly by cargo, and some first rate useful stock has sold for much less money. Indeed, by comparison with former years, no one has had occasion to complain of the price of brick except the manufacturer, and he certainly has been compelled to work on a narrower margin, though not at the decided loss claimed in some cases. It is just possible also that the selling interest might have secured a little better grip upon the market had not unexpected factors developed to interfere with their plans. A large meeting of manufacturers held during the early portion of the season, after some deliberation, finally matured a scheme through which each individual maker was to continue work until he had completed within 25 per cent. of last year's output and then quit for the year, this being considered a more judicious and equitable movement than a simultaneous general shutting down at any fixed date. How closely the agreement was adhered to there is no means of ascertaining. It may have been supported to the letter, but it is certain that brick were being made until frost appeared, and the strike of the bricklayers had sufficient effect in reducing consumption below calculated limits, as to more than neutralize the diminution of the product. The strike, it will be remembered, was an ugly one, putting back a great deal of work as well as leading to the total abandonment of many jobs, and while those contractors who did not stop operations handled stock as rapidly as possible, they could not at all times keep the market clear, and receivers experienced difficulty in managing the surplus. This latter trouble became greater when local dealers were found to be quite indifferent beyond picking up odd cargoes, as conditions might just suit them. New Jersey has come to the front as a much larger producer, and while using a great many brick at home had a sufficient overrun to add materially to the weight of supplies offering on this market, and correspondingly make another depressing influence. Indeed, the competition with Hudson River stock was a little keen at times, and manufacturers of the latter product while assuming indifference were evidently by no means insensible to the new development, especially as they had to contend against some pretty good brick. Still in the matter of quality all hands have done very well, the strong demands of buyers on that score, the experience of former seasons, and the benefit of favorable weather combining to raise the standard of condition. In this connection it may be well to say that we have had numerous applications to "puff" the product of some localities at the expense of others, but carefully taking the test of prices obtained on average business there appears no warrant to change the old line of grading, which leaves Haverstraw a little ahead. The general accumulation to carry over is in excess of last year, with a greater proportion at this point, and the Long Island manufacturers waiting for an opening to commence shipments. There has been a good and growing trade in hollow clay brick during the year, mainly for fire-proofing purposes, and there is a promise of still further increase. Prices have ranged from \$11 up to \$14 per M, according to make, etc., but about \$12 was the average for regular sizes, while "shapes" were mainly sold per square foot under special agreement on contract. There has been some little export trade in common and front bricks, mainly to West Indies, but nothing of an unusual character.

Pale Brick have flopped around in price to a considerable extent during the season, and sometimes sold very low, even down to \$2.25@2.50 per M for poor stuff. This, however, is a portion of the product open to many sudden and serious influences, owing to the obstructions to prevent straight open consumption, and while good luck and careful management combined occasionally opens the door for a considerable amount of stock, building inspectors are likely to turn up suddenly and interdict the sale of an article against which under certain conditions there is a prohibitory law. The sale on local account has required a fair proportion of the supply, but Brooklyn as in former years is certainly the best customer, owing to a large amount of suburban work.

Fronts have held the steadiest position throughout. On Croton Point makes the year opened and closed without a change made in the general range of cost, nor is there any present intention to shade figures. Business, however, has hardly realized expectations. The season opened promising with many back orders to fill, a brisk new demand and everything to encourage a full production. Manufacturers, therefore, pushed matters freely, and before they stopped moulding had made more stock than in 1883. In the meantime, however, demand commenced to shrink with unexpected rapidity, and finally degenerated into an uncertain jobbing sort of form, leaving makers with an accumulation on hand to be carried over, exceeding the amount of the corresponding period last season; owners, however, keep the supply well in hand, and want full former rates for it. Trentons and Philadelphia sold out clear, with some orders unfilled, and values in consequence hardened. Baltimore Fronts firm in price but only moderately active.

## COMPARATIVE PRICES, JANUARY 1ST.

	1883.	1884.	1885.
Pale.....	\$4 75@ 5 00	\$3 50@ 4 00	\$2 50@ 3 25
New Jersey.	8 50@ 8 75	6 00@ 6 50	4 50@ 5 50
North River.	8 50@ 9 25	6 75@ 7 75	5 00@ 6 25
Croton F'ts.	12 00@15 00	13 00@15 00	13 00@15 00
Phila. F'ts.	30 00@ .....	27 00@ .....	22 50@23 00
Balt. F'ts.	38 00@40 00	37 00@38 00	37 00@40 00

The figures given below have only reached us within a couple of days, owing to the extra pains taken to make the compilation complete. The results reached are somewhat different from expectations. A dimin-

ished production is shown, with a much larger stock left on hand than usual, and this would seem to indicate that business was by no means up to the volume generally understood to be moving. It looks as though brick would be plenty enough next spring.

The following is the production of brick at points from which this market draws its supply, during the years named:

1874.....	400,000,000	1880.....	450,000,000
1875.....	450,000,000	1881.....	500,000,000
1876.....	275,000,000	1882.....	600,000,000
1877.....	300,000,000	1883.....	650,000,000
1878.....	350,000,000	1884.....	600,000,000
1879.....	350,000,000		

## STOCKS OF BRICKS ON HAND AT BASE OF SUPPLIES JANUARY 1ST.

	1883.	1884.	1885.
Haverstraw Bay, etc..	66,000,000	70,000,000	96,000,000
Other points on N. R..	25,000,000	30,000,000	92,000,000
New Jersey.....	10,000,000	12,000,000	27,000,000
Long Island.....	8,000,000	8,000,000	6,000,000
Staten Island.....	3,000,000	2,500,000	3,000,000
Total.....	112,000,000	122,500,000	224,000,000
Total stock January 1st, 1882.....	104,000,000		
" " " " 1881.....	114,000,000		
" " " " 1879.....	97,000,000		
" " " " 1878.....	80,000,000		
" " " " 1877.....	74,000,000		
" " " " 1876.....	96,500,000		
" " " " 1875.....	100,500,000		

The following shows the export of brick from New York during the periods named:

Year.	Number.	Value.
1877.....	13,603,475	\$70,629
1878.....	4,471,980	29,457
1879.....	1,381,775	9,737
1880.....	921,654	7,486
1881.....	971,500	8,663
1882.....	778,000	7,026
1883.....	2,642,625	21,737
1884.....	1,702,850	14,148

CEMENT.—It has not been either a brilliant or satisfactory year for Rosendale Cement. Few, if any, of the companies have accomplished as full a volume of sales as in 1883, and in the efforts to secure business competition became sharper and sharper until rates were cut down to the lowest notch at which it was possible to sell without actual loss, and the margin for profit on the season's operations cannot foot up a very respectable figure. During the first five or six months matters ran along in very good shape, and indeed in some instances sellers were commencing to slightly exceed the distribution of the corresponding period of the preceding year, the city consumption taking its full proportion. Then came the bricklayers' strike, and that influence eventually so broke down the demand for most building material as to have a decidedly depressing effect, and Domestic Cement has not yet recovered from the blow. Indeed, we do not remember to have ever witnessed such a dead sort of feeling during the fall and early winter so far as the line of local operations was concerned, neither consumer nor dealer manifesting more than passing interest, and aside from the supply the companies may have laid in the accumulation at this point is small. There is said to be plenty at the mills, however, and buyers seem to think they would rather take the risk of being compelled to pay the extra winter charges than to trouble themselves about carrying much stock on present promises of demand. Under the drop in prices above referred to the lowest point touched was 80c. per bbl. here, or 20c. less than the inside figure of 1883, and on that basis a great deal of stock changed hands. It was not, however, a general rate, some manufacturers making 90c. a minimum figure and a few refusing at any time to quote below \$1.00 per bbl., claiming that it would be cheaper to shut off production entirely than accept less than the latter price. Since the middle of November there has been a slight stiffening up, and the season may be said to have gone out at about \$1.00 per bbl., the domestic shipping demand affording the principal stimulus. Indeed, the call from points along the Eastern and Southern coast and from the interior was really the saving clause in the market, and while even that outlet was hardly what might have been expected at the remarkably low cost current, it has gone a great way as a balance against the shrinkage in local orders. Manufacturers are not over sanguine regarding the city trade for next season, but calculate upon more public work, and especially the new aqueduct, which must exhaust a large amount of Cement. American Portland has made a good year, and manufacturers express themselves as well satisfied with the results. Indeed, during the earlier portion of the regular season matters proved quite brisk and orders were frequently booked ahead of the productive capacity, with no noticeable easing off until early fall, but after the latter date it was an easier matter to insure prompt delivery, and finally the season closed with all customers served but no surplus stock in the way. The cost was reduced early in the spring and remained steady during the balance of the year.

The market for Imported Cement has given sellers much less cause for complaint than domestic. Indeed, all things considered, matters have been in a healthy, cheerful condition, and about the principal difficulty encountered was in getting stock forward fast enough to satisfy the demand. This latter feature was in part due to quite a liberal European consumption, leaving at times only a small surplus for shipment, and also to more or less trouble about freight room, not only as to cost but as to quantity, when shippers were ready to pay the full charges asked in order to use all due diligence in meeting the calls made upon them. Local steamship owners were probably the stiffest in their transportation charges, and it was somewhat refreshing, despite the annoyance, to observe how calmly they insisted upon 10s. per ton as the lowest limit at which they could carry Cement, when in preceding years, with their expenses more costly, they were begging for cargo at 5s. and 7s. 6d. This fact was of material benefit to the German and French manufacturers, and it will be observed through the table of imports below that in the increased amount recorded for the year the Continent has quite a lead, nearly every month, though Great Britain picks up toward the close, owing to the fact that during the summer and fall sailing bottoms had become available at charges giving importers a better limit. The addition to the lay-down cost here has been in part reflected by an average of probably 15@20c. higher prices on the selling rate of Cement, but even at that limits were narrow, and if there has been as much money made as in 1883 it is through the increased amount of stock handled rather than a fuller margin for profit. Locally, business has been under the adverse influences affecting all other descriptions of



building material, but the interior demand from every section stood ready to take all importers could not use here and pay quite as good, if not better, prices than city buyers. Indeed, first-class Portland Cement is not only growing more popular every year but is commencing to be considered indispensable for certain kinds of work, and beyond such impediments as may arise through extraneous influences great faith is felt in the further expansion of trade. The condition of business, the curtailed powers of "sharp" merchants, and a better understanding among leading importers has kept competition within natural and legitimate channels and eliminated many of the disagreeable features of former seasons. There is understood to be several thousand barrels of old stuff to carry over, but it is stock that never should have been imported to offer to consumers who have long ago learned not to be deceived by showy brands, and it is a question if it has any fixed value. As a rule, however, experience has led to the importation of an improved general run of quality, and while the well-known standard brands have remained well to the front, and indeed were rarely received fast enough even on booked orders, all good stock has sold well and during the season accumulated only sufficiently for the regular jobbing trade. Within the past three weeks, however, the arrivals have been unusually heavy for this time of the year and will make the first-hand accumulation quite full. This, however, is explained by the fact that with sail freights down to 2s, and steamer room proportionately as low importers have improved the chance to get forward a portion of their supplies against next season's wants and to forestall any upward turn in transportation charges in the spring. The re-export trade is not very extensive, but is growing, with orders coming in the main from Mexico, Central America, the West Indies, and occasionally from the British Provinces. We annex our usual table of shipments. Respecting the fancy foreign stock, Keene's, etc., there is nothing new. The sale has been a trifle larger, but at the best does not amount to much, and importation is made mainly on orders, with few fluctuations in cost.

COMPARATIVE PRICES JANUARY 1.

	1882.	1883.	1884.	1885.
P'r bbl.	\$	\$	\$	\$
R'dale..	1.25@1.40	1.30@	1.10@1.20	1.00@
P'dale..	2.65@3.50	2.50@	3.00@2.75	2.50@3.00
Roman.	2.75@3.40	3.00@	3.25@2.75	3.50@2.75@3.50
Ks com.	6.00@6.50	6.00@	6.50@5.00	5.00@6.00
Ks fine.	10.50@10.75	10.00@	11.00@9.25	9.50@10.00

The following shows the imports and exports of Cement during 1884, with a comparison on the aggregate for the year:

	Imports.			Exports.	
	Gt. Brit.	Cont.	Total.	pkgs.	value
January.....	4,630	9,645	14,275	280	\$626
February.....	3,274	6,582	9,856	1,927	4,092
March.....	6,225	9,352	15,577	1,464	1,782
April.....	17,233	22,334	39,567	1,527	2,010
May.....	14,553	17,051	31,604	1,216	3,139
June.....	19,240	21,698	40,938	1,751	4,108
July.....	14,397	23,537	37,934	2,093	4,332
August.....	11,243	12,610	23,853	2,106	4,423
September.....	16,570	21,522	38,092	1,985	3,949
October.....	13,879	24,087	37,966	5,214	10,494
November.....	22,325	14,436	37,361	2,421	5,070
December.....	11,908	18,251	29,539	1,639	4,204
Totals.....	155,477	201,085	356,562	23,623	\$48,219
Totals 1883.....	158,602	143,363	301,965	19,598	\$37,131
" 1882.....	171,202	190,924	362,126	15,508	28,939
" 1881.....	149,486	73,186	222,672	15,455	28,000
" 1880.....	120,833	45,080	165,913	13,550	23,459
" 1879.....	80,834	25,212	106,046	16,163	23,848
" 1878.....	51,477	19,040	70,517	12,181	16,399
" 1877.....	47,632	10,818	58,450	19,581	25,423

DOORS, SASH AND BLINDS.—The changes on the market for the above specialties have been few, and showing nothing of a very radical character. The introduction of new sizes and patterns and the variable sale of old descriptions are the natural sequence of fluctuations in taste of consumers, and the shrinkage or expansion of demand from various sources. During the early portion of the year city trade was very good, but for some months past local calls have become somewhat reduced through influences under which the sale of all classes of material have been subject. There has, however, throughout the entire season been a good and increasing out-of-town distribution, and it is probable that in consequence of this last named feature the total of business, will equal if it does not exceed that of 1883. Competition has naturally been sharp, but without bitterness, among leading makers, and as a rule all hands seem to feel that considering the general surroundings they have little to complain of regarding the amount of sales. Supplies, both as to lumber and trimmings, have not cost so much money as last year, and especially during the past six months, but with the necessity for maintaining an expensive plant and labor remaining high manufacturers did not gain much advantage, the more so that shrewd buyers have managed to secure a share in the changes. Price lists, to be sure, have generally been quoted as unchanged, but it was an easy matter to so arrange terms, discounts, etc., as to give greater or less favor to customers, according to the necessities of pending negotiations, and the "cutting" was said to be at times pretty deep. The export trade remains something of a factor, though said to afford too small a margin for profit to warrant an attempt to force a further increase. England continues the best foreign customer, other countries merely sending in small and desultory orders. The clearances for some purpose not clearly shown have again been made in a more or less concealed form, but we have obtained figures giving nearly if not the entire movement.

EXPORTS OF DOORS FROM PORT OF NEW YORK.

1884.	East S. A. and		Total.
	Europe.	Indies. W. Indies.	
1884.	No.	No.	No.
January.....	7,421	.....	7,421
February.....	850	2,477	3,327
March.....	7,882	1,438	9,320
April.....	6,288	.....	6,288
May.....	15,129	699	15,828
June.....	5,507	1,123	6,630
July.....	7,986	1,724	9,710
August.....	4,886	1,801	6,687
September.....	12,528	1,250	13,778
October.....	6,557	650	7,207
November.....	4,146	150	4,296
December.....	10,269	1,384	11,653
Total doors.....	88,849	12,646	101,732
Total value.....	\$112,278	\$23,868	\$136,933

There has also been reported among the exports 666 packages windows and window frames valued at \$2,182; 2 stairways valued at \$1,220, and 44 packages mantels valued at \$717.

FIRE BRICK.—Reports are generally of an unsatisfactory nature respecting the condition of the market for the domestic production of Fire Brick. Trade has been very slow throughout the year, less in the majority of cases than in 1883, and some manufacturers say they have "never been so dull," and as yet see no prospect of early improvement. On the side of consumers the difficulty can readily be traced to a degree to the building strikes, but principally to the steady increase of stagnation in the iron industry, which forms one of the best outlets for stock in a prosperous condition. A more important factor than all, however, is to be found in the competition from the foreign product, which was not only at all times available in quantity, but importers in some cases appear to have profited by experience and brought it within their power to furnish many "shapes" on comparatively short notice. In the simple matter of average quality the American brick does not suffer by comparison with the imported article, indeed for all general purposes is quite as good, and some few brands are considered a trifle superior, but when it came to price our manufacturers found competition simply impossible at times, and the most careful management could not prevent overproduction. As against last season the average shading on cost is placed at 10@20 per cent, by different operators, but under certain conditions careful buyers have done even better, especially customers handling full invoices for prompt settlement, and the close of the year finds the market in a dull and more or less nominal condition. From the references made above it is hardly necessary to add that foreign stock has been plenty, freely offered, and cheap. How cheap it is almost impossible to say, as it was a sort of go-as-you-please market among importers in the search for an outlet, with rates fixed according to circumstances, and an invoice divided up was likely to show as many prices as there were customers. That condition of affairs was, in a measure, due to natural competition for business on a not very promising market, but also traceable to great advantages secured in the way of transportation accommodation, many lots coming out as ballast or at such nominal freight charges, coupled with low cost from depressed trade abroad, that customers ready to close promptly and save the importer handling and storage, could secure decided bargains. There has also been considerable irregularity in quality, but it is quite likely that the slaughter on price to which poor stuff has been subjected may induce the foreign manufacturer to exercise a little more care in the future shipments. The Dinas brick remains as an exception to the rule among foreign goods, its superior quality and peculiar adaptability to glass and steel furnaces affording a ready market for the supply, which, owing to absence of competition abroad, is gauged fairly to the outlet and thus holds prices steady.

Comparative prices of Fire Brick at New York, January 1st:

	1884.	1885.
Welsh..... per M.	\$30.00@35.00	\$25.00@30.00
English.....	25.00@30.00	25.00@30.00
American, No. 1.....	39.00@35.00	30.00@35.00
American, No. 2.....	25.00@30.00	25.00@30.00

The movements of Fire Brick, so far as reported, were as follows:

	Imports.		Exports.	
	Number.	Value.	Number.	Value.
1877.....	303,870	45,000	32,185	\$2,185
1878.....	244,614	118,994	3,148	6,867
1879.....	690,954	94,976	6,867	3,208
1880.....	1,504,462	80,000	8,361	9,843
1881.....	1,968,290	181,359	11,089	11,089
1882.....	2,831,033	269,810	9,042	9,042
1883.....	1,250,135	358,616	.....	.....
1884.....	1,524,000	300,100	.....	.....

The imports and exports of Tiles, so far as made known, are as follows:

	Imports.		Exports.	
	Pcs.	Pkgs.	Pcs.	Pkgs.
1877.....	.....	.....	3,282	109
1878.....	558	574	3,805	319
1879.....	.....	808	6,747	.....
1880.....	.....	1,308	2,154	131
1881.....	.....	861	4,649	.....
1882.....	342	2,260	7,850	295
1883.....	167	2,391	1,446	98
1884.....	7,600	2,391	4,660	80

GLASS.—It has been a rather easy going year on the market for window glass, quite in contrast with 1883. Business on the whole has kept in proportion with that shown on other articles of merchandise, and has had its share of active spurts, but in view of a diminished call within a few months past the aggregate distribution is smaller and the advantages of sellers more or less modified. The situation has also been free from the annoyance of a protracted and bitter strike of artisans, a feature of so much importance in shaping the course of affairs last season, and that in conjunction with a steady receipt of foreign goods relieved operators of a vast amount of difficulty in meeting the current line of demand. Indeed it has been suggested by some operators that the "relief" in the way of supplies was a little too great, as in addition to a fuller import the want of judgment in regulating the home product has generally piled up an accumulation in excess of requirements, until finally with the diminution of demand the latter end of the year finds a weighty stock on hand at many points, with manufacturers forced to curtail their output as an offset. With the growth of supply assortments have improved and, aside from the few who always appear to want unusual sizes, there has been no difficulty experienced among buyers in making their selections. At present the condition of trade is not very promising, but a belief is expressed that the stocks of jobbers and retailers are small enough to force them into more liberal operations as the year gradually opens. Prices have reflected the general course of business, at first showing a fair degree of strength, then developing irregularity and finally weakening, with a more or less nominal tone prevailing at the close, as "cutting" is indulged in to suit the necessities of current negotiations. Plate has found a fair average sale of most of the season, but gradually succumbed to quieting influences, and closes a little slowly, though generally quoted as steady.

The following shows the imports of Glass at New York during the past eight years:

	Glass.		Glass Plate.		L. G. Plate.	
	Pkgs.	Value.	Pkgs.	Value.	Pkgs.	Value.
1877.....	322,115	672,041	7,840	1,794,251	.....	.....
1878.....	325,035	454,052	6,524	1,049,618	.....	.....
1879.....	72,796	480,187	5,327	727,078	4,332	640,187
1880.....	707,414	1,420,567	7,245	988,710	5,700	918,866
1881.....	494,752	980,828	8,386	986,823	5,594	790,052
1882.....	560,812	1,171,155	10,772	1,208,574	6,606	1,043,355
1883.....	719,275	1,407,717	10,383	1,033,525	6,651	1,183,851
1884.....	770,912	1,547,008	10,481	973,551	6,069	1,027,450

During the years 1877 and 1878 the Custom House reports made no distinction between Looking Glass Plate and Window Plate, a fact not to be overlooked in making comparisons.

HAIR.—Demand has been irregular on local account for Plasterers' Hair, with the greater slackness shown during a portion of the summer. Subsequently, however, there was a fair revival, and dealers seem to think that since fall they have had all the business that could reasonably be expected. All through the season, however, there has been a steady succession of orders from dependent out-of-town points, and the shipping trade has been of great importance in keeping the market in pretty good shape for a long time, acting as a decided support to values. Compared with 1883 the distribution shows about an equal quantity of goat hair, but cattle a little behind and considerably more plentiful. This latter is rather a new feature, and we understand is traceable direct to the primary source of supply, where tanners have in part through better facilities for moving stocks, and in part through a fuller appreciation of its value, taken much greater pains to gather up and preserve their product and ship with some degree of regularity and promptness. A few small invoices have been reported from Europe, but importation schemes entertained last year have been abandoned, especially since of late cost commenced to weaken, and finally did go off to some extent on both grades, though the close is steady.

Comparative prices of Plasterers' Hair per bushel, of 7 lbs., at New York, Jan. 1, for the years named:

	Cattle.	Goat.
1877.....	10c.	12c.
1878.....	10c.	12c.
1879.....	9@12c.	15c.
1880.....	nom.	14c.
1881.....	14c.	15@18c.
1882.....	16c.	25c.
1883.....	21@25c.	35@38c.
1884.....	25@30c.	35@40c.
1885.....	21@25c.	30@35c.

HARDWARE.—From commencement to end it has been a dull year. Even at certain stated periods when a larger attendance of buyers and the handling of seasonable goods was naturally to be looked for the expansion of demand was unusually moderate and traveling agents have returned from protracted trips with a discouraging small list of orders. For a time builders' hardware made a rather more encouraging showing than other descriptions of goods, but ultimately lost ground, and the close finds the general market in a very quiet condition and operators more or less uncertain over the prospect for the immediate future. The hand-to-mouth manner of purchasing has in one way proven beneficial by keeping down the line of investment and enabling customers to meet their indebtedness with reasonable promptness, and it is not improbable that the influence of the same course of action may be felt in a renewal of orders quite early in the year. In fact there is good evidence that second-hand stocks are small and the assumption naturally follows that when inventories have been taken and wants ascertained customers will feel like filling out assortments. With the state of business prevailing it was an easy matter to keep first-hand supplies full enough for all calls, and in point of fact it required close, careful management on the part of manufacturers to prevent running up a surplus accumulation of even many of the standard goods. It has been very common to claim "about steady" prices all the season, and in verification the unchanged price lists were cited. Quoted price lists and discount sheets, however, were a delusion and a snare as representing the actual selling basis, as "cutting" became general and deep and careful buyers could obtain many advantages for months past. Manufacturers, however, are now generally working to so adjust matters as to bring about a more uniform condition of values. Material has been somewhat less costly but labor underwent little or no reduction.

The following shows the exports of hardware and cutlery from New York during the past four years:

	1881.	1882.	1883.	1884.
East Indies.....	\$707,256	\$927,604	\$783,539	\$570,495
Europe.....	920,007	1,000,096	763,777	725,494
S. America.....	1,377,673	1,175,110	1,015,708	961,649
West Indies.....	278,851	337,341	240,735	178,485

Total.....\$3,283,787 \$3,440,151 \$2,803,759 \$2,436,073

LABOR.—Generally the local labor market has shown less favorable conditions than during 1883. Not only was the amount of actual employment considerably reduced, but the action of the workmen destroyed chances for recovery and introduced elements of uncertainty and demoralization that still remain and appear likely to have a far-reaching influence. The season commenced in good form and progressed very nicely for a while, and in view of the generally propitious weather work would without doubt have held out to the end of the year and possibly increased somewhat. Failing, however, to recognize the "signs of the times," or to appreciate that even as matters stood the labor portion of the building trade was really carrying the largest share of advantage, the bricklayers inaugurated the strike which subsequently became so protracted and in a certain sense bitter, and were followed in turn, though in somewhat less extensive manner, by workmen in conjunctive and dependent trades. Some contractors, laboring under peculiar and binding obligations, were compelled to submit, but many, and indeed a large number, resisted promptly and persistently, and it was a long while before any compromises took place. Even then the settlements were only partial and through the force of such necessities natural upon the approach of the season when it was deemed prudent to bring buildings under cover. A portion of the work under way, however, together with a considerable amount contemplated, was abandoned, and the latter end of the year found greatly curtailed opportunities for labor to obtain a market. It is not our intention or desire in this place to discuss the relative merits of the position of employer and employe in respect to either past or present differences, but simply to look upon the position from a commercial standpoint. The retrospect is above and the future appears to be extremely doubtful but on the whole not promising. Contractors while admitting that financial and some partially extraneous influences are factors for which due allowance is made in attempting to account for the comparatively light engagements they are getting for the coming season, are convinced that the labor problem is the great stumbling block. Capitalists, after the past season's experience, appear to have become timid about undertaking extensive risks that may be seriously influenced by the one great evil of trade unionism, which not only runs a strike into a most violent system of boycotting but frequently trenches closely upon communism. At the present time the run of



prices reported does not differ greatly from last year, yet certain contingencies as to hours, skill, etc., are to be considered, and in commercial parlance it probably would be as well to call quotations nominal.

The following is a comparison of wages per day on the first of January of the years named:

	1882.	1883.	1884.	1885.
Ordin. labor.	2.00@2.50	2.00@2.50	2.25@2.50	2.00@2.50
Masons	4.00@...	3.50@4.00	3.75@4.00	3.75@4.00
Plasterers	4.00@4.50	3.50@4.00	4.00@...	4.00@...
Carpenters	3.00@3.50	2.50@3.50	3.00@3.50	2.75@3.50
Plumbers	4.00@4.50	4.00@...	4.00@...	3.50@4.00
Painters	3.00@3.50	2.50@3.00	3.00@3.50	3.00@3.50
Stone cutters	3.00@3.50	4.00@...	3.50@4.00	3.50@4.00

**LATH.**—The fluctuations have been smaller and less frequent than in 1883 and the average price very much lower, yet the market has really retained a healthy tone throughout and sellers had greater advantage than on any other description of building material. Receivers have naturally frequently found it necessary to modify their pretensions and once or twice quite sharply, but the decisive depressing influence was generally to be found in a bunching up of arrivals through unexpected changes in winds along the coast and leading to difficulties always sure to develop when a great many cargoes come into the harbor together. Just as soon as such accumulations could be worked off, however, a recovery of tone followed and in point of fact it has been more common to find customers negotiating for stock to arrive than standing off from a surplus offering in hand. The difference in the line of value has blocked out the product in the North and West such as was attracted here by the unusual high figures of the previous year, and supplies have come entirely from the Eastward. With no record available of the receipts from Maine it is impossible to make a comparison of full amounts handled, and the imports from British Provinces show an increase, and a somewhat larger general business is claimed by receivers, including the quantities shipped to other points, the latter frequently proving quite an important sustaining factor when local buyers were halting over cost. Actual sales have been made as low as \$1.80 per M for ordinary stock, but even on such only temporarily, and \$2 per M was practically the inside and \$2.50 the extreme on regular cargo sales, though the latter has been exceeded in a small way and was readily bid at the close, with receivers reporting light quantities afloat. Some of the dealers are carrying over a fair stock while others are very scantily supplied.

COMPARATIVE PRICES JANUARY 1.

	1875.	1876.	1877.	1878.	1879.	1880.	1881.	1882.	1883.	1884.	1885.
Eastern, per M.	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65
Western, per M.	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65

The following shows the imports and exports at New York of Lath for the periods named:

Year	Imports from British Provinces.	Exports to All Points, No. Value.
1877	31,658,500	1,050,800 \$2,530
1878	33,033,100	868,500 1,656
1879	38,085,400	885,000 2,575
1880	40,513,700	946,000 1,300
1881	55,604,000	589,000 1,368
1882	77,181,000	1,084,800 4,257
1883	71,054,300	298,000 1,016
1884	77,250,900	1,326,000 3,951

**LUMBER.**—The general lumber trade of this port has again experienced a poor year, unsatisfactory and unprofitable to pretty much all concerned. Week after week, and month after month, "dull, duller, duller" have given the key notes from which most reports were tuned, and the refrain of operators both wholesale and retail was of such a stereotyped character as to prevent any noticeable variation in market reviews except at long intervals, and then only to record a further shading on values. To what extent the "Presidential year" may have exerted an influence cannot be clearly determined, though many of the Trade are inclined to look upon it as an important factor. Entirely independent of that, however, there has been felt the full effect of a peculiar condition of the financial and commercial atmosphere, of which the shadow was cast last season, and now in its more pronounced form shows both buyers and sellers to have become committed to the most rigid methods of caution, but only the former securing an advantage of a positive nature thus far. To what extent the economic spirit of investment may prove beneficial to those who have yet to secure settlements cannot at the moment be fully determined, but the tests obtained are promising for the future, and make one of the cheerful features of the present situation. In order to secure trade, however, retailers, jobbers, middlemen and manufacturers have all in turn been compelled to modify ideas of value, some promptly, some on a sort of sliding scale, and some only after a protracted and energetic contest against what ultimately proved to be the inevitable; and as a sequence margins have been light and unsatisfactory throughout. Diminished consumption is very naturally suggested as an influence leading to the above results, and this will, to a certain extent, hold good, but overproduction of preceding years, as well as the one under review, is a more positive element through which offerings have always equalled, and frequently materially exceeded, the natural demand, and it was not in every instance an easy matter to force an outlet. The greatest pressure was from interior points, and probably the most stubborn resistance at Albany, so that when the latter market did come down rather suddenly in the fall it was too late to catch a large amount of trade that had already gone around it in every direction through the attraction of better terms. In fact a great many of our local operators appear more or less dissatisfied with the course of affairs at the market "up the river," and among other complaints we hear it asserted that small and irresponsible dealers here have frequently secured favors by which they were enabled to obtain supplies on much better terms than larger and more solid houses, and of course in turn became active competitors for the distributive trade. In regard to the sale of goods on this market we are inclined to the belief that the aggregate amount is smaller than last year, but the falling off not of a general character. The only available record of movement is for export, and this until within five or six

weeks was ahead of 1883, with the final aggregate showing a loss of a little over one and a half million feet, and it is claimed that on the average the home trade ran in about the same proportion, though several dealers report more business than last year. In about all the latter cases, however, a very favorable situation of yards was of great benefit, and a large number of our retailers have unquestionably been seriously hurt by the check building operations received during the strike with no recovery before winter dullness set in, and others have within a few months lost more or less of the manufacturing demand. Take our market as a whole, however, it is safe to say that the lumber business held its own quite in proportion to that current in other leading articles of merchandise, and especially such as were handled in the main for local consumption, and we apprehend that having fallen in a chronic habit of grumbling dealers became prone to exaggeration in setting forth the unpleasant features of the situation. Experiences in regard to collections appear to differ quite widely, but in a brief way may be classed as fair to good with most of the older houses, and especially those who have exercised the same care in selling the matter of obtaining settlements, while poor, or worse in the matter of obtaining settlements, will apply in a great measure to those who, with a desire to extend trade, have been too free with their credits, and now vainly seek a balancing of accounts with newly acquired customers. Several failures have occurred during the year of greater or less magnitude, and in one or two instances creating quite a surprise, yet as a whole the local lumber trade has stood up well under adverse circumstances, real or imaginary, and may be considered as having almost certainly passed its most trying period so far as the contraction of values is concerned at least. It will probably require a month or two to overcome natural, seasonal impediments to a free movement of goods, but there is a feeling among most dealers that spring must bring with it a better condition of business, both in the building and manufacturing lines, and hopeful feelings are entertained accordingly. While referring to low prices frequently, we have thus far refrained from mentioning any specific figure, and shall probably in only one or two cases depart from that policy during the remainder of this review, and for the very simple reason that no one knows exactly how low cost actually went. A certain open line of quotations could at all times be obtained, both for first-hand lots and sales from yards, but it was well known that current valuations were of nominal character, and that cutting, and deep cutting, too, took place whenever such course appeared justified as a means to secure desirable customers, with both parties to the transaction pledging secrecy in the matter of cost. Rather more uniformity now prevails but no buoyancy, as the steadier tone is the result of smaller offerings and not increased demand as some of the misled local reporters have been putting it. Stocks on hand are not evenly divided, and hence there is a difference of opinion as to the accumulation available, but with what is here and can be brought here by rail, if wanted, the quantity at least is quite equal to one year ago, with assortment possibly a little ragged. Some dealers, while admitting unusually low prices, have not felt convinced of the probability of an immediate reaction, and therefore deemed it prudent to purchase only enough for early possible wants, leaving the carrying of stocks to first hands, while others, including some of our largest traders, though indulging in no open demand, have rarely refused an absolute bargain, and by this means have secured a full average supply on which they feel there can be no real loss, even allowing for interest and expenses. In all essential particulars the retail and wholesale markets have been alike, though the latter has suffered through a sort of bear attack from impecunious manufacturers occasionally compelled to push matters somewhat severely. Still, by the good management of receivers the coastwise supply has been kept under such fair control as to present many weighty offerings and let cost down easy, and it was not until after midsummer that agents from the interior made much of a demonstration. Some of the latter were pretty bad when they did get going, and offered the bargains taken by shrewd buyers and which finally brought the tumble at Albany. The latter, however, failed to get the benefit of the tail end of the trade and will carry over an uncomfortably full stock. From all primary sources comes the one cry of low and unremunerative prices and a natural expression of desire to find a remedy. Contrary to usual custom suggestions on the latter point do not include the claim of a vast and expansive consumption, but rather reluctantly admit for much production and send out one universal demand for a short crop of logs. Whether that result will be attained it is as yet a little too early in the season to judge, and we notice considerable difference of opinion among those who are nearer the sources of supply. A few weeks ago the impression was quite general that the cut would be moderate, especially at the West, but this carrying with it an expectation of higher prices to come, has gradually sent additional parties into the woods until now fears commence to be expressed that the harvest of logs will undergo no reduction whatever. We notice among local operators who cater to the foreign trade a considerable amount of interest in the Spanish reciprocity treaty, with a feeling generally favorable toward the measure on the natural belief that if its passage is secured the export business with the West Indies will be greatly increased.

Spruce has shown nothing in the way of remarkable features during the past twelve months. The imports from the British Provinces were 43,257,000 feet, against 43,204,000 feet in 1883, and the receipts from Maine ports stand in about the same relative proportions, but it has been a much more difficult matter to dispose of the supply. Indeed, after some moderate degree of animation in the early spring, business settled into a dull, dragging condition, from which there was no subsequent positive recovery. Prices would at times appear to be a shade firmer on temporary scant offerings, but the general tendency was in buyers' favor, and sellers have found it necessary to do about all the work in pushing forward negotiations. As generally quoted values have averaged 50c@1.00 per M below last season, but as many cargoes have unquestionably been parted with at a much greater shading, particularly when contrary winds would first get numerous vessels scattered along the coast and then turning into a favorable blow bring the fleet forward all in a bunch and compel receivers to force an outlet. The poorer cargoes naturally suffered first and to the greatest extent, but even on the best it was impossible to escape some shading. Generally buyers have assumed an indifferent position and a number operated only to the extent of keeping up a fair average yard assortment, but, on the other hand, a great many have not considered Spruce a very bad investment, and on all breaks in price as above indicated have absorbed desirable cargoes and made a pretty good accumulation of stock, and of which a considerable proportion still remains on hand. Indeed, there is stock enough here for all outlets at present indicated, and the "broken

assortments and improving demand" so glibly talked of by susceptible commercial reporters is confined to a few operators who, having bought from hand-to-mouth and now wanting a few cargoes, make a wonderful big show at a season when arrivals are of necessity small and uncertain. Manufacturers have not come upon the market and attempted to run matters themselves, as was the case in former seasons, and have as a rule sent forward a pretty good run of quality and sizes, continued dullness in the English deal trade permitting, but there was some attempts to work in an undue proportion of short stuff with the usual slaughter on prices. Our immediate local consumption has been smaller, but Brooklyn did well, possibly increased in some sections, the northern portion of this city, in the annexed district, produced many good customers, and the country trade buying through our receivers has been fairly represented, but all demand was very cautious and determined to obtain full benefit of current advantages. During the past thirty days the tone has made the ordinary seasonable strengthening, with few randoms available, and the limited number of mills at work accumulating some orders for specials ahead of capacity. There has been no serious complaint over the supply of vessels or in regard to freight charges during the year.

Hemlock has continued in fair proportionate favor with other woods, and, if anything, there has been a gain in the consumption, a great many workers after having tried and become used to it finding it an excellent substitute for more expensive stock heretofore supposed to be without competition. One of our largest concerns on the upper east side is making quite a specialty of this class of wood.

White Pine shows a gain in at least one respect—there is an increase in the export movement, owing in part to a revival of demand from some South American ports and in part to the low prices of shipping grades which have no doubt attracted additional orders. On home account, however, it has been an erratic, feverish sort of market throughout, and operators at times seemed to vie with each other in giving contradictory statements, with the complaint not fully eradicated as yet. However, evidences of weakness have dominated in all cases, and finally the effort at concealment was abandoned, with a general marking down of values following and most decided on the lower grades. Whatever advantage may have been given consumers and shippers, however, was fully compensated through the gains made at primary points, with common box touching \$12.00 at Albany, and in some instances laid down here at the same figure from other points. Indeed, our dealers have had pretty much the entire section of supply open and anxious to meet them, and new connections formed during the season is likely to prove mutually beneficial to operators thus brought together, though it will no doubt hurt a great many middlemen not more than 150 miles distant who appeared to be impressed with the idea that New York could not get along without them. The same operators above referred to have also been disappointed in the Eastern trade and feel pretty anxious about the stocks they are compelled to carry, notwithstanding the slashing on prices resorted to after allowing the best portion of the business to slip through their fingers. Some of our dealers may run up before spring and see what assistance they can render. Just now, however, there is nothing to warrant bothering with rail shipments, and though the season has closed with an evident check to the decline there is no positive reaction and average rates are about the lowest of the season. The river was open somewhat longer than usual, and as most supplies worked through the canals about the amount expected has come forward. Indeed the accumulation here is really larger than generally admitted, but like other lumber a little scattered, as some dealers have piled freely and others with greater caution according to their impressions regarding the future. The assortment, however, is mostly ordinary and medium quality, while good dry uppers are showing up in comparatively smallest proportion and have best supported value. Considerable doubt prevails over the prospect for home trade as we close, but there is a hope that the Spanish treaty will go through and help the export movement. Latest advices from the woods indicate a larger cut of logs than at first anticipated.

Yellow Pine has been in quite as bad and probably worse condition than in 1883. General local demand was smaller, the economy in railway improvements shrunk an important outlet to very small proportions and though at certain periods a pretty good f. o. b. trade was done for direct export from Southern ports, no one is well satisfied with the year's work. Production has not been curtailed to the extent hoped for, competition was sharp for all orders presented and rates low, how low is not definitely known, but it is hinted that if the actual cost of some parcels were made public, it would be a great surprise, even for this period of cheap goods. Freight charges have been moderate and unusually so since winter set in, some of the latest engagements to this port from Jacksonville touching \$4.00 per M. In fact it has been a market generally in buyers' favor with buyers as a rule apparently quite indifferent, though it intimated that many of the Trade have not entirely overlooked the really remarkable low cost, and, when opportunity offered, secured first-class parcels until they have made an accumulation in which there can at least be no loss and with any improvement at all must turn out a neat margin for profit. There has at times during the season been a scarcity of 1 1/4 inch flooring, but not sufficient to materially increase cost, and indeed dealers have been rather loth to let information regarding the reduced stock become public for fear that too heavy shipments hither might follow. In regard to the future, matters remain more or less doubtful, but there does appear to be here and there a gleam of hope. With random cargoes selling at \$16.00 @20.00, and rarely above \$18.00 per M., it is hardly possible that price can go much lower, and recent advices at hand indicate a reduced pressure of supplies. Many mills have already shut down and others it is said will follow, while generally manufacturers are commencing to recognize the necessity for bringing production down to a narrower and closer controlled limit before they can hope to secure a recovery on values, though the suicidal cutting of rates for the mere sake of selling stock has also been in a measure abandoned. Our receivers are also making efforts to bring affairs into more satisfactory form, and local operators in Yellow Pine are the only members of the lumber trade who have organized and made a concerted movement for the general benefit of those interested.

The receipts of lumber from the Southern Coast reported at this port for a series of years are as follows:

Year.	Feet.	Year.	Feet.
1877	57,848,000	1881	134,361,000
1878	72,040,000	1882	141,372,000
1879	100,319,000	1883	130,979,000
1880	130,329,000	1884	130,979,000



Receipts of Cedar reported from Southern ports as follows:

	Logs.	Feet.	Cases.
1878	?	275,000	?
1879	12,751	323,000	3,157
1880	18,819	619,865	5,208
1881	18,434	437,289	6,270
1882	15,121	546,900	7,663
1883	20,545	2,034,000	7,757
1884	8,832	1,729,500	12,766

Hardwoods have on the whole done fairly during the year. Prices were in no case higher than we learn of and in a great many instances followed the general course of events and went to a lower level, but trade seems to have suffered less universal depression and a great many operators are fairly satisfied with the volume of business. The most conspicuous cause of complaint is the old one in regard to grading but receivers have, to a considerable extent, given up fighting this evil and simply do the best they can with the stock sent them. Manufacturers who forward exactly what is called for on special orders, or send good or better stock for general trade, may expect a corresponding return, but where through ignorance of the wants of our market or a desire to be "sharp" the consignment runs below representation very low rates are sure to follow. This is not because the stuff is deliberately slaughtered but simply because it is impossible to dispose of it until cost is so low as to insure buyers against all loss. It is always safe to calculate upon sale for any reasonable quantity of first class Walnut, Ash, Maple, Cherry, Poplar, etc., on this market and just about as safe to calculate upon sure loss for culls of anything except Walnut. Some manufacturers have been sending in green lumber this past season and are probably already sorry for it. No one here cares to bother with it and will not until unusual attractions on cost are secured. The distribution of stock has covered all the usual dependent points as well as a general local exhaust for manufacturing purposes, house and office decoration, etc. Walnut as usual has found a steady sale and Cherry also, with the desirable offering of the latter frequently inadequate to the demand, though of late the stock shows fuller. Good Ash also was in favor and Poplar has sold freely, with nice quartered Oak considered among the sure things. Curled and bird's eye Maple logs have been more frequently called for and the skating rink craze has opened the way for many liberal sales of Birch and some Maple. Export trade has been good. That is not a statement exactly in accord with current belief and ordinary reports, indeed average statements have been of a contrary nature, which, coupled with somewhat ambiguous manner in recording clearances, would seem to indicate a desire to adopt a policy of secrecy regarding the foreign business. By careful watching and investigation, however, we have obtained the record, with the possible exception of a few lots within the past thirty days, and as will be seen in table annexed the comparison with former seasons is favorable for all grades. In foreign woods Mahogany has continued largely the favorite but at one time came in so rapidly as to materially depress the price. Latterly, however, there has been some reaction and the close is steadier. Other fancy woods meet with about average call and show no noteworthy feature. Cedar has undergone considerable irregularity in price according to supply, but met with about usual demand as to form and volume.

The following shows the value of exports of Hardwoods from the port of New York during the years named:

	1880.	1881.	1882.	1883.	1884.
Walnut	330,024	685,111	779,533	1,133,526	758,141
Oak	39,605	94,813	190,727	214,477	194,193
Hickory	13,441	12,251	22,230	37,471	38,251
Maple	52,503	45,932	66,596	80,017	71,854
Cedar	115,526	116,006	195,173	196,742	193,341
Cabinet	88,633	97,714	38,668	32,169	43,132
Poplar	4,950	22,444	39,391	41,913	84,628
Ash	1,908	17,824	9,181	33,458	28,985
Elm		1,737	4,398	14,934	11,621
Cherry	967	125	710	4,215	7,987
Other H'w'ds	1,850	3,050	2,959	3,824	5,456
Total	641,407	1,097,007	1,340,533	1,792,746	1,437,589
Veneers	7,185	5,599	14,449	18,061	27,570
Total	651,592	1,102,517	1,355,176	1,810,807	1,465,159

Imports and exports of foreign woods reported through the Custom House at New York during the past three years:

	Imports.			Exports.		
	1882.	1883.	1884.	1882.	1883.	1884.
*Cedar	357,140	352,617	520,868			
Lancew'd	16,570	8,575	6,375	28,066	18,704	13,642
Boxwood	39,173	31,918	94,612	11,318	4,607	
*Walnut	327,646	168,274	130,010			
Satin w'd	19,986	3,228	9,871	17,696	16,951	13,391
Mahog'ny	493,415	561,667	709,724	61,109	49,299	31,377
Rosew'd	209,031	139,118	71,162	1,600	951	2,041
Ebony	45,058	36,952	42,206	6,031	475	4,322
Lignum'ae	67,544	69,902	11,405	17,316	16,394	13,622
Cocobola	29,851	34,984	23,371	355		476
*Cabinet	32,279	25,502	15,135			
Various	16,180	25,396	23,118	260		
Total	1,638,873	1,449,133	1,657,857	143,530	98,648	78,861

The following from the latest number of the London *Timber Trade's Journal* received will be of interest to our hardwood dealers:

AMERICAN BLACK WALNUT.—It is clearly evident that this trade is an expanding one; the merits and general character of the wood are now so much appreciated that its use not only for cabinet, but also for builder's work is undoubtedly extending very materially, and it seems as though American walnut is destined to share with mahogany a leading place amongst furniture woods. Its development during the past few years is a very special feature in the trade, and having now become so much appreciated and secured its position it is not likely to be displaced by any other wood; and for ourselves we are certainly unable at present to point out the wood which is to oust it.

Shingles as usual of late years secured only indifferent sale on this market. A certain number of export orders are calculated upon, and dealers manage to have about sufficient in quantity and assortment to meet that outlet with a little to spare for such home calls as may arise. The latter, however, have proven unimportant during the season and locally could be sold only for repairs, as the law prohibits their use on new work anywhere within the fire limits. Prices have undergone no very decided variation.

\* All exports of Cedar, Walnut, Cabinet and Oak have been placed under the regular exports of lumber, etc., as the bulk, if not all, are without doubt of domestic growth.

The exports of Shingles from the port of New York for the years named as follows:

	Number.	Value.	Number.	Value.	
1877	3,414,750	\$20,175	1881	4,120,100	\$19,494
1878	4,194,776	25,900	1882	4,467,600	23,068
1879	5,427,710	27,875	1883	2,591,900	12,072
1880	6,459,500	35,535	1884	3,778,700	17,049

Piling has had a market worse than in 1883, and dealers think that is about as bad as any thing that can be said of it. The receipts from the Provinces were 63,298 pieces against 95,951 for 1883, but with a liberal stock to commence, a greatly diminished and very indifferent demand, and consignors sending in their cargoes just when they were least wanted against positive advice, receivers had a difficult and discouraging position to encounter. In fact for a time this market was pretty much what buyers felt inclined to make it, and a large percentage of business was done in the neighborhood of 3@3 3/4c. These rates, however, at last commenced to have a double influence, and between securing a little better demand and inducing smaller and more careful shipments from primary sources, the selling interest reached a more advantageous position. Valuations were increased to 4 1/2@7 1/2c., and on that basis the market closed steadily with a very moderate accumulation of stock in chain—as compared with last season. The raft experiment of 1883 has not been fully settled yet and is understood to have proven a loss to all concerned. The distribution of supplies on this market so far as it went covered about the usual form, including a good proportion for foundation work under some of the large city structures both up and down town.

Comparative prices of lumber, cargo, and wholesale rate, January 1:

	1883.	1884.	1885.
Eastern Spruce.	\$	\$	\$
Random, per M f.	15.00@17.00	13.50@16.00	13.50@15.00
Special	17.50@19.50	16.00@17.00	15.00@17.00
White Pine.			
W. I. shippers	18.50@21.00	18.50@22.00	16.00@18.50
S. A.	25.00@31.00	25.00@31.00	23.00@29.00
Box	17.00@19.00	17.00@18.00	14.00@16.00
Yellow Pine.			
Random	19.00@21.00	18.00@23.00	17.00@19.00
Special	20.00@23.00	19.00@22.00	19.00@21.00

Imports have been reported from British Provinces as follows:

	1881.	1882.	1883.	1884.
Lumber, ft.	27,351,046	25,370,012	43,202,913	43,257,318
Timber, pcs.	14,712	25,483	17,836	8,577
Piling,	39,229	75,926	95,351	63,298
Pickets,	217,740	154,680	21,820	48,000
Shingles,	198,500	615,000	400,000	651,000
Knees,	2,833	2,062	1,475	141
Spars,	1,483	2,540	782	675
Poles,	2,479	3,968	4,869	3,140
R. R. ties,	3,000	86,351	7,929	5,000

The following is a comparative statement of the exports of lumber, wood and manufactures of wood for the years named:

	LUMBER.		
	1882.	1883.	1884.
	Feet.	Feet.	Feet.
Africa	3,645,000	3,545,000	3,423,000
Argen. Republic.	4,071,000	4,237,000	8,301,000
Brazil	4,826,000	6,649,000	5,136,000
Br. Australia	5,959,000	4,599,000	5,205,000
Br. Guiana	3,438,000	3,227,000	3,753,000
Br. Honduras	213,000	277,000	183,000
Br. West Indies.	9,129,000	10,797,000	8,280,000
Canary Islands	422,000	20,000	
Central America	576,000	695,000	546,000
Chili	1,043,000	1,107,000	836,000
Cuba	13,245,000	11,132,000	9,888,000
Dutch W. Indies	553,000	709,000	398,000
Danish W. Indies.	189,000	479,000	248,000
Europe (Cont.)	305,000	147,000	169,000
Europe (U. K.)	393,000	2,013,000	392,000
French W. I.	2,235,000	2,560,000	2,133,000
Haiti	2,953,000	909,000	2,664,000
Mexico	1,941,000	2,274,000	755,000
New Zealand	392,000	254,000	172,000
Peru	641,000	316,000	1,006,000
Porto Rico	1,828,000	1,790,000	2,106,000
Santo Domingo		2,473,000	3,326,000
Uruguay	3,507,000	3,235,000	3,326,000
U. S. of Colombia	2,751,000	3,637,000	5,033,000
Venezuela	700,000	1,255,000	1,550,000
Miscellaneous	1,270,000	1,726,000	797,000
Total	66,219,000	70,644,000	69,000,000
	1882.	1883.	1884.
Timber, pieces.	2,099	1,487	1,892
Staves	7,333,878	7,274,162	7,509,187
Shingles	788,063	738,706	662,470
Hoops, No.	7,844,000	5,241,000	4,549,000
Emp. hds. & bbls	90,817	90,332	98,584

THE VALUE OF THE EXPORTS AS FOLLOWS:

	1882.	1883.	1884.
Lumber	\$1,610,124	\$1,751,220	\$1,641,523
Hardwoods	1,355,176	1,810,807	1,465,159
Lumber not classified	5,284	6,878	6,416
Timber	3,979	4,256	7,796
Ties, poles, spars, etc.	8,668	3,614	13,493
Lath	4,257	1,016	3,951
Shingles	23,058	12,072	17,441
Cooperage stock	1,956,393	1,991,274	1,831,512
Mfs. of wood	1,339,581	934,067	852,691
Furniture	1,157,731	1,167,935	1,109,023
Woodenware	429,905	317,421	244,335
Shoe pegs	82,207	125,565	96,667
Oars	139,787	184,532	181,931
Doors, etc.	3,332	100,875	136,989
Total value of wood and its produce	\$8,090,692	\$8,351,222	\$7,708,405

\* So far as manifested as such.

The following gives a condensed statement of the exports of lumber from New York for the years named:

	1882.	1883.	1884.
	Feet.	Feet.	Feet.
West Indies	31,026,000	32,003,000	23,196,000
South America	23,881,000	27,000,000	31,183,000
East Indies	10,614,000	8,581,000	9,150,000
Europe (Cont.)	305,000	147,000	169,000
Europe (U. K.)	393,000	2,013,000	392,000
Totals	66,219,000	70,644,000	69,000,000
Values	\$1,610,124	\$1,751,220	\$1,641,523

LIME.—The market has been almost a counterpart of last year, with the possible exception that a somewhat smaller amount of stock was handled, the falling off taking place during the middle of the season. On

the fall revival, however, the demand was scarcely as quick and full as usual and any heavy accumulation would have been difficult to manage. That such a result did not occur appears to be due in the main to the harmonious working of Eastern manufacturers, who, by keeping carefully advised regarding the wants of the market, regulated the shipments accordingly and placed receivers in a position where they could manage arrivals as they came to hand, with little or no difficulty. Opening at some advance, prices underwent a few changes and then eventually struck last season's figures on Rockland, or say \$1 for common and \$1.20 for finishing, a basis apparently so acceptable to buyer and seller as to remain current for several months and carry up to the end of the year. The price of labor, packages, fuel, freight, etc., has made the lay-down cost at this point about the same as last year, and any difference in the return obtained by manufacturers will be in the amount of business done. The State product of fine grade has had good sale at steady rates, while the more ordinary qualities have fluctuated in sympathy with Eastern and locally found ordinary proportionate sale. Manufacturers, however, have found a good country trade and in some instances a slight increase over the previous year.

COMPARATIVE PRICES OF EASTERN LIME JANUARY 1.

	Com. per bbl.	Fin. per bbl.	Com. per bbl.	Fin. per bbl.
1875.	\$1 00@	\$1 25@1 50	1881..	\$ 90 1 00
1876.	1 00@	1 15@1 50	1882..	1 25 1 40
1877.	85@	1 00@	1883..	1 10 1 20
1878.	80@	1 00@	1884..	1 00 1 20
1879.	80@	90@	1885..	1 00 1 20
1880.	85@	1 00@		

METALS.—In view of the vast amount of space that would be required to enter upon a detailed review we give simply a brief epitome of this market, and for more exhaustive reports refer our readers to the numerous trade journals devoted to the metal interest. After all, however, the same general remarks necessary to describe the course of one article would apply to nearly everything else on the list, and reveal in the main an unsatisfactory condition of business, with the average turn of prices in buyers' favor. At times, and especially during the earlier portion of the season, occasional spurts of animation were shown, and it was not uncommon to hear of a temporary upward turn on values, but the demand lacked sustaining power as against the ample offering of supplies always available when any opportunity to realize was afforded, and each setback carried prices to a trifle lower plane than originally current. Consumption was slow, indifferent, and wholly unappreciative of the comparatively low rates, beyond handling just such quantities of stocks as fixed necessities suggested, while speculation amounted to nothing except as a sort of scalping business for the amusement of a few unimportant operators. The most decided shrinkage on cost has taken place within the past sixty days, and notably on Copper and Iron. The former seems to have gone down under an accumulation of stock, and discouraging accounts from both home points and foreign markets, and we find the remarkable low figure of 11@11 1/4c. shown on Lake, and no certain rate on outside brands. On Iron the final break was in the early portion of December just past when one of the leading companies, determined to reach an operating basis, found consumers ready to contract freely for the incoming year at \$18.00 for No. 1 and \$17.00 for No. 2, accepted those figures and placed a large amount of their prospective product. Lead, Spelter, Tin, etc., have all gone off also, and the product of every metal is now showing a decline in value about equal to that for the raw material, though manufacturers have given way reluctantly, especially on patented articles. Regarding the outlook we find a considerable degree of uncertainty prevailing, and a tendency to remain non-committal, but there is a latent feeling that values have at least reached hard pan, and, if making no positive improvement, can at least be maintained steadily.

NAILS.—Owing to the fluctuating character of business, at times apparently very active and again slow almost to positive dullness, it has been difficult to keep track of the movement sufficiently close to make a fair comparison with 1883. Our impression is, however, that while individual concerns may have done somewhat better the general distribution has made a shrinkage, and especially during the last half of the season. All regular points have been represented in the demand and about the usual assortment called for, but buyers moved with greater caution in the handling of invoices, and found sellers not only ready to meet them fully and promptly but frequently anxious to compete for their orders, and as a very natural sequence an easy tone on values. Quite an effort was made for a while to work out some uniform course of action among manufacturers of the different sections of the country, but it was found impossible to agree upon any basis that would prove lasting and binding, and open competition became common, while production frequently ran somewhat to excess. About \$2.00 per keg for 10d. to 60d. appears to be considered the average inside rate, but under pressure \$1.90 has been accepted on car lots. The cost of material has favored manufacturers to some extent, but there was no gain on the price of labor, so that the shrinkage in the rate for the product found only a partial balance, and the mills have in many instances of late adopted short time or shut down entirely. This course is by no means uncommon at the turn of the year, but, it is said, will be adhered to for a longer period this season than usual. Supplies at present in first hands are fair, but unevenly divided, and this keeps the selling basis a little wide. A feature of the year has been the more general appearance of steel nails as competitor with iron. The difficulties in the way of bending or snapping that formerly hurt the sale of steel nails seems to have been pretty well overcome and quality is now all right, but as the rates have been 10@15c. per keg above iron, cost was a considerable drawback to trade. Manufacturers, however, hope to at least materially modify the latter objection, and feel very confident that the steel product is destined to secure much more general favor on what is claimed to be a superiority over iron nails.

COMPARATIVE PRICE OF NAILS JANUARY 1.

1877	\$3 00	per keg 10d. to 60d.
1878	2 40	" " " "
1879	2 12 1/2	" " " "
1880	4 35	" " " "
1881	3 00	" " " "
1882	2 20	" " " "
1883		



The following shows the exports of Nails from New York during the years named:

	Pckgs.	Value.	Pckgs.	Value.
1877.....	45,303	\$175,594	1881.....	64,740
1878.....	47,665	163,706	1882.....	61,332
1879.....	47,287	163,735	1883.....	83,109
1880.....	50,185	241,585	1884.....	61,359

PAINTS, OILS, ETC.—Detailed remarks upon the various articles properly grouped under the above heading we have no room for. It would scarcely be necessary to give them, however, as with a few unimportant exceptions no general form has characterized business throughout the past year. From the commencement to the end demand has been slow and careful from all quarters, customers buying either through mail orders, travelers' solicitation, or personal attendance upon the market, making the most positive and well assured wants the basis of operations, and from which they were rarely turned. Selection, too, has been equally cautious, the good, solid, standard descriptions securing decided preference, to the exclusion of fancies except to an extent sufficient to keep up moderate assortments. It has not been an easy matter to neutralize the condition of business by a close adjustment of production and importation, and the average tendency of the offering was to overrun somewhat and this in turn has had its influence upon values, keeping them mainly in buyers' favor. There has been a great deal of "nominally unchanged" quoting, but many ways can be found for making allowances on cost without actually reducing price lists. Linseed Oil has sold along fairly and probably to about the extent of last year, but at a somewhat lower average of cost and was always plenty enough for the outlet. Spirits Turpentine has been free from severe speculative twists, has found fair foreign and home demand, but with ample offerings the rates were easy and buyers have made some gain. Tar and Pitch were slow and available at a reduced line of cost in quantity sufficient for all demands.

Comparative prices of Linseed Oil from crushers' hands January 1:

	1881.	1882.	1883.	1884.	1885.
Per gallon.....	50@60	63@70	50@53	56@57	50@55

The following shows the value of the exports of Paints, Varnish, etc., from New York for the years named:

	1881.	1882.	1883.	1884.
East Indies.....	\$34,875	\$14,249	\$48,717	\$43,298
Europe.....	163,020	184,610	176,750	232,468
South America.....	119,405	132,815	140,403	145,659
West Indies.....	60,481	78,827	85,540	75,324

Total.....	\$377,781	\$440,531	\$450,410	\$496,749
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PLASTER PARIS.—We find considerable diversity of opinion over the conditions of the market for Calced Plaster, and, indeed, some statements are in direct conflict. Carefully considering all reports, however, and guided by the movement of crude material, it is safe to say there has been a slight falling off in general trade, the manufacturers who claim any gain being more than balanced by those who have found a shrinkage. The greatest loss has been in the output for fire-proofing purposes, a business that appears to have become materially curtailed by the successful competition of other material to the discomfort of manufacturers who had their expectations based upon a continuation of the call for Plaster against the form of consumption mentioned. Sellers contributing to regular outlets, however, have had a very good average year so far as the assortment and quantity of the distribution may be concerned, a few getting some increase, but mainly on domestic shipping orders, as the local demand was smaller and fell away particularly after midsummer. Prices did fairly and were at times pretty firm until along toward fall, when signs of weakness commenced to develop and finally ran into a positive decline on all grades, the condition of trade contributing somewhat to that result; but competition from outside sources proving quite an important factor and the more so that the offering was made from one or two sources with the intention of making a market. The sale of this latter stock has been very good so far as the supply went, and especially of parcels brought in here from Maine, a great many of which found considerable favor with the export trade.

For Lump Plaster there is not much to say as no open market exists at this point. As will be noted by our figures below, the importation does not differ greatly from last year, but a larger proportion has passed on to other points, particularly up the Hudson, and the assignment to several of our local manufacturers is much less than last season. It is this fact and pretty good stocks to carry over that leads to the inference of reduced business in calcined. There was no great difficulty in getting supplies forward after the season fairly opened, and while fluctuations have at times taken place, about \$2.60@2.85 per ton is suggested as a fair average run of cost. The use of Plaster for fertilizing purposes has been somewhat greater than in 1883, owing to a wider scope of country reached. Contracts for next year have not been entered into as yet, but in a few quarters we hear suggestions of a possible increase of cost owing to added expense in getting out the Plaster. Not that there is the least apparent danger of any actual scarcity, but complaints are renewed of the presence of hard rock in greater quantity and the natural added difficulties in working the quarries. Indeed suggestions even go so far as to intimate that before many seasons have passed, quarrying may have to be abandoned and mining resorted to in order to reach supplies.

COMPARATIVE PRICES OF PLASTER JAN. 1.

	Lump, White, Lump, Blue, Calc'd City,	Imp'ts of Lump.	Exp'ts of Calc'd.
1876.....	3 00@3 25	2 75@3 00	1 50@1 75
1877.....	3 00@3 00	2 75@3 00	1 25@1 50
1878.....	3 00@3 00	2 75@3 00	1 15@1 25
1879.....	3 00@3 00	2 75@3 00	1 00@1 15
1880.....	3 25@3 50	3 00@3 25	1 20@1 35
1881.....	3 00@3 25	2 75@3 00	1 20@1 35
1882.....	3 25@3 50	3 00@3 25	1 30@1 40
1883.....	3 75@4 00	3 00@3 25	1 30@1 35
1884.....	3 00@3 00	2 75@3 00	1 30@1 35
1885.....	2 75@2 85	2 50@2 65	1 20@1 30

The following shows the imports of Lump and the exports of Calced Plaster at New York for the years named:

	Tons.	P'kgs.	Value.
1877.....	48,833	17,083	\$26,040
1878.....	42,574	17,257	23,073
1879.....	44,031	11,732	14,902
1880.....	60,453	11,191	15,321
1881.....	60,236	17,391	24,419
1882.....	77,463	25,765	38,024
1883.....	104,542	18,085	25,713
1884.....	99,144	21,491	30,372

SLATE.—The general market for roofing slate appears to present good and bad features, as compared with 1883, the one showing quite as full if not a greater distribution of stock, and the other a lower range of prices, with narrower lines for profit, and in some instances margins entirely wiped out. In the distribution of stock our city wants afford so small a proportion of the outlet as to be scarcely entitled to recognition, but the export business is largely transacted here, and this shows a very satisfactory gain. Europe remains out entirely, but early in the season some very good orders were filled for the West Indies, and the prediction made last January of a considerable recovery in the Australian trade has been fully realized. Exporters demanded and obtained better terms to be sure, but that they have been buying more freely, and promise a continuation, is naturally a source of congratulation. The home shipping trade to Western and Southern points has also been good, generally estimated as equal to that of 1883, and when it is considered that a large shrinkage has taken place in the important item of orders from railway companies the condition of business on domestic outlets is really significant and encouraging. Indeed so far as the amount of stock handled during the year may be concerned there is little to complain of, but when it comes to prices the case is far different. For a considerable period running along during the spring and early summer there was not much change, but about August the first break came. Quarrymen appeared to have suddenly become possessed with the idea that they could and would make the distribution themselves, and commenced selling direct to the consumer at a preliminary reduction of about 5 per cent. This naturally at once stirred up the ire of agents and dealers, and created a competition which became sharper and sharper as it progressed, and the "cutting" on prices went from bad to worse until the shading in some instances amounted to as much as 20 per cent. from the starting point. Latterly the feeling has been somewhat less depressed, but is not as yet fully settled, and the close stands at about the lowest basis of the season. Operators, however, are hopeful that with the spring will come better times. Stocks on hand are light and poorly assorted; there is a general tendency to abstain from overproduction when quarrying is fully resumed, and a justifiable reduction in the wages of workmen has been accomplished without any serious difficulty, so that with anything like an average demand there is a good basis from which to start the new season. As usual the Pennsylvania Slate has been far in the lead as to quantity, but other productions have secured average proportions of the business. For mill stock the demand has fluctuated somewhat and price was in sympathy with sellers, however, claiming greatest advantage at the close of the season and many reporting a larger total business than in 1883. There has been an especially good trade in some districts in the output of school slates and blackboards, while the consumption for the manufacture of mantels, etc., is on the increase. There has been reported through the Custom House during the past year an importation of 437 packages of Slate and manufactures of Slate valued at \$1,886.

Comparative prices of Roofing Slate, January 1:

	1883.	1884.	1885.
Purple.....	\$7 00@8 00	\$7 00@8 00	\$6 00@7 00
Green.....	7 00@8 00	7 00@8 00	6 00@7 00
Red.....	15 00@15 00	15 00@15 00	15 00@15 00
Black.....	4 75@5 25	4 75@5 25	4 50@5 00

The following is a detailed statement of the exports of Roofing Slate for the past year:

	Tons.	Pieces.	Total Value.
Africa.....	15,000	540	540
Argent'e Republic.....	38,355	1,485	1,485
British Australia.....	2,283,439	71,035	71,035
British Guiana.....	59,000	2,060	2,060
British W. Indies.....	297,092	10,532	10,532
Dutch Guiana.....	50	2,000	2,000
Hayti.....	5,000	150	150
Mexico.....	12,750	160	160
New Zealand.....	65,600	2,300	2,300
Totals.....	50	2,000	2,776,236

A condensation of the above table with comparisons is as follows:

	Tons.	Value.	Pieces.	Value.	Total Value.
East Indies.....	2,364,039	73,875	73,875	73,875	
West Indies.....	302,092	10,682	10,682	10,682	
S. Amer., etc.....	50	2,000	110,105	3,705	5,705
Totals, '84.....	50	2,000	2,776,236	88,262	90,262
Totals, 1883.....	187	57,431	1,488,226	48,320	54,063
" 1882.....	864	19,066	4,337,801	134,252	153,318
" 1881.....	2,927	50,779	3,522,527	88,125	138,904
" 1880.....	11,267	181,558	1,698,522	38,734	220,292
" 1879.....	4,792	80,935	3,085,124	85,285	166,220
" 1878.....	12,320	249,664	1,843,225	50,188	308,852
" 1877.....	25,565	546,682	2,895,428	99,592	616,274
" 1876.....	19,475	354,008	646,985	23,225	377,263

In addition to the exports of Roofing Slate there was reported through the Custom House during the year 12,159 cases of slate, most of which a resupposed to be school slates, but forming no inconsiderable addition to the exports. The destinations with comparisons were as follows:

	1884.	1883.
United Kingdom.....	2,534	12,110
Continent.....	4,376	15,497
East Indies.....	3,486	16,070
W. Indies, S. A., etc.....	1,793	9,344
Total.....	12,189	\$53,021
Total for 1882.....	14,625	\$68,150
" 1881.....	14,414	62,104
" 1880.....	15,674	76,709
" 1879.....	17,505	74,251
" 1878.....	13,274	88,215
" 1877.....	8,675	68,437
" 1876.....	10,612	87,500

STONE.—Blue Stone has found a generally poor year. There was a fair amount of business done at times on regular outlets, including the shipping and local run of customers, but the universal dragging tone to business has made its imprint here as well as upon other merchandise and results are by no means satisfactory to any one. The market, too, has suffered further serious disturbance by the failure of a prominent and leading operator, which has had the effect to break up old forms of doing business to some extent, and placed other wholesale dealers under more rigid scrutiny, with the line of discrimination especially close among the country banks. The retail trade has

been under a cloud, also, and some four or five yards were carried down, so that there has really been quite a weeding out altogether, yet disagreeable as the remedy may have proven it is considered as likely to result beneficially. A weak and, as a natural sequence, a dragging portion of the Trade is removed, very few if any parties here can now expect to be carried by the wholesale operator, and if they do will find the renewal of paper much more difficult than in former years, so that on the financial basis matters seem to be rounding off in better form. Other points of a favorable nature, however, may be noted. A shrinkage in cost of 10@20 per cent. as against 1883 makes prices low. Increased transportation facilities for prompt handling of supplies, coupled with the general spirit of caution among all classes of buyers, has kept orders confined to small parcels adapted to clearly shown wants, with production gauged accordingly and the outcome of all that is to be found in short accumulations both in first and second hands. Of course just at the moment it is difficult to calculate with any degree of certainty upon regular demand for the coming season but the feeling is that it must revive, and with strong prospects of considerable corporation and general government work well posted dealers predict a sufficient infusion of life to impart a much healthier tone and place rates 20@25 per cent. above those current at the close of the regular season. It is expected that the price list will be something more than the mere nominal representation of values it has remained throughout the year 1884.

For most descriptions of front stone the season has been less prosperous than during the preceding season. Some of the agents and receivers who were lucky enough to have large contracts secured have done very well and a few are commencing the present year in the same promising position, but those dependent upon new trade have suffered to a greater or less extent not only in the diminution of sales but in a shrinkage on value and, as in so many other lines of business, the profit side of the ledger cannot be studied with a remarkable degree of satisfaction. The labor strikes were directly detrimental to this market, as the stonecutters went out to support the bricklayers, and the unwise movement will in all probability carry its influence well into the next season. We learn of nothing really new regarding selections, the various descriptions of stock holding about usual average position in the distribution and no new description making their appearance. Business in foundation stone from local bastard granite, etc., has been about as usual, though city deliveries are becoming rather more expensive.

The following shows the imports of Stone, as reported by the Custom House during the years named:

	B'dg and stone, mfs. of.	Marble Value.	B'dg and stone, mfs. of.	Marble Value.
1877.....	\$164,141	\$309,102	1881.....	\$110,764
1878.....	143,418	203,604	1882.....	126,887
1879.....	75,680	301,479	1883.....	103,642
1880.....	90,289	359,093	1884.....	128,311

The reported exports of Stone from New York were as follows:

	Cases.	Value.	Pieces.	Value.	Tons.	Value.
1877.....	?	?	1,664	2,881	4,591	36,228
1878.....	1,611	16,718	23,900	10,597	2,258	12,719
1879.....	1,723	18,776	5,544	12,626	915	5,610
1880.....	3,295	20,690	9,118	14,695	1,739	5,328
1881.....	3,735	30,055	11,617	17,675	169	1,070
1882.....	4,879	36,906	24,311	26,382	205	1,868
1883.....	5,954	39,706	30,871	19,845	825	5,929
1884.....	8,815	51,252	12,440	18,505	165	1,136

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending January 9:

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

R. V. HARNETT & CO.

*Crosby st, s e c Spring st, 42x100x48x100; Nos. 71 and 73 Crosby st, two two-story brick stores and dwell'gs; Nos. 72-76 Spring st, three-story brick factory.....	\$60,000
Spring st, No. 70, s s, 75.4 w Elm st, 25x94.1 x25x95.8, three-story frame (brick front) store and dwell'g.....	
Maria L. and E. H. Carhart, guards. (Amt due, abt \$54,700; sold Mar. 20, 1883, for \$67,000.).....	\$60,000
6th av, No. 804, e s, 81.8 s 46th st, 18.9x75, four-story brick store and dwell'g. Francis T. Garretson. (Sub. to lease, which expires in May, 1885.).....	23,000

JOHN F. B. SMYTH.

35th st, No. 319, n s, 331.3 e 2d av, 18.9x98.9, four-story brick store and dwell'g. John Mitchell. (Mort. \$6,000).....	8,350
46th st, No. 67, n s, 127 e 6th av, 18x100.5, four-story stone front dwell'g. John Morgan. (Amt due, abt \$30,050.).....	26,550
Av A, No. 125, s w cor 8th st, 24.6x70, four-story brick store and dwell'g. Sigmund Schwarzkopf. (Leasehold; lease expires May, 1899; rent, \$1,902; ground rent, \$450.).....	14,350

D. M. SEAMAN.

50th st, No. 342, s s, 215 w 1st av, 20x100.5, four-story stone front dwell'g. Aaron Stone. (Amt due, abt \$8,750).....	12,750
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FAIRCHILD & DE WALLTEARSS.

*Av A, s w cor 88th st, 101.5x100.....	
88th st, s s, 100 w Av A, 57x101.5, vacant.....	
Samuel S. Constant. (2d mort.; amt due, abt \$5,100; prior mort. \$22,000).....	37,300

B. SMYTH.

30th st, No. 138, s s, 263 e 7th av, 35.7x98.9x irreg., two-story brick store and dwell'g and one-story brick dwell'g on rear. M. B. Palmer. (Amt due, abt \$5,900).....	10,900
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OTHER AUCTIONEERS.

Pearl st, No. 6, s s, 61 e State st, 21.5x50x22.6x 50, four-story brick building. H. Rinkow.....	8,250
76th st, s s, 80 w Lexington av, 225x102.2, thirteen three-story stone front dwell'gs. E. C. Sterling. (Amt due, abt \$31,950; 13 prior mort. \$113,000).....	138,900
Clermont av, e s, 194.5 n 119th st, 100.2x118.4x 100x107.6, one-story frame dwell'g. Timothy Donovan. (Amt due, abt \$4,300).....	5,500
*Lexington av, No. 183, e s, 39.6 n 31st st, 19.6x 85.5, four-story brick dwell'g. Thos. Simpson, Jr. (Amt due, abt \$2,300).....	12,750



5th av. No. 582, w s, 25.5 n 47th st, 25x100, four-story stone front dwell'g. James Belden. (Leasehold).....	27,500
Total.....	\$886,400
Corresponding week 1884.....	\$215,525

**BROOKLYN, N. Y.**

In the City of Brooklyn Messrs. R. V. Harnett & Co. and others have made the following sales for the week ending January 9:

*Butler st, n s, 100 e Troy av, indef. Henry A. Price.....	\$600
Union st, n s, 160 e Smith st, 42x90. Hobby & Doody.....	14,905
2d st, n e cor Bond st, 130x93.3.....	1,700
3d st, No. 100, s s, 200 w Bond st, 20x90, three-story frame building with store. Aaron Mandel.....	1,910
3d st, No. 98, s s, 20x90, three-story frame building with store. J. H. Horton.....	1,910
Atlantic av, n s, 90.4 w Schenectady av, 125.4x 99.1x25.4x95.1. James Beveridge.....	3,050
Total.....	\$24,075
Corresponding week 1884.....	34,050

**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.**

JANUARY 2, 3, 5, 6, 7, 8.

Broadway, Nos. 108 and 110, n e cor Pine st, 43 x101.11x54.11x100.11, five-story brown stone office building The Metropolitan Nat. Bank, New York, to The Equitable Life Assur. Soc., U. S. Jan. 2. \$762,500

Broadway, Beaver st. Agreement as to boundaries of rear courts. Isabella P. Hunnewell, Boston, Mass., with Standard Oil Co. Oct. 20. nom

Broadway, No. 479, w s, 26.4x200 to Mercer st. Av D, Nos. 97 and 99, w s, 36.6 n 7th st, 36.6x 77. nom

3d st, Nos. 301 and 303, n s, 295 w Av D, 40x 96. nom

Charles E. Butler, trustee for Julia C. Reubell, to Jean J. and Henrietta T. Reubell, Paris, France. Dec. 9. nom

Broadway, Nos. 1424 and 1426, e s, 128.1 n 39th st, 25.7x102.11x24.8x96, two two-story brick buildings. John H. Morris, as assignee James D. Fish, to James McElroy. Mort. \$25,000. Nov. 14. 38,250

Broome st, n e cor Mangin st 50x75, two three-story brick dwell'gs, with store on Broome st, and two three-story brick buildings on Mangin st. Myer Finn to Herman Wendt. Jan. 2. 22,750

Broome st, No. 214 1/2, n s, 18.7x75x18.6x75, three-story brick dwell'g. Israel Rosenthal to William Morris. Ms. \$6,500. Jan. 2. 11,500

Broome st, No. 458, n s, 50 w Mercer st, 25x100, five-story brick warehouse. Mary L. Wild, widow, Middletown, N. J., to George H. Wild, Shrewsbury, N. J. Release dower. Dec. 30. nom

Same property. Mary L. and G. H. Wild, exrs. H. N. Wild, to same. Dec. 30. 69,000

Same property. Mary E. Bardou, heir H. N. Wild, to same. Dec. 30. 34,500

Broad st, No. 41, 30x125x31x125, four-story brick warehouse. 35

Greenwich st, No. 473, 25x87.6. gift

Teunis Quick to James F. Quick, Emma E. wife of John R. Scoble, and Maria L. wife of Andrew R. Eadie, Brooklyn, children T. Quick. All title. Oct. 27. 2,500

Cherry st, No. 393, s s, near Scammel st, 22x 80, vacant. Henry McCaddin, Jr., Brooklyn, to John Kersey. Jan. 5. 2,500

Delancey st, n e cor Forsyth st, 25x45.9 x east 28 x north 15 x west 3 x north 39.3 x west 50 to Forsyth st, x south 100, four two-story brick and frame buildings. Leo Pinner, exr. Simon Pinner, to Edward G. Tinker. Dec. 27. 34,100

East Broadway, s s, abt 136.6 e Market st, 25x 75, three-story frame (brick front) building. Levy Blumenthal to Reuben Sattenstein. Mort. \$5,000. Jan. 2. 12,000

East Broadway, s s, 200 w Market st, 25x75. Franz Backhaus and John Kirchner to Julius D. Eisenstein. Mort. \$6,500. Jan. 2. 23,000

Essex st, No. 137, w s, 125 n Rivington st, 25x 87.6, brick store and tenem't. Magdalena L. Lauby, widow, and Mary L. Hammel, Hudson, N. J., to August Gindler and Wilhelmina his wife, tenants in common. Mort. \$11,500. Dec. 31. 26,500

Forsyth st, Nos. 83 and 85, w s, 74.10 s Grand st, 50.2 x 70, two five-story brick warehouses. Francis J. Dominick, exr. and trustee Ann Gillet, to Francis J. Dominick, Margaret E. D. wife of Edward Taylor and Sarah M. D. Murphy, widow. Dec. 3. nom

Forsyth st, No. 99, w s, 126.2 n Grand st, 25x100, three-story frame (brick front) building and two three-story brick extensions. Isaiah S. Lane, Monmouth, N. J., to Ella West. Correction deed. Q. C. Dec. 14, 1868. nom

Forsyth st, No. 152, e s, 150 s Rivington st, 25x 100, new building projected. Mary E. and William P. McGuire, Catharine P. wife of Paul J. Hurley, New York, and Margaret F. and James G. Dempsey, Brooklyn, heirs Patrick McGuire, to Henry Gottlieb. Dec. 30, 12,500

Goerck st, No. 32, e s, abt 150 n Broome st, 25x 100, three-story brick tenem't and two-story frame stable on rear. Owen McGinnis to Joseph Ringenbach and Josephine his wife. Mort. \$3,000. Jan. 7. 9,500

Greenwich st, Nos. 738 and 740, w s, 25 n Perry st, runs west 83 x north 46.3 x west 2.10 x north 3.5 x east 22 x southeast 82.8 to Greenwich st, x south 50.11, two five-story brick flats. John Glass to Georgina Scott, Lyndhurst, N. J. Mort. \$30,000. Dec. 31. 49,000

Henry st, s s, 121.10 e Clinton st, 23.7x100x23.6 x100, brick dwell'g. Asher Simon to Gottschalk Cohn. Mort. \$5,000. Dec. 30. 13,000

Hudson st, No. 544, e s, abt 88.4 s Perry st, 27x 71x36.9x25x35.1, two-story brick building and three-story brick building on rear. Emeline A. and George W. Parsons, Salem, Mass., to Cecelia D. Chase, Brooklyn. Dec. 9. other consid. and 1,000

Kingsbridge road, s e cor Dyckman st, 50x110x 50x110.7. Leontine J. Lockwood and ano., exrs. Levi A. Lockwood, to Timothy Donovan. Dec. 19. 2,425

Same property. Release mort. Priscilla Smith, Yonkers, to same. Dec. 19. nom

Same property. Release of dower. Leontine J. Lockwood, widow, to same. Dec. 19. nom

King st, Nos. 29-35, n s, 299.4 e Varick st, 100x 100x100x100, four three-story brick dwell'gs and two thre e story l rick and frame dwell'gs on rear. Helen Raymond, widow, to the Mayor & Co., of the city of New York. Dec. 30. 70,000

Lewis st, No. 90, e s, abt 100 s Stanton st, abt 25 x90, three-story front and three-story rear brick building. Isaac W. Pickford, Brooklyn, to George G. Hallock, Jr. All title. Nov. 2, 1883. 750

Ludlow st, Nos. 144 and 146, e s, 175 n Rivington st, 50x89.4, two six-story brick tenem'ts and two four-story brick tenem'ts on rear. Frederick Ernst and Martin A. Furchtenicht to John A. Ehm. Mort. \$18,000. Jan. 6, 40,200

Madison st, No. 408, s s, 75 w Grand st, 25x abt 50x—, three-story brick tenem't with store.

Monroe st, No. 301, n s, 225 w Corlears st, 25x 1/2 block, three-story frame tenem't with three-story brick tenem't on rear. William A. Copp to Andrew Van Opstal. C. a. G. Jan. 6. 13,500

Madison st, Nos. 340-346, s s, 95.3 e Scammel st, 97.11x96, four five-story brick tenem'ts. Foreclos. Samuel Jones to Thomas R. A. and William H. Hall. Dec. 1. 45,025

Monroe st, No. 229, n s, 95.4 e Scammel st, 24.2x 96x24.4x96, four-story brick tenem't. Foreclos. Samuel Jones to John H. Oeters and Sophia his wife, joint tenants. Jan. 2. 15,775

Monroe st, Nos. 231, 233 and 235, n s, 119.6 e Scammel st, 72x96x72.4x96, three four-story brick tenem'ts. Foreclos. Samuel Jones to Salomon Marx and Moritz Bauer. Jan. 2. 45,100

Monroe st, No. 173, n s, 115 w Montgomery st, 23x100, four-story brick tenem't. Samuel Hassell to Morris Jacoby. Dec. 29. 10,750

Same property. Morris Jacoby to Henry Pansinski. Mort. \$6,000. Dec. 31. 11,500

Marion st, Nos. 23 and 25, e s, 111 s Spring st, 50.8 x99.3x51x99.3, two four-story brick tenem'ts and two three-story brick tenem'ts on rear. Solomon Weinbandler and Aaron Wise to Antonio Aliano and Raffalli Guidditti. Mort. \$24,400. Dec. 24. 33,000

Mulberry st, No. 141, w s, 174.8 s Grand st, 25x 100, three-story frame (brick front) building and two-story frame building on rear. Samuel Cohn to Frank Rhoner. Mort. \$7,500. Jan. 3. 13,000

Same property. Sarah J. Pirsson to Samuel Cohn. Mort. \$7,500. Dec. 29. 11,250

Mulberry st, Nos. 54 and 56, e s, 150 s Bayard st, 50x91x50x88.9, three-story frame and three-story brick building, with two three-story brick buildings on rear.

Mulberry st, Nos. 57 and 59, w s, 175 s Bayard st, 46x113.10x46x110.9, two three-story brick buildings, with two story frame and three-story brick buildings on rear.

Waldron B. Vanderpoel to Julie A. wife of Frederick W. Loew. 1/4 part. Mort. \$4,500. Jan. 5. 9,000

Maiden lane, No. 126, s s, 84.7 w Water st, runs west 20.5 x south 53.3 x west 0.11 x south 12.1 x east 21.2 x north 64.10, five-story brick warehouse. Jacob H. V. Cockroft to Richard J. Chard. Jan. 8. 20,500

Mangin st, No. 23, w s, 99.2 n Broome st, 25x 100, two-story frame dwell'g and one and two-story frame stables on rear. Partition. Stephen A. Walker to Patrick Lillis. Dec. 11. 5,700

Mangin st, w s, 99.2 n Broome st, 25x100. Ellen wife of Abraham Trafford to Patrick Lillis. Release dower. Dec. 23. nom

Norfolk st, e s, 150 n Broome st, 25x100. William Morris to Israel Rosenthal. Mort. \$16,000. Jan. 2. 60,000

Norfolk st, n w cor Rivington st, 75x60, four-story brick factory.

Norfolk st, w s, 75 n Rivington st, 25x100. Edward P. Kennard, trustee for Beverly B. Tilden, to Francis Keckeissen. 1/2 part. Jan. 2. 18,750

Same property. Marmaduke Tilden to same. 1/2 part. Jan. 2. 18,750

Norfolk st, e s, 100 n Rivington st, 50x100. Nos. 116 and 118, two three-story frame (brick front) buildings; No. 118 1/2, one-story frame building and one and two-story frame stables on rear. Aletta M. wife of Joseph Hegeman, Detroit, to John Schnugg. Nov. 21. 19,000

Same property. John Schnugg to Jacob Raichle. Mort. \$9,000. Jan. 3. 20,750

Norfolk st, e s, 175 n Rivington st, 25x100, one-

story frame building. Susan J. wife of George N. Palmer, Passaic, N. J., to John Schnugg. Dec. 5. 9,500

Stanton st, No. 33, s s, 82.11 e Chrystie st, 17.9x 75.1x17.9x75.3, three-story stone front tenem't. Barbara wife of and Friedrich Huff to Jacob Gross and Augusta his wife. Mort. \$10,000. Jan. 1. 18,100

Stanton st, No. 226, n s, 50 e Pitt st, 25x100, three-story brick tenem't and three-story brick tenem't on rear. Jeanette wife of and Nathan Gunther to Lena wife of Isaac Gunther. Mort. \$20,000. Jan. 2. 25,000

St. Nicholas pl, s e cor 150th st, 229.10x100, vacant. Margaret V. Eccles to John W. Fink. Jan. 2. 42,500

Sullivan st, Nos. 223-233, e s, 300 n Bleecker st, 115x100, six two-story frame (brick front) buildings. George W. Tubbs to Smith Ely, Jr., and Jefferson M. Levy. Sub. to mort. Dec. 31. 44,000

Washington st, n w cor Charlton st, 50x120, Nos. 121-131 Charlton st six three-story brick buildings. William Reid, exr. Wm. Reid, Sr., to George W. Tubbs. M. \$30,000. Nov. 24. 36,000

2d st, No. 248, n s, 149.6 w Av C, 24.9x106, three-story front and three-story rear brick tenem'ts. Michael Fay to Gerson and William Bieber. Mort. \$16,000. Jan. 2. 27,500

3d st, No. 225, n s, 257.11 e Av B, 23x96.2, four-story brick front and three-story rear brick tenem'ts. Magdalena Weishar, widow, or Weishair or Wfser and Philip and George J. Weishar, Brooklyn, and Charlotte O. Mencker, formerly Weishar, Long Island City, to Mary Weishar, Brooklyn. All title. Mort. \$5,000. Dec. 30. 12,600

3d st, No. 223, n s, 234.11 e Av. B, 23x96.2, four-story front and four-story rear brick tenem'ts. Mary Weishar et al. see above, to Magdalena Weishar, widow. All title. Mort. \$4,500. Dec. 30. 13,500

6th st, No. 632, s s, 278.11 w Av C, 20.1x97, three-story brick tenem't and three-story brick tenem't on rear. Joseph and Caroline Larchin to Ignatz Schultze and Ignatz Pick. Mort. \$4,500. Dec. 31. 9,000

7th st, No. 244, s s, 196.6 e Av C, 22.8x90.10, four-story brick tenem't.

7th st, No. 248, s s, 241.11 e Av C, 18.5x90.10, four-story brick tenem't. Henrietta Schild to Pauline and Baruch Fry. 1/2 part. Mort. \$12,000. Jan. 5. 4,000

7th st, No. 212, s s, 233 w Av C, 25x90.4, four-story front and four-story rear brick tenem'ts. Dora Bernheim to Ernestine Bernheim, widow. Mort. \$7,500. Jan. 2. 16,700

Same property. Ernestine Bernheim to Rosa Bernheim. Re-recorded. Mort. \$8,500. Mar. 11, 1878. 16,700

11th st, No. 520, s s, 270.6 e Av A, 25x94.8, four-story brick tenem't. Randolph H. Roedel to Hannah Roedel. Q. C. Re-recorded. Sept. 3, 1883. nom

12th st, No. 520, s s, 295.6 e Av A, 25x103.3, four-story brick tenem't. Foreclos. Israel Minor, Jr., to Elizabeth Miller and ano., exrs. C. Miller. Re-recorded. June 24, 1880. 300

Same property. Elizabeth and F. William Miller, individ., and exrs. C. Miller, both of Brooklyn, to Lamor Romain. Correction deed. Jan. 2. nom

13th st, No. 533, n s, 220 w Av B, 25x103.3, five-story brick tenem't. Christian Wehdebrock to Ludwig Heck and Katherina his wife. Jan. 2. 18,000

13th st, No. 331, n s, 378.3 e 2d av, 22.1x103.3x 21.9x103.3, four-story brick dwell'g. Jacob Muhlfelder to Charles A. Nafz. Mort. \$7,000. Jan. 2. 14,200

13th st, No. 138, s s, 80 w 3d av, 20x51, three-story brick dwell'g. Mary A. wife of Daniel Barron, formerly Stiles, to Wilhelmina Rupprecht. Jan. 5. 14,000

13th st, No. 443, n s, 200 e 10th av, 25x103.1, three-story front and three-story rear brick building. Order by the Surrogate decreeing the right of inheritance to above property in Catharine Dwyer, Mary, John, Margaret and Peter Quirk and Arthur M. Quinn.

14th st, No. 229, n s, 350 w 7th av, 25x120, four-story stone front dwell'g. Lorenzo C., Charles C. and Josephine C. Delmonico to Rosa Delmonico. Jan. 6. 18,000

15th st, No. 215, n s, 187.2 w 7th av, 20x103.2, four-story brick building. Herman Wrorkow to Isabella wife of Thomas Orr. Jan. 6. 13,300

16th st, No. 421 W., n s, 250.2 w 9th av, 25x92, five-story brick dwell'g. John C. Meister to Henry Hein and Sophie his wife. Mort. \$9,000. Jan. 1. 22,500

18th st, No. 122, s s, 255 w 6th av, 24x92, two-story brick stable. Thomas W. Pearsall to William G. Read. Dec. 31. 13,000

19th st, No. 233, n s, 188 w 2d av, 22x92, three-story brick dwell'g. Charles H., William R. W., George A. and Herman A. Bergmann and Agnes E. Dobbs, heirs Mary E. Bergmann, to Mary L. Harrison and Ann L. Livingston, New Brighton, S. I. Q. C. Jan. 5. nom

Same property. Philip Bissinger and ano., exrs. and trustees Mary E. Bergmann, to same. Jan. 5. 17,500

19th st, No. 235, n s, 400 w 7th av, 25x93.8x25x 94.4, five-story brick flat. Georgina wife of and John Scott to Frank and Delia M. Demuth. Mort. \$10,000. Dec. 31. 23,000

20th st, No. 148, s s, 100 w 3d av, 25x109, also known as No. 31 Gramercy Park, four-story stone front dwell'g. William T. Otto, as exr. Jacob A. Otto, to Theodore C. Schell. Jan. 5. 22,500

26th st, No. 317, n s, 175 w 8th av, 25x98.9, three-



- story frame (brick front) building. William Mulry to Michael Comerford. Jan. 3. 12,750
- 26th st, No. 415, n s, 187.6 w 9th av, 25x100, five-story brick tenement. Adolphus H. Maas to Isaac J. Maccabe. Jan. 3. 17,000
- 33d st, Nos. 551 and 553, n s, 63 e 11th av, 75x98.9, one two-story brick iron foundry. Henry H. Anderson, ref., to John E. Browning. Jan. 3. nom
- 34th st, No. 440, s s, 420 w 9th av, 20x98.9, three-story brick dwelling. Henry Cross, St. John, N. B., to William Bennett. Mort. \$7,500. Dec. 1. 10,500
- 36th st, No. 124, s s, 83.2 w Lexington av, 16.10x74, four-story stone front dwelling. Henry A. Whitman, Hartford, Conn., trustee Helen M. Lawton, to Annie L. Carrington, New Haven, Conn. 1/2 part. Given to terminate trust. Dec. 2. nom
- Same property. Henry A. Whitman, Hartford, Conn., trustee Helen M. Lawton, to Helen Lawton, Hartford, Conn. 1/2 part. Given to terminate trust. Jan. 2. nom
- 37th st, No. 244, s s, 300 e 8th av, 18.9x98.9, three-story brick dwelling. Joseph Lillianthal to Adam Beckelhaupt. Jan. 5. 13,500
- 38th st, No. 409, n s, 127 w 7th av, 20x98.9, five-story brick flat. Mary A. Wilder to John McDonald. All liens. Dec. 31. 5,000
- 38th st, No. 425, n s, 327.3 w 9th av, 27x98.9, five-story brick flat. Catharine Koehler, formerly Butzky, to Joseph Woltering and Gertrude A. his wife. M. \$10,000. Jan. 2. 19,150
- 38th st, n s, 327.3 w 9th av, 27x98.9, Joseph Bellesheimer, Eastchester, N. Y., to Joseph and Gertrude A. Woltering. Q. C. and C. a. G. Jan. 2. nom
- 39th st, No. 419, n s, 250 w 9th av, 25x98.9, five-story brick flat. Lott R. Kinney to John S. Aitkin. Mort. \$8,000. Jan. 2. 17,000
- 41st st, No. 323, n s, 250 e 2d av, 20x98.9, three-story stone front dwelling. George Koehler to Jacob Jacobs. Mort. \$4,500. Jan. 1. 9,000
- 41st st, No. 314, s s, 157 e 2d av, 16x96.3x17.7x41.1, three-story brick dwelling. Ella Wehrkamp to Eliza Boyle. Mort. \$4,000. Jan. 5. 8,000
- 41st st, No. 442, s s, 266.9 e 10th av, 16.7 x 98.9, four-story front and four-story brick tenement on rear. Werner Wilhelm to Christian Wilhelm. Dec. 31. 10,000
- 42d st, No. 348, s s, 175 e 9th av, 25x98.9, two-story frame building. Thomas Ogle to Elijah B. Middlebrook. Mort. \$5,000. Jan. 2. 15,500
- 46th st, No. 615, n s, 225 w 11th av, 25x109.7x25x102.5, five-story brick store and tenement and four-story brick tenement on rear. Foreclos. Gilbert M. Speir, Jr., to Margaret Moore et al., exrs. W. Moore. July 31. 24,000
- 50th st, No. 316, s s, 58 e 2d av, 18.6x80, three-story stone front dwelling. Ernest Beatus to Caroline Beatus. Jan. 3. gift
- 52d st, No. 333, n s, 250.6 w 1st av, 18.9x100.5, five-story stone front dwelling. Barbara wife of Charles Tischner to Henry Seibert. Mort. \$10,000. Jan. 2. 14,500
- 52d st, No. 225, n s, 259.6 e 3d av, 20.6x100.5, three-story brick dwelling. Eliza wife of Randolph Guggenheimer to Ferdinand Ehrhart. See 81st st. Mort. \$5,000. Jan. 5. 15,000
- 52d st, No. 433, n s, 425 w 9th av, 25x100.5, five-story stone front tenement. Marshall D. Hall and Peter N. Ramsey, Newark, N. J., to Caroline F. and Kate B. Weed. Mort. \$17,500. Jan. 7. 27,800
- 54th st, No. 539, n s, 450 w 10th av, 25x45.3x25x42.1, two-story frame building. Ruth A. Wallace to William Muller. Jan. 3. 4,000
- 54th st, No. 543, n s, 500 w 10th av, 25x51.1x25x48.4, two-story frame building. Same to Matthias Hermann and Kunigunda his wife, joint tenants. Jan. 3. 4,000
- 54th st, No. 547, n s, 550 w 10th av, 25x56x25x53.1, two-story frame building. Same to George Eidel and Madalena his wife, joint tenants. Jan. 3. 4,000
- 5th st, No. 545, n s, 525 w 10th av, 25x53.1x25x51.1, three-story frame building. Same to Henry Och and Mary M. his wife, joint tenants. Jan. 3. 4,000
- 54th st, n s, 225 e 11th av, 75x48.4x—, 54th st, n s, 325 e 11th av, 25x45.2x25x42.1, Release mort. Bank for Savings City New York to Ruth A. wife of David Wallace. Jan. 5. 5,000
- 55th st, No. 124, s s, 325 w 6th av, 25x100.5, two-story brick stable. Fanny N. wife of William H. De Forest to Samuel S. Sands. Dec. 30. 22,000
- 56th st, Nos. 430 and 432, s s, 325 e 10th av, 50x100.5, two five-story brick flats. William Henderson to Louis Bossert, Brooklyn. Mort. \$45,000. Dec. 9. nom
- Same property. William E. Stewart to William Henderson. Mort. \$45,800. Dec. 9. 46,250
- 57th st, No. 401, n e cor 1st av, 17.9x57.3, three-story brick dwelling. Owen Moran to Charles Gebhard. Jan. 5. 12,500
- 57th st, Nos. 317-321, n s, 344 w 1st av, 60x100.5, three four-story brick flats. Frances A. wife of and William F. Croft to John Mackin, Allegheny, Pa. Sub. to mortg., &c. Aug. 19. Recorded Dec. 22, 1884. 20,000
- 58th st, No. 318, s s, 250 e 2d av, 26x100.4, five-story stone front tenement. Mina Levy, widow, to John J. and Louis J. Behringer. Mort. \$16,600. Jan. 2. 29,000
- 62d st, No. 17, n s, 108.6 w Madison av, 20.6x100.5, four-story stone front dwelling. Romeyn Van Valkenburgh, Brooklyn, to Harry L. Horton. Q. C. All liens. Dec. 30. 100
- 65th st, No. 17, n s, 89 w Madison av, 25x100.5, four-story stone front dwelling. Lizzie wife of and Frank P. Perkins to Verginie wife of Hyman Blum. Mort. \$34,000. Dec. 30. 70,000
- 65th st, No. 11, n s, 167 w Madison av, 28x100.5, four-story stone front dwelling. Foreclos. Chauncey S. Truax to The New York Life Ins. Co. Jan. 2. 69,500
- 65th st, No. 13, n s, 145 w Madison av, 22x100.5, four-story stone front dwelling. Foreclos. Same to same. Jan. 2. 56,800
- 66th st, No. 126, s s, 230 e 4th av, 25x100.5, three-story brick dwelling. Lizzie wife of and Frank P. Perkins to Emma A. wife of Hiram R. Romeyn. Mort. \$10,000. Dec. 30. 25,000
- 67th st, No. 3, n s, 125 e 5th av, 25x100.5, four-story stone front dwelling. Foreclos. William C. Traphagen to The New York Life Ins. Co. Jan. 2. 75,100
- 67th st, No. 5, n s, 150 e 5th av, 25x100.5, four-story brick dwelling. Foreclos. Same to same. Jan. 2. 74,750
- 67th st, No. 13, n s, 248 e 5th av, 23x100.5, four-story stone front dwelling. Foreclos. Chauncey S. Truax to same. Jan. 2. 72,100
- 67th st, No. 11, n s, 225 e 5th av, 23x100.5, four-story stone front dwelling. Foreclos. Gilbert M. Speir, Jr., to same. Dec. 2. 72,250
- 67th st, No. 9, n s, 200 e 5th av, 25x100.5, four-story brick dwelling. Foreclos. Same to same. Dec. 2. 75,450
- 67th st, No. 7, n s, 175 e 5th av, 25x100.5, four-story stone front dwelling. Foreclos. Same to same. Dec. 2. 74,750
- 67th st, n s, 100 w 11th av, 50x100.5, vacant. Charles Hagedorn, Brooklyn, to Charlotte Siemon. Jan. 3. 7,000
- 68th st, No. 34, s s, 115 e Madison av, 22x100.5, four-story stone front dwelling. Thomas N. Bolles, Orange, N. J., to William Wickes. Mort. \$22,000. Dec. 27. 55,000
- 69th st, s s, 100 w 9th av, 80x100.5, vacant, new dwellings in course of erection. Edward Oppenheimer and Isaac Metzger to Charles L. Guillaume. Mort. \$15,500, taxes and assmts. July 15. 32,000
- 69th st, Nos. 213-219, n s, 240 e 2d av, 112x100.4, four five-story stone front tenements. Foreclos. Moses Herrman to Max Danziger. Dec. 17. 25,000
- 70th st, s s, 224 w 1st av, 25x100.4, four-story stone front tenement. Foreclos. Moses Herrman to Max Danziger. Sub. to mort. \$12,500 and int. Dec. 15, 1883, and cost foreclos. Dec. 17. 50
- 70th st, s s, 319 w 1st av, 25x100.4, four-story stone front tenement. Foreclos. Same to same. Mort. \$12,500 and int. Dec. 15, 1883, and costs foreclos. Dec. 17. 50
- 70th st, s s, 244 w 1st av, 25x100.4, four-story stone front tenement. Foreclos. Same to same. Sub. to mort. \$12,500 and int. Dec. 15, 1883. Dec. 23, 1884. 100
- 70th st, s s, 230 w 1st av, 25x100.4, four-story stone front tenement. Foreclos. Same to same. Sub. to mort. \$12,500 and int. Dec. 15, 1883. Dec. 23. 100
- 71st st, n s, 500 w 8th av, 125x102.2, vacant, new buildings projected. Randolph Guggenheimer and Salomon Marx to Owen Donohue. Mort. \$42,500. Dec. 30. 70,000
- 72d st, No. 431, n s, 250 w Av A, 25x102.2, four-story stone front tenement. Foreclos. Augustus C. Brown to Max Danziger. Jan. 2. 12,000
- 72d st, No. 423, n s, 150 w Av A, 25x102.2, four-story stone front tenement. Foreclos. Same to Hugh McQuade. Jan. 2. 12,000
- 72d st, No. 425, n s, 175 w Av A, 25x102.2, four-story stone front tenement. Foreclos. Same to Max Danziger. Jan. 2. 12,000
- 72d st, s s, 16.8 w Av A, 16.8x75, three-story stone front dwelling. Francis M. Jencks to Agnes Reynolds. Mort. \$7,000. Jan. 5. 8,500
- 72d st, No. 432, s s, 320 w 9th av, 20x102.2, four-story stone front dwelling. Margaret Crawford to Sophia M. wife of Joseph B. Edwards. Mort. \$23,000. Jan. 5. 40,000
- 73d st, No. 237, n s, 100 w 2d av, 25x102.2, five-story stone front flat. William Cohen and Frances K. wife of Julius Lipman to John S. Dunn. Mort. \$15,000. Dec. 31. 22,500
- 73d st, Nos. 109 and 111, n s, 138 e 4th av, 42x102.2, four-story stone front flat. John L. Cadwalader et al., trustees under ante-nuptial settlement, and Maria C. Hone to Gustavus A. Goldsmith and Julius Devine. Confirmation deed. Jan. 8. nom
- 74th st, No. 356, s s, 60 w 1st av, 20x51.2, two-story brick dwelling. Patrick McMorrow to Marie wife of James O'Hare. Mort. \$2,500. Dec. 30. 6,500
- 75th st, s s, 98 e Av A, 25x102.2, vacant. Foreclos. Jesse K. Furlong to Frederick Specht. Dec. 29. 1,875
- 75th st, s s, 123 e Av A, 25x102.2, vacant. Foreclos. Same to same. Dec. 29. 1,400
- 76th st, Nos. 355-359, n s, 175 w 1st av, 75x102.2, three four-story brick buildings, cigar factory. Jacob Cohen to Heinrich Ruppell. Mort. \$27,000. Jan. 2. 50,000
- 76th st, No. 203, n s, 105 e 3d av, 25x102.2, five-story brick flat. Isidore S. Korn to John Schneider. Re-recorded. Mort. \$9,500. Aug. 18. 14,000
- 77th st, s s, 175 w 2d av, runs west 38 x south 68 x west 20 x south 34.2 x east 53 x north 2.2 x east 80 x north 20 x west 75 x north 80, Abraham H. Jonas to Charles A. Buddensiek. All liens. June 4. nom
- 77th st, n s, 200 w 11th av, 100x102.2, vacant. Levi S. Barridge to Redmond Forrestal. Nov. 11. 16,000
- Same property. Redmond Forrestal to John F. Comey. Mort. \$12,000. Jan. 5. 16,000
- 78th st, No. 310, s s, 142.6 e 2d av, 17.6x102.2, two-story brick dwelling. Jeremiah Keyser,
- Vineland, N. J., to Thomas Hodgins. Mort. \$4,000. Jan. 2. 6,375
- 79th st, No. 305, n s, 100 e 2d av, 25x102.2, four-story stone front flat.
- 79th st, No. 303, n s, 70 e 2d av, 30x76.7, four-story stone front flat.
- Morris and Jacob Rosenberg to Andreas Voss. Mort. \$26,000. Jan. 5. 46,000
- 79th st, No. 111, n s, 105 e 4th av, 20x102.2, three-story stone front dwelling. William S. Maddock to Maurice Moore. Mort. \$20,000. Dec. 29. 25,000
- 79th st, No. 139, n w cor Lexington av, 20x82.2, four-story stone front dwelling.
- Lexington av, w s, 82.2 n 79th st, 20x40, vacant.
- William S. Maddock to Maurice Moore. Mort. \$26,000. Dec. 29. 35,000
- 80th st, No. 179, n s, 133.4 w 3d av, 16.8x100, three-story stone front dwelling. Eliza wife of Randolph Guggenheimer and Bethe wife of Salomon Marx to Fernando R. Walker. Mort. \$6,700. Dec. 31. 12,750
- 81st st, No. 16, s s, 161.6 e 5th av, 20.5x102.2, four-story stone front dwelling. Ferdinand Ehrhart to Eliza Guggenheimer. See 52d st. Mort. \$35,000. Jan. 7. 45,000
- 82d st, No. 550, s s, 124.8 w Av B, 13.4x102.2, two-story brick dwelling. John F. McBride and Ellen J. wife of John W. Bacon, formerly Ellen J. McBride, to Joseph Staples, Jr. Mort. \$2,000. Jan. 1. 3,300
- 82d st, No. 123, n s, 275 e 4th av, 30x102.2, three-story frame dwelling. Mary A. Davis, widow, to Walter and George Reid. Jan. 3. 13,000
- 84th st, s s, 100 e 9th av, 50x102.2, vacant. Amzi L. Camp to Terence Kiernan. Q. C. Correction deed. Nov. 18. nom
- 89th st, n s, 153.4 e 5th av, 25.7x100.8, vacant. Foreclos. Leroy B. Crane to John K. Creevey, Brooklyn. Jan. 5. 11,700
- 92d st, n s, 130 w 4th av, 20x100.8, vacant. Jacob Wick, Jr., to Barbara wife of Jacob Wick, Sr. Dec. 31. 7,000
- 104th st, No. 208, s s, 126.8 e 3d av, 16.8x100.11, three-story stone front dwelling. Caroline S. wife of and Samuel C. Hine to James C. Miller. Mort. \$4,700. Jan. 5. 6,750
- 105th st, No. 156, s s, 300 w 3d av, 25x100.11, three-story frame dwelling. Robert J. Rosenthal to Katharina Bohm. Dec. 30. 5,490
- 106th st, No. 215, n s, 209.6 e 3d av, 80.6x100.11, four-story brick dwelling. Emma J. Reid to Thomas F. Healy. Ms. \$32,000. Dec. 31. exch
- 106th st, n s, 100 w 2d av, 25x100.11, John Messer to Mathilda Sucker. Satisfaction of part of mortgage. 2,000
- 103th st, No. 311, n s, 200 e 2d av, 25x100.11, four-story brick dwelling. Bertha A. wife of John H. Deane to James Faley. Mort. \$8,000. Jan. 8. 12,250
- 107th st, n s, 100 w Av A, runs west 100 x north 100.11 x east 86 to former high water mark Harlem River, x southeast 14 to point 100 w Av A, x south 90, vacant, new buildings projected. Thomas Monaghan to George A. and William C. Reeber. Jan. 1. 6,000
- 107th st, No. 214, s s, 200.8 e 3d av, 21.10x100.11, four-story brick dwelling. Foreclos. George Bell to Meredith Howland, as trustee for Louisa M. Howland. Dec. 26. 7,000
- 107th st, No. 216, s s, 222.6 e 3d av, 21.10x100.11, four-story brick dwelling. Foreclos. George Bell to Meredith Howland, as trustee for Louisa M. Howland. Dec. 26. 7,000
- 108th st, n s, 119 w 4th av, 17x100. Release mechanic's lien. Michael Reilly to Ehrick K. Rossiter. Jan. 5. 14
- 108th st, n s, 34 w 4th av, 51x80. Release mechanic's lien. Michael Reilly to Matilda J. Hamilton. Jan. 5. 43
- 109th st, No. 211, n s, 168.6 e 3d av, 19.4x100.11, four-story brick dwelling. Ward B. Chamberlain, as assignee John H. Deane, to John A. Linscott. Mort. \$8,000. Jan. 8. 9,850
- 109th st, No. 180 E. Permission to use east wall. Louis Stern to John W. Warner. Oct. 4. 350
- 112th st, s s, 145 e 1st av, 30x100.10. Frank and Henry C. Holdsworth, Josephine wife of Patrick Kedney and James Holdsworth to Ellen M. Van Brunt. Q. C. and C. a. G. Jan. 7. nom
- 112th st, s s, 175 e 1st av, 30x100.10. Ellen M. wife of George B. Van Brunt, Frank and Henry C. Holdsworth, and Josephine wife of Patrick Kedney to James Holdsworth. Q. C. and C. a. G. Jan. 7. nom
- 112th st, s s, 205 e 1st av, 30x100.10. Ellen M. wife of George B. Van Brunt, Frank, Henry C. and James Holdsworth to Josephine Kedney. Q. C. and C. a. G. Jan. 7. nom
- 112th st, s s, 235 e 1st av, 30x100.10. Ellen M. wife of Geo. B. Van Brunt et al., see above, to Henry C. Holdsworth. Q. C. Jan. 7. nom
- 112th st, s s, 265 e 1st av, 30x100.10. Ellen M. wife of George B. Van Brunt et al., see above, to Frank Holdsworth. Q. C. Jan. 7. nom
- 113th st. Party wall agreement. Harriette M. Boyd and ano., exrs. J. M. Boyd, with Bridget C. wife of Thomas Sullivan. December 15. 40
- 115th st, n s, 335 e 5th av, 85x100.11, vacant. Annie F. Bradburn to Thomas Bradburn. Mort. \$4,000. Jan. 3. 18,000
- 115th st, n s, 150 e 5th av, runs north 83.4 x northwest to centre block bet 115th and 116th sts, x east 76.6 x south 81.8 x northwest to point 200 e 5th av, x south 29.11 to 115th st, x west 50, vacant. Robert C. Ferguson to William H. Scott. 1/2 part. Mort. \$5,500. January 5. 5,000
- 121st st, s s, 175 e 1st av, 25x100, vacant. Charles R. Faritt to Mary wife of Ignazio Mercadante. Dec. 7. 3,000
- 123d st, n s, 275 w 7th av, 0.6x100.11, John



Eggleston to Phoebe Smith. C. a. G. Dec. 26. 600  
 Same property. Release mort. Jacob Bookman to Phoebe Smith. Dec. 29. nom  
 123d st, No. 103, n s, 35 e 4th av, 35x100.11, five-story brick flat. Henrietta A. wife of Hugh H. Edwards to Harry Hendrie. Jan. 6. 70,000  
 123d st, No. 56, s s, 248.9 w 4th av, 18.9x100.11, three-story brick dwell'g. Leila G. wife of Benjamin R. Smith to James H. Parker. Mort. \$10,000. Jan. 2. 14,500  
 124th st, s s, 174.6 e 8th av, 0.6x100.11. Maria J. and Hiram Moore to Abraham Steers. Q. C. Correction deed. Dec. 26. nom  
 125th st, No. 207, n s, 80 e 3d av, 25x99.11, three-story frame building and one-story brick extension. Noah T. Swezey to John H. Friedrich. Dec. 29. 10,000  
 126th st, s s, 275 w 7th av, 25x99.11. Release mort. Jacob Lawson, Brooklyn, to Christian Blinn, Jr. Jan. 5. nom  
 Same property. Release mort. William E. D. Stokes to same. Jan. 5. nom  
 Same property. Maria H. wife of William N. Crane, formerly Maria H. Brush, to same. Jan. 5. nom  
 130th st, No. 105, n s, 130 w 6th av, 20x99.11, three-story stone front dwell'g. Samuel O. Wright, Rockville Centre, L. I., to Margaret A. wife of Johann G. T. Kauffeld. Dec. 17. 19,000  
 131st st, n s, 200 e 8th av, 17x99.11, three-story stone front dwell'g. }  
 132d st, No. 250, s s, 234 e 8th av, 17x99.11, three-story stone front dwell'g. }  
 John J. Hughes, Brooklyn, to Robert C. Ferguson. Mort. \$17,400. Dec. 30. 28,000  
 131st st, n s, 200 e 8th av, 17x99.11. Release mort. Edwin A. Bradley and George C. Currier, of Bradley & Currier, to John J. Hughes. Jan. 5. 2,800  
 131st st, n s, 200 e 8th av, 34x99.11. Release mort. John Bell to Samuel S. Hinman. Oct. 14. nom  
 134th st, n s, 485 w 5th av, 25x99.11. Certificate of foreclosure of mortgage on above premises which at sale were bid in by the State of New York by commissioners for loaning certain moneys of the United States of the County of New York. Property appraised at \$2,750.  
 70th st, n s, 238 e 1st av, 25x100.4. Similar document to above. Property appraised at \$1,500.  
 134th st, No. 214, s s, 207 w 7th av, 18x99.11, three-story brick dwell'g. Herbert Carpenter to Nellie C. Carpenter. Sub. to mort. \$9,500; not assumed. Correction deed. January 2. nom  
 134th st, s s, 350 e 12th av, 25x99.11, vacant. James A. Deering to Elias S. Higgins. Dec. 30. 1,250  
 134th st, n s, 300 e 12th av, 25x99.11, vacant. James A. Deering to James Rogers. Dec. 30. 1,250  
 140th st, n s, 200 w 7th av, 100x99.11. }  
 141st st, s s, 200 w 7th av, 100x99.11, vacant. }  
 Robert C. Ferguson to Francis M. Wilmurt. Mort. \$13,000. Jan. 6. 24,000  
 140th st, n s, 200 w 7th av, 50x100. }  
 141st st, s s, 200 w 7th av, 50x100. }  
 William H. Scott to Robert C. Ferguson. 1/2 part. Mort. \$6,500. Jan. 6. 5,000  
 141st st, n s, 125 w 7th av, 25x99.11, vacant. Samuel A. Blatchford and ano., trustees for John F. Van Dyke, and S. A. Blatchford and ano., trustees for Mary Van Dyke, and John F. Van Dyke and Mary his wife to John Jefferson. C. a. G. Dec. 23. 2,300  
 141st st, n s, 150 w 7th av, 25x99.11, vacant. Same to Rebecca Nelson. C. a. G. Dec. 23. 2,300  
 143d st, n s, 425 e 8th av, —x99.11x25x99.11, vacant. John Townshend to Frederick Kappleman. Jan. 3. 2,050  
 151st st, s s, 100 e Public Drive or 11th av, 25x99.11, vacant. William M. Thomas to Aaron H. Wellington. Mort. \$1,060. Jan. 5. 1,800  
 170th st, n s, 100 e 11th av, 75x97.6. }  
 171st st, s s, 100 e 11th av, 75x97.6. }  
 Release mort. William I. Chase, Bridgehampton, L. I., to Louisa A. Roe. Oct. 27. nom  
 Same property. Louisa A. Roe, widow, to Margaret wife of Alexander Cameron. Dec. 27. 2,750  
 Av A or Eastern Boulevard, No. 1615, n w cor 85th st, 102.2x94, three-story brick dwell'g. Edward Roberts to Frederick Schuck. Mort. \$10,000. Dec. 26. 28,000  
 Av A, s w cor 85th st, 101.5x157, vacant. Foreclos. Charles A. Runk to Emeline wife of William H. Johnston and Elizabeth wife of Richard E. Johnston. Mort. \$22,000 and int. Jan. 7. 15,000  
 Av C, No. 130, e s, 46.11 n 8th st, 23.6x63, four-story brick tenem't. Elias Jacobs and Simon Hoffmann to George Sinram. Mort. \$9,000. Jan. 3. 13,000  
 Av C, No. 267, w s, 45.9 s 16th st, 23x83, two-story brick dwell'g and two-story frame stable on rear. Partition. Peter L. Mullaly to Miles Hastings. Jan. 8. 4,500  
 Lexington av, No. 717, e s, 40.5 s 58th st, 20x65, three-story brick dwell'g. Mary A. Wyatt to Aaron Feuchtwanger. Mort. \$7,000. January 3. 14,000  
 Riverside av, e s, 25 s 122d st, 50x100, vacant. John A. Post to Joseph J. Kittel. November 19. 16,050  
 Riverside av, e s, 75 s 122d st, 25x100, vacant. John A. Post to John J. Gibbons. November 19. 8,025  
 Riverside Drive, e s, 54 s 94th st, runs east 76 x south 16.2 x west 71.8 to Riverside Drive to point 69.5 s 94th st, x north 15.5, vacant. Thomas C. Higgins to Anna Fellman. Mort. \$862, Jan. 8. 2,100

1st av, No. 188, e s, 78.3 n 11th st, 25x100, five-story brick tenem't and one and two-story frame extension. Release dower. Philippina Steeg, widow, to Jacob and Barbara Dieter. Jan. 3. nom  
 Same property. Same, as extr. J. Steeg, to same. Mort. \$11,000. Jan. 1. 29,000  
 1st av, No. 1199, s w cor 65th st, 25.5x90, five-story stone front flat. John C. Umberfield to Joseph Hammerl, Long Island City. Mort. \$20,000. Dec. 31. 30,900  
 Same property. Release mort. Selig Steinhart to John C. Umberfield. Dec. 31. 5,000  
 1st av, No. 1421, n w cor 74th st, 26.8x74, five-story brick flat. Timothy McAuliffe and Henry G. Gabay to Ernst E. Meyer. Mort. \$16,000. Jan. 2. 33,000  
 1st av, No. 1453, w s, 79.4 s 76th st, 25x100, five-story brick (stone front) flat. Eva wife of and George Muller to Peter Jaeger. Dec. 31. 25,000  
 1st av, No. 1455, w s, 54.4 s 76th st, 25x100, five-story brick (stone front) flat. Eva wife of and George Muller to Peter Jaeger. Mort. \$13,000. Dec. 31. 25,000  
 1st av, No. 1457, w s, 28.4 s 76th st, 26x100, five-story brick (stone front) flat. Eva wife of and George Muller to Mina Levy. Dec. 31. 25,500  
 1st av, w s, 100.10 s 118th st, 6.3x100. Cornelia Graham, extr. John L. Milledoler, to Bertha Epstein. Nov. 26. nom  
 2d av, No. 815, w s, 75.5 s 44th st, 25x100, five-story stone front store and tenem't. George B. Christman to Ernest Beatus. Mort. \$15,000. Dec. 31. 25,500  
 2d av, Nos. 1901 to 1905, n w cor 98th st, 103.10x75, three five-story brick flats. Benjamin Bernard to Marie O'Hare. Q. C. Jan. 5. nom  
 2d av, w s, 52 n 98th st, 26x75. Release mort. Thomas R. A. and William H. Hall, of William Hall's Sons, to Thomas Hall. Dec. 29. 871  
 Same property. Release mort. Newman Cowen to Thomas Hall. Jan. 6. 750  
 Same property. Marie wife of and James O'Hare to Margaret A. O'Rourke. Mort. \$12,085. Dec. 30. 18,000  
 2d av, w s, 78 n 98th st, 25.10x75. Marie wife of and James O'Hare to Patrick McMorrow. Mort. \$10,800. Dec. 30. 18,000  
 2d av, No. 2074, e s, 50.4 s 107th st, 25x99.2, four-story brick dwell'g. Adam Rugally to Katie Benner. Mort. \$11,900. Jan. 5. nom  
 3d av, No. 426, w s, 49.4 s 30th st, 24.8x95, five-story brick store and tenem't. Max S. Korn to Charles H. Bass. Mort. \$18,000. Jan. 2. 30,000  
 3d av, No. 1608, w s, 20 n 90th st, 28x72.11, five-story brick flat. Frederick Zittel to Louis and Samuel Mahler. Mort. \$17,000. Jan. 7. 32,000  
 31 av, No. 2079, s e cor 114th st, 25.2x80, five-story brick (stone front) flat. Release mort. William H. Jackson to Sarah O. wife of David Mitchell. Dec. 30. 11,000  
 Same property. Sarah O. wife of David Mitchell to John F. Heinbockel, Brooklyn. Mort. \$25,000. Jan. 2. 37,000  
 4th av, No. 1221, e s, 74 s 74th st, 28.2x90, five-story brick flat. Henry and Isaac Meinhard to Thomas Foy. Mort. \$12,000. Dec. 30. 29,000  
 4th av, w s, 84.3 n 91st st, 16.2x77.4, three-story stone front dwell'g. Andrew J. Kerwin to Mary E. wife of Paul F. Schoen. Mort. \$10,000. Dec. 31. 17,000  
 4th av, No. 1974, w s, 80.11 n 108th st, 20x85, five-story brick tenem't. Foreclos. Henry A. Gumbleton to Michael Reilly. Dec. 30. 8,000  
 5th av, No. 12, w s, 28.6 n Clinton pl, or 8th st, 26.3 x 100, four-story stone front dwell'g. Francis H. Weeks to James Cogan. Jan. 3. 63,500  
 6th av, No. 108, e s, 43.7 s 9th st, 20x77.7, three-story brick building. Hilborne L. Roosevelt to Frank Roosevelt. Jan. 3. nom  
 6th av, s e cor 119th st, 100.11x85, vacant. Henry Morgenthau to Emil A. Neresheimer. Mort. \$11,000. Dec. 30. 24,375  
 6th av, No. 2213, w s, 23.7 s 131st st, 25.5x90, three-story brick dwell'g. William H. De Forest to Jeanette Hall. Mort. \$13,000. Dec. 30. nom  
 8th av, No. 2380, e s, 49.11 s 128th st, 25x75, four-story brick flat. Henry Heuer to Henry Stapelfeld and Louise his wife. Mort. \$6,000. Dec. 31. 19,000  
 9th av, No. 256, e s, 59.4 n 25th st, 19.8x65, three-story brick dwell'g. Anna wife of and Samuel S. Sands, Jr., Hempstead, L. I., to Edward H. O'Brien. Dec. 31. 9,650  
 9th av, No. 336, e s, 137.5 s 30th st, 18.3x70, four-story brick dwell'g. Jacob Riger to Samuel T. Reynolds. Jan. 5. 11,250  
 9th av, No. 778, s e cor 52d st, 25.5x100, four-story brick flat. Charles Himmelmann to Philip Bolender. Mort. \$14,000. Jan. 5. 33,000  
 9th av, w s cor 203d st, 99.11x100. }  
 203d st, s s, 200 w 9th av, runs west 100 x south 99.11 x west — to Cheesbrough's land, x southeast to 202d st, x east 91 to point 200 w 9th av, x north 199.10. }  
 Howard W. Coates and ano., exrs. and trustees G. H. Peck, to William G. Chittick. Contains nominal release of dower from Mary A. Peck, widow. Dec. 30. 1,800  
 10th av, w s, 20.5 s 61st st, 20x80. }  
 61st st, s s, 80 w 10th av, 20x100.5. }  
 Release of annuity. Laura P. Gibson to John Richards. Dec. 27. nom  
 Same property. Release of annuity. Jane E. Berrien to same. Dec. 27. nom  
 Same property. Release of annuity. Mary Aiken to same. Dec. 27. nom  
 10th av, No. 939, w s, 20.5 s 61st st, 20x80, vacant. }  
 61st st, s s, 80 w 10th av, 20x100.5, vacant, }

Dennis Hennessy, Laura P. Gibson, Jane A. wife of Eugene G. Judd, Addie wife of Thomas G. Van Cott, Jr., Richard H. Gibson, all of New York, Laura F. wife of Charles H. Brown, Pittsfield, Mass., heirs Peter Gibson, to John Richards. Dec. 23. 10,000  
 10th av, e s, 25.11 n 156th st, 24x100, vacant. Clara wife of and Benjamin P. Fairchild to Josephine M. O'Neill. Jan. 5. 3,500  
 10th av, Nos. 437, 439 and 441, w s, 25 n 34th st, 73.9x100, three five-story brick flat tenem'ts. Henry Gledhill to Anton Schwartz. Mort. \$33,000. Jan. 2. 69,750  
 10th av, No. 698, Thomas J. McGuire to Elizabeth McNulty. Agreement that party of second part shall have right to use engine in No. 698 10th av, to supply her premises, 696 10th av, with water so long as said McGuire shall remain owner, on paying 1/2 cost of repairs and one dollar per month. Jan. 2. nom  
 10th av, No. 510, e s, 74.1 s 39th st, 24.8x100, five-story brick tenem't. Margaret E. wife of and Henry P. Niebuhr to Friedrich Bittmann. Mort. \$12,000. Dec. 31. 25,000  
 10th av, No. 710, e s, 46.10 s 49th st, 26.10x82, five-story brick tenem't flat. Thomas J. McGuire to Elizabeth McNulty. Mort. \$16,000. Jan. 2. 26,500  
 10th av, e s, extdg. from 64th to 65th st, 200.10x100, vacant. James M. Brown et al., exrs. J. Brown, to Henry J. Burchell. Oct. 29. val. consid. and nom  
 Same property. James M. Brown et al., exrs. Jas. Brown, to same. Oct. 29. 48,000  
 10th av, Nos. 1031 and 1033, n e cor 65th st, 50x100, two four-story brick flats. James M. and Edward J. Wilkins, individ., and as exrs. Cath. E. Carberry, to William Bischof. Mort. \$4,000. Jan. 3. 19,500  
 Interior lot on centre line between 49th st and 50th st, at point 200 e 11th av, runs south 30.4 x southeast 30.2 x north 47.5 x west 25. Martha A. wife of Judson Lawson to Timothy Jordan. Dec. 31. 750  
 Lot 64.4 n 11th st and 175 w 1st av, runs northwest 91.2 to centre Stuyvesant st, now closed, x east 25 x south 98.8 x southwest 26.1, with right of way to 11th st. Ward B. Chamberlin Chamberlin to August C. Hassey. All title. Oct. 16. nom

MISCELLANEOUS.

Assignment of sufficient income accruing to grantee from estate of Lafayette Ranney to meet interest upon a bond of \$4,000, given by said grantor to grantee. Charles H. Ranney to Catharine H. Ranney. Nov. 17. nom  
 All real estate of party second part wheresoever situated. Release dower. Patience M. Gardner to James Gardner. Aug. 12. nom  
 Exemplified copy of proof and proceedings in the matter of proving the last will and testament of Garret Lydecker, dec'd.  
 Order of court confirming assignment of mortgage made by William H. Demorest, Jr., to Samuel S. McCoy.

23d and 24th WARDS.

Boston road, e s, 28 s 146th st, 28x84.7x25x97.7. Anna wife of Herrman Prillwitz to Catharine Thial. Mort. \$5,000. Dec. 23. 500  
 Bristow st, w s, 50 s Jennings st, 45x75. Isabel T. wife of Charles B. Perry to Mary E. wife of William P. Miller. Oct. 14. 360  
 Cliff st, n s, 21 w Jackson st, 18x75. Pauline wife of Robert R. Heroy to John W. Decker. Q. C. Jan. 3. nom  
 North st, n s, 50 w Madison st or av, 150x100. Willett Bronson to Elean A. McVeaney. Q. C. Dec. 18. nom  
 Same property. Charles H. Russell, Jr., as assignee Willett Bronson, to Ellen A. McVeaney. Dec. 18. 650  
 Prospect st, s e s, 107 map of Fairmount, Upper Morrisania, 50x150. Katie Benner to Adam Rugally. Mort. \$1,600. Jan. 7. 4,000  
 Southern Boulevard, s s, 40 w Eastern av, original line, 25x200 to Timpson pl. Michael H. Hagerty et al., exrs. J. McConville, to Clara M. wife of Morris Dietsch. Oct. 4. 1,700  
 1st st, w s, 1/2 of lot 34 map Wilton, &c., 25x100. Michael Hanreben to Ellen Hanreben. 1/2 part. Jan. 2. 650  
 135th st, n s, 108.2 w Alexander av, 16.10x100. William H. Guion to The Penrhyn Slate Co. Mort. \$3,500. Oct. 9. nom  
 138th st, n s, 150 w Alexander av, 250x100. Hermann Stursberg, Richmond Co., N. Y., to William O'Gorman. Dec. 9. nom  
 142d st, n s, 125 w Clifton av, 25x100. Mary A. wife of Edward Kedney to Harry C. Hart. Mort. \$500. Dec. 29. 1,000  
 146th st, n s, part lot 203 map Mott Haven, &c., 16.8x110, h & l. Adam Keefer to Emma Browne. Jan. 5. 2,700  
 151st st, n s, 175 w Courtland av, 25x116. William Barbour to Margaretha Hoffman. Nov. 10. 1,200  
 152d st, s s, 200 w Courtland av, 25x116.1x25x116. William Barbour to Nicholas Iesbera and Margaret his wife. Nov. 10. 1,200  
 Bathgate av, late Madison av, w s, 50 n 174th st, 20x120. Margaret Dunham, widow, to Margaret J. Dunham. Dec. 31. 800  
 Courtland av, s e s, 56 s w 162d st, 56x115x50x90. Release mort. Simon Kay to Jacob D. Blume. Jan. 6. 2,250  
 Courtland av, s e s, 56 s w 162d st, 28x102.6x25x90. Jacob D. Blume to John Hoffman. Jan. 6. 1,100  
 Courtland av, s e s, 84 s w 162d st, 28x115x25x102.6. Jacob D. Blume to Frank Schleinger. Jan. 6. 1,200  
 Courtland av, w s, 30 s 152d st, 23x100, h & l.



William A. Bartow, Brooklyn, to Hasbrouck Du Bois. Morts. \$3,000. Jan. 3, 5,250  
 Fulton av, s e s, 151 s w 168th st, 50x100. Newburly D. Lawton, New Rochelle, N. Y., to John A. Knox. Dec. 20. nom  
 Fulton av, s e s, part of sub-division No. 1 of lot 94, 50x211. Release mort. Sarah L. Fairbanks to Mary Lammers, nee Hausle. Dec. 31. nom  
 Same property. Mary wife of John H. Lammers, nee Hausle, to Stefan Moser. Jan. 2, 3,000  
 Grant av, s w s, being s e 1/2 lot 216 map East Tremont, 33x150, with right of way. John Forbes to John Hoctor. M. \$100. Jan. 2, 400  
 Lind av, e s, 190 n Devoe st, 50x100. William D. Duke to Martha K. Duke. Feb. 11, 1884. nom  
 Madison av, e s, 125 n 173d st, 25x120, h & l. Cornelius J. O'Brien to Ann C. wife of John J. Carton. Jan. 2. 1,700  
 Madison av, e s, part lot 17 map of Lexington place at Williamsbridge depot, West Farms, 111 to Bronx River, x126x74, gore. Frederick O. Lewin, exr. F. O. Lewin, to Thomas J. Tobin. Nov. 18. 135  
 Opdyke av, n s, 200 w 4th st, 230x148.3x211x151.6. Rosa Elsas to Charles R. Treat, Brooklyn. Mort. \$1,000. Dec. 31. 6,000  
 Robbins av, e s, south 1/2 lot 280 map Wilton, &c., 25x105, h & l. James Nolen to Sarah Nolen his wife. May 31. gift  
 Railroad av, s e s, 191 n e 167th st, 50x150. Patrick H. McManus to John A. Linscott. Mort. \$2,770. Jan. 5. exch  
 Stebbins av, s e s, 288 n e 167th st, runs southeast 100 x southwest 50 x southeast 48 x northeast 75 x northwest 148 to av, x southwest 25. Henry D. Tiffany to Gregorio Di Lorenzo. Nov. 24. 600  
 Stebbins av, s e s, 213 n e 167th st, 25x148. Henry D. Tiffany to Dominick Bono. Nov. 12. 425  
 Thomas av, w s, lot 26 partition map Rebecca Bassford property, Fordham, 250x368. Lavinia H. Montross to Peter Handibode. Jan. 8. 3,300  
 Tinton av, n w s, 100 n e Westchester Railroad st, 25x105. John Brenner, Brooklyn, to John Heerdt and Louise his wife. Jan. 7. 1,200  
 Tinton av, w s, lot 108 map East Morrisania, lying east of Branch R. R., 50x100. Samuel Waters, Bayonne, N. J., to David and Babette Rothschild. Dec. 18. 1,850  
 Undercliff av, w s, at centre line 147th st, if extended, runs south 259.10 to centre line 146th st, x west 58 x north 260 x east 63.6. Release dower. Leontine J. Lockwood, widow, to Bernard Fellman. Dec. 19. nom  
 Same property. Leontine J. and Lydia A. Lockwood, exrs. L. A. Lockwood, to same. Dec. 19. 6,005  
 Washington av, s w s, 161.4 n w 6th st, 6.8x150. John J. Edwards, exr. and trustee Eliza V. L. B. Edwards, to Elizabeth wife of Benjamin Lloyd. Jan. 5. 400  
 Webster av, n e s, 131.8 n w Tompkins st, 65.10 x100. Emma wife of and John H. Devoe to Margaret Thompson. Nov. 20. 600  
 Same property. Release mort. John Bussing, Jr., to Emma Devoe. Jan. 6. 300  
 1st av, s e s, part lot 46 map Claremont, runs northeast along av 65.2 to s s Devoe st, x east 46 x southeast 81 to Old Public road from Central av to Fordham, x south 50 to Dougherty's Brook, x southwest 66 x northwest 134. Joseph F. Goble et al., exrs. and trustees George S. Goble, to John W. Bosch. July 17. 2,900  
 Same property. W. Stebbins Smith to same. Release mort. Dec. 30. nom  
 Same property. Sarah J. Goble, widow, to same. Release of dower. Dec. 30. nom  
 3d av, s e s, 341 n e Grove st, 25x184. Sophia Lerch to Frederick Kurtz. Jan. 7. 3,500  
 Northerly 1/2 lot 145 map Belmont village, 50x100. John Ahern, Brooklyn, to Henry J. Hintz, Bergen Point, N. J. June 11, 1883. exch

PARTITION.

Partition of the estate of George Lesley, dec'd, property allotted as follows:  
 To George L. Stevenson: Sidney st, s e cor Westchester av, 26.11x264x27.4x259.  
 To Clinton Stevenson: Sidney st, 26.11 e Westchester av, 34.10x274.10x36.6x264.  
 To Robert Stevenson: Sidney st, s s, 61.9 e Westchester av, 33.2x290.3x36.6x274.10.  
 To Charles G. Stevenson: Sidney st, s s, 94.11 e Westchester av, 31.3x310.2x37.1x290.3.  
 To Dora M. Lesley: Sidney st, s s, 144.7 w Troy st, runs south 335 to Westchester av, x38.2 x north 310.2 to Sidney st, x east 29.1.  
 To Maud E. Lesley: Sidney st, s s, 117.10 w Troy st, 26.10x335 to Westchester av, x40.7x365.6.  
 To Mary E. Lesley: Sidney st, s s, 93.5 w Troy st, 24.5x365.6 to Westchester av, x45.7x404.2.  
 To Caroline Lesley: Sidney st, s s, 70.5 w Troy st, 23x404.2 to Westchester av, x20x402.7.  
 To Cornelia S. Lesley: Sidney st, s s, 46.7 w Troy st, 23.10x402.7 to curved w s Troy av, x30.5x383.7.  
 To Alexander G. Lesley: Sidney st, s s, 21.3 w Troy st, 25.4x383.7 to curved w s Troy st, x40.4x352.3.  
 To George H. Lesley: Sidney st, s w cor Troy st, 21.3x352.3x56.6x300.

LEASEHOLD CONVEYANCES.

Cannon st, Nos. 7, 9 and 11, and Nos. 42, 44, 44 1/2 and 46 Broome st, and Nos. 16 and 18 Lewis st and Nos. 273, 281, 289 and 291 Delancey st. Assignment of leases in trust to collect rents and disburse same. Edward M. Willett to Edward D. Bettens. nom  
 College pl, w s, 75 n Barclay st, 23.11x111x24.9x

111. Assign. lease. Morris Mattson to Mattson Rubber Co. nom  
 Same property. Consent to assign. lease. Trustees Columbia College to Morris Mattson.  
 Maiden lane, No. 21, n e s, 74.6 n w Nassau st, 26x84.2x25x88.2. The Reformed Protestant Dutch Church, of New York, to Alexander M. Hays. 21 years, from May 1, 1869, per year, 4,000  
 Maiden lane, No. 23. Assign. lease. Jacob Hays et al., exrs. Alex. M. Hays, to William H. Hays. 16,000  
 Maiden lane, No. 21. Assign. lease. Same to same. 18,000  
 Madison st, s s, 234.3 e Clinton st, 23.5x100. Assign. lease. Moses Gardner to Edward A. McIntyre. 5,675  
 Murray st, No. 50. Assign. lease. John C. Herman Trost, Brooklyn, with consent of trustees Columbia College, to Charles Ahrenfeldt. 10,000  
 Murray st, Nos. 52 and 54. Assign. lease. Same, with consent, to same. 15,625  
 Murray st, n s, lot 406 Church farm, 24.10x100x25x100. Assign. lease. Gilbert Disborough, Spottswood, N. J., to William R. T. Johnston and Augustus Rapelye, Brooklyn. 20,000  
 West st, No. 128. Assign. lease. Frederick Baar to August Dreyer. nom  
 Washington st, Nos. 43 and 45. Assign. lease. Helen Le R. Stewart to Samuel Thorne, George A. Vail and Matthew E. Clarendon, trustees. 12,000  
 3d st, n s, 341 e Av A, 24.9x96.2. Margaret W. Folsom, by George W. Folsom, committee, to Charles Schwartz. 21 years, from Sept. 1, 1884, per year, 525  
 4th st, No. 265 E. Assign. lease. Marie Ohl, individ., and with others, exrs. of E. Ohl, to Lizzie wife of Valentine S. Franck and Catharine wife of George Schmitt. 8,000  
 5th st, s s, 153.9 e Av B, 17x91. Assign. lease. Amelia F. wife of and Frederick Baker to Isaac L. Holmes. 5,600  
 55th st, s s, 200 w 11th av, 25x69.5x25.3x73.2. Richard H. Handley, Smithtown, L. I., to Henry McDougall and Roger Potter. 18 years and 5 months, from Dec. 1, 1882, per year, 150  
 77th st, s s, 125 w 3d av, 125x102.2. S. T. Meyer & Son to Fromer & Hirsch. Contains consent of Hebrew Orphan Asylum to same. 21 years and 3 months, from Dec. 1, 1884, per year, 5,400  
 91st st, n s, 94 e 1st av, 75x100.8. Mary R. Stewart to John J. Schillinger. 21 1/2 years, from Jan. 1, 1885. 600  
 3d av, w s, 77 n 15th st, 26x100. Rutherford Stuyvesant to Joseph R. Stuyvesant. 21 years, from Aug. 1, 1865, per year, 350

KINGS COUNTY.

JANUARY 2, 3, 5, 6, 7, 8.

Adams st, n w s, 375 n e Broadway, 25x95. Joseph Frisse to William J. Piercy. Mort. \$2,800. 86,100  
 Adams st, n w s, 285 n e Broadway, 40x95, h & l. Ernst Augustin to John Thoma. Mort. \$1,500. 7,000  
 Adams st, w s, 300 n Liberty av, 75x90, East New York. Christina Fleming to Louisa wife of Frederick Altenberg. Mort. \$450, taxes 1884 and assmt. 600  
 Adelphi st, e s, 73.9 n Myrtle av, 13.6 x 68. Thomas D. Carman to Adeline M. Sneeder. 5,000  
 Bergen st, s s, 100 e Bond st, 20x100, h & l. Elizabeth wife of and Andrew Devine to George F. Dobson. 5,150  
 Broadway, n w cor Madison st, 81x100. Margaret wife of John Kiley to Thomas Everitt and Thomas C. Chapman, co-partners. 1867. 600  
 Broadway, s w s, 103 n w Willoughby av, runs southwest 65.8 x south 26.6 to Willoughby av, x west 23.6 x north 31.2 x northeast 79.1 to Broadway, x southeast 20, h & l. Frederick Herr to Ludwig Bauer. 9,000  
 Baltic st, n s, 233.10 w Clinton st, runs north 48.6 x north 51.6 x west 15 x south 100 to Baltic st, x east 15. Thomas D. Carman to Adeline M. Sneeder. 4,500  
 Baltic st, s s, 118.4 w 5th av, 19.6x55.4x19.6x55.3. Horatio S. Stewart to Juliette F. Morrell. 3,500  
 Baltic st, n s, 198 e Court st, 18.9x100. Elizabeth L. Green, widow, and Jennie K. Green to Jane Hunter. 3,800  
 Baltic st, s w s, 175 s e Smith st, runs southwest to e s Gowanus road, x south to point 100 from Baltic st, x — x northeast 100 to Baltic st, x northwest 25. Mary Higgenbottom, widow, to Harry J. Higginbottom. All liens. nom  
 Bogart st, e s, 20 n Thames st, 60x80. Henry Wesner to Charles Strohm and Barbara his wife and Frederick Miller and Elizabeth his wife. 3,600  
 Bleeker st, westerly cor Evergreen av, 20.9x80. John Menahan to Edward Menahan. 1,000  
 Braxton st, s w s, 279.10 s e 7th av, 13.8x100, h & l. James H. Darrow to William Taylor. Mort. \$1,100. nom  
 Clark st, s s, 150 e Hicks st, 25x150. Richard B. Duyckinck to Juliet D. wife of Walter Man. 1,450  
 Cumberland st, e s, 368.4 n Atlantic av, 25x100. Aaron P. Bates to William S. Wright. Mort. \$4,000. 5,300  
 Same property. William S. Wright to Sarah King. Mort. \$4,000. 5,300  
 Cumberland st, e s, 480 n De Kalb av, 20x100. Mary A. Boury to Mary wife of John Levy. Mort. \$8,000. 11,800  
 Carroll st, n e s, 285 s e Nevins st, 25x100.

Sophia wife of Gustave Koetter to John T. Victory. 2,200  
 Same property. Release mort. Marie Friedrich, New York, to Sophie wife of Gustave Koetter. 1,100  
 Carroll st, s s, 163.8 w 5th av, 20x76.5x20x77.4. The Germania Life Insurance Co. to Caroline A. Christie. 4,000  
 Chestnut st, w s, 850 n 4th st, 25x150, East New York. Frederick Cobb to Fannie wife of M. S. Baker. 200  
 Clifton pl, n s, 458.4 e Nostrand av, 16.8x100. Cornelia L. wife of Frederick S. Otis to William H. Sigourney. 3,500  
 Clifton pl, s s, 80 e Grand av, 20x25. Ella L. wife of Cornelius E. Donnellon to Edward W. Haviland. 300  
 Dean st, n s, 200 e 4th av, 20x100. John F. and Daniel Talmage, of Dan. Talmage's Sons, to James McArdell. 4,000  
 Same property. Laura A. Talmage, widow, to same. Q. C. nom  
 Devoe st, s s, 8.9 w Judge st, 50x100. Joseph Werkmeister and ano., exrs. Johanna Ruoff, to Johanna wife of Gustave Feigenbaum. 6,000  
 Same property. John and Leonard Ruoff and Elizabeth Wendel, widow, to same. Q. C. All title. nom  
 Diamond st, e s, 100 n Nassau av, 16.8x100, h & l. Sarah E. wife of and Samuel Self to Sarah King. Mort. \$1,000. 2,400  
 Ewen st, w s, 50 n Montrose av, 25x75. 2  
 Montrose av, n s, 75 w Ewen st, 25x75. 1  
 Mary, Philip and George J. Weishar and Charlotte O. Mencken to Magdalena Weishar, widow. All title. Sub. to mortis. 15,000  
 Ewen st, n w cor Montrose av, 25x75. Magdalena Weishar or Weishair or Wiser et al., see above, to Philip Weishar. All title. Mort. \$4,000. 12,000  
 Ewen st, w s, 25 n Montrose av, 25x75. Magdalena Weishar et al., see above, to Charlotte O. Mencken. All title. Mort. \$5,000. 9,000  
 Ellery st, s s, 61.7 w Broadway, 180x100. Samuel B. Jones and Charlotte A. his wife to Benjamin Collins. 1/2 part. nom  
 Same property. Benjamin Collins to Charles Collins. 1/2 part. 5,000  
 Ellery st, s s, 25 e Throop av, 25x—, h & l. Contract. Christina Schubert, widow, and Augusta Van Winkle to John G. Schneider. 2,800  
 Floyd st, n s, 275 e Sumner av, 25x100, h & l. Charles Maurer to Albert Wendt. Mort. \$2,000. 5,900  
 Front st, n s, 229.6 e Gold st, 18.9x100, h & l. Thomas C. Gourlay to Eliza Hamilton. Mort. \$2,000. 3,500  
 Fulton st, w s, 177.8 n Pierrepont st, runs west 100 x south 4.1 x southeast 26.6 x east 80.5 to Fulton st, x north 21.5. John H. McAuley to Mary F. wife of John Bene, Mort. \$15,000. 35,000  
 Fulton st, s s, 140 w Troy av, 20x100. John Crouch, New York, to John Crapper. 5,500  
 Garfield pl, late, Macomb st, s s, 140 w 5th av, 20x100. Carl F. Anderson to Robert H. Randall. nom  
 Same property. Robert H. Randall to Helena J. Anderson. nom  
 Grove st, s e s, 285 s w Central av, 40x100. William R. Goodspeed, sole heir W. H. Goodspeed, to Phebe M. Coffin. 400  
 Guernsey st, e s, 175 s Nassau av, 25x100. 400  
 4th st, gore, lots begin 100 s Nassau av and 75 e Guernsey st, runs west to said 4th st, as now opened, x east 34.7 along 4th st to point 15.9 n from place of beginning, x south 15.9 to beginning.  
 Henry D. Van Orden to Samuel Self, Queens Co. 950  
 Herkimer st, s s, 25 e Prescott pl, 40x98. Thomas Dowdell to John Conlon. 1,100  
 Hicks st, w s, 475 n Degraw st, 50x97.6, h & l. Hicks st, No. 464, w s, 223.1 s Harrison st, 16.8 x97, h & l. The Sherrill Roper Air Engine Co. to Mrs. Angelina E. Darling, Utica, N. Y. Morts. \$18,000, taxes, &c. 6,000  
 Hancock st, s s, 60 w Howard av, 40x75, h & l. Howard av, w s, 75 s Hancock st, 25x100, h & l. Henry Cochran, Walkill, N. Y., to Esther Parker. C. a. G. All liens. 100  
 Hancock st, n s, 48 e Nostrand av, 20x100. Hancock st, n s, 80 e Nostrand av, 20x100. Julia J. Trew to George E. McKenna. All liens. nom  
 Hopkins st, n s, 125 w Throop av, 25x100. John Thomaie to Margaretha Augustin. Mort. \$3,000. 7,000  
 Humboldt st, s w cor Seigel st, 125x100. Theodore F. Jackson et al., trustees Loftis Wood, to Martin Worn. Taxes, &c., and sales for same if any. 8,000  
 Hoyt st, s e cor President st, 20x68; also personal property. Mary I. Hayward, widow, to Oscar Comstock, as trustee for said Mary I. Hayward. nom  
 Hewes st, n s, 80 w Marcy av, 20x89, h & l. Magdalena wife of and Henry Feltmann to John B. Moser. Mort. \$6,500. 9,300  
 Heyward st, s s, 204 w Marcy av, 18.6x100, h & l. Louisa wife of Henry Grasman to Electa Bellby, widow. 6,100  
 Irving pl, e s, 101 s Crooke av, 82.4x151.6x107.9 x 209.10, extends to Brooklyn, Flatbush & Coney Island R. R., h & l, Flatbush. William Matthew to Jessie wife of William Mackenzie, Jr., for life. gift  
 Jefferson st, s s, 360 w Nostrand av, 20x100, h & l. Charles R. Treat to Rose Elsas, New York. Mort. \$7,000. 12,000  
 Jefferson st, s s, 190 e Throop av, 100x100.



Benjamin Wright to William V. Studdiford. 12,000  
 Jefferson st, s e s, 157.6 n e Bremen st, 18.9x100.  
 Frederick Herr to Richard Haffner. 4,100  
 Kosciusko st, n s, 357.3 w Stuyvesant av, 57x  
 100, hs & ls. William Godfrey to Richard T.  
 Brash. 10,000  
 Kossuth pl, s e s, 265 n e Broadway, 20x100.  
 Kossuth pl, s e s, 365 n e Broadway, 40x100.  
 Daniel J. and Matilda Weir, individ., and as  
 exrs. John Weir, dec'd, to George H. Meyer. 8,150  
 Lorimer st, e s, abt 175 s Nassau av, abt 48x104  
 x18.4x abt 100. Helen Butterworth, widow,  
 New York, to John J. Randall and William  
 G. Miller. C. a. G. 1,300  
 Lorimer st, e s, 60.7 n Van Cott av, 75x103.9x  
 94.5x46.4, hs & ls. Benjamin O. Storms and  
 Frederick McReady to Abner M. Ross, Jr. 3,400  
 Lorimer st, w s, 19 n Norman av, 19x70. Phebe  
 J. Willson, widow, to John H. Willson. Mort.  
 \$1,900. gift  
 Lynch st, n s, 337.1 w Lee av, 17x100, h & l.  
 Hulda Lissner to Friedericka wife of Carl  
 Pietsch. 3,750  
 Leonard st, w s, 46 n Montrose av, runs west 38  
 x north 4 x west 62 x north 50 x east 100 to  
 Leonard st, x south 54. Paul Haslach to  
 Angeline wife of Frederick Eiseman. C.  
 a. G. nom  
 Same property. Angeline wife of Frederick  
 Eiseman to Elizabeth Haslach. nom  
 Leonard st, w s, 162.6 n Calyer st, runs west 100  
 x north 0.8 x east 100, no front on street.  
 Ann E. Moore, Chicago, Ill., and Phebe A.  
 Calyer to Julia H. Duryea. Q. C. 25  
 Lawton st, n w s, 235 n e Division av on old  
 map, 25x90, as per map, and abt 92 as per deed.  
 Abby wife of Frederick Runk, New York, to  
 Margaretha Schneider. Mort. \$1,500. 3,500  
 Locust st, s e s, 225 n e Broadway, 25x100, h & l.  
 George Loffler to Maria Schmitt. 6,500  
 Morrell st, w s, 75 s Moore st, 25x100. Norman  
 Andrews and ano., exrs. Jas. M. Waterbury,  
 to Charles Keppell. 850  
 Manhasset pl, e s, 80 s Rapelyea st, 60x68.  
 William Rickarby to James E. Campbell. 2,300  
 Madison st, s s, 400 e Tompkins av, 20x100.  
 Release mort. William J. Sayres to Charles Is-  
 bill. 500  
 Same property. Charles Isbill to Mary Swin. 6,500  
 Marion st, n s, 60 e Hopkinson av, 20x60, h & l.  
 Anton Schuck to Esther Evans. Mort. \$1,050  
 exch  
 Marion st, s s, 100 e Reid av, 25x80. Foreclos.  
 Edwin C. Schaffer to Matilda E. wife of A.  
 Treschmann. Mort. \$920. 385  
 Marion st, s s, 175 e Howard av, 25x100, h & l.  
 John Raebecq to Ignatius Hoerth. 1,500  
 Monroe st, s s, 525 e Bedford av, runs south 109  
 x west 27 x north 25.9 x east 7 x north 73.6 to  
 Monroe st, x east 20. Chauncey Ayres, Stam-  
 ford, Conn., to Elizabeth W. Ayres. C. a. G. gift  
 Same property. Elizabeth W. Ayres, Stam-  
 ford, Conn., to Julia A. wife of Chauncey  
 Ayres. C. a. G. nom  
 Monroe st, n s, 500 w Ralph av, 150x100. Dan-  
 iel J. Holden to Andrew Peck. 8,000  
 Monroe st, s s, 460 w Marcy av, 20x100. Elea-  
 nora E. wife of Fred. A. Crittenden to Mary  
 M. wife of James R. T. Kelly. M. \$2,500. 6,800  
 Moore st, n s, 100 w Humboldt st, 25x100. An-  
 dreas Kappl to Karoline Kappl. 1/2 part.  
 Sub. to life estate grantor. nom  
 Moore st, n s, 100 w Ewen st, 25x100. Sixtus  
 Heindel, Guttenberg, N. J., to George Betz.  
 Mort. \$1,800. 5,000  
 Macon st, n s, 100 e Marcy av, 20x100. Par-  
 tition. Anthony Barrett to Samuel Aron-  
 son. 3,500  
 Macon st, s s, 135.6 w Throop av, 17.6x80. Wal-  
 ter C. Clements to Emma wife of S. J. John-  
 son. Morts. \$5,500. 7,000  
 Navy st, w s, 97.3 s Fulton st, 25x85.9. Release  
 mort. George F. H. Youngs to George H.  
 Siemon. nom  
 Newell st, s e s, cor Meserole st, 20x75. William  
 W. Weed to Christiene S. Doscher. 2,725  
 President st, No. 712, portion of east wall, 0.2x  
 55. Julia H. wife of Edwin Packard to  
 Frances S. wife of James B. Davenport. C.  
 a. G. exch  
 President st, s s, 87 w 6th av, 80x100. Josephine  
 G. wife of Jacob M. Brown to Charles V.  
 Quick. Morts. \$24,000. 40,000  
 Same property. Charles V. Quick to Frances  
 S. wife of James B. Davenport. Morts.  
 \$32,000. 40,000  
 Pacific st, s s, 375 w Franklin av, 20x110.  
 Thomas D. Carman to Adaline M. Snedeker. 2,500  
 Ralph st, s e s, 250 n e Bushwick av, 83.3 to  
 Evergreen av, x178.1 to Grove st, x116.3x175.  
 Bertha A. Schlegel, admrx. G. Schlegel, to  
 Justus Schoenwald. 3,200  
 State st, n s, 81 e Nevins st, 22x100, h & l. John  
 H. and William R. Doherty to Aaron P. Bates.  
 Mort. \$5,000. 7,000  
 Sumpter st, n s, 250 e Ralph av, 25x100. John  
 J. Blues to John Goebel and Anna his wife,  
 as joint tenants. Mort. \$400. 1,100  
 Sumpter st, s s, 100 e Hopkinson av, 50x100.  
 John M. Brown to John H. Sterling. 625  
 Suydam st, s e s, 420 n e Broadway, 72x100x  
 73.6x100. Samuel M. Meeker, exr. and trustee  
 Wm. Wall to John Kramer and Barbara  
 his wife. 6,800  
 South Oxford st, e s, 285 s Hanson pl, 25x110, h  
 & l. Foreclos. L. R. Stegman to Frederick  
 J. Kingsbury, Waterbury, Conn. 5,750  
 Stagg st, n s, 350 w Waterbury st, 25x178.6x  
 25.7x184.1. Mary S. wife of Charles R. Baker  
 to Charles King. Mort. \$500. 1,000

Schermerhorn st, s s, 250.6 e Court st, 19.6x  
 69.7x19.3x70.11.  
 Bridge st, e s, 42 s York st, runs east 75 x  
 south 80 to Tallman st, x west 25 x north 17  
 x west 50 to Bridge st, x north 63.  
 Dennis J. Dwyer to Cornelius Desmond. C.  
 a. G. nom  
 St. James pl, w s, 190 n Lafayette av, 20x80, h  
 & l. Stanley H. Ray, Yonkers, to Mary  
 Maguire. Mort. \$6,000. 10,850  
 St. Marks pl, n s, 300 w 5th av, 20x100, h & l.  
 Rebecca A. wife of Samuel S. Stevens, Islip,  
 L. I., to Patrick Burke. 8,000  
 Tillary st, s s, 102.9 e Pearl st, 25x100. Samuel  
 N. Garrison to Nicholas Sheridan. Q. C. 500  
 Same property. Nicholas Sheridan to John H.  
 Martenhoff. 3,800  
 Tompkins pl, s e s, 158.5 n e Degraw st, runs  
 southeast 112.6 x southwest 8.8 x southeast 22.6  
 x northeast 38.8 x northwest 135 to Tompkins  
 pl, x southwest 30. Caroline I. Pierce to  
 Horace W. Stearns. 8,000  
 Ten Eyck st, s s, 90 e Lorimer st, 30x100, hs &  
 ls. Margaretha Susmann to Theron L. Neff.  
 Mort. \$2,000. 2,650  
 Union st, n s, 185.9 w 6th av, 18.9x95, h & l.  
 Thomas F. Green to Theodore Smith, Brick  
 Church, N. J. Mort. \$4,000. 7,000  
 Van Brunt st, w s, 75 n Sackett st, 80.8x100, 3  
 lots. Thomas L. Blackwell, Jr., New York,  
 to Georgianna I. wife of Philo P. Hotchkiss.  
 C. a. G. Morts. \$2,300. 3,500  
 Van Buren st, s s, 332 w Sumner av, 19.3x100, h  
 & l. Patrick Concannon to Amalie W. A.  
 wife of Ludwig F. W. Van der Bosch. Mort.  
 \$3,509. 6,350  
 Wallabout st, s s, 500.5 w Marcy av, 25x128x  
 25x126.8. Philip Opp to Vincent Engelhardt  
 and Mena his wife. Mort. \$800. 2,000  
 Wyckoff lane, w s, 175 n Liberty av, 50x100,  
 East New York. Mina wife of and Carl Nie-  
 derer to Catherine W. Zeiss. 2,000  
 Warren st, w s, 94.3 w Clinton st, 21x80. Fore-  
 clos. Lewis R. Stegman to Joseph Krines and  
 Ida his wife. 6,650  
 Willow pl, e s, 223 n State st, 60.7x100x59.8x100,  
 hs & ls. Amzi B. Davenport and ano., exrs.  
 Jane V. Clark, to Pierre Renaud and Louise  
 his wife. 13,500  
 1st st, s e s, cor Bond st, runs south to centre  
 block bet 1st and 2d sts, x east 429.8 to 2d av,  
 as it exists or existed, x north 100 to 1st st, x  
 west 430; also all land bet above and the cen-  
 tre of Gowanus Canal, 20 lots. Vesta Oil  
 works to The Standard Oil Co. 1/2 part. 52,923  
 2d st, n s, 273.2 e Smith st, 15.6x96.6 h & l.  
 David B. Babcock to Viola A. wife of Henry  
 Bromley. Mort. \$3,000. 1,200  
 North 2d st, n s, 175 e 3d st, 25 x 1/2 block  
 Kelly to Mary Kelly. nom  
 South 2d st, No. 64, s s, 50 w 2d st, 25x75. Par-  
 tition. William B. Hurd, Jr., to Henry  
 Siefke. 3,750  
 3d st, n w cor Hoyt st, 46.10x80x39.9x80.4.  
 William P. Libby to Orlando F. Thomas and  
 James H. Young. 12,500  
 Same property. Release mort. Richard L.  
 Wyckoff to William P. Libby. nom  
 3d pl, n s, 321 w Clinton st, 3x133.5. Sarah  
 Luquer to John and James Williamson. 262  
 3d pl, n s, 324 w Clinton st, 58x133.5. Lea Lu-  
 quer, Bedford, New York, to same. 5,063  
 North 3d st, n e s, 73 s e 2d st, 122x151.6. Paul  
 Weidmann to Joseph E. Hinds, Henry E.  
 Ketcham, George D. Seib and Peter F. Dow-  
 ney, of Hinds, Ketcham & Co. 75,000  
 4th st, w s, 135.9 s e 5th av, 16.9x100. Fore-  
 clos. Lewis R. Stegman to Darwin G. Eaton. 5,000  
 4th st, lot 432 map heirs John Meserole property,  
 which map is missing from Register's office  
 Helen Butterworth, widow, to John J. Ran-  
 dall and William G. Miller. 900  
 4th pl, n s, 153.9 w Court st, 21.3x133.5. Annie  
 E. wife of George W. Blauvelt et al., to So-  
 phia Chisholm, for life. Release. nom  
 4th pl, s s, 125 w Court st, 20x133.5, h & l. An-  
 nie wife of and Percy W. Rose to George M.  
 tin. 5,000  
 4th pl, s s, 145 w Court st, 20x133.5, h & l.  
 Lizzie McGee to Herman Biesterfeldt. Mort.  
 \$2,000. 5,250  
 South 4th st, n e s, 60 s e 9th st, 20x71.3. Ege-  
 man Meyers to Joseph Danzig, New York.  
 All liens. nom  
 Same property. Joseph Danzig, New York, to  
 Caroline Meyers. All liens. nom  
 South 5th st, s s, 176 e 9th st, 20x60.3x—x63.  
 Edwin Pfeffer to William Kohlmeier. 2,700  
 North 6th st, n s, 100 w 1st st, runs north 200 to  
 North 7th st, x west 263 to East River, x south  
 along river to n s of North 6th st, if extended,  
 x east to beginning, with 1/2 of piers adj., all  
 land under water, &c. Paul Weidmann to  
 The Weidmann Cooperage Co. Mort.  
 \$190,000. 203,503  
 North 8th st, s w s, 128 s e 3d st, 27.8x80. Ser-  
 uel I. Hunt, New York, to John Starkey. 1,723  
 9th st, centre line, before widening, 510.9 e cen-  
 tre 3d av, runs east 25 x north 260 to centre  
 8th st. James Morgan, assignee W. Jones, to  
 John W. Kitson. nom  
 Same property. John W. Kitson, New York,  
 to Michael Maguire. Mort. \$4,000. 4,550  
 9th st, n s, 100 e 4th av, 19.4x100, with all title  
 in court yard. Thomas C. Whitman to John  
 Loughlin. Mort. \$2,500. 4,000  
 10th st, s s, 95.9 w 5th av, 83.4x100. Asa W.  
 Parker, Hempstead, to Robert Little. 6,250  
 11th st, s s. Party wall agreement. Noah  
 Tebbets with Richard Marsland. nom  
 11th st, s s, 200 w 3th av, 20x100. William Van  
 Benthuyzen, Howell, N. J., to Mary Scholl.  
 Mort. \$1,500. 2,500

11th st, n s, 95.9 w 5th av, 333.4x100. Lewis  
 Rhodes, West Brookville, N. Y., to Henry R.  
 Low, Middletown, N. Y. Ms. \$70,000. 10,000  
 North 11th st, s cor 5th st, 400 to 6th st, x100.  
 Foreclos. Lewis R. Stegman to The Wil-  
 liamsburgh Savings Bank. 8,000  
 East 14th st, e s, 375 s Av X, 25x100, Gravesend.  
 John Miller to Cornelia H. Van Valkenburgh.  
 900  
 15th st, s s, 75 e 3d av, 18x66.  
 15th st, s s, 93 e 3d av, 18x66.  
 15th st, s s, 111 e 3d av, 18x112.10.  
 William F. Haigh to Maria R. Van Brunt,  
 wife of James A. Morts. \$5,300. 12,000  
 17th st, n s, 120 w 4th av, 20x100 to Prospect av,  
 hs & ls. John H. Enrich to Frank M. En-  
 rich. nom  
 Same property. Frank M. Enrich to Mary E.  
 Enrich. nom  
 17th st, n s, 260 w 10th av, 40x118.11x abt 40x  
 125.5. William H. Mathews to Ellen A.  
 Mathews. 1,020  
 18th st, n e s, 340 n w 5th av, 20x90. Frederick  
 C. Vrooman to M. A. Schneider. 850  
 18th st, n e s, 300 n w 5th av, 20x100. Dora wife  
 of Daniel Ryan to Catherine wife of James  
 Doyle. 1,000  
 20th st, s s, 150 w 6th av, 25x100, h & l. Isa-  
 bella B. wife of Edward A. Petit, New  
 Brighton, S. I., to Urania Webster, widow,  
 Wethersfield, Conn. 5,500  
 Atlantic av, s s, 25 e Miller av, 25x92.4x25x91.9,  
 New Lots, with all title in 10-foot alley. The  
 Dime Savings Bank, Brooklyn, to Clara E.  
 Cobb. C. a. G. 2,000  
 Atlantic av, s s, 50 e Miller av, 25x93x25x92.4,  
 with all title in 10-foot alley, New Lots. Same  
 to same as last. C. a. G. 2,000  
 Atlantic av, s e cor Miller av, 25x91.9x25x91.3,  
 with all title in 10-foot alley, New Lots. Same  
 to same. C. a. G. 2,000  
 Atlantic av, n e cor Suydam pl, 25x88.10.  
 Babetta wife of George Meier to John Lank-  
 enau. Mort. \$3,000. 6,500  
 Bushwick av, original line, s w s, at intersec-  
 tion centre line of Myrtle st, runs southwest  
 240.6 x northwest 245 to centre line of Dit-  
 mars st, x northeast 118.3 to s Myrtle av, x  
 east 172.4 to Bushwick av, x southeast  
 122.10.  
 Myrtle st, s e s, 374.11 n e Broadway, runs  
 southeast 78.11 x northeast 141.1 to Bush-  
 wick av, original line, x northwest 817 to  
 Myrtle st, x southeast 140.8.  
 John, Andrew and Abraham Debevoise to  
 Ellen wife of John L. Nostrand. All title.  
 Q. C. nom  
 Bushwick av, e s, abt 25 s Varet st, 25x112.6x25  
 x116.3. Foreclos. L. R. Stegman to The  
 Williamsburgh City Fire Ins. Co. 3,000  
 Clermont av, w s, 175 s Flushing av, 25x101.1.  
 William Keegan, as trustee Susan Bryan,  
 dec'd, and George E. Bryan, as exr. and trustee  
 Susan Bryan, to Jane J. Davenport. 1,700  
 Clermont av, e s, 195 n Lafayette av, 18.9x100,  
 h & l. James A. Radcliffe to Elizabeth V.  
 Radcliffe. Mort. \$7,000. nom  
 Canarsie av, e s, at intersection centre line  
 Broadway, runs east to centre Brooklyn av, x  
 south to centre Earl st, x west to e Canarsie  
 av, x north to beginning, Flatbush. Edward  
 Egolf to John A. Lott, Jr. 1/2 part, excepting  
 portion already sold. 1/2 of liens. nom  
 Central av, n e s, 75 n w Centre st, 25x100.  
 John A. Schepp to Charles Engert. 1,050  
 Central av, s cor Ivy st, 80x100. Philipp Mul-  
 ler to Elizabeth Muller. Correction deed.  
 Mort. \$1,200. nom  
 Same property. Elizabeth Muller to Philip  
 Muller and Mary his wife, joint tenants.  
 Mort. \$1,200. nom  
 De Kalb av, Nos. 699-705, n s, 100 e Marcy av,  
 80x100, hs & ls. David A. Martin to David  
 Woods. Morts. \$30,000, and another of  
 \$2,500. 56,000  
 De Kalb av, No. 707, n s, 180 e Marcy av, 20x  
 100, h & l. Same to same as last. Mort.  
 \$7,500, and another on this and other prop-  
 erty \$2,500. 14,000  
 De Kalb av, s w cor Grand av, 100x93.6. Wil-  
 liam McCullough, New York, to John Mc-  
 Cullough. 1881. nom  
 De Kalb av, Nos. 699-707, n s, 100 e Marcy av,  
 100x100. Willett Bronson to David A. Mar-  
 tin. Q. C. nom  
 Same property. Charles H. Russell, Jr.,  
 assignee W. Bronson, to David A. Mar-  
 tin. 44,000  
 Same property. Release mort. Darius G.  
 Crosby to Charles H. Russell, assignee W.  
 Bronson. nom  
 Same property. Release mort. Same to  
 same. nom  
 Evergreen av, s w s, 51.11 s e Troutman st, 47.10  
 x123.3x46x109.4. Andrew E. Burr, Nashville,  
 Tenn., to George Loffler. 2,000  
 Evergreen av, n e s, 66 s e Palmetto st, 20.2x80.  
 Josiah Davis to Andrew Walker. 600  
 Franklin av, n s, 305 n De Kalb av, 25x100, h &  
 l. Jacob Vreeland and ano., exrs. of Lydia  
 Prendergast, to Anthony J. Turnbull. 2,700  
 Franklin av, e s, 22.6 s Greene av, 21x80.7, h &  
 l. Ferdinand A. L. Ernst, Jersey City, to  
 William O. Platt, Elizabeth, N. J. Mort.  
 \$8,000, taxes, &c. nom  
 Flushing av, s s, 125.10 e Garden st, 20x75.9x  
 22.6x65.4. The Williamsburgh Savings Bank  
 to John G. Schultz. 900  
 Flushing av, s s, 50 e Bremen st, 25x81.9x25x  
 81.8, h & l. George Loffler to John Thomae.  
 Mort. \$2,200. 5,875  
 Fulton av, n s, 51.1 w Eldert av, 51.1x97.10x50x  
 87.3, New Lots. Gilliam Schenck to Jans  
 Mulligan, Jersey City. Confirmation deed, nom



Gelston av, s e cor Atlantic av, 100x116.3, New Utrecht. John C. Brinck, New York, to William Keegan. Q. C. 150

Greenpoint av, n s, 100 w Manhattan av, 100.10 x95. Alfred C. Clark, Cooperstown, N. Y., to John J. Randall. Taxes, &c. 15,000

Gates av, s s, 80 w Grand av, 20x100. Francis W. Tracy, exr. A. Robinson, to Thomas B. Atkins. nom

Same property. Thomas B. Atkins to Phillips Abbott. Q. C. nom

Johnson av, s s, 193 e Bushwick av, 50x100, h & l. Conrad Herbert to Berthold Zippel. 2,800

Kent av, w s, 190 s Willoughby av, 25x100. Catharine T. wife of Matthew O'Connor to Daniel F. Dwyer. Mort. \$1,000. 2,500

Same property. Thomas Kane to same. Q. C. nom

Knickerbocker av, westerly cor Troutman st, 25x100. Maria C. Marx, widow, to Jacob Boslet. 550

Lafayette av, s s, 60 e South Portland av, 20x80. Eliza I. wife of Hassan H. Wheeler to William Cochran. Mort. \$5,000. 9,000

Lee av, n e s, 66.8 n w Lynch st, 16.8x80.8. Helena G. Adams, wife of John W., to John T. Hamman and Josephine his wife, as joint tenants. Mort. \$2,900. 3,800

Liberty av, n w cor John st, 25x100, h & l, New Lots. The Relief Fire Ins. Co., New York, to Franz Leger. 2,550

Marcy av, w s, w cor Jefferson st, 100x90. William P. Leggatt to Mary E. C. Johnson. Mort. \$9,000. 10,000

Myrtle av, Nos. 153 and 155, n w cor Gold st, and Myrtle av, No. 137 n e cor Duffield st. Benjamin Prince, Peekskill, N. Y., to Hamilton A. Gill. All title. Mort. \$7,250. nom

Same property. Hamilton A. Gill to Florence P. wife of Benjamin Prince, Peekskill. C. a. G. nom

Manhattan av, n e cor Norman av, 47.6x50, h & l. John J. Randall and William G. Miller to Martin Elbert. Mort. on corner house \$5,000. 20,000

Metropolitan av, s s, 114.9 e Bushwick av, 25x100. Joseph Werkmeister and ano., exrs. Johanna Ruoff, to John Ruoff. 4,675

Same property. Leonard Ruoff, Johanna Feigenbaum and Elizabeth Wendel, widow, to same. Q. C. All title. nom

Metropolitan av, s s, 139.9 e Bushwick av, 50x100. John and Leonard Ruoff and Johanna wife of Gustave Feigenbaum to Elizabeth Wendel, widow. Q. C. All title. nom

Same property. Joseph Werkmeister and ano., exrs. Johanna Ruoff, to same. 4,800

Metropolitan av, s s, 114.9 e Bushwick av, 25x100. Louisa Friedrich to The heirs of John G. Ruoff, dec'd. Q. C. nom

Montrose av, n s, 275 w Waterbury st, 50x100. Barbara Straub, widow, and Barbara Straub, daughter, to Otto Huber. All title. 2,186

Same property. Adam H. and Christian J. Straub, by Joseph J. Eisemann, guard., to same. Infant's share. 414

Norman av, s s, 91.8 w Manhattan av, 16.8x95, h & l. Ernest B. Ackerly to Margaret wife of Charles E. Rahn. Mort. \$1,500. 5,000

New York av, e s, 27.6 s Prospect pl, 40x100, h & l. William H. Lyon to Mary A. wife of Joseph E. Hinds. 17,400

Nostrand av, n w cor Hancock st, runs north 170 x west 100.3 x south 70 x east 0.3 x south 100 to Hancock st, x east 100. James D. Lynch to Henry C. Murphy. M. \$13,000. 23,000

Putnam av, n s, 220 w Nostrand av, 20x100. Amelia Bornmann, widow, to Charles G. Bornmann. Mort. \$3,800. 6,700

Putnam av, s s, 355 e Tompkins av, 80x100. Robert Little to Nathaniel S. Whitmore. 34,000

Putnam av, s s, 51 w Irving pl, 29x100. Release mort. Rose Howe, widow, to Margaretha M. wife of Emmet W. Hyde. 1,800

Rockaway av, late Paca av, w s, 50 s Broadway, 50x100, h & l s, East New York. Bernard Travis to Anton Metzendorf. —

Rockaway av, s w cor Marion st, 188.4 to plank road, x104.7x— to Marion st, x50. Mary B. wife of William O'Donnell, New York, to Daniel Hines. All liens. nom

Reid av, w s, 40 n Bainbridge st, 21x75. Ferdinand Colberg to Bridget A. Mahon. 2,525

Reid av, s w cor Pulaski st, 25x100. Henry Harrison to Alfred N. and Caroline Cohen. Correction deed. nom

Same property. Caroline Cohen, widow, and Alfred N. Cohen to Lutje Bredehoeft. 2,400

Schenck av, e s, 175 s Baltic av, 25x100, h & l, East New York. Alexander McKay, Jersey City, to Martha J. wife of John J. Young. 800

Sumner av, s w cor Hart st, 20x82. Ransom F. Clayton to Christopher C. Luck, Albany, N. Y. 11,000

Same property. Release mort. Edwin O. Phelps to Ransom F. Clayton. nom

Sumner av, n w cor Pulaski st, 73.4x82. Pulaski st, n s, 82 w Sumner av, 18x100. Ransom F. Clayton to Walter Wyeth. 8,192

Same property. Release mort. Edwin O. Phelps to Ransom F. Clayton. nom

Sheffield av, e s, 280 s Fulton st, 20x100, h & l, New Lots. Agnes wife of Emanuel Morville and heir C. T. Meyer, to Louisa E. wife of Charles A. Beckert. nom

St. Marks av, n w cor New York av, 150x122.9. Fannie W. H. Armstrong to Elizabeth wife of Anton Eilers. All title. Q. C. nom

Same property. Jos. and Eno Haslehurst, exrs. J. Haslehurst, to same. 1/4 part. 7,000

Same property. Ernest W. Haslehurst, by Jos. Haslehurst, guard., to same. 1/4 part. 7,000

Same property. Irene W. wife of Warren R. Houghtaling, and James W. Haslehurst to same. 1/2 part. 14,000

Vernon av, s s, 300 w Throop av, 100x100. John Oliver to Thomas I. Atkins. 4,500

Washington av, w s, 310 n Myrtle av, 20x100, h & l. William Lockitt to Charles Lockitt. nom

Same property. Charles Lockitt to Caroline G. wife of William Lockitt. nom

Willoughby av, n s, 199.8 e Nostrand av, 20x100, h & l. Arthur Taylor to Charles S. Fowler. Mort. \$4,000. 7,800

5th av, s w cor Carroll st, 22.9x102.1x13.1x103.8. The New York Life Ins. Co. to John D. Muller. C. a. G. 15,000

6th av, n w s, 20 n e 19th st, 30.1x80, h & l. Ellen F. wife of George Hermans to Gevert Luhrs. Mort. \$3,500. 4,500

8th av, north cor 17th st, 100.2x100. James H. Darrow to Alice M. Jennings, widow. Saratoga Springs. Mort. \$21,300. nom

17th av, w s, 200 s Bath av, 13.11x108.7x21.5x108.4, New Utrecht. Thomas Rutherford to Archibald Young. 400

17th av, w s, 200 s Bath av, 50x108.4, New Utrecht. Archibald Young to Hannah A. O'Brien. 1,500

Brooklyn, Flatbush and Coney Island Railway Co. lands, w s, 496.2 s Ocean av, 35.9x117.3x70.7x110, Flatbush. Release mort. Burr Perry, Fairfield, Conn, to Effingham H. Nichols. nom

Same property. Effingham H. Nichols to Jane wife of James Balmer. 2,000

Brooklyn & Jamaica turnpike, s s, 50 e New Jersey av, 50x130, New Lots. John Warren to Christian and Martha Geckler, as joint tenants. 3,000

Coney Island and Sheepshead Bay road, s s, being part lot 2 on Wyckoff tract, Gravesend, 50x100. Sarah A. Hobby to Henry Taylor. 350

Interior lot, 52 s w Elizabeth st and 180 s e Conover st, runs southwest 6 x northwest 0.6x6x0.6. Henry Shehan to Thomas Gilbride. Q. C. nom

Interior lot, 81 s South 9th st and 85.9 w 7th st, runs south 16.3 x east 17 x north 16.3 x west 17. Edward Smith to Henry A. Lafetra. 250

Interior lot, 80 e Tompkins av and 20 s Willoughby av, runs east 20 x south 20x20x20. William W. Kouwenhoven to Richard C. Addy. nom

Lots 70, 71 and 72 map heirs John Meserole, partitioned by W. J. Cogswell et al., map missing. Andrew H. Green, New York, to Ernest B. Ackerly. 3,500

Plot a. New Utrecht, contains 8 acres 1 rood and 31 26-100 perches. George S. Gelston to Frank, Charles and Owen McNally and Patrick McNaughton. 3,100

All title in personal estate of Edward R. Glover. John R., George H., Robert C. and Benj. G. Glover and Estelle A. Martin to Sarah A. Glover. nom

Exemplified copy of the last will and testament of Euphemia Johnston, dec'd, and of the probate thereof.

General release. Ellen, wife of James Gill, nee Clark, to Mary A. Mills, extr. Margaret Richardson, and James B. Wilson and Mary A. Mills, individ. 200

Release. Lydia De W. Ostrander to John H. Morris and ano., admrs. V. B. Ostrander, dec'd.

### MORTGAGES.

#### NEW YORK CITY.

JANUARY 2, 3, 5, 6, 7, 8.

Aliano, Antonio, and Raffalli Guidditti to Solomon Weinhandler and Aaron Wise. Marion st, Nos. 23 and 25. P. M. Dec. 24, 1 year, 5%. 8,000

Same to same. Same property. P. M. Dec. 24, due Jan. 8, 1885, 5%. 1,400

Ackermann, Joseph, to William Reiss. 146th st, s s, 200 e Willis av, 25x100. Jan. 5, 3 years, 5%. 1,200

Bacon, Mary E., widow, to THE BOWERY SAVINGS BANK. 70th st, s s, 100 e 3d av, 28x100.5. Jan. 3, 1 year, 5%. 11,500

Same to same. 70th st, s s, 128 e 3d av, 28x100.5. Jan. 3, 1 year, 5%. 11,500

Blinn, Christian, Jr., to Harriet M. Dod. 126th st, No. 228, s s, 275 w 7th av, 25x99.11. Jan. 3, 5 years. 16,000

Same to William E. D. Stokes. Same property. Jan. 5, 1 year. 750

Brennan, Margaret A., wife of and Michael, to Rachel Fisher. 84th st, s s, 239 e 9th av, 17.9x102.2. Jan. 6, 3 years, 5%. 12,000

Same to Eveline G. Marshall. 84th st, s s, 205.8 e 9th av, 16.8x102.2. Jan. 6, 3 years, 5%. 11,000

Same to Miriam Fisher. 84th st, s s, 222.4 e 9th av, 16.8x102.2. Jan. 6, 3 years, 5%. 11,000

Same to Edwin S. Lawrence, exr. W. A. Lawrence. 84th st, s s, 256.9 e 9th av, 18.3x102.2. Jan. 6, 3 years, 5%. 12,000

Same to Eveline G. Marshall. 84th st, s s, 150 e 9th av, 19x102.2. Jan. 6, 3 years, 5%. 15,000

Same to Letitia S. Sands et al., exrs. J. Campbell. 84th st, s s, 188 e 9th av, 17.8x102.2. Jan. 6, 3 years, 5%. 14,000

Same to Eveline G. Marshall. 84th st, s s, 169 e 9th av, 19x102.2. Jan. 6, 3 years, 5%. 15,000

Brice, Henry, to Arthur J. Donnelly. 37th st, n s, 125 e 10th av, 25.6x98.9. Jan. 5, due Mar. 1, 1886, 5%. 1,500

Bearns, Joseph H., Brooklyn, to Thomas Everest, Jersey City. 111th st, n s, 170 w 3d av, 150x100.11. Jan. 2, 1 year, 5%. 5,000

Bechmann, George, to THE GERMAN SAVINGS BANK, New York. 1st av, w s, 73.9 n 69th st, 26.8x99.2. Jan. 2, 1 year. 10,000

Behling, Johann, to Herman Behling. 2d av, s w cor 107th st, 25.11x75. Dec. 29, due Jan. 1, 1890, 5%. 5,000

Bennett, William, to Samuel S. Constant and ano., trustees of Elizabeth A. Chapin. 36th st, n s, 141.8 e 9th av, 16.8x98.9. Jan. 2, 2 years. 1,500

Bischof, William, to James M. and Edward J. Wilkins, exrs. Cath. E. Carberry. 10th av, n e cor 65th st. P. M. Jan. 3, 3 yrs., 5%. 7,500

Bohm, Katharina, to Sophie F. Goebel. 105th st, n s, 141.8 e 9th av, 16.8x98.9. Jan. 2, 2 years. 2,000

Burchell, Henry J., to James M. Brown et al., exrs. James Brown. 10th av, n e cor 64th st, 100.5x100. P. M. Oct. 29, due Jan. 2, 1886, 5%. 21,500

Same to same. 10th av, s e cor 65th st, 100.5x100. P. M. Oct. 29, due Jan. 2, 1886, 5%. 21,500

Bolender, Philip, to Charles Himmelmann. 9th av, 52d st. P. M. Jan. 5, due Jan. 1, 1887, 5 1/2%. 13,000

Boyle, Eliza, to Ella Wehrkamp. 41st st. P. M. Jan. 5, due Jan. 1, 1888, installs, 5%. 2,500

Luchanan, Archibald, to Peter McQ. Gibson. Sedgwick av, w s, lots 15 and 16 property near Morris Dock, 24th Ward, of L. G. Morris, 50x100. Jan. 5, 1 year. 4,000

Benner, Katie, wife of and George H., to Anna M. Farnham, trustee, Brooklyn. Prospect st or av. See Conveys. Jan. 2, 3 years. 1,200

Same to Lorenz Zeller. Same property. Jan. 7, demand. 300

Benner, Katie, mortgagor, with Simson Wolf. Agreement extdg mortg. Jan. 7. nom

Bernheimer, Ernestine, widow, to Charles Kalisch. 7th st, s s, 233 w Av C, 25x90.4. Jan. 5, due Jan. 1, 1890, 5%. 2,000

Bickelhaupt, Adam, to Joseph Lilianthal. 37th st. P. M. Jan. 5, 1 year, 5%. 5,500

Bradburn, Thomas, to Annie F. Bradburn. 115th st. P. M. Jan. 3, 5 years, 5%. 10,000

Brown, William S., to THE MUTUAL LIFE INS. CO., New York. Willis av, e s, extdg from 133d to 134th st, 200x300. Jan. 2, due June 2, 1886. 8,000

Braun, Martin, to Catharine L. Gregory. 4th av, w s, 57 n 127th st, 18x70. Already mortgaged to party of second part for \$4,000. Jan. 7, due April 1, 1885. 1,000

Comstock, Frederick H., to Edward Harmon, trustee P. Harmon, dec'd, and Josephine H. wife of Thomas M. Cozzens. 23d st, No. 240 E., s s, 141.8 w 2d av, 20.10x98.9. Jan. 5, secures payment on demand of \$4,500 to said trustee and \$1,500 to said Josephine H. Cozzens. 4 1/2%. 6,000

Chard, Richard J., to Jacob H. V. Cockcroft. Maiden lane, No. 126. P. M. Jan. 8, 3 years, 5%. 10,000

Charpentier, Rosalie, widow, to Louisa Mander. 24th st, s s, 80 e 7th av, 20x90. Jan. 8, due Jan. 1, 1890, 5%. 5,500

Clement, Emeline J., widow, to Annie E. Underhill, extr. Lydia M. Greene. 82d st, No. 153, n s, 106.11 e Lexington av, 19.2x102.2. Jan. 3, 5 years, 5%. 10,000

Cornwell, Andrew S., to Samuel Weeks, Jr. 3d st, s s, 171.4 e 2d av, runs south 44 x west 0.4 x south 23.3 x southeast 12.10 x south 22.1 x west 75 x north to point 50 s of 3d st, x east 13.9 x east 23.10 x north 49 to 3d st, x east 33.9. Jan. 7, 5 years. 10,000

Cogan, James, to Henry N. Ford, trustee Augustus H. Ward, dec'd. 5th av. P. M. Jan. 3, due Jan. 1, 1888, 5%. 30,000

Carman, William B., mortgagor, with Pauline J. Martin. Covenant as to amount due on mort. Jan. 1. nom

Calhoun, John E., Cornwall, Conn., to Henry W. Calhoun. 57th st, n e cor 10th av, 25x100.5. Jan. 2, due Jan. 1, 1888, 5%. 20,000

Carton, Ann C., wife of and John J., to Cornelius J. O'Brien. Madison av, 24th Ward. P. M. Jan. 2, due Jan. 1, 1892. 1,700

Chase, George, to Charles H. Newton. 107th st, s w cor 1st av, 250x100. Dec. 31, due Jan. 1, 1888. 4,500

Chittick, William G., East Orange, N. J., to Howard W. Coates and ano., exrs. and trustees Geo. H. Peck. 9th av, 23d st. P. M. Dec. 30, due Jan. 1, 1888. 1,260

Cohn, Ann, widow, mortgagor, with Hannah Frank et al., trustees of Rodassah Lodge No. 8, U. O. T. S. Agreement extdg mortgage. Jan. 2. nom

Cohn, Gottschalk, to Asher Simon. Henry st. P. M. Dec. 30, 5 years, 5%. 8,000

Comerford, Michael, to William Mulry. 26th st. P. M. Jan. 3, 1 year, 5%. 5,000

Coyle, Catharine, Brooklyn, heir Cath. Metzcher, to Charles E. Appleby, Glen Cove. Madison st, No. 48, 19x53.6x17x53.6. Jan. 3, 5 years. 6,000

Cameron, Margaret, wife of Alexander, to William I. Chase, Bridgehampton, L. I. 170th st, n s, 150 e 11th av, 25x195 to 171st st. P. M. Jan. 5, 3 years, 5%. 600

Same to same. 170th st, n s, 100 e 11th av, 50x195 to 171st st. P. M. Jan. 5, 3 years, 5%. 1,325

Creevey, John K., to THE NEW YORK LIFE INS. CO. 89th st. P. M. Jan. 5, 3 years. 10,000

Cumming, Catherine J., wife of Joseph B., Augusta, Ga., Henry W. Hubbell, Schenectady, N. Y., Elizabeth B. Hubbell, Englewood, N. J., and Charlotte B. wife of William L. Whittemore, same place, to THE EQUITABLE LIFE ASSURANCE SOC., U. S. 23d st, n s, 268.6 e 4th av, 28x98.9. Dec. 13, due Jan. 1, 1889, 5%. 18,500

Da Cunha, Rosina W., wife of George W., Montclair, N. J., to THE MUTUAL LIFE INS. CO., New York. 83d st, Nos. 359, 361 and 363, n s, 175 e 9th av, 50x102.2. Jan. 5, due Mar. 1, 1885. 33,000



Demarest, Calvin, to George G. Kip. Jane st, No. 22, s s, abt 177 e 4th st, 24x70.4x24.1x72.7. Jan. 5, 5 years, 5%. 4,000

Danziger, Max, to THE NEW YORK LIFE INS. Co. 72d st, n s, 250 w Av A, 25x102.2. P. M. Jan. 2, 1 year. 10,800

Same to same. 72d st, n s, 175 w Av A, 25x102.2. P. M. Jan. 2, 1 year. 10,800

Demarest, Daniel, to John Demarest. Bedford st, w s, 80 n Morton st, 20x80. Sub. to another mortgage. Dec. 30, 1 year, 5%. 4,000

Deppeler, John, to Emil Gabler, et al., exrs. and trustees, Ernst Gabler. 72d st, n s, 85 e 2d av, 28.9x102.2. Jan. 3, due Jan. 1, 1887, 5%. 15,000

Dieter, Jacob, to Philippina Steeg, extr. Jacob Steeg. 1st av. P. M. Installs, 25%. 8,000

Dietsch, Clara M., wife of and Morris, to Michael H. Hagerty et al., exrs. John McConville. Southern Boulevard, s s, 65 w Eastern av. P. M. Oct. 4, 3 years. 1,100

Donohue, Owen, to Randolph Guggenheimer and Salomon Marx. 71st st, n s, 500 w 8th av. P. M. Dec 30, due July 1, 1885. 28,000

Same to same. Same property. Building loan. Dec. 30, due May 1, 1885. 52,500

Donovan, Timothy, to Priscilla Smith, Yonkers, N. Y. Kingsbridge road, Dyckman st. P. M. Dec. 19, 3 years, 5%. 1,455

Dunn, John S., to Julius Lipman and William Cohen. 73d st. P. M. Dec. 31, installs, 4,861

Desel, John N., to John Moscher. 42d st, s s, 250 e 10th av, 25x98.9. Jan. 3, 5 years, 5%. 5,000

Decker, John W., to R. Clarence Dorsett. Clifton st, n s, 21 w Jackson av, 18x75. Dec. 15, demand. 884

Devlin, Peter, and Catharine his wife, to James Carrigan. Central av, e s, southerly 1/2 lot 66 map Monterey, Upper Morrisania, 25x103. Jan. 6, 3 years. 200

Eisenstein, Julius D., to Franz Iackhaus and John Kirchner. East Broadway, No. 57. P. M. Jan. 2, due Jan. 1, '88, installs, 5%. 11,000

Ebbets, James T., to the Providence Mutual Investment Co., Providence, R. I. Broad st, No. 41, 30x125x31x125; Greenwich st, N. 473, 25x87.7x25x82.6. All title. Nov. 6, due Nov. 5, 1885. 300

Ebling, Jacob, to Catharine A. Concklin. 3d av, s w cor 128th st, 25x100. Dec. 31, due April 2, 1888, 5%. 6,000

Eckstein, Hannah, widow, to District Number One of the Independent Order of Benai Berith. 1st av. No. 225, w s, 88.3 s 118th st, 18.9x100. Dec. 1, 3 years, 5%. 6,000

Egenberger, Joseph A., to Charles F. Pfizenmayer. Division st, n s, 50 e Forsyth st, 25x75. Jan. 1, 1 year, 5%. 2,000

Fellman, Bernard, to Leontine J. Lockwood and ano., exrs. Levi A. Lockwood. Undercliff av. P. M. Dec. 19, 3 years, 5%. 3,603

Feuchtwangner, Rosina, widow, to Jacob F. Baimberger. 53d st, s s, 115.6 e 6th av, 20.6x100.4. Jan. 2, 2 years. 15,000

Fink, John W., to William K. Eccles, guard, of Frances A. and Alice J. Eccles and trustee for Margaret V. Eccles. St. Nicholas av, s e cor 150th st, 74.11x100. Jan. 3, 5 years, 5%. 13,000

Same to same. St. Nicholas av, 74.11 s 150th st, 50x100. Jan. 3, 5 years, 5%. 7,000

Same to same. St. Nicholas av, 124.11 s 150th st, 50x100. Jan. 3, 5 years, 5%. 7,000

Same to same. St. Nicholas av, 174.11 s 150th st, 54.11x100. Jan. 3, 5 years, 5%. 8,000

Fischer, John, and Wilhelmina his wife, to Johannes Bagger. Courtland av, w s, 50 n 155th st, 50x100. Jan. 2, 6 months. 2,000

Fisher, Joseph, to THE GERMAN SAVINGS BANK, New York. Grand st, s w cor Greene st, 50 x95.9x50x95.8. Dec. 31, 1 year. 20,000

Fish, Marion G., wife of and Stuyvesant, to Benjamin Moore, committee of Cath. V. C. Moore. 56th st, No. 28, s w cor Madison av, 25x68. Dec. 31, due Jan. 3, 1890, 4%. 20,000

Foy, Thomas, to Henry and Isaac Meinhard. 4th av. P. M. Dec. 30, due Jan. 2, 1886, 5%. 1,000

Friedrich, John H., to Noah T. Sweezey. 125th st. P. M. Dec. 29, 3 years, 5%. 5,000

Same to Anna Fulling. 3d av, w s, 50.5 s 113th st, 19.4x100. Jan. 2, demand 5 1/2%. 3,000

Forrestal, Redmond, to Levi S. Burrigade. 77th st, n s, 200 w 11th av, 100x102.2. P. M. Nov. 11, 3 years, 5%. 12,000

Farrell, Bridget, wife of Edward, to George V. Sloat. Benson st, n s, 300 w Morris av, 50x100. Jan. 5, due Jan. 1, 1890. 2,000

Fry, Pauline, wife of and Baruch, to Henrietta Schild, formerly Miller. 7th st, s s, 241.11 e Av C, 18.5x90.10. All title. Jan. 5, due Mar. 3, 1892, 5%. 3,000

Ferguson, Alexander, to John Spence. 156th st, n s, 150.3 w Courtland av, 74.2x100.2x79.6x100.3. Dec. 1, 1 year. 800

Faley, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 48th st, n s, 35 e 2d av, 25x100.5. Jan. 8, 1 year. 8,000

Gindler, August, to John R. Suydam, as trustee John R. Suydam, dec'd. Essex st, No. 137. P. M. Dec. 31, 5 years, 5%. 14,000

Ge bhardi, Charles, to Owen Moran. 57th st, 1st av. P. M. Jan. 5, due Jan. 1, 1888, 5%. 8,000

Germann, John, to THE DRY DOCK SAVINGS INST. 2d av, e s, 39 n 20th st, 19.6x90. Jan. 5, due Jan. 6, 1886, 5%. 6,000

Gross, Jacob and Augusta, to Barbara Huff. Stanton st. P. M. Jan. 1, installs, 5%. 2,500

Garvin, Carrie P., North Wakefield, N. H., to Martha and Mary McIntosh. 58.11 st, n s, 303.11 w Av A, 18.1x100.4. Dec. 31, 5 years, 5%. 7,000

Geher, George, to Frederick Dillemuti and

Catharine his wife. Elton av, e s, 125 s 158th st, 25x137x25x140. Jan. 3, due Jan. 1, '88. 300

Gleason, John F., to Cornelia Collins, Poughkeepsie, N. Y. 90th st, n s, 225 w 3d av, 25x100.8. Jan. 5, 3 years. 6,500

Gibbs, Ella W., wife of John L. Long Branch, N. J., formerly Ella West, to Rosine Fassin and Josephine Brustelein, as tenants in common. Forsyth st, No. 99, w s, 126.2 n Grand st, 25x100. Dec. 23, 3 years, 5%. 6,000

Gilman, Anna K., to William Miles. 5th av, No. 1308, e s, 69.6 s 86th st, 22x100. Jan. 2, 3 years. 29,000

Gottlieb, Henry, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Forsyth st, No. 152, e s, 150 s Rivington st, 25x100. P. M. Dec. 30, 1 year. 6,500

Gottson, John, to THE GERMAN SAVINGS BANK, City New York. 4th st, n s, 238.7 w Av C, 24.9x96.3. Jan. 2, 1 year. 3,500

Grant, Hugh J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 36th st, s s, 283.4 w 8th av, 50x98.9. Jan. 2, 1 year. 12,000

Greenwald, Caroline, wife of and Moses, to Simon Rauner, Tompkinsville, N. Y. 7th av, w s, 67.5 n 25th st, 21.4x62.3. Jan. 2, 4 years, 4 1/2%. 5,000

Gunther, Lena, wife of Isaac, to Jeanette wife of Nathan Gunther. Stanton st, n s, 50 e Pitt st, 25x100. Jan. 2, due Jan. 1, 1895, 5%. 20,000

Guillaume, Charles L., to Edward Oppenheimer and Isaac Metzger. 69th st, s s, 100 w 9th av, 80x100.5. P. M. and building loan. July 15, due Aug. 1, 1885. 49,000

Haas, George A., to Friedrich Seibel. 52d st, n s, 71 e 2d av, 18x80. Jan. 1, 3 years, 5%. 5,000

Hagedorn, Charles, Brooklyn, to Bridget M. Farley. 67th st, n s, 150 w 11th av, 50x100.5. Dec. 11, 1883, demand. 6,000

Hahn, Carl, to Emil Boettger. 78th st, s s, 260.8 w Av A, 16.8x102.2. Jan. 3, due Jan. 1, 1890, 5%. 2,000

Hau, Thomas R. A. and William H., to THE CITIZENS' SAVINGS BANK, City New York. Madison st, s s, 168.3 e Scammel st. P. M. Dec. 1, 1 year, 5%. 12,000

Same to same. Madison st, s s, 119.10 e Scammel st. P. M. Dec. 1, 1 year, 5%. 12,000

Same to same. Madison st, s s, 95.3 e Scammel st. P. M. Dec. 1, 1 year, 5%. 12,000

Hall, Thomas R. A. and William H., to THE CITIZENS' SAVINGS BANK. Madison st. P. M. Dec. 1, 1 year, 5%. 12,000

Harris, Johanna, wife of and Phillip H., to Morris Kuttner and Jacob Fibel. 95th st, No. 178, s s, 282.6 e Lexington av, 18.9x100.8. Jan. 2, 3 years, 5%. 3,000

Heck, Ludwig, to Christian and Maria Wehdebrock. 13th st. P. M. Jan. 2, due Jan. 1, 1888, 5%. 12,000

Holmes, Isaac L., to Leopold and Susan Hoefele. 5th st, s s, 153.9 e Av B, 17.11x96.3. Leasehold. Dec. 30, due Jan. 2, 1888, 5%. 3,000

Same to Mary Elbers. Same property. Leasehold. Jan. 1, 1 year. 600

Hall, Rowland M., Elizabeth P., Frances A. and David P., to Cephas Brainerd, Jr. 2d av, e s, 51.9 s 13th st, 17.5x108. Jan. 3, 1 yr. 1,000

Herrmann, Matthias, and Kunigunda his wife, as joint tenants, to Peter Muller. 54th st. P. M. Jan. 5, due Jan. 1, 1888. 1,500

Hoexter, Fannie S., wife of and Augustus, to Samson Wallach. 74th st, No. 127, n s, 136.6 w Lexington av, 17x102.2. Jan. 5, 3 yrs. 10,000

Same to same. Same property. Jan. 5, 1 year. 5,000

Howland, Kat B., to Edward Washburn, of Brick Church, N. J. 32d st, No. 7, n s, 150 w 5th av, 25x98.9. Dec. 31, 5 years, 5%. 16,000

Hardenbergh, Warren, New Brunswick, N. J., to Cornelius L. Hardenbergh, trustee B. Meredith, dec'd. Wall st, No. 58, n s, 25x111x25x112; William st, No. 64, 24x106; 6th st, s s, 181.3 e 6th av, 22x194 to 5th st. 1-21 part. Jan. 1, 3 years. 500

Hein, Henry, and Sophie his wife, to John C. Meister. 16th st. P. M. Jan. 1, 4 years, 3,000

Hendrie, Harry, to Sara N. Worthington et al., exrs. and trustees Henry R. Worthington, dec'd. 123d st. P. M. Jan. 6, due Jan. 1, 1888, 5%. gold 37,500

Hahn, William, to Ann L. Lippincott. 169th st, n s, 100 e 11th av, 75x81.7. Jan. 8, 5 years. 2,200

Handibode, Peter, to John B. Ryer. Thomas av, w s, part lot 26 heirs Rebecca Bassford, 250x368. Jan. 8, 2 years. 2,500

Henderson, William, to John H. Montgomery. 113th st, s e cor 4th av, 185x100.11. Sub. to all mortg. Dec. 31, due April 1, 1885. 3,500

Ingraham, Elizabeth P., to George L. Ingraham. 2d av, s e cor 128th st, 131.4x75. Dec. 30, 1884, due Feb. 19, 1880, additional security. 5,000

Jaoboy, Morris, to Samuel Hassell. Monroe st, No. 173. P. M. Dec. 29, due Dec. 31, 1885, 5%. 6,000

Jaeger, Peter, to Eva wife of George Muller. 1st av. P. M. Dec. 31, 5 years, 5%. 10,000

Johnson, Peter, Brooklyn, to Thomas F. and George A. Jeremiah, trustees Thos. Jeremiah, dec'd. 10th av, e s, 49.4 n 24th st, 24.8x100. Jan. 2, 5 years, 5%. 5,000

Johnson, William M., to George E. Danie's, Brooklyn. 130th st, n s, 400 e 8th av, 16.8 x 99.11. Nov. 25, due May 25, 1886. 2,000

Johnson, William M., mortgagor, with Edward S. Willing, as attorney of A. A. Willing. Agreement extdg. mort. Jan. 3. nom

Johnston, Emeline, wife of William H., and Elizabeth wife of Richard E. Johnston to Samuel S. Constant. Av A, 88th st. P. M. Jan. 7, due July 1, 1885, 5%. 6,650

Johnston, Lewis, to Edward F. Jones, Bran-

ford, Conn. Lexington av, w s, 62.11 s 62d st, 18.9x75. Jan. 1, 1 year, 5%. 14,000

Klein, Killian, to Herman and Rose Siller. 146th st, s s, 375 e Willis av, 25x100. Jan. 7, due Jan. 1, 1891. 900

Kurtz, Frederick, to Sophia Lerch. North 3d av, s e s, 341 n e Grove st, 25x184. Building loan. Jan. 7, due Jan. 1, 1888. 4,000

Kearney, Peter, to Alexander S. Webb and ano., trustees for Cath. S. Coles. 53d st, n s, 318.9 e 7th av, 18.9x100. Jan. 6, due Jan. 1, 1890, 5%. 11,000

Same to Frederic J. Middlebrook, Brooklyn. Same property. Jan. 6, due April 1, 1885, 1,000

Knox, John A., to Newbury D. Lawton, New Rochelle, N. Y. Fulton av, s e s, 151 s w 168th st, 3 lots, each 16.8x100. 3 mortg., each \$2,000. Dec. 20, 3 years. 6,000

Kroder, John and Johanna his wife, to Gustav A. Kraus. 32d st, s s, 296 w 1st av, 18x98.9. Jan. 2, due Jan. 1, 1890, 5%. 3,000

Kauffeld, Margaret A., wife of and Johann G. T., to Henri De La Chappelle, France. 130th st, No. 105, n s, 130 w 6th av, 20x99.11. Jan. 5, 5 years, 5%. 14,000

Kiernan, Terence, to THE DRY DOCK SAVINGS INST. 84th st, s s, 118 e 9th av, 16x100.2. Nov. 29, due Dec. 1, 1885, 5%. 10,000

Same to same. 84th st, s s, 100 e 9th av, 18x100.2. Nov. 29, due Dec. 1, 1885, 5%. 11,000

Libman, Fajbusch, to Elizabeth Heddesheimer. East Broadway, No. 112, n s, 42.10 w Pike st, 21.4x70x—x70. Jan. 5, due Jan. 1, 1890, 5%. 10,000

Same to Louis Riegel. Division st, No. 103, s s, 42.10 w Pike st, 21.4x53.11x21.4x59.2. Jan. 5, due July 1, 1889, 5%. 9,000

Lesley, Mary, wife of Alexander M., to George M. Scott, Salt Lake City, Utah. 21st st, No. 419, n s, 240.9 w 9th av, 21.11x104. P. M. Dec. 3, demand. 1,500

Levy, Mina, widow, to Ernest Sass. 1st av. P. M. Jan. 2, 3 years, 5%. 12,000

Loewenthal, Max, to Franz Schilp. Clinton st, w s, 71.7 s Delancey st, 17.8 x 70. Jan. 2, 2 years. 1,500

Lippold, Henry F., to Emily Landauer, widow, Philadelphia. 84th st, s s, 350 e 1st av, 25x102. Jan. 1, 3 years, 5%. 3,500

Luttenchlager, Anna, wife of and Joseph, to Ernst Kreuder. 130th st, n s, 140 w 4th av, 18.9x99.11. Jan. 1, 5 years, installs, 5%. 8,500

Li iscott, John A., to Ernest G. Stedman. Railroad av, s e s, abt 191 n e 167th st, 50x150. Jan. 6, demand. 1,000

Lawton, Helen, Hartford, Conn., and Annie L. wife of J. B. Carrington, New Haven, Conn., to Ellen G. and Louisa S. Gilbert, Brooklyn. 36th st, s s, 83.2 w Lexington av, 16.10x74. Dec. 15, 3 years, 5%. 2,000

Lieber, Dorothea, widow, to David Weisburger. Ridge st, e s, 94 s Stanton st, 34x100. Jan. 2, 5 years, 5%. 8,000

Same to same. Same property. Jan. 2, installs 5%. 3,000

Linscott, John A., to Ernest G. Stedman. 109th st. P. M. Jan. 8, demand. 1,800

McCormick, Peter, to Robert Willets et al., exrs. Samuel Willets. 114th st, s s, 270 e 1st av, 27.7x100.11. Jan. 8, 3 years, 5%. 10,000

Same to same. 114th st, s s, 297.7 e 1st av, 27.7x100.11. Jan. 8, 3 years, 5%. 10,000

McManus, Patrick H., to Frank E. Wise. Av A, n e cor 75th st, 51x98. Sub. to contracts, building loan, &c. Jan. 2, 4 months. 1,700

McIntyre, Edward A., to John T. McIntyre, admr. Ann M. Mullane. Mott st, No. 104, e s, Jan. 5, 5 years. 4,000

Monks, Charles, to John M. Elting. Railroad av, n w cor 158th st, 57.1x72.11x50x47. Jan. 8, 3 years. 600

Mars, Henrietta A., to Edward Davis. 152d st, n s, lots 2, 3 and 4 map East Morrisania, lying easterly of Branch railroad, contains 6 72-100 acres. Jan. 5, 1 year, 4%. 2,353

Mercadante, Mary, wife of and Ignazio, to Lorenzo Ullo and ano., exrs. S. Dacorisi. 121st st, s s, 175 e 1st av, 25x100. P. M. Jan. 7, due Oct. 1, 1885, 5%. 1,500

Marks, Flora, mortgagor, with Anne O. Willett. Agreement extdg. mort. Jan. 5. nom

Marschall, August, to John R. Downey. Market st, e s, 22.5 s Henry st, 22.3x87.2. Jan. 5, due Mar. 10, 1889. 8,000

Same to same. Market st, e s, 44.9 s Henry st, 22.3x87. Jan. 5, due Mar. 10, 1889. 8,000

Miller, Charles W., to Angelina M. Barrett. 143d st, s s, 231.3 e Willis av, 18.9x100. Jan. 5, 3 years, 5%. 2,500

Mohr, Philip, to Frederick Gillmann and Catharina his wife. 2d st, n s, 289 e Av A, 21x105.11. Leasehold. Jan. 1, 5 years. 5,000

Murphy, Michael and Hannah A., to Charles J. Reichert. 45th st, No. 219, n s, 193.4 e 3d av, 16.8x100.5. Jan. 5, due May 1, 1887. 2,000

Moog, Edward, to Joseph Hofmann and Catharina his wife. 88th st, n s, 87 w Av A, 20x100.8. Jan. 3, 4 years, 5%. 3,000

Maccabe, Isaac J., to Adolphus H. Maa's. 26th st. P. M. Jan. 3, installs, 13,500

Mahler, Louis, to Eliza B. Downes. 124th st, No. 222, s s, 265 e 3d av, 19x100.11. Jan. 2, due Jan. 1, 1890, 5%. 5,000

Marx, Solomon, and Moritz Bauer to Randolph Guggenheimer. Monroe st, Nos. 231, 233 and 235. P. M. Jan. 2, due Feb. 20, 1885. 40,500

Mayer, David, to Ida Mayer. 87th st, s s, 175 e 4th av, 75x100. Dec. 29, due Jan. 2, 1890, 5%. 11,000

McQuade, Hugh, to THE NEW YORK LIFE INS. Co. 72d st. P. M. Jan. 2, 1 year. 10,800

Miller, Mary E., wife of William P., to Isabel T. Perry, Short Hills, N. J. Bristow st. P. M. Nov. 14, 3 years. 200,



- Mitchell, Sarah O., wife of David, to Robert Willets et al., exrs. Samuel Willets. 3d av, s e cor 114th st, 25.2x80. Jan. 2, 3 years, 5%. 20,000
- Same to Abraham Steers. Same property. Sub. to mort. \$20,000. Jan. 2, 1 year, 5%. 3,200
- Same to Charles A. Fuller. Same property. Sub. to mort. \$23,200. Jan. 2, 1 year, 5%. 1,800
- Morris, William, to Israel Rosenthal. Broome st. P. M. Jan. 2, due May 1, 1885. 1,000
- Mount, Charles H., to Whitehouse & Co. 23d st, s s, 200 w 9th av, 25x98.9. July 17, 1877, 1 year, 7%. 5,000
- McIntyre, Edward A., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Mott st, No. 104, e s. Jan. 5, 1 year. 6,500
- Same to John Schierloh and Gertrude his wife, Northfield, N. Y. Madison st, s s, 234.3 e Clinton st, 23.5x100. Leasehold. Jan. 5, 3 years. 1,500
- Mixsell, Magdalena, widow, to Charles F. Schirmer. 61st st, s s, 91 w 1st av, 28x100.5. Jan. 5, 3 years, 5%. 10,000
- Muller, William, to Ruth A. Wallace. 54th st. P. M. Jan. 3, due Jan. 5, 1886. 1,500
- Nolen, Sarah, to Charlotte Baxter, Westchester. Robbins av, e s, south  $\frac{1}{2}$  lot 280 map Wilton, &c., 25x105. Dec. 24, 3 years. 300
- Nafz, Charles A., to Jacob Muhlfelder. 13th st. P. M. Jan. 2, 5 years, 5%. 3,700
- Noll, George, and Lisette his wife, and Louis Huber to Anna M. Klumpf. Chrystie st, e s, 75.5 s Broome st, 25x100. Jan. 1, 5 years, 5%. 12,500
- O'Brien, Patrick J., to John Kelly. 143d st, s s, 175 e 8th av, 25x99.11. Jan. 4, due June 6, 1885, 5%. 514
- Orr, Isabella, wife of Thomas, to Herman Wronkow. 15th st. P. M. Jan. 6, 5 yrs, 5%. 6,000
- O'Brien, Edward H., to Anna wife of Samuel S. Sands, Jr., Hempstead, L. I. 9th av, No. 256. P. M. Dec. 31, due Dec. 1, 1886, 5%. 3,000
- Oeters, John H., to Arnold Blum, Jr. Monroe st, No. 229. P. M. Jan. 2, due Jan. 1, 1890, 5%. 4,000
- Och, Henry and Mary M., to Arnold Blum, Jr. 54th st. P. M. Jan. 3, due Jan. 1, 1890, 3,000
- O'Kane, Thomas J., to THE UNITED STATES FIRE INS. CO. 125th st, s s, 80 w 2d av, 30x100.11. Jan. 2, 1 year. 18,000
- Orvis, Mary A., wife of Orel D., to Ida F. Benjamin. 92d st, s s, 300 w 3d av, 21x100.8. Dec. 3, due Jan. 5, 1886. 4,000
- Pentz, Ellen, to Charlotte Dittman. 61st st, n s, 252 w Lexington av, 19x100.5. Jan. 2, due Jan. 5, 1890, 5%. 8,000
- Pfizmayer, Joseph, to Clemenz A. Ochsner. 3d st, s s, 375 w Av A, 25x90. Lease. Jan. 1, 3 years. 2,000
- Phillips, Ida J., to Lawrence J. Callanan. 10th st, No. 258 W., s s, 82.8 e Greenwich st, 26.1x108.10x26.6x108.1. Dec. 20, 3 years. 500
- Pasinsky, Henry, to Morris Jacoby. Monroe st, No. 173. P. M. Dec. 31, 1 year, 5%. 1,000
- Paxton, Mary L., wife of and John R., to THE HANOVER FIRE INS. CO., New York. 46th st, n s, 326 e 6th av, 22x100.5. Dec. 29, 1 year, 5%. 20,000
- Pfannenschlag, Therese, widow, to THE UNION DIME SAVINGS INST., New York. 7th st, s s, 92.4 w Av B, 27.10x90.10. Jan. 3, due May 1, 1886, 5%. 7,000
- Pirro, Joseph, mortgagor, with George Steinbrecher. Agreement extending mort. and reducing interest. Jan. 3. nom
- Power, Mary F., wife of and Maurice J., to Charles Schlieermacher and Mari E. his wife. 22d st, s s, 172 e 3d av, 25x98.9. Jan. 1, 3 yrs. 9,000
- Protzman, Casper, to Hugo Maier. Av A, s w cor 74th st, 25.8x100. Jan. 1, 3 years, 5%. 12,000
- Raichle, Jacob, to Francis J. Sehnugg. Norfolk st. P. M. Jan. 3, due Jan. 1, 1886. 9,750
- Raymond, John C., to Enoch Harris. Denham pl, s s, 536.5 w Union av, 33x118.1. Dec. 31, note. 500
- Reeber, George A. and William C., to Thomas Monaghan. 107th st. P. M. Jan. 1, 5 years, 5%. 4,500
- Reid, Walter and George, to Benjamin T. Kissam, Bayonne city, N. J. 82d st. P. M. Jan. 3, 1 year, 5%. 9,000
- Reppenhausen, John W., to Hermann Jacobowski. Broome st, No. 230, n s, 22x82.6. Jan. 1, 5 years, 5%. 5,000
- Rogers, George W., to Thomas MacKellar. 124th st, s s, 60 e 4th av, 30x100.11. Jan. 2, due April 2, 1885. 5,000
- Romain, Lamont, to Clemenz A. Ochsner and Margaretha his wife. 12th st, s s, 295.6 e Av A, 25x103.3. Dec. 23, due Jan. 1, 1888. 4,000
- Ross, Caroline, wife of and William P., to Henry C. West. 54th st, n s, 212.6 e 8th av, 18.9x100.5. Dec. 30, due Jan. 2, 1888, 5%. 6,000
- Reilly, Michael, to Sarah R. Hall, Bethlehem, Pa. 4th av. P. M. Jan. 5, 5 years, 5%. 6,000
- Reynolds, Samuel T., to Jacob Riger. 9th av. P. M. Jan. 5, 6 months. 3,000
- Richards, James J., to Louisa C. Concklin, Englewood, N. J. 17th st, s s, 199.9 w 9th av, 25x92.9. Jan. 5, 3 years, 5%. 8,000
- Rupprecht, Wilhelmina, to Mary A. Barron. 13th st. P. M. Jan. 3, 3 years, 5%. 6,000
- Reynolds, Agnes, wife of and Frank, to Francis M. Jencks. 72d st. P. M. Jan. 5, 2 yrs. 1,500
- Roedel, Hannah, widow, to Emma Hyenlein. 11th st, s s, 270.6 e Av A, 25x94.6. Jan. 2, due Jan. 1, 1890, 5%. 6,000
- Same to August C. Hassey. Same property. Jan. 2, due Jan. 1, 1887, 5%. 200
- Ringenbach, Joseph and Josephine his wife, to THE EMIGRANT INDUST. SAVINGS BANK, New York. Goerck st, No. 32. P. M. Jan. 7, 1 year. 1,750
- Sampson, Rebecca, wife of William, to John Frank et al. exrs. L. S. Frank. 31st st, n s, 192 w 2d av, 23x98.9. Jan. 5, 1 year, 5%. 5,000
- Smith, Grenville A., Stanhope, N. J., to James A. Deering. All title to lands within Bloomingdale road now closed between 88th and 96th sts; also in the several lanes heretofore known as Apthorpes lane or otherwise, referred to in deeds by C. W. Apthorpe and his heirs. Jan. 3. Prospective loans, professional services and 156
- Stafford, Thomas F., to William Daniells and Julia E. his wife, Mt. Vernon, N. Y. Audubon av, e s, 25 n 170th st, 75x95. Jan. 3, yrs. 600
- Steers, Abraham, to Emma H. Putnam. 124th st, No. 260, s s, 174.6 e 8th av, 16.8x100.11. Jan. 5, due Jan. 1, 1888, 5%. 9,000
- Same to Tarrant Putnam and ano., exrs. and trustees, to Rachel A. Winslow. 124th st, No. 258, s s, 191.2 e 8th av, 16.8x100.11. Jan. 5, due Jan. 1, 1888, 5%. 9,000
- Same to Elizabeth Barker. 124th st, No. 256, s s, 207.10 e 8th av, 16.8x100.11. Jan. 5, due Jan. 1, 1888, 5%. 8,000
- Schmidt, August F. W., to Henry Schwane-wede. 2d av, w s, 24.8 n 41st st, 24.8x80. Jan. 3, 1884, 4 years, 5%. 6,000
- Simon, Scholastika, widow, to Friedrich E. Granwiller. 61st st, s s, 300 w 10th av, 50x100.5. Second mort. Jan. 2, 4 yrs., 4%. 1,000
- Specht, Frederick, Brooklyn, to Samuel Riker, Newtown, L. I. 75th st, s s, 98 e Av A, 50x102.2. Dec. 29, due Jan. 1, 1888, installs. 4,300
- Steinhart, Rosalie, to THE GERMAN SAVINGS BANK, City New York. 50th st, n s, 23 e 11th av, 3 lots, each 25.8x48.11. 3 morts., each \$7,500. Jan. 3, due Jan. 5, 1886. 22,500
- Same to Sigismund Kaufmann. 3 morts., each \$1,500. Jan. 3, 1 year. 4,500
- Sattenstein, Reuben, to Levy Blumenthal. East Broadway, No. 85. P. M. Jan. 2, due July 1, 1886. 3,000
- Schnugg, John, to Aletta M. wife of Joseph Hegeman, Detroit. Norfolk st, e s, 100 n Rivington st. P. M. Nov. 21, due Jan. 21, 1886, 5%. 9,000
- Same to Susan J., wife of George N. Palmer, Passaic, N. J. Norfolk st, e s, 175 n Rivington st. P. M. Dec. 5, due Jan. 1, 1886, 5%. 6,500
- Schuck, Frederick, to Edward Roberts. Av A, 85th st. P. M. Dec. 26, note. 10,000
- Scott, Georgina, Lyndhurst, N. J., to John Glass. Greenwich st, w s, 25 n Perry st. P. M. Dec. 31, due Jan. 1, 1888. 2,000
- Same to same. Greenwich st, w s, 50.6 n Perry st. P. M. Dec. 31, due Jan. 1, 1888. 2,000
- Shiland, Andrew, Jr., to Elizabeth Stark. Marion av, e s, lot 121 map B. Berrian farm, Fordham, 50x169x50x106. Oct. 13, 2 years, 5%. 4,000
- Siemon, Charlotte, to Eliza M. V. Farley. 67th st. P. M. Jan. 3, 1 year. 2,000
- Simon, Scholastika, widow, to Thomas E. Green et al., exrs. and trustees J. Wiggins, dec'd. 61st st, s s, 300 w 10th av, 50x100.5. Jan. 3, 2 years. 5,000
- Simon, Simon, to Hugh L. M. Metz. Broome st, No. 527, s s, 18x63x20x63. Jan. 3, 3 years, 5%. 2,000
- Stahl, Jacob, to John Eichler. 3d av, s w cor 168th st, 21.3x114.9x210.9x100.1. Dec. 31, due Jan. 2, 1888, 5%. 15,000
- Steedman, Robert, to Charles Goldschmidt. 141st st, n s, 535.4 w 8th av, 35.4x abt 100x41.6x99.11. Jan. 3, 5 years. 2,000
- Stein, David J., to Cresenz Merk. 10th av, e s, 75.2 s 53d st, 25x100. Jan. 1, 5 years, 5%. 10,000
- Schott, Christoph, to Adolph G. Hupfel. 3d av, No. 805. Lease. Jan. 6, demand. 1,300
- Scott, George H., to Charles L. Cornish. 133d st, s s, 275 e 8th av, 12.6x99.11. July 5, 1883, 5 months. 2,000
- Schneider, John, to Max S. Korn. 76th st, No. 207, n s, 105 e 3d av, 25x102.2. Jan. 8, 3 years, 5%. 7,000
- Seeligmann, Julia M., wife of and Simon, to Julia C. Riggs, Oswego, N. Y. 85th st, s s, 126.5 e 4th av, 18.1x102.2. Dec. 31, due Feb. 1, 1888, 5%. 5,000
- Styles, Silas M., to Roberts Willets et al., exrs. S. Willets. 82d st, n s, 115 w 4th av, 5 lots, each 20x102.2. 5 morts., each \$20,000. Jan. 8, 3 years, 5%. 100,000
- Townsend, Ralph S., to Howard W. Coates and ano., trustees G. H. Peck, dec'd. 11th av, w s, 25.11 s 102d st, 25x100. Jan. 8, due July 1, 1886. 390
- Taylor, Mary, to THE YONKERS SAVINGS BANK. 28th st, n s, 77.6 w 6th av, 22.6x98.9. Jan. 7, 1 year. 3,000
- The United Waiters' Benevolent Soc., Columbia, to THE FARMERS' LOAN AND TRUST CO., trustee of H. W. Hills. Lexington av, No. 52, w s, 49.4 s 25th st, 24.8x100. Dec. 24, due Jan. 1, 1886, 5%. 8,000
- Tinker, Edward G., to The Trustees Sailors, Snug Harbor. Delancey st, n e cor Forsyth st, runs east 25 x north 45.9 x east 28 x north 15 x west 3 x north 39.3 x west 50 to Forsyth st, x south 100. Jan. 6, due May 1, 1886, 4%. 20,000
- Tobin, Thomas J., to Merritt Trimble, trustee G. T. Trimble, dec'd. 72d st, s s, 500 e 11th av, 25x102.2. Dec. 20, 2 years. 8,000
- Same to Isaac B. Tomkins. 72d st, s s, 144.11 w Boulevard, 100x102.2. Jan. 7, 1 year. 3,500
- Same to Margaret F. wife of Thomas Hooker. 72d st, s s, 525 e 11th av, 25x102.2. Dec. 20, 1 year. 3,500
- Same to Charles F. Jones, Westchester, Pa. 72d st, s s, 450 e 11th av, 50x102.2. Dec. 20, 2 years, or sooner. 15,000
- Same to Duane S. Everson. 72d st, s s, 525 e 11th av, 25x102.2. Dec. 20, 2 years, 5%. 4,500
- Totten, George W., to Maria W. Callaghan. Av A, e s, 75.5 n 55th st, 25x80. Sub. to mort. \$24,000. Nov. 22, due Nov. 24, 1885. 1,000
- Tubbs, George W., to Edwin A. Ely. Washington st, Charlton st. P. M. Dec. 30, due Jan. 7, 1886. 4,000
- Taussig, Maurice, to Emilie New et al., as trustees of Hadassah Lodge No. 8 U. O. T. S. 86th st, n s, 221 w Av A, 18x100.8. Jan. 3, due Jan. 1, 1888, 5%. 6,000
- Taubert, Emilie, to Marie Blume, trustee for George, Louis, Clara and Harry Blume. 143d st, n s, 156.6 e Alexander av, 25x100. Jan. 3, due Jan. 1, 1888, 5%. 2,000
- Tremberger, Helen, wife of George, to David Mayer. 2d av, e s, 40 s 74th st, 11.2x60. Dec. 17, due Dec. 1, 1885. 500
- Tripler, Thomas E., to Isaac Hochster. 17th st, n s, 120.6 w Av B, 3 lots, each 25x92. 3 morts., each \$5,000. Jan. 5, 3 years. 15,000
- Toerner, August H., to Frederick Dillemlum and Catharine his wife. Denman pl, s s, 493 w Union av, 43.2x118.1. Jan. 2, due Jan. 1, 1888. 2,200
- Thompson, William Neely, San Francisco, to Charles E. Laidlaw. Madison av, s e cor 89th st, runs east 195 x south 100.8 x east 25 x north 100.8 to 89th st, x east 25 x north 100.8 x east 50 x north 100.8 to 89th st, x east 105 to 4th av, x south 201.5 to 88th st, x west 230 x north 100.8 x west 175 to Madison av, x north 100.8, sub. to mort. \$125,000; 5th av, n e cor 87th st, 50.8x140, with right of way across rear; 87th st, n s, 150 e 5th av, 25x100.8, with right of way on west, this and the 5th av property, sub. to mort. \$30,000, the whole being subject to a further mort. of \$34,000. Dec. 12, 6 months. 8,902
- The Second Avenue Railroad Co. to THE CENTRAL TRUST CO., trustee. 1st and 2d avs, 96th and 97th sts, the block; also all franchises, &c. Jan. 1, issues bonds. 1,600,000
- Van Rensselaer, Munnell, to THE METROPOLITAN SAVINGS BANK. St. Nicholas pl, formerly 9th av, e s, 159.8 s 152d st, 25x100. Dec. 29, 1 year, 5%. 10,000
- Same to same. St. Nicholas pl, formerly 9th av, e s, 184.8 s 152d st, 25x100. Dec. 29, 1 year, 5%. 10,000
- Van Opstal, Andrew, to William A. Copp. Madison st, Grand st, Monroe st. P. M. Jan. 6, 5 years, installs. 11,500
- Wendt, Herman, to Myer Finn. Broome st, Nos. 14 and 16 and Nos. 18 $\frac{1}{2}$  and 20 Mangin st. P. M. Jan. 2, 3 years, 4 $\frac{1}{2}$ %. 11,000
- Same to same. Same property. P. M. 2d mort. Jan. 2, 1 year, 4 $\frac{1}{2}$ %. 3,000
- Westrich, John, to David Obermeyer and Joseph Liebmann, Brooklyn. Monroe st, s s, 176 e Corlears st, 22x70. Jan. 22, due Jan. 2, 1886. 1,250
- Wilhelm, Christian, to THE NEW YORK SAVINGS BANK. 41st st, No. 446, s s, 225.5 e 10th av, 24.8 x 98.9. Dec. 31, due Dec. 1, 1885, 5%. 7,800
- Same to same. 41st st, No. 442 W. P. M. Dec. 31, due Dec. 1, 1885, 5%. 6,800
- Wilson, John J., Catharine Kauski and Fanny C. Paton to Eliza A. Van Wagner, William and Henderson Wilson. 3d av, Nos. 2197 and 2199. Declaration and agreement as to loan. Dec. 19. nom
- Wolf, Simson, to Samson Wallach. 3d av, w s, 50.8 s 95th st, 25x100. Jan. 3, 3 years, 5%. 14,000
- Wright, Samuel O., Rockville Centre, L. I., to John Ross. 130th st, n s, 110 w 6th av, 20x99.11; 130th st, n s, 150 w 6th av, 20x99.11; 131st st, s s, 90 w 6th av, 67.6x99.11. Dec. 31, 4 months. 6,000
- Wright, William S., to Samuel Riker, Newtown, L. I. 20th st, n s, 408.8 e 8th av, 50x77.2x50x76; also interior lot adj above on rear at point 351.11 w 7th av, runs west 48 x north to centre line block, x48x—. Jan. 5, due May 1, 1885. 1,750
- Waterbury, James M., and ano., exrs. L. Waterbury, dec'd, and William Marshall with THE EQUITABLE LIFE ASSURANCE SOC., of U. S., both mortgagees. Agreement as to priority of mortgages. Dec. 29. nom
- Woodhouse, Margaret H., wife of and Claiborne O., to Petrus Arnaud. 3d av, Nos. 152, 154, 158 and 160, and rear of 156; also 20th st, No. 321 E.; also 20th st, Nos. 406, 408, 410 and 412 E.; also Nos. 218 and 220 East 21st st; also No. 220 East 6th st. Dec. 31, 1 year. 12,000

## KINGS COUNTY.

JANUARY 2, 3, 5, 6, 7, 8

- Amann, Anton, to Nicholas Seitz. Devoe st, s s, 100 e Judge st, 28x40x29x50.4. Jan. 5, 3 years, 5%. \$2,200
- Aronson, Samuel, to Abraham Underhill. Maccon st. P. M. Jan. 3, due Jan. 5, 1888. 3,000
- Abbott, George F., to John O. Burnett. Pearl st, e s, 187 s Concord st, 25x75. Jan. 7, due Jan. 1, 1888. 4,000
- Bauer, Christian, to Jacob Gaertner. Monteith st, n s, 100 e Bremen st, 25x90. Jan. 2, due Jan. 1, 1890. 2,000
- Bauer, Ludwig, to The Williamsburgh Savings Bank. Broadway, southerly cor Whipple st, 21.11x76.4x21.4x71. Jan. 7, 1 year, 5%. 7,000
- Buckley, Timothy J., and John Assip to William Post, as committee of John Rogers. 10th st, n s, 20.9 w 4th av, 5 lots, each 17x77.6. 5 morts., each \$3,000. Jan. 7, due Jan. 1, 1888. 15,000
- Same to same. 10th st, n w cor 4th av, 20.9x77.6. Jan. 7, due Jan. 1, 1888. 5,000
- Budelmann, Herman, to Charles F. W. Aukamp. Keap st, northerly cor Marcy av, 30x80. Jan. 5, 3 years, 5%. 1,500



Burke, Patrick, to Rebecca A. Stevens, Islip, L. I. St. Marks pl. P. M. Jan. 3, 3 yrs. 1,500  
 Benjamin, James H., to George A. wife of Sidney R. Bennett. Decatur st, s s, 205 w Lewis av, 20x100. Jan. 2, 2 years. 3,000  
 Betz, George, to Jane Oakes, extrx. William Hutchison. Moore st, n s, 100 w Ewen st, 25x100. See Conveys. Dec. 31, 5 years. 3,200  
 Bisig, Rosina, wife of Charles, to Henry T. Meyer. McDougal st, s s, 100 e Hopkins av, 25x100. Jan. 2, 3 years. 250  
 Bradel, Valentine G., to Helena Neumeyer. Greene av, n s, 450 w Patchen av, 20x100. Jan. 2, due Jan. 1, 1888, 5%. 3,000  
 Brash, Richard T., to Hannah Enston, Philadelphia, Pa. Kosciusko st. P. M. Jan. 1, 3 years. 6,000  
 Brodigan, James, to James J. Reid. Van Brunt st, s s, 21 w William st, 17.6x69.8. Jan. 3, demand. 600  
 Beily, Electa, widow, to Louisa Grasman. Heyward st. P. M. Jan. 5, 3 years, 5%. 4,000  
 Cobb, Clara E., to Virginia F. Morehouse. Atlantic av, s s, 50 e Miller av, 25x93x25x92.4. Dec. 20, 5 years. 2,000  
 Same to Joseph Seitz, Dobbs Ferry, N. Y. Atlantic av, s e cor Miller av, 25x91.9x25x91.3. Dec. 20, 5 years. 2,500  
 Same to George Allison. Atlantic av, s s, 25 e Miller av, 25x92.4x25x91.9. Dec. 20, 5 yrs. 2,000  
 Conroy, James, to Nicholas W., Catharine M. and Ann E. Meserole, Henrietta wife of Charles P. Maney, Mary J. wife of Charles W. Osborne, heirs Henrietta R. Meserole. Linden st, n s, 175.3 e Wyckoff av, 75x100. Jan. 1, 5 years. 700  
 Crapper, John, to John Crouch, New York. Fulton st. P. M. Jan. 1, 5 years. 3,500  
 Curran or Corren, Mary, to Thomas W. Weeks, guard, Rena M. Morse. Wyckoff st, n e s, 660 n w Smith st, 25x100. Jan. 2, due Jan. 3, 1888, 5%. 500  
 Curtin, William H., to Emma C. Fisher. East 27th st, w s, 100 s Voorhies av, 48.11x204 to East 26th st, x78.4x200. Jan. 2, due Jan. 1, 1886. 300  
 Cornelius, James, to Christian Hilfer. Herkimer st, n s, 160 w Rochester av, 20x100. Jan. 2, 10 years, 5%. 1,500  
 Cornwell, Charles M., New York, to George Cornwell, Poughkeepsie, N. Y., guard of Harriet L. and Eliza A. Cornwell. Fulton av, s s, 25 e Butler av, 25x100. Aug. 1, 1875, 1 year, 7%. 2,000  
 Cleary, Edward, to J. Lott Nostrand. Lexington av, s w s, 85.10 e 3d av, runs southwest 20 x northwest 80 to 3d av, x south 41.9 x southeast 123.8 x northeast 26.7 x northwest 50. Dec. 15, due Nov. 1, 1885. 150  
 Dowling, William L., to Peter Nostrand. Park pl, n s, 220.6 e 5th av, 16.8x100. Jan. 3, 3 years, 5%. 4,000  
 Duryea, Julia H., wife of Alfred, to The Greenpoint Savings Bank. Leonard st, w s, 143.9 n Calyer st, 18.9x100x19.5x100. Jan. 6, 1 yr. 2,500  
 Dahlbender, George C., to Joseph Fuchs, extr. Peter Dengel. Ewen st. P. M. Dec. 4, 5 years, 5%. 4,000  
 Darman, Moses H., to Edward D. White and ano., exrs. and trustees John S. Thorne. Park pl, n s, 234.7 e 6th av, 20x100. Jan. 2, 2 years, 5%. 3,500  
 Duyckinck, Richard B., to Peter C. Cornell and ano., exrs. and trustees Whitehead J. Cornell. Clark st, s s, 150 e Hicks st, 25x150. Jan. 1, 1 year, 5%. 3,500  
 Diemer, Maria, wife of and Carl, to Raphael Renz. Bushwick av, s e cor Moore st, 30.7x91.1x25x108.9. Jan. 30, 3 years, 5%. 4,000  
 Donevan, Julia A., to Francis Spicer, New York. De Kalb av, s s, 100 w Throop av, 16.8x100. Jan. 5, 5 years, 5%. 3,200  
 Donlon, Patrick, to Patrick Dunn. Dean st, n s, 103 w Grand av, runs north 110 x west 22 x south 30 x east 20.4 x south 80 x east 1.8. Jan. 2, due Aug. 28, 1887. 300  
 Dwyer, Daniel F., to Catharine O'Connor. Kent av. P. M. Jan. 2, installs. 500  
 Dale, William, to Margaret Cleland. Atlantic av, n s, 143 w Grand av, 19x70. Jan. 5, due Jan. 1, 1890, 5%. 2,000  
 Demuth, Adolphus and Vinzenz, to Jacob Blinn. Olive st, e s, 82.7 s Powers st, 25x75x30.6x57.7; Powers st, s s, 82.7 e Olive st, 25x75x30.6x57.7. Jan. 2, 1 year. 600  
 Desmond, Cornelius, to The Germania Savings Bank, Kings County. Schermerhorn st, s s, 250.6 e Court st, 19.3x69.7x19.3x70.11. Dec. 30, 1 year, 5%. 2,500  
 Dobson, George F., to Susan W. Talmage. Bergen st. P. M. Dec. 29, due Jan. 2, 1888, 5%. 2,000  
 Dorney, James, to Augusta C. wife of Frank Jenks. 21st st, n e s, 125 n w 5th av, 25x100. Jan. 1, 5 years, 5%. 300  
 Dollner, Harold, to Alfred B. Lounsbury. Washington av, No. 246, w s, 156.3 s Willoughby av, 18.9x100. Jan. 6, 3 yrs, 5%. 6,000  
 Eilers, Elizabeth, wife of Anton, to Joseph Haslehurst and ano., exrs. James Haslehurst. New York av, St. Marks av. P. M. Jan. 3, 1 year, 5%. 10,000  
 Engelhardt, Vincent, to Philip Opp and Margaretha his wife. Wallabout st, s s, 100.5 w Marcy av. See Conveys. Jan. 3, due Jan. 2, 1890, 5%. 800  
 Elliott, Leonard W., to Stephen M. Randall. Lots 9, 10 and 11 map property J. H. Banker, Hilton & Banker, 17th Ward, with roller skates, &c. Lease. Dec. 23, notes. 2,861  
 Ellis, Mary B., wife of and Arnold H., to The New York Produce Exchange. Bergen st, n s, 459.8 e Franklin av, 20x110. Dec. 26, due May 1, 1886, 5%. 3,000  
 Fuchs, Eleonore, wife of and Frederick C. H., to John H. Gregory. 9th st, n w cor 6th av, 20x90. Dec. 31, due Jan. 1, 1890, 5%. 4,000  
 Fichter, Barbara, wife of and Sebastian, to William W. Stoll. Stagg st, s s, 150 e Leonard st, 25x100. Jan. 2, 5 years, 5%. 4,000  
 Flin, John, to Frances A. Denike. Bergen st, No. 279, n s, 165 w 3d av, 20x100. Jan. 5, 2 years. 3,500  
 Geckler, Christian and Martha, to Joseph Geckler. Brooklyn and Jamaica turnpike, s s, 50 e New Jersey av, 50 x 130 x 50 x 120. Jan. 2, 5 years, 5%. 2,700  
 Given, Margaret C., wife of Robert, to Fanny Wahrenberger, admrx. Jacob F. Wahrenberger. Chauncey st, s s, 216.8 e Patchen av, 16.8x100. Jan. 5, 1 year, 5%. 2,000  
 Same to same. Chauncey st, s s, 200 e Patchen av, 16.8x100. Jan. 5, 1 year, 5%. 2,000  
 Hall, John T., to Frederick L. Moore and Frank Curtis, of W. D. Moore & Co. Hudson av, No. 215, e s, 77.9 s Nassau st, 18.9x75 to Smith alley; Ryerson st, No. 61, e s, 22.7 s Park av, 17x72.9x15x74.7; Ryerson st, No. 65, e s, 56.7 s Park av, 17x65.9x15x67.8; Douglass st, Nos. 163 and 165, n s, 145 w Bond st, 40x80; North Portland av, Nos. 16, 18 and 20, w s, 123.11 s Flushing av, 73.5x80x73.4x80; Flushing av, Nos. 24 and 26, s s, 42.3 w North Portland av, runs south 84.11 x west 18.10 x north 13.6 x west 18.9 x north 75 to Flushing av, x east 39. Jan. 6, 2 months. 25,000  
 Hannahs, Susan J., wife of and Charles H., to Elihu J. Granger. Tompkins pl. No. 17, e s, 169 s Harrison st, 24x112.6; Baltic st, No. 173, n s, 98 e Henry st, 25x99.10. Jan. 3, 1 yr. 1,200  
 Hinchman, Benjamin, Jr., to Adolphe P. Preterre, Iselin, N. J. Madison st, n s, 296 e Bedford av, 20x107.7x20.1x105.7. Jan. 2, due May 1, 1888, 5%. 3,000  
 Harris, Luther B., Lyndonville, Vt., to The Williamsburgh Savings Bank. Middleton st, s e s, 120 w Harrison av, 80x20 to Gwinnett st. Dec. 27, 1 year, 5%. 12,500  
 Hagenbacher, Gottlieb, to William H. Meyers. Withers st, n s, 70 e Ewen st, runs east 30 x north 100 x west 25 x south 50 x west 5 x south 50. Jan. 2, 3 years, 5%. 1,800  
 Hessel, Katharina, wife of and George C., to Martin Maus. Dean st, n s, 265 w Boerum pl, 20x100. Jan. 2, due Jan. 1, 1888, 5%. 4,000  
 Hinds, Mary A., wife of Joseph E., to William H. Lyon, as trustee Elijah F. Thomas, dec'd. New York av. P. M. Jan. 2, 1 year, 5%. 8,000  
 Same to William H. Lyons. Same property. P. M. 2d mort. Jan. 2, 3 years, 5%. 4,900  
 Same to same. Macon st, No. 289, n s, 220 e Throop av, 20x100. Jan. 2, 5 years, 5%. 4,500  
 Hill, Samuel L., to John R. Schlick. South 4th st, s s, 171.6 w 4th st, 74.6x144. July 27, 1883, 1 year. 1,300  
 Harden, Bridget R., wife of Patrick, to Thomas C. Harden. North 2d st, n e cor 3d st (3), 25x75x25x75.6; North 2d st, n e cor 3d st (3), 80.5 x73.7x5x73.8; North 2d st, n s, abt 30 e 3d st (3), 25x74.6x25x75. Jan. 2, 5 years. 7,000  
 Hinds, Joseph E., Henry E. Ketcham, George D. Seib and Peter F. Downey, of Hinds, Ketcham & Co., to Paul Weidmann. North 3d st. P. M. Jan. 5, due Jan. 15, 1889, installs., 5%. 16,000  
 Same to same. North 3d st. P. M. Jan. 5, due Jan. 15, 1887, installs., 5%. 24,000  
 Hyde, Margaretta M., wife of Emmett W., to Sarah C. Schoonmaker. Putnam av, s s, 80 w Irving pl, 23x100. Dec. 15, 5 years. 1,000  
 Same to same. Putnam av, s s, 51 w Irving pl, 29x100; Gates av, s s, 175 w Nostrand av, 50x100; also interior lot, 125 w Nostrand av and 100 s Gates av, runs west 100 x south 20 x east 100 x north 20. Dec. 15, 5 years. 1,600  
 Haffner, Richard, to Frederick Herr. Jefferson st. P. M. Jan. 2, 4 years, 5%. 2,000  
 Same to same. Same property. P. M. 2d mort. Jan. 2, 2 years, 5%. 1,100  
 Heimann, Barbara, widow, to Barbara wife of George Krebs. Stockholm st, s s, 200 e Evergreen av, 25x100. Jan. 1, 3 years. 1,000  
 Herder, Cornelia, widow, to Ann Ketcham, widow. Schermerhorn st, s s, 103.7 w Nevins st, 20x100. Jan. 3, 2 years. 500  
 Isemann, Louis, to Benjamin F. Hobby and Daniel Doody. 21st st, n s, 180 e 5th av, 20x100. Jan. 7, due Jan. 1, 1886. 250  
 Jacobs, Clara, to Patrick Dunn. Adelphi st, w s, 86.11 n Fulton st, runs west 11.5 x west 12.4 x north to point 24 west Adelphi st, x west 12.7 x north 23.7 x east 15.5 to Adelphi st, x south 40.6. Jan. 2, 3 years, 5%. 2,000  
 Junge, Frederick, to Franziska Gentil. 6th st, n w s, 60 s w North 6th st, 40x74x40x75. Dec. 31, due Jan. 2, 1886, 5%. 1,000  
 Keegan, Kate, widow, to J. Edgar Ambler. New York. 44th st, s s, 200 e 3d av, 48x100.2. Jan. 2, 4 years. 900  
 Krines, Joseph and Ida, to William Krines. Warren st, n s, 94.3 w Clinton st, 21x80. Jan. 2, 2 years, 5%. 3,000  
 King, Charles, to Mary S. Baker. Stagg st. P. M. Dec. 31, due Jan. 3, 1888. 500  
 Little, Robert, New York, to Asa W. Parker, Hempstead, L. I. 10th st. P. M. Dec. 31, due April 1, 1885. 6,250  
 Long, Charles, to Sophie G. Parker, Hempstead, L. I. 7th av, n e cor 8th st, 100x87.5. Jan. 3, 1 year. 30,000  
 Lummus, Sarah A., wife of and Franklin H., to The Williamsburgh Savings Bank. Lee av, e s, 34 s Rodney st, 22x100. Jan. 2, 1 year, 5%. 6,000  
 Lewis, Eleaine T., wife of and Matthew, to Marianna A. Ogden et al., exrs. and trustees Wm. B. Ogden. Rutledge st. P. M. Nov. 22, 3 years. 1,000  
 Lundy, John and Charles E., to Stephen S. Wyckoff. Shore road, n w cor Dooley st, 94 x153.6x85.10x190, Gravesend. Jan. 3, 3 yrs, 4,000  
 Lankenau, John, to Babetta Meier. Atlantic av, Suydam pl. P. M. Jan. 1, 1 yr., 5%. 1,000  
 Leonard, Dominick, to David A. Fithian. East New York av, n s, 249.1 e Schenectady av, 20x100; East New York av, n s, 229.1 e Schenectady av, 20x100. Dec. 29, 1 year. 50  
 Luck, Christopher C., to Thomas S. Strong. Hart st, Summer av. P. M. Jan. 6, 3 years, 5%. 4,000  
 Lawrence, Edmund, to John N. Puckhaber. Heyward st, s s, 147 e Lee av, 18x100. Jan. 2, 2 years. 500  
 Maguire, Michael, to John W. Kitson. New York. 9th st, centre line, n s, 510.9 e centre of 3d av, 25x260 to centre of 8th st. Jan. 1, due in Jan., 1888. 2,000  
 Marsland, Richard, to Noah Tebbetts. 11th st, s s, 197.10 e 4th av, 100x100. Jan. 6, due April 1, 1885. 1,500  
 Martin, David A., to Robert Willets et al., exrs. Samuel Willets. De Kalb av, n s, 100 e Marcy av, 5 lots, each 20x100. 5 mortgs., each \$7,500. P. M. Dec. 22, 3 years, 5%. 37,500  
 Same to John C. Welwood. De Kalb av. P. M. Sub. to mortgs. \$37,500. Dec. 22, due Jan. 5, 1886. 2,500  
 Mayer, Michael, to Samuel M. Meeker, exr. and trustee Wm. Wall. Ellery st, s e s, 275 n e Broadway, 50x100. Dec. 1, 1 year, 5%. 5,500  
 Meister, Carl A., to John Loewenhaupt. Carroll st, s s, 78 e Hoyt st, 18x85. Jan. 1, 4 years, 5%. 2,000  
 Miller, Sarah J., wife of Ephraim, Jr., to Ann A. Hall et al., exrs. Daniel K. Hall. Grand st, n s, 25 e 6th st, 25x100. Dec. 31, due Jan. 2, 1888, 5%. 12,000  
 Mootry, Mary H., wife of Thomas H., and Margaret and Elizabeth Rourke and May wife of Daniel Cavanagh to George W. May. North 3d st, n e cor 4th st, 25x abt 85. Jan. 2, 3 yrs. 600  
 Marshall, Phebe, widow, to Nicholas Seitz. 1st st, n w cor North 9th st, 25x100. Jan. 2, 3 years, 5%. 1,500  
 Same to same. 1st st, n s, 25 e North 10th st, 25x100. Jan. 2, 3 years, 5%. 1,500  
 McNally, Frank, Charles and Owen, and Patrick McNaughton to George S. Gelston. High water mark, New Utrecht. P. M. Jan. 3, due May 1, 1888. 1,500  
 McNeil, Donald, to John Williamson. 3d pl, n s, 267 w Clinton st, 18x133.5. Jan. 2, due June 30, 1886, 5%. 1,000  
 Milligan, Elizabeth J., wife of John, to Nancy C. Simmons. Navy st, e s, 144.10 n De Kalb av, 20x100. Jan. 1, 5 years. 1,200  
 Morrell, Juliette F., wife of Samuel H., to Sarah A. Boorman, New York. Baltic st. P. M. Jan. 3, 3 years, 5%. 1,700  
 Maguire, Mary, to Ellen Dunn, New York. De Kalb av, n s, 40 w Ryerson st, 20x88. Jan. 5, 1 year, 5%. 3,000  
 McCartin, Sarah, widow, William J. McCartin and Catharine Dorney, heirs John McCartin, to Joseph Seitz, Dobbs Ferry, N. Y. Metropolitan av, n s, 75 w Olive st, 25x85x25.6x90. Dec. 26, 3 years. 1,500  
 McNulty, Margaret V., wife of and Peter H., to William Post, as committee of John Rogers. Hoyt st, e s, 48.8 s Warren st, runs east 62 x south 11.4 x east 18 x south 14.4 x west 80 to Hoyt st, x north 25.8. Jan. 5, due Jan. 1, 1888. 3,000  
 Same to same. Hoyt st, e s, 23 s Warren st, 25.8x62. Jan. 5, due Jan. 1, 1888. 3,000  
 Same to same. Hoyt st, e s, 74.4 s Warren st, 25.8x80. Jan. 5, due Jan. 1, 1888. 3,000  
 Metzendorf, Anton, to Catharina M. Kroeger. Centre st, e s, 50 s Broadway, 50x100. Jan. 2, 5 years, 5%. 1,000  
 Muller, John D., to The New York Life Ins. Co. 5th av, Carroll st. P. M. Jan. 2, 1 year. 11,000  
 Mendham, Edward, Sr., to The Williamsburgh Savings Bank. Bleecker st, westerly cor Evergreen av, 20.9x80. Jan. 8, 1 year, 5%. 3,000  
 Muller, Philipp, to John Winkelmann. Central av, southerly cor Ivy st, 80x100. Jan. 7, due Jan. 1, 1890. 1,000  
 Netz, Henry, to John Vorbach. Jackson st, s s, 100 e Leonard st, 18.5x100. Jan. 3, due Jan. 1, 1890. 2,500  
 Nelson, Laura, wife of John I., to John Winslow. 41st st, s w s, 125 s e 1st av, 25x100.2. Jan. 1, 2 years. 300  
 O'Neil, Margaret, wife of and John M., to Louis Hinrichs. Hoyt st, s e s, 80 n e Dean st, 20x75. Jan. 7, 5 years, 5%. 3,000  
 O'Neil, John, to Nicholas W. Meserole et al. See Conveys. Linden st, n s, 100.3 e Wyckoff av, 75x100. Jan. 1, 5 years. 700  
 Ostman, Johanna, wife of Hermann, to Julius Fehlhaber. Conover st, e s, 60 n Van Dyke st, 20x80. Jan. 1, 5 years. 800  
 O'Shea, Mary, to Mary A. Kemble. 8th st, n s, 222.10 e 6th av, 18.9x100. Jan. 6, due July 6, 1885. 200  
 Peirce, Christopher H., to Rebecca T. Rowland. Myrtle av, s e cor Schenck st, 32x100.1x35x100. Jan. 2, 5 years, 5%. 12,000  
 Peth, George, to George Covert, Newtown, N. Y. Boerum st, n s, 200 w Graham av, 50x100. Dec. 31, 2 years. 5,500  
 Phelan, Elizabeth, wife of and James, to David B. Pierson and ano., exrs. Robert G. Boimell. Madison st, n s, 371 e Patchen av, 18x100. Jan. 1, due Nov. 1, 1887. 2,500  
 Same to Julius B. Davenport. Same property. Jan. 1, due Nov. 1, 1886. 500  
 Pietsch, Friedericka, wife of and Carl, to Phillip and Catharine Mai. Floyd st, s s, 250 e Marcy av, 25x100. Jan. 2, 5 years, 5%. 1,500



Prince, Julia A., individ., and as trustee B. Prince, dec'd, and Benjamin and John Prince, all of Peekskill, N. Y., to Richard F. Carpenter. Myrtle av, n w cor Gold st, 20.3x100. Dec. 23, due Jan. 3, 1887, 5% 7,250

Palmer, Warren, to Sarah C. Allen. Tompkins av, w s, 88.5 n Quincy st, 20.6x100x16.3x100.1. Jan. 5, 3 years, 5% 2,500

Proctor, John H., to Claus Heinbockel. Leonard st, e s, 78 s Conselyea st, 22x95. Jan. 2, 3 years, 5% 1,500

Palmer, Walter, to Harriet D. De Nyse. Kent st, s s, 388.4 e Franklin st, 20.10x95. Jan. 2, 3 years, 5% 5,000

Poole, Ann, wife of and Richard, to Elizabeth H. Bowers. 18th st, n s, 141 e 6th av, 17x100. Jan. 5, 3 years. 2,500

Same to same. 18th st, n s, 124 e 6th av, 17x100. Jan. 5, 3 years. 2,500

Same to same. 18th st, n s, 100 e 6th av, 24x100. Jan. 5, 3 years. 3,000

Same to Catharine R. Bowers. 18th st, n s, 158 e 6th av, 17x100. Jan. 5, 3 years. 2,500

Potter, Fidelia, to Annie F. Seal and ano., trustees of Harry E. Seal. Franklin av, w s, 136 n Lafayette av, 20.3x80x19.10x80. Jan. 2, 3 years, 5% 5,000

Quell, John A., to Jeanette Wertheim. Sumpster st, n w cor Patchen av, 75x100. Jan. 3, 3 years, 5% 3,000

Quick, Charles V., to Sophia G. Parker. Hempstead, L. I. President st. P. M. Jan. 1, due Jan. 2, 1887. 8,000

Reagan, Ann E., and Margaret wife of James E. Newman to Thomas E. Greacen et al. exrs. James Wiggins. Warren st, s s, 25 w Hoyt st, 25x100; Baltic st, n w cor Hoyt st, 25x100. Jan. 3, 5 years, 5% 7,000

Rempe, Frank, to Alexander Buderus. Marion s, s, 81.3 e Patchen av, 18.9x100. Jan. 3, 5 years. 700

Rome, Agnes, wife of Thomas H., to Margaretta Weeks. Lafayette av, n s, 240 e Bedford av, 19x100. Jan. 3, 5 years, 5% 1,500

Ross, Abner M., Jr., to Benjamin O. Storms and Frederick McReedy. Lorimer st. P. M. Jan. 2, 3 years. 2,000

Rudloff, Henry, to Freeman Clarkson. Vanderbilt st, n s, 400 e 18th st, 50x150, Flatbush. Jan. 2, 3 years. 1,200

Ripley, Horace, to George H. Rhodes, guard. Julie M. Rhodes. Gerry st, easterly cor Throop av, 148.6x100. Jan. 6, due in Jan., 1888. 5,000

Ruoff, John, to Mathias Neger. Metropolitan av, s s, 114.9 e Bushwick av, 25x100. Jan. 2, 3 years, 5% 1,100

Randall, John J., and William G. Miller to Helen Butterworth. Lorimer st. P. M. Jan. 7, 3 years. 1,100

Schultz, John G., to Phillip H. Loeffelholz. Flushing av, s s. Jan. 5, 3 years, 5% 600

Schmitt, Maria, to George Loffler. Locust st. P. M. Dec. 31, due Jan. 1, 1890, 5% 4,500

Schneider, Margaretha, wife of and John, to William Runk. Lawton st, w s, 25x abt 92. See Conveys. Jan. 2, 5 years. 500

Schwartz, Moses, to Louis Schwartz. Nassau st, n s, 50 e Liberty st, 25x100 to alley. Jan. 3, 3 years. 4,000

Self, Samuel, Smithville South, L. I., to Jeannett A. wife of John Englis, Jr. Guernsey st, s e cor 4th st, 76.2x100x128.8x112.4. Jan. 3, 3 years. 2,000

Schmitt, John, to Frederick W. Lemken, as exr. D. A. Lemken. Hicks st, w s, 70 n Atlantic av, 25x75. Dec. 23, due Jan. 2, 1888, 5% 2,000

Scott, James, to Catharine Cole. Monroe st, s s, 275 e Patchen av, 16.8x100. Jan. 1, 3 yrs. 1,000

Siemon, George H., to Robert Hunter. Navy st, w s, 98.2 s Fulton st, 25x85.9x25x80.9. Jan. 2, due Jan. 1, 1888, 5% 3,000

Silver, Charles A., to The South Brooklyn Savings Inst. Court st, s e cor Sackett st, runs east 82.1 x south 21.3 x west 28.9 x west 50 to Court st, x north 27.5. Jan. 2, 1 year, 5% 9,500

Smith, Theodore, Brick Church, N. J., to Thomas F. Green. Union st. P. M. Jan. 3, 1 year, 5% 1,750

Squance, Hattie I., wife of Edwin C., to Stephen L. Vanderveer. 13th st, n e s, 121.10 n w 6th av, 17x100. Nov. 1, 3 years. 3,000

Starkey, John, to The Williamsburg Savings Bank. North 8th st, s w s, 128 s e 3d st, 27.8x 80. Jan. 2, 1 year, 5% 3,500

Stearns, Horace W., to The South Brooklyn Savings Inst. Court st, w s, 200 n Degraw st, 25x112.6. Jan. 2, 1 year, 5% 5,000

Studdiford, William V., to Samuel H. Vandewater. Jefferson st, s s, 190 e Throop av. P. M. Dec. 29, due Jan. 15, 1885. 8,000

Same to same. Jefferson st, s s, 256.8 e Throop av. P. M. Dec. 29, due Jan. 15, 1885. 4,000

Swin, Mary, to Charles Isbill. Madison st. P. M. Jan. 2, 3 years, 5% 3,000

Tapfer, Ida, wife of August, to Eredrick Elflein. Whipple st, n w s, 117.7 s w Broadway, 25x100. Jan. 2, 5 years, 5% 2,800

Taylor, Charles A., and M. Emma his wife, to Matilda S. Taylor. Hooper st, s s, 182.6 w Lee av, 19x100. Dec. 24, 3 years, 5% 5,000

Taylor, Emily, wife of and William R., to Edward L. Taylor. Hooper st, s s, 163.6 w Lee av, 19x100. Dec. 24, 1 year, 5% 5,000

Tait, Annie M., to Fannie M. S. Jenkins. Winthrop st, s s, 2,911.6 e Flatbush av, 40x122.6x east x 20 x south 122.6 to Robinson st, x west 60 x north 245. Jan. 5, due Jan. 2, 1888 800

Thomas, John, to George Loffler. Flushing av. P. M. Jan. 5, due Jan. 1, 1886, 5% 800

Same to Jacob Them. Flushing av, s s, 27.10 w Hamburg st, 27.10x88.11x25x71.8. Jan. 2, due Jan. 1, 1888, 5% 1,800

Thomas, Orlando F., Brooklyn, and James H. Young, New York, to William P. Libby. 3d st, Hoyt st. P. M. Jan. 5, 5 years, 5% 10,000

Turnbull, Anthony J., to Jacob Vreeland and ano., exrs. Lydia Prendergast. Franklin av. P. M. Dec. 30, due Jan. 1, 1890. 1,900

Vennill, William, to George H. Roberts. 6th av, southerly cor 21st st, 41.8x80; 21st st, s w s, 80 s e 6th av, 20x75. Jan. 2, due Jan. 1, 1888. 4,500

Vosseler, G. Henry, to John B. Hess. Marshall st, now Seigel st, s s, abt 165 e Bushwick av, 25x100. Jan. 1, 3 years. 600

Van Valkenburgh, Cornelia H., to Stephen D. Horton, trustee of the estate of Mary Tompkins. East 14th st, e s, 375 s Av X, 25x100. Jan. 2, demand. 650

Victory, John T., to Sophie wife of Gustave Koetter. Carroll st. P. M. Dec. 23, due Jan. 3, 1888. 1,100

Wheeler, Asa H., to Clara A. Swartz. Hart st, n s, 143.9 e Tompkins av, 18.9x100. Jan. 3, 2 years, 5% 2,000

Wilson, Frances L., wife of and David W., to Diederich Westfall. Greene av, n s, 195 w Bedford av, 20x107.11x20x108.1. Jan. 5, due Jan. 1, 1888, 5% 7,000

Walker, Andrew, to Josiah Davis. Evergreen av. P. M. Jan. 2, 3 months. 5,000

Wendt, Albert, to Bertha Kolb. Floyd st, n s, 275 e Sumner av, 25x100. Jan. 2, due Jan. 1, 1886, 5% 3,000

Wheeler, Henry G., to Richard Ingraham. Reid av, s e cor Hancock st, 100x100; Hancock st, n s, 100 e Reid av, runs east 50 x north 100 x west 150 to Reid av, x south 40 x east 100 x south 60; Hancock st, n s, 250 e Reid av, 200x100; Halsey st, n s, 375 e Reid av, 50x 100. Dec. 13, due Dec. 1, 1885. 15,000

Whitmore, Nathaniel S., to The General Synod of the Reformed Church in America. Putnam av, s s, 355 e Tompkins av, 20x100. Dec. 23, 3 years. 6,500

Same to same. Putnam av, s s, 375 e Tompkins av, 20x100. Dec. 23, 3 years. 6,500

Same to same. Putnam av, s s, 395 e Tompkins av, 20x100. Dec. 23, 3 years. 6,500

Same to same. Putnam av, s s, 415 e Tompkins av, 20x100. Dec. 23, 3 years. 6,500

Wyeth, Walter, to Ramsom F. Clayton. Sumner av, Pulaski st. P. M. 2d mort. Nov. 1, 7 months. 2,000

Same to Edward O. Phelps. Same property. Nov. 1, 7 months. 18,749

Wendel, Elizabeth, widow, to Mary Frank, widow. Metropolitan av, s s, 139.9 e Bushwick av, 50x100. Jan. 1, 3 years, 5% 1,000

Zippel, Berthold, to Conrad Herbert. Johnson av, s s, 193 e Bushwick av, 50x100. Jan. 3, 1 year. 800

Ehrmann, Julius, to Jacob Scholle, exr. and trustee Abraham Scholle. nom

Ely, Edwin A., to Abraham C. Quackenbush. 4,000

Engert, Charles, Brooklyn, to Peter Vollmer. 3,579

Entwisle, John, to C. Fredericka Moadinger. 1,514

Fabbricotti, Annina, to Adele A. Fabbri-cotti, trustee O. Fabbri-cotti. nom

Farley, Bridget M., to Alexander McSorley. 6,000

Flynn, James, to Julia P. Gregory, 1876. 5,960

Fox, Samuel M., trustee, to Alfred T. Fox. Assign. 4 morts. nom

Frank, Lizzie, to Helene Gillman, Mamaroneck, N. Y. 4,000

Frazier, Charles, Abraham Steers. nom

Fitzpatrick, Philip A., and ano., exrs. Frances A. Clary and Eleanor T. Clary and George T. Dempsey, individ., to John R. Suydam, trustee J. R. Suydam, dec'd. 5,700

Gans, Ralph, to Rosina Bauuchle, extrx. Thos. Bauuchle. 2,500

Guggenheimer, Eliza, to Siegfried Rosenberg. 15,000

Guggenheimer, Eliza, to Peter Doelger, Jr. 5,000

Same to Frances E. Ausbacher. 4,593

Good, William, to Julia P. Gregory. nom

Guggenheimer, Eliza, to Phineas Seldner. 4,030

Hall, Thomas R. A., to Newman Cowen. 3,000

Hammel, Christian, to Amanda Wolff. 4,500

Hassey, August C., to Gustavus A. A. Krehbiel. 8,000

Hennessy, Dennis, Laura P. Gibson, New York, Jane A. Judd, Scranton, Pa., Addie Van Cott, New York, Richard H. Gibson, Eldridge, Dak., and Laura F. Brown, Pittsfield, Mass., to The Stuyvesant Fire Ins. Co. 20,000

Hewlett, George, exr. Elizabeth Hewlett, to A. Van Wyck Hewlett, Great Neck, L. I. 1,000

Hoadley, Russell H., to The Central Trust Co., N. Y. 65,000

Jager, Peter, to Conrad Stein. 13,000

Keogh, Christopher B., to Boudinot Keith. 250

Kernan, William, guard. of Warnick, Henry and Theodore Sedgwick, to Susan Lenton. 2,000

Killing, George, exr. Cath. Grill, to Martin A. Cape. 3,000

Katzenberg, Alexander, to Yette wife of Mayer Katzenberg. 7,000

Kirby, Cornelia T., admx. of Jane T. Kirby, to Jane K. Wyatt. nom

Same to Cornelia T. Kirby. nom

Koch, Samuel, and ano., exr. H. Koch, to Sarah Hecht. nom

Same to Rose Hyman. nom

Kojawski, Nathan, to Abraham Stern. 5,000

Kuh, Pauline, admx. of Henriette Koch, to Sarah Hecht. nom

Keegan, Bernard, to Margaret C. Smith. 225

Kip, Elizabeth, individ., and extrx. E. S. Kip, to George G. Kip. 1880. nom

Lehmeyer, Louis T., to Amelia Rasines, widow. 2,500

Loew, Frederick W., to The German Savings Bank, City New York. 20,000

Lehrtritter, Caroline, to Eleanora Swoboda and Emilie Odenheimer. 2,230

Levine, Abraham, to Louis Wimpelberg. 900

Levy, Leopold, to Moritz Bauer. 1,893

Lichtenstadter, Sophia, to Henrietta Steinfelder. nom

Same to same. nom

Lynes, John J., Brooklyn, to Welcome S. Jarvis, Brooklyn. 2,000

Mead, Walter H., trustee Francis D. Fox, to Samuel M. Fox, trustee Ida Fox. 5,000

Miller, Annie, wife of Edward, to Anne O. Willett. 10,600

Miller, Catharine, to Morris Otto and Karoline his wife. 5,000

Miller, Elizabeth H., to Miller, Peckham & Dixon. nom

McKee, Ann E. B., formerly Ann E. Brittan, to Simon Herman. nom

McManus, Patrick H., to Thomas R. A. and Wm. H. Hall, of William Hall's Sons. 1,000

Maben, Wilber B., Brooklyn, to Alexander McSorley. 6,500

Martin, William A., to Lillie F. Ennever. 1,100

Millward, James, trustee for life use of Mary G. Millward, to Susan wife of John J. Decker. 6,000

Moran, Patrick, to Jennie M. Tuttle. 1,000

Morgan, Paulina A., widow, to Henry W. Hayden, trustee. 4,000

McCoy, Samuel S., Clarkstown, N. Y., to Robert Sherwood and ano., exrs. T. J. O'Connor. 1,500

McCoy, Clarissa A., widow, Reedsburg, Wis., to same. 678

McCoy, Thomas H., Reedsburg, Wis., to same. 2,000

Norris, James, to Joseph O. Brown. Exr. 11,368

Nichols, Thomas, to Abraham Kaufmann. 4,000

Ottinger, Marx and Moses, to George Unger. 3,500

Ogden, Aaron, trustee, to Hannah E. wife of John C. Miner. June 3, 1870. 5,000

Olmsted, Catharine L., formerly Catharine Lawrence, to Henry E. and Thos. T. Lawrence, exrs. and trustees Jos. Lawrence, dec'd. 7,759

Peabody, Charles A., Jr., to Peter W. Lynch. 5,000

Pirsson, Sarah J., to James R. Townsend and ano., exrs. and trustees C. A. Coe. 15,233

Peterkin, John A. and G. C., admrs. Jan. Peterkin, to Maggie wife of Christopher Schwab. 6,500

Pinkney, Mary G., to The Mutual Life Ins. Co., New York. 7,675

**MORTGAGES --- ASSIGNMENTS**

**NEW YORK CITY.**

DECEMBER 26 TO JANUARY 8.

Anderson, E. Ellery, to Catharine Riley and Mary Smith. \$7,000

Bauer, Moritz, to Charles G. Reichert. 2,000

Same to same. 1,907

Bittmann, Friedrich, to Charles H. Miller et al., trustees for Jane A. Kenyon. 3,008

Bonfls, Sereno D., to Pauline J. Martin. 4,000

Brown, Joseph O., to Benjamin Tuzo, New Jersey. 607

Brush, Richard, to James Flynn. 1869. 4,000

Buehl, William, to John F. Harrass. 2,400

Butler, William A., late recvr., to George A. Haggerty. nom

Babcock, John H., to Grace A. Benedict. 5,800

Bauer, Charles, to The German Savings Bank, N. Y. 13,500

Bliss, Charles H. to Julian H. Kean, Ursino, N. J. 25,000

Bradburn, Thomas, to John Schreyer. nom

Cauldwell, John B., to Jane H. Wood. 3,639

Crolius, Clarkson, to J. Edgar, Leaycraft. 1,500

Cromwell, Howard, Crawford, N. J., to Adelaide B. wife of John Cromwell. nom

Colton, Ann C., Jenkintown, Pa., to D. Brainerd Ray. nom

Cooper, Jacob, to Isaac Hochster. 2,750

Cool, Catharine A., admrx. James C. Finch, to Clayton W. Finch. nom

Same to same. nom

Same to same. nom

Constant, Samuel S., to Catharine Hagan. 1,500

Cook, James H., Brooklyn, to John F. Cook. 16,100

Same to Edward H. Willis, Hoytville, Pa., Frances C. Willis, Morristown, N. J., and Charles E. Willis, Nova Scotia. 10,125

Cook, John F. and James H., exrs. James H. Cook, to James H. Cook, Brooklyn. 14,000

Cushman, Paul, admr., &c., Jane Cushman, to James B. Jermain, Watervliet, N. Y. 819

Davis, Edward, to Adolph Strauss. 2,353

Dodge, Cleveland H., to Cleveland H. Dodge and Edward K. Meigs, of A. M. Dodge & Co. nom

Donovan, Timothy, to Andrew H. Sands. 13,202

Dorsett, Robert, to Adam Ritter, guard. 2,000

Daley, George H., as trustee Albert Ward, dec'd, to Edward Washburn, Erick Church, N. J. nom

Davidson, John, exr., I. N. Chester, to Charles Shultz. 1,605

Davis, Lavina, guard., to Mabel F. Stevens. 4,000

Dempsey, Mary E. V., and Winifred, A. J., to John R. Suydam, trustee J. R. Suydam, dec'd. 2,000

Same to same. 3,847

Same, as exrs. Mary Dempsey, to same. consid. omitted







9	Maison, Mary Florine — Ludwig Baumann.....	37 75
9	Mehrbach, Solomon—Jacob Moses.....	81 45
9	Milvo, Charles—Anthony Zueca.....	263 96
9	Marshall, Edmund C.—John Newman.....	113 87
9	Mittelstaedt, Bernhard—H. C. Swain.....	375 70
7	McLaughlin, George C.—D. D. Stevens.....	109 48
8	McEwan, John E.—H. P. De Graaf.....	325 66
8	McCafferty, William — William O'Gorman.....	76 16
2	Northrup, Charles R. — California Vintage Co.....	90 91
2	Newhouse, Simon H.—A. A. Wightman.....	632 50
6	Nagle, Percival E.—J. A. Duryee.....	147 36
7	Newhouse, Simon H.—R. S. Hamilton.....	969 55
3	Olmstead, David B.—George Schaed Orr, Luke.....	80 91
5	Orr, Joseph — Peter Donald.....	758 98
6	O'Connor, John J.—Isaac Rubenstein.....	123 56
7	Oehrlein, Joseph } William Datelbaun.....	179 76
7	Oehrlein, Anthony } Oehrlein, Theodore.....	
3	Place, Fletcher, Jr.—Stephen Moorhouse.....	133 00
5	Pooley, James H.—John Lee.....	14 01
5	Polhamus, Charles T., exr., &c., of Charles O'Connor, dec'd — Sarah McNulty.....	2,312 00
5	Peters, Henry C.—J. H. Pratt.....	224 16
6	Peirce, Thomas W.—William Brady.....	53,037 22
6	Peasley, Charles W.—Henry Bergborn.....	96 12
6	Pilkington, James—J. A. Duryee.....	147 36
6	Peiser, Henry—Samuel Frank.....	107 31
7	Plewe, Robert E.—Gorham Mfg. Co. the same—Ernest Hueg.....	122 14
8	*Perego, Joseph O.—Hiram Howard.....	108 71
9	Puffer, George S.—F. H. Smith, recvr. of the Atlantic State Bank.....	11,193 76
8	Quinn, John—T. F. Mullen.....	82 40
3	Reichenberg, Nathan — John Wygand.....	104 84
3	Robinson, John S.—J. T. Raplee.....	336 59
3	Rindskopf, Morris } Nathan Erlanger.....	2,083 89
3	Rindskopf, Simon } Rosenthal, Jacob.....	
5	Rodgers, Samuel—Peter Donald.....	758 98
5	Raunitz, Charles—Edward Simon.....	169 95
5	Riemenschmitter, Charles—Campbell Printing Press and Mfg. Co.....	221 05
5	Reese, Max—Jacob Jacob.....	77 84
5	Richard, J.—Marius Cardairs.....	204 49
6	Rowe, Adam—T. E. Greacen.....	72 83
6	Ryan, William—William McShane.....	108 06
6	Reibstein, Morris } Charles Lewis.....	208 55
6	Reibstein, Emil }.....	
6	Reichenberg, Nathan—W. M. Waite.....	160 60
7	Rindskopf, Morris } J. T. Low.....	3,940 76
7	Rindskopf, Simon } Rosenthal, Jacob.....	
7	Retecker, I. C.—Peter Roome.....	90 35
7	Rindskopf, Morris } Raritan Woolen Mills.....	1,239 67
7	Rindskopf, Simon } Rosenthal, Jacob.....	
8	the same—Nathan Arnold.....	5,041 42
8	Rogers, Charles W.—T. G. Strong.....	798 15
8	Rubenstein, Louis—Barnett Wolbarst.....	91 89
8	Rueger, Herman—John Haffen.....	379 55
9	Reisig, Richard—S. E. Church.....	407 47
9	Ryan, William—William Sullivan.....	136 97
3	*Sage, Orrin N.—The Greenwich Bank.....	10,141 49
3	Simon, Gustave—Raphael Springer.....	571 50
3	*Schwab, Emil—A. P. Fitch.....	1,174 24
3	Soman, Daniel } Max Hartman.....	90 23
3	Soman, Lewin }.....	
3	Soden, John G.—Stephen Moorhouse.....	186 25
3	Stickles, Henry E.—C. L. Hoffmann.....	19 43
3	Schaffner, Henry L.—C. H. Zimm.....	420 82
3	Schwed, Edward—A. A. Wightman.....	632 50
3	Solomon, Edward L.—Gonzalvo De Cordova.....	1,912 74
3	*Summerville, Thomas — George Schaed.....	80 91
3	Steinaw, Isaac } Adolph Strauss.....	160 74
3	*Steinaw, Jacob A. } *Steinaw, Samuel J.....	
3	Simon, Simon—Bettchen Simon.....	1,873 59
3	Saportas, Adrien J.—Roleson Archer.....	24 62
5	*Shannon, James M.—L. S. Friedberger.....	154 88
5	Simon, Simon—Herman Simon.....	766 72
5	Silberstein, Sally—L. M. Bates.....	321 70
5	Schern, Henry—the same.....	78 67
5	Schlutow, Gustav—Louis Weber.....	110 77
6	Saburin, Camella—William Schade.....	391 42
6	Stern, Michael—Ferdinand Blumenthal.....	226 50
6	Schnitzer, Jacob—Lazarus Freund.....	461 21
6	Stauffer, William—Frederick Kriete.....	105 52
7	Schwab, Adam—Nicholas Dannenhoffer.....	34 50
7	Spencer, George N.—Abram Kling, as recvr., &c.....	83 60
7	Sullivan, Algernon S., public admr., as admr. of Richard Heather, dec'd—Demis Shields.....	1,971 31
7	Shepard, William W. — Henry Knickerbocker.....	14,601 08
7	Spaulding, Bernard—The Sisters of Charity of St. Vincent De Paul.....	68 69
7	Schloss, Simon—Emanuel Rosenberg.....	326 90
7	Schwed, Edward—R. S. Hamilton.....	969 55
7	Spaulding, Bernard—The N. Y. Life Ins. Co.....	1,609 47
7	the same—the same.....	1,283 67
7	Swainsky, Morris — Henry Grossmayer.....	42 50
8	Straub, Adam } Herman Bacharach.....	226 96
8	Straub, Angelica }.....	

8	Schmidt, Louis—H. W. Lehmkuhl.....	250 12
8	Strouse, Alexander H.—James Talcott.....	2,231 48
8	Sharkey, Marquis D. L.—Sarah Boyd.....	250 91
8	Starkenstein, Louis—John Haffen.....	379 55
8	Sheridan, Henry B.—H. C. Ellis.....	1,140 66
8	the same—W. A. Shepard.....	117 19
8	the same—E. L. Shepard.....	1,115 63
9	Sherman, Thomas Parish — J. H. Purdy.....	247 60
3	Smith, James F.—Mary Pratt, as admrx., &c.....	90 74
3	Smith, Frank } Louise Hauck.....	19 52
3	*Smith, John } *Smith, Richard.....	
5	Smith, Thomas J., individ., &c.—The Mayor, Aldermen, &c., N. Y. costs.....	58 12
9	Smith, Macpherson } Louis Ganning, an infant, by William Weidman, his guard.....	199 50
9	Smith, Donald }.....	
5	Turnbull, Stephen H.—G. B. Morris.....	500 00
6	Tim, David—Isaac Hamburger.....	1,618 57
9	Tate, Charles—Amasa Gage.....	36 24
3	Marshall Loom Co.—W. T. Fitch.....	1,704 16
3	The Commercial Telegram Co.—The American Exchange Nat. Bank.....	2,850 25
3	The Jefferson Petroleum Co.—W. H. Bradley.....	229 37
3	The Great Southern Lumber and Railway Supply Co.—W. A. Donnell.....	621 68
5	Lehigh Valley Portland Cement Co.—Farrell Foundry and Machine Co.....	3,184 79
6	The Mayor, Aldermen, &c., N. Y.—George Brandon.....	1,398 33
6	The Farquhar Oldham Filter Co.—Leslie Belden.....	130 00
8	The Reydel and Schwaibold Mfg. Co.—E. S. Rose.....	83 33
8	The Freeman Electrical and Mechanical Mfg. Co.—W. P. Freeman.....	3,269 15
8	The Mayor, Aldermen, &c., N. Y.—Daniel Berrien, exr., &c., of Jane de Zea, dec'd.....	268 76
8	Jenkins Flour Co.—C. W. McLellan.....	765 27
8	The Valentine and Corey Hat Sweat Co.—Frederick Stallknecht.....	52 39
9	The Levett Muller Electric Co.—Louis Jacobowsky.....	1,790 93
9	the same—the same.....	1,795 06
9	The Menlo Gold Quartz Co.—People of State N. Y.....	18 24
9	The Starr Grove Silver Mining Co.—the same.....	18 24
7	Unger, Nathan—H. W. Unger.....	320 07
3	Volk, Frederick L.—J. Christian.....	173 58
5	Vosburgh, Francis W.—D. L. Babcock.....	181 58
7	Verdalle, Anna R.—L. A. Lanthier.....	934 62
8	Vogel, Edward—H. P. De Graaf.....	325 66
5	*Van Dyke, Frederick A. } R. J. Livingston.....	287 74
5	*Van Dyke, Albert }.....	
7	Van Dyke, Douglas—Emma S. Butler.....	165 64
8	Van Campen, } The Havana Nat. Bk., of Havana, N. Y.....	19,763 68
8	Van Campen, } Samuel R.....	
3	Ward, Maud J.—W. R. Smith.....	87 89
3	White, Julian } The Greenwich Bank.....	10,141 49
3	White, William P. }.....	
3	Watts, Henry—Pedro Montells.....	512 68
5	Watson, George Warren—J. G. McMurray.....	356 14
5	Wolff, Joseph A.—John Shea.....	136 60
5	Werner, Hugo—S. P. Voislawsky.....	177 50
6	Wadsworth, James—D. H. Goodwiller.....	280 90
6	Whalen, Patrick—Mary Wilhelm.....	150 83
6	Witty, Calvin—Paul Boyton.....	71 48
7	Watson, George Warren—J. G. McMurray.....	356 38
7	Woodward, William S.—C. F. Timpson.....	15,902 65
7	Woolley, Jacob B.—The Evening Post Publishing Co.....	14 50
7	Wasson, George A.—H. A. Dewey.....	117 31
7	Williamson, Alexander B.—W. H. Townley.....	532 27
8	Webb, David—William O'Gorman.....	62 00
8	Wright, John J.—The Bank of British North America.....	7,381 51
9	Whitney, Israel G.—J. B. Page.....	130 96
8	Young, John } H. P. De Graaf.....	62 93
8	Young, Mary }.....	
3	*Yard, Edmund — The Greenwich Bank.....	10,141 49

KINGS COUNTY.

Jan.	5 Alexander, James—W. H. Lee.....	\$117 43
	5 Allen, George E.—G. W. Van Cleaf. Altgelt, Charles H., } E. A. Dee.....	6,334 10
	5 known as Carl H. } Altgelt, C. Herman.....	618 78
	7 Abbott, Frank J.—A. D. White.....	370 80
	2 Burger, Henry S.—J. Barkley.....	24,633 16
	5 Baker, George O.—J. M. Bayles.....	78 96
	5 Baxter, Thomas W.—J. H. Balston.....	153 28
	7 Butcher, Zimri—M. Carey.....	69 20
	3 Chichester, Lemuel—J. Partridge.....	1,620 02
	5 Caswell, Edward M., name Edward being fictitious, known as E. M. Caswell—Abendroth & Root Mfg. Co.....	372 68
	5 Caston, Thomas } J. H. Balston.....	153 28
	Cosgrove, William J. }.....	
	5 Crook, John—J. Hulsara.....	1,050 22
	3 Denslow, William J.—T. M. Hempstead.....	195 27

5	Deutschberger, Friedrich — M. O. Camroux.....	26 65
5	Donohue, Thomas—S. Bache.....	521 08
5	Edmundstone, Helena M.—J. Howell.....	502 48
2	Farrell, Daniel B.—D. Obermeyer.....	135 85
5	Frank, Peter—J. K. Powell.....	81 55
6	Flandrau, Alexander G.—S. Halstead.....	283 04
7	Flettrech, Catharine—A. Noel, Sr.....	71 31
3	Griffing, James A.—J. Maguire.....	60 85
6	Gevin, John T.—A. J. Conway.....	152 12
6	the same—J. Mulgrew.....	934 12
6	the same—E. Healy.....	437 12
6	the same—M. A. Gevin.....	1,052 12
6	Glass, Thomas H.—J. G. H. Ahrens.....	344 79
6	Graumann, Elizabeth C.—A. Vanriens.....	38 75
6	Gilbertson, Richard—G. M. Grant.....	112 04
8	Gebauer, Jacob—J. Peterson.....	142 34
8	Gerken, George H.—J. A. Lopez Diaz.....	623 59
8	Grass, Andrew—F. Bechtel.....	47 92
2	Henry, John—J. Schwarzschild.....	340 18
2	Hurlburt, Richard W. } J. Barkley.....	24,633 16
2	Healy, Cyrus A. }.....	
5	Hardy, George H.—J. F. Carr.....	219 42
5	Hauck, Louis J.—K. Sauter.....	113 85
6	Huntington, Collis P.—W. Brady.....	53,037 22
2	Jones, Francis H.—W. Wilson.....	163 47
5	Jacoby, Bertha—J. Rueger.....	491 10
3	Kimball, John M. and Edgar P. W. — A. V. Gearon.....	121 24
7	Kelly, Thomas—S. McGuire.....	176 94
5	Loucks, De Lacey—W. C. Riggs.....	1,869 99
6	Levens, William H.—Knickerbocker Ice Co.....	47 20
7	Luecke, F. W.—J. K. Powell.....	67 55
2	Malone, Nicholas H.—W. Wilson.....	163 47
2	Martin, John—J. Ryan.....	286 54
2	McCabe, John J.—M. Furst.....	25 25
2	Meegan, Edward J.—A. V. Gearon.....	121 24
5	McGinnis, Patrick P.—S. W. Stein.....	100 97
6	McGreevy, Elizabeth—J. H. Corwin.....	109 89
7	Manley, George and Washington—G. H. Straynor.....	692 40
7	Moore, Thomas E.—C. R. Fuller.....	203 25
8	Mershon, Robert D.—B. H. Adams.....	318 43
8	Murphy, William—T. Sturges.....	264 15
8	McCann, Margaret—A. Weed.....	105 76
3	Pickford, Isaac W.—German Exch. Bank.....	141 67
3	the same—the same.....	133 66
5	Place, Fletcher, Jr.—S. Moorhouse.....	133 00
6	Peirce, Thomas W.—W. Brady.....	53,037 22
6	Pierrepont, Henry E., and John Jay—E. Tynan.....	1,502 47
8	Puffer, George S.—F. H. Smith.....	11,193 76
8	Pearsall, Lydia Ann—H. F. Burroughs.....	70 99
8	Packard, A. J.—T. Sturges.....	277 04
8	the same—the same.....	264 15
5	Rahming, John C.—A. Most.....	381 68
8	Rea, John—L. Bossert.....	65 83
2	Schaffner, Henry L.—F. B. Thurber.....	192 49
2	Strauss, Bernhard—H. B. Clafin.....	378 18
5	Soden, John G.—S. Moorhouse.....	186 25
5	Swift, George F.—J. S. Ross.....	180 20
6	Smith, Margaret—M. Tuska.....	5,966 76
6	Stehlin, Bernhard—A. Spring.....	358 40
6	Skelly, Thomas—R. Raphael.....	89 03
6	Sharkey, Marquis D. L.—S. Boyd.....	250 91
8	Smith, Macpherson & Donald—L. Ganning.....	199 50
8	Schaffner, Henry L.—C. H. Zimm.....	420 82
3	Thorburn, James—B. Gutwellig.....	239 60
5	Toell, George H., by John C. Toell, guard, ad litem.—T. McCormack.....	57 61
7	the same—T. O'Connor.....	61 87
7	The New York & Brooklyn Elevated Railway Co.—J. Francis.....	73 47
8	The Reydel & Schwaibold Mfg. Co.—E. S. Rose.....	83 33
5	Van Sickle, Cornelius—Mexican Telegraph Co.....	47 24
6	Warthen, Charles J.—Knickerbocker Ice Co.....	52 21
6	Weber, Frederick William—B. I. Weber.....	183 32
6	Yaeger, Jeannetta—R. J. Cummings.....	222 46

SATISFIED JUDGMENTS.

NEW YORK.

January 3 to 9—inclusive.

*Atwater, Theron S.—Leander Waterbury. (1884).....	\$519 94
Betz, George—F. W. Fisher. (1881).....	411 85
Burley, Thomas—C. C. Read. (1876).....	61 80
Brown, Henry C.—E. A. Buck. (1884).....	87 73
Backey, Frederick—Neidlinger, Schmidt & Co. (1875).....	406 00
Becker, Lewis O.—Matthew Kyle. (1884).....	212 50
Carhart, Whitford & Co.—S. J. Nowell. ('84).....	203 45
Same—same. (1884).....	1,935 19
Same—Ninth Nat. Bank, New York City. (1884).....	4,291 70
Same—John Dougan. (1884).....	2,021 57
Cushman, Frederick A.—A. J. Fox. (1871).....	1,554 64
Chamberlain, Charles C.—C. A. Mallory. ('84).....	122 06
Covert, Jerome—Rudolph Laig. (1884).....	171 59
Dusenberry, John H.—Adam Walker, assignee. (1883).....	117 50
Dreher, Ernst—Fred. Munzer. (1884).....	1,260 96
Everett, W. W.—J. F. Knoll. (1876).....	86 96
Frommond, John—F. W. Fisher. (1881).....	411 85
Fellows, Jerome B.—Margaret Higbie. (1884).....	27 37
Finkle, Alexander J.—M. S. Isaacs. (1884).....	170 15
Fuchs, John—Mary Friedel. (1884).....	136 88
*France, William C. and Ellen T.—Hannah Irving. (1877).....	2,275 25
Greve, William—A. E. Massman. (1884).....	127 91
Gessner, Wm. J.—J. W. Fiske. (1884).....	614 00
*Gillen, Margaret—Robert Spink. (1884).....	919 52
Gudney, Frederick G.—W. W. Remmey. ('75).....	159 55
Gitsky, Abraham—Ada C. Gitsky. (1884).....	422 13
Hall, Wm. King—Mount Morris Bank. (1884).....	99 35
Jacobs, Solomon—Sam. Longfelder. (1884).....	1,151 19
Jarecky, Louis—Louis Thim. (1884).....	78 07
Kelly, Annie E.—Leander Stone. (1884).....	633 97
Longworth, Ann and Daniel—Robert Finan. (1884).....	664 94



Lichtenstein, Jacob—E. R. Johnson. (1884)	89 34
Levi, Albert—Ada C. Gitsky. (1884)	422 13
Lapersonnerie, Martial—Gustavus Isaacs. (1884)	249 00
Leonard, Mary—A. V. Gearon. (1884)	226 60
Maas, Ferdinand—A. V. Gearon. (1884)	226 60
Maclay, Moses B., exr. J. S. Bosworth—Josephine B. Yates. (1885)	616 83
Merritt, William J.—Wm. Teed. (1884)	770 51
Minor, Harvey—C. C. Read. (1876)	61 80
Miller, Conrad—Fred. Munzer. (1884)	1,260 96
McVickar, Wm. H.—J. W. Salter. (1875)	1,364 10
*Nelson, Wm., Jr.—Henry Widmayer. (1879)	75 41
+Same—Mayor, &c., N. Y. (1875)	108 29
+Same—same. (1875)	82 19
+Same—same. (1878)	2,068 22
*O'Connor, Joseph—Maria Larkin. (1884)	521 18
Pollock, John M.—Homer Lee. (1878)	19 84
†Prankard, Charles W.—F. T. Prankard. (1875)	2,664 70
Powers, James—Leon De Venoge. (1884)	102 94
Parsons, Levi—J. W. Salter. (1882)	257 30
*Pursell, James—J. K. Riggs. (1882)	33,362 98
*Reid, Alexander, Jr.—Leander Waterbury. (1884)	519 94
Roche, Patrick H.—J. B. Solley. (1884)	118 07
*Sutcliff, Harrison—Gifford & Beach. (1876)	140 53
Sterling, E. C.—R. H. Stillwell. (1876)	195 08
+Same—N. Y. Daily Bulletin Assoc. ('80)	87 04
Shea, Thomas J.—Mount Morris Bank. (1884)	99 35
Shiels, Thomas—J. B. Solley. (1884)	118 07
Scott, David—Albert Palmer. (1884)	364 45
Shea, Thomas J.—C. C. Read. (1876)	61 80
Taylor, John D.—G. H. Randall. (1882)	143 04
Vernon, Thomas and George R.—Albert Palmer. (1884)	364 45
Vosburg, Charles G.—C. C. Read. (1876)	61 80
Woodruff, Samuel V.—J. M. Beck. (1883)	122 44
Wood, James—J. O. Brown. (1883)	2,103 12
*Watson, George Warren—J. G. McMurray. (1885)	356 14

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

**KINGS COUNTY.**

January 2 to 8—inclusive.

American Steamship Co.—A. Gustaf. (1884)	\$634 87
+Same—same. (1884)	87 67
Atwater, Theron S., and Alexander Reid, Jr.—L. Waterbury. (1884). (Vacated)	519 94
Baker, Ann L.—F. Stebbins. (1885)	80 00
Baker, Francis, and Charlotte Slawson, individ., and as extrx. Eliz. Brown—F. Stebbins. (1885)	242 84
Brown, Daniel, and Henry A. Archer—Brooklyn Savings Bank. (1884)	2,402 93
Brown, Henry C.—E. A. Buck. (1884)	87 73
Chapman, George W.—J. Shradly. (1876)	98 85
Frommund, John, and George Betz—F. W. Fisher. (1881)	411 85
Fuchs, John—Eva Seeholzer. (1884)	361 48
Geier, Conrad—W. L. Whiting. (1876)	100 62
Luecke, F. W.—J. K. Powell. (1885). (Execution)	67 55
McGlincey, Sarah—J. Farren. (1878)	188 57
Miller, Philip—Peter Miller. (1884)	57 25
Prankard, Charles W.—F. T. Prankard. (1875). (Release)	2,664 70
Wessner, Henry and R.—Eva Seeholzer. ('84)	361 48
White, John—J. M. Flynn. (1884)	155 62

**MECHANICS' LIENS.**

**NEW YORK CITY.**

Jan.	
3	Eighty-eighth st, Nos. 121 and 123 E., n s, 300 e 4th av, 50x100. John Johnston agt Honora Byrne, owner; James Byrne, agent. \$60 00
5	Sixty-fourth st, Nos. 414, 416 and 418 E., s s, bet Av A and 1st av, 3 houses. Patrick Hays agt Patrick Nolan, owner; Patrick Whalen, contractor. 35 15
5	Same property. Wm. Quinn agt same. 53 30
5	Same property. Thos. McDonough agt same. 66 00
6	Same property. James Quinn agt same. 77 00
6	Same property. Mark Brennan agt same. 56 80
6	Same property. Thos. O'Brien agt same. 62 00
6	Forty-eighth st, Nos. 334 and 336 W., s s, bet 8th and 9th avs. Jeremiah McCarthy agt Oliver N. Snow and Lancelot Thompson, contractors; John Strobel, owner. 62 50
6	One Hundred and Seventh st, n s, extd from Lexington to 4th av, 405x100. John Bell & Sons agt Joseph Coar, debtor; New York Collisium Co., reputed owners. 134 00
7	First av, n e cor 106th st, 100x325. John Kinsley agt Wilhelmina and William Jung. 958 49
7	Sixty-fourth st, Nos. 414, 416 and 418 E., s s, bet 1st av and Av A. Patrick Larnay agt Patrick Nolan, reputed owner; Patrick Whalen, debtor. 48 94
8	One Hundred and Forty-second st, Nos. 739 and 741, n s, 190 w Brook av, 50x100. Patrick Brennan agt Robert and David Boyd and Sarah O'Brien, owners, and John O'Brien, contractor. 437 50
8	Seventeenth st, No. 245 E., n s, 83 w 2d av, 33 ft front. Harris Aronson agt George H. Hardy, contractor; Sidney Webster, owner. 198 57
8	Oak st, Nos. 47 and 49, s s, 53 4 w Oliver st, 24.5x53.7. Hugh M. Reynolds agt Sarah and Mary Welsh. 1,569 48
8	One Hundred and Twentieth st, s s, bet 90 w Lexington av, bet 100 ft front. Patrick Hogan agt Eliza J. wife of Patrick Dempsey, debtor and reputed owner. 500 00
9	Horatio st, Nos. 12 and 14, s s, bet 60 e 8th av. Barnett & Tobin agt John E. O'Brien. 196 00
9	Sixty-fourth st, Nos. 414, 416 and 418 E., s s, bet 1st av and Av A. Thomas Blessington agt Patrick Nolan, owner; Patrick Whalen, contractor. 31 75
9	Broadway, s w cor 57th st, 54.3x150.11 on 57th st, "Rutland." John H. Sturk agt Stephen H. Olin, trustee of Mina De Kay, owner. 312 75
9	First av, e s, extd from 39th to 40th st. The N. Y. Wood Turning Co. agt The Equitable Gas Co. 102 94
9	One Hundred and Twenty-third st, n s, 425 e 8th av, 25x100. The New York Wood Turning Co. agt John J. Quinn. 19 96

9 Fourth av, n e cor 107th st, 25x150. Manchester & Philbrick agt A. Benson, contractor; Jane R. Muxlow, owner. 210 00

**KINGS COUNTY.**

Jan.	
3	Richards st, n w cor Sullivan st, 100x125. Hobby & Doody agt Brooklyn Church Soc. Methodist Episcopal Church, and W. J. Preston, owner, and Algie & Son. \$639 66
5	Broadway, e s, 40 n Van Buren st, 20x73. Edward Haley agt Samuel W. Post, owner, &c. 155 00
5	Van Buren st, s s, 100 e Broadway, 150x100. Edward Haley agt Samuel W. Post, owner, &c. 308 00
5	Monroe st, Nos. 847-857, n s, 350 e Ralph av, 100x100. Alexander Dugan agt Margaretha Bauer, owner, &c. 208 26
5	Gates av, n e cor Franklin av, 75x100. William J. Beardsly agt James B. Alexander, owner. 354 00
5	Broadway, Nos. 643, 645 and 647, s e cor Flushing av, 95.6x100x23.6x126.3. Holz & Horn agt Louisa Herle, admrx. J. Herle, owner, and Franz Herle. 370 00
5	Eleventh st, n s, 95.9 w 5th av, 333.9x60. Hobby & Doody agt Lewis Rhodes, owner, and Wm. W. Reynolds. 2,355 00
5	Eleventh st, n s, 95.10 e 5th av, 500x100. Bradley & Currier agt Lewis Rhodes, owner, and W. W. Reynolds. 2,352 30
5	Eleventh st, n s, 95.9 w 5th av, 333.9x100. Hobby & Doody agt Lewis Rhodes, owner, and William W. Reynolds. 1,000 00
6	Same property. Theodore B. Willis & Bro. agt same. 646 26
6	Broadway, Nos. 643-647, s e cor Flushing av, 95.6x100 x 23.6 x 126.3. Conrad Valentine agt Louisa Herle, admrx. J. Herle, owner, and Franz Herle. 580 00
6	Same property. Theodore Martin agt same. 210 00
6	Broadway, s e cor Flushing av, 95.6x100 to Flushing av, x 123.7. William Schindele agt estate Jacob Herle, owner, and Franz Herle. 342 00
6	Central av, No. 454, w s, 20 s Ivy st, 20x100. Jacob Ketterle agt Philip Miller, agent. 11 00
7	Nostrand av, n e cor Clifton pl, 20x100. Henry McShane & Co. agt Catharine Bosshard, owner, and James F. McNulty. 131 33
7	Broadway, Nos. 643, 645 and 647, or 655, n e cor Flushing av (?), runs southeast 95 x north 100 x southwest along Flushing av 123. Franz Herte agt the estate of Jacob Herle, dec'd, owner, and Louisa Herle. 4,095 00
7	Columbia Heights, No. 84, n w cor Cranberry st, 25x150 to Furman st. John Kelly agt Harriet L. Packard, owner, and Patrick J. Carlin. 1,357 80
7	Spencer st, No. 160, w s, bet Myrtle and Willoughby avs. Edmund Felgenhauer agt Henry Schwarz, owner, and Caspar Waller. 80 00
8	Richards st, n w cor Sullivan st, 100x100. John Jennings agt the trustees of St. Paul's Methodist Church, owner, and Peter Algie & Son. 675 00
8	Conover st, n e cor Sullivan st, 100x300. Wm. H. Biersd agt William H. Algie, owner, and Algie & Son. 1,262 80

**SATISFIED MECHANICS' LIENS.**

**NEW YORK CITY.**

Jan.	
3	Sixty-fourth st, Nos. 414, 416 and 418 E., s s, 250 e 1st av, 75 ft front. James Evans agt Patrick Nolan and Patrick Whelan. (Dec. 1, 1884). \$325 00
5	One Hundred and Twenty-sixth st, Nos. 143 and 145 W., n s, 300 e 7th av, 30 ft front. Blake & Duffy agt Thomas and Mary A. Dunn and Thomas Lyons. (Feb. 13, 1884). 50 00
6	Christie st, No. 188, e s. Jacob Schwoerer agt Anna M. Weiss. (Nov. 28, 1884). 110 37
6	Tenth av, n e cor 66th st. John Tammar agt Henry Johnson, Henry Botschuld and August Muller. (Oct. 31, 1884). 21 62
6	Same property. Wm. Schallenberg agt same. (Oct. 31). 20 00
6	Same property. Henry Kirschner agt same. (Oct. 31). 23 75
7	Eighty-sixth st, Nos. 148, 150 and 152, s s, bet 3d and Lexington avs. Wm. Wach agt Wm. J. Gessner. (Sept. 5, 1884). 182 53
8	Greenwich st, w s, 25 n Perry st, 101.6 ft front. New York Wood Turning Co. agt John Glass & Son. (Mar. 19, 1884). 525 00
8	Sixty-third st, Nos. 453 and 455 W., n s, bet 9th and 10th avs, 40x100. Christian Bamback and Henry Sterling agt Owen Donohue and James Gault, owners, &c. (Jan. 3, 1885). 55 00
9	Morris av, w s, 53 n 148th st, 22x100. Peter Gillings agt John J. Barnes and Carl Hulster. (Dec. 11, 1884). 133 00
9	Seventy-ninth st, Nos. 156-164 E., s s, 70 or 75 e Lexington av, 100x100. George W. Allen Co. agt John J. and Hugh J. Macdonald. (Oct. 31, 1884). 1,057 00
9	One Hundred and Thirty-second st, s s, 286 e 8th av, 86 ft front. Hugh O'Neill, Jr., agt Samuel S. Hinman. (Nov. 14, 1884). 140 00
8	Seventeenth st, No. 245 E., n s, 83 w 2d av. Francis Collins agt Sarah M. F. Webster and Geo. H. Hardy. (Dec. 31, 1884). 48 30
8	Same property. Geo. Collins agt same. (Dec. 31). 96 00

\* Discharged by depositing amount of lien with County Clerk.  
 † Canceled and discharged of record by order of Court.

**KINGS COUNTY.**

January 2 to 8—inclusive.

Kent st, n s, 300 e Manhattan av, 25x100. A. K. Meserole & Co. agt John Hafford & Son. (Oct. 10, 1884). \$400
Newell st, w s, 366 n Van Cott av, 25x100. A. K. Meserole & Co. agt John Hafford & Son. (Oct. 10, 1884). 300
Flushing av, No. 1023, n s, bet Bogert st and Morgan av. Joseph Diem agt William Labohner and Wm. Hellmann. (Sept. 8, 1884). 105 00

**BUILDINGS PROJECTED**

**NEW YORK CITY.**

BETWEEN 14TH AND 59TH STS.

51st st, No. 351 E., one five-story brick tenm't, 25x84, tin roof; cost, \$18,000; owner, Horace W. Fuller, 114 East 38th st; architect, W. R. Smith; builder, day's work. Plan 6.

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

1st av, No. 756, one one-story brick workshop, 22x40, gravel roof; cost, \$1,000; owner, Patrick Donahue, 244 East 48th st; builder, John Murphy. Plan 3.

80th st, Nos. 111, 113 and 115 E., three four-story brown stone front dwell'gs, 16.8x51, metal roofs; cost, each, \$13,000; owner and builder, James Brady, 109 East 80th st; architects, N. Le Brun & Son. Plan 7.

73d st, n w cor Park av, two five-story brick flats, 44x90 and 95, slate and tin roofs; cost, each, \$45,000; owner, John N. Secarns, 10 West 58th st; architect, F. Charles Merry; builders, David T. Kennedy and Myran C. Rush. Plan 9.

23D AND 24TH WARDS.

Pelham av, s s, 400 e Southern Boulevard, one two-story frame dwell'g, 21x30, tin roof; cost, \$2,000; owner, James Vogan, 208 East 41st st; architect, John E. Kerby. Plan 4.

2d av, e s, 86 s William st, 24th Ward, one two-story frame dwell'g, 20x44, tin roof; cost, \$2,000; owner, Wm. McMahon, Fordham; architect, John Peterson; builders, John Kern and owner. Plan 5.

133d st, s s, 300 e Willis av, one one-story frame dancing pavilion, 60x200, tin roof; cost, \$—; lessee, August Baur, 132d st and Willis av; architect, J. H. Valentine. Plan 2.

Berrian av, w s, 200 s John st, one two-and-a-half-story frame dwell'g, 15 and 26x26, shingle roof; cost, \$—; owner and builder, Cornelius B. Schuyler, Fordham. Plan 8.

156th st, n s, 36 e Melrose av, an open wooden shed, 20x13, tin or gravel roof; cost, \$—; owner, Theodore Haussner, on premises. Plan 10.

**KINGS COUNTY.**

Plan 2—Steuken st, w s, 90 s Park av, three three-story brick tenm'ts, 25x55, tin roofs, wooden cornices; cost, each, \$5,000; owner, James Carey, cor Clermont and Willoughby avs; builders, P. J. Carlin and Long & Barnes.

3—14th st, s s, 247.10 w 6th av, three two-story and basement brick dwell'gs, 16.8x42, tin roofs, wooden cornices; cost, each, \$2,500; owner and builder, Geo. R. Waldron, 529 Halsey st; architect, Amzi Hill.

4—Penn st, s s, 100 w Broadway, one one-story brick Municipal Electric Light Co. plant, 60x100, iron roof, brick cornice; cost, \$8,000; owner, Municipal Electric Light Co., 104 Broadway; architect, E. F. Gaylor; builder, James Haugan.

5—Stanhope st, s s, 200 w Central av, rear, one one-story frame stable, 20x13, felt roof; cost, \$50; owner, Frederick Butt, 86 Stanhope st; architect and builder, W. Black.

6—7th av, e s, 82 n 8th st, one three-story and basement brown stone dwell'g, 18x45, wood and tin roof and wood and tin cornice; cost, \$7,500; owner, Charles Long, 450 9th st; builder, J. F. Wood.

7—Bergen st, s s, 226.10 e Utica av, one one-story frame (brick filled) dwell'g, 20x26, tin roof; cost, \$650; owner, John Hofmann; architect, Ernst Zitterler; builder, D. Hess.

8—Bushwick av, w s, 17 s Grove st, two three-story and basement frame (brick filled) dwell'gs, 16.8x44, tin roofs; cost, each, \$3,600; owner, H. L. Bartlett, 805 Quincy st; architect, Frank Holmberg; builder, not selected.

9—Bushwick av, s w cor Grove st, one three-story and basement frame (brick filled) dwell'g, 17x44, tin roof; cost, \$3,600; owner, &c., same as last.

10—55th st, s s, 175 e 1st av, two two-story frame (brick filled) dwell'gs, 12.6x30, tin roofs; cost, each, \$1,500; owner, Hannah Bennett, 1025 3d av; architect and builder, Thomas Bennett.

11—13th st, n s, 96 w 3d av, one two story frame (brick filled) dwell'g, 20x40, tin or gravel roof; cost, \$1,500; owner, &c., Thomas Leonard, 13th st and 3d av.

12—Duryea st, s s, 100 w Bushwick av, one two-story and basement frame (brick filled) dwell'g, 25 x40, tin roof; cost, \$3,200; owner and builder, Wm. Widnall, 1073 De Kalb av; architect, John Herr.

13—Tompkins av, s e cor Putnam av, one one-story brick office, 20x22, gravel roof; cost, \$500; owner, F. McCloskey; architect, Geo. W. Phillips.

14—7th and 8th sts, 440 e 3d av, six (three on each street) two and three-story brick dwell'gs, 16.8x40, gravel roofs, wooden cornices; cost, each, \$3,500; owner and builder, Peter Donlon, 724 Sackett st.

**ALTERATIONS NEW YORK CITY.**

**1885.**

Plan 1—Bleecker st, No. 122, internal repairs; cost, \$50; owner, Daniel D. Lord, by Rich. P. Berrien, agent, 45 East 11th st; builder, J. N. Brown.

2—21st st, No. 157 E., repairs to cellar and basement walls; cost, \$—; owner, Thos. Gardiner, 13 East 62d st.

3—3d av, No. 1048, lay new floor in store and new front door; cost, \$400; owner, T. A. Colton, per James S. McGovern, agent, 313 East 62d st; builders, McGovern & Boland.

4—3d av, No. 313, excavate for and build area wall in front and cut window opening in cellar wall; cost, \$—; owner, Thos. Mook; lessee, Peter Woods, 243 East 80th st; builders, Brennan & Sullivan.



5—Columbia st, Nos. 140 and 142, repair damage by fire; cost, \$600; owner, Julius Wesslau, 146 East 49th st; builder, Bernhard Schaff.

6—3d av, n e cor 130th st, new front doors and windows; cost, \$170; lessee, Peter T. Farrell, on premises; builder, J. W. R. Robinson.

7—Water st, No. 61, repair damage by fire; cost, \$4,700; owner, John H. Caswell, exr., 11 West 48th st; builder, Lewis H. Williams.

8—Broadway, No. 732, take off peak and put on new flat roof; cost, \$1,000; owner, Catharine M. Jones, guard., 75 5th av; architect, Henry J. Hardenbergh; builder, J. T. Stafford.

9—51st st, Nos. 103 and 105, put in two rows of iron girders and posts in first story, change stairs, &c.; cost, \$3,000; owner, The F. & M. Schaefer Brewing Co., 112 East 51st st; architect, J. Kastner.

10—Stanton st, No. 207, new show windows in store front; cost, \$350; owner, John Steeg, 212 Stanton st; builder, B. Schorer.

11—Broadway, No. 540, five-story and basement extension (through to Crosby st), 25x119.7, metal roof; cost, \$30,000; owner, Thomas Lewis, 582 Lexington av; architect, John B. Snook; builder, not selected.

12—Broome st, Nos. 473 and 475, extend elevator shaft through roof and build bulkhead over same; cost, \$—; owner, W. H. Gunther, 184 5th av; architect, Jno. B. Snook; builder, not selected.

13—Canal st, No. 272, repair damage by fire; cost, \$1,000; owner, R. Barnes, 53 and 55 Frankfort st; architect and builder, W. J. O'Connor.

14—5th av, No. 254, lower store floor beams 20 inches, take out partitions in basement and first story, new store front with iron girder, posts, &c.; cost, \$5,000; owner, Julia M. Coggill, Richmond, Va.; architects, Berger & Baylies; builder, M. Magrath.

15—Av B, No. 85, take out partition in first floor and put in girder and posts, also cut a door opening in party wall; cost, \$250; owner, Chas. Miehling, 124 2d st; builder, Guy Culin.

16—112th st, s s, 150 e Broadway, raise attic to full story, new flat roof, also raise extension one story; cost, \$650; owner, Patrick McArdle, 302 East 12th st; builder, Thos. H. Bainton.

17—9th av, Nos. 278 and 280, repair damage by fire; cost, \$10,000; owner and builder, Hugh Getty, 337 West 27th st.

18—5th av, s w cor 23d st, partition off fifth floor; cost, \$—; owner, Western Union Telegraph Co., 195 Broadway; architect, H. J. Hardenbergh.

19—19th st, n s, 250 e Broadway, one-story brick extension, 24x25, tin roof; cost, \$500; owner, D. R. Kendall; builder, Jos. Richardson, 110 East Houston st.

20—134th st, s s, 100 e 3d av, raise fence 4 feet and cover yard with roof; cost, \$100; owner, David Hall, 371 College av.

21—9th av, Nos. 703 and 705, rear, repair damage by fire; cost, each, \$400; owner, Wm. C. Morgan, 703 9th av.

22—76th st, No. 236 E., first floor fitted up for store purposes, new store front, &c.; cost, \$700; owner, Alex. Hadden, 155 East 51st st; builder, Benj. F. Bowne.

23—25d st, No. 143 E., put new show window in front, 3x7.6; cost, \$100; owner, Elias P. Needham, on premises; architect, Geo. B. Pelham; builder, John Davis.

24—3d av, No. 642, take out stone post in front and replace by one of metal, and new show window; cost, \$500; owner, Claus Doscher, 166 South 9th st, Brooklyn; builder, P. Dillon.

25—Washington av, Nos. 997 and 999, repair damage by fire; cost, \$400; owner, John L. Spacht, on premises.

26—Broadway, Nos. 739 and 741, replace wooden posts under girders on third and fourth floors with iron columns; cost, \$1,300; owner, Hannah G. Gerry, 890 Broadway; architects, Renwick, Aspinwall & Russell.

27—28th st, No. 513 W., repair rear wall; cost, \$150; owner, M. M. Daniel, 106 West 26th st.

28—15th st, Nos. 537 and 539, and 541 and 543, rear (two buildings), internal alterations, fitting them up for tenements; cost, \$6,000; owner, James Mulry, 30 East 81st st; architect, Frederick Jenth.

29—78th st, No. 269 E., rebuild frame shed on rear of house; cost, \$—; owner, Mrs. Sarah M. Disbrow, on premises.

30—Bowery, Nos. 199, 201, 203 and 205, raise part of building one story, iron roof; cost, \$—; owner, Harry Miner, on premises; architect, Henry J. Dudley.

31—Park pl, No. 105, repair damage by fire; cost, \$400; owner, Wm. Rhineland, 18 West 48th st; builder John C. Doremus.

32—Prince st, Nos. 173 and 175; change mansard to flat roof; cost, \$600; owner, Chas. Koch, 127 Thompson st; architect, Chas. Sturtzkober.

33—Stanton st, No. 255, rebuild brick front and strengthen first floor tier of beams; cost, \$600; owner, Ellen Brennan, 72 East 81st st; builders, Jas. Hamel & Son.

34—Franklin st, Nos. 86 and 88, repair damage by fire; cost, \$5,500; owners, Isaac W. How, 31 East 27th st, and Wm. P. Draper, 604 5th av; architect and builder, Henry Wallace.

KINGS COUNTY.

1885

Plan 1—South Portland av, No. 52, first flight stairs rebuilt and house retrimmed, two windows altered; cost, \$6,000; owner, A. A. Peck, Liberty st, n w cor Nassau st, New York; architect, R. H. Rowden; builders, Jeans & Taylor.

2—Dean st, s s, 150 w Troy av, build brick basement beneath; cost, \$900; owner, Brooklyn Howard Colored Orphan Asylum, on premises; builder, T. McDonald.

3—Bergen st, No. 753, n s, 75 e Washington av, add one story; cost, \$500; owner, architect and builder, Andrew Hanrahan, 917 Bergen st.

4—Bergen st, No. 1474, stone cellar; cost, \$250; owner, Peter Casey, on premises; builder, B. McGinty.

5—55th st, s s, 200 e 2d av, two-story frame extension, 6x36, tin roof, wooden cornice; cost, \$800; owner, L. Larson, 55th st, near 2d av; architect, S. B. Bogart; builders, J. Beak and J. H. French.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 9:

Table with columns: Liabilities, Nominal Assets, Real Assets. Includes entries for Blake, George H., Brooks, S. A., Chace & Duncan, Davis & Conlon, Hoffman, Sophia, Hopkins, J. E., Pinknell, Ernst H., Pease, Jos. M., Rich, Geo. L., Stehr, Gustav, Savage, Chas. J., Seymour, Ed. W., Schlesinger, Moritz, Ward & V. K.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Jan. 6 Buckman, Robert K., and James E. Hulshizer, to Charles H. Reeve. 7 Caldwell, J. Noble, survivor of J. W. Caldwell & Son (coal, 111 Broadway), to Wm. H. Ziegler. 7 French, Harlan P., and Wilfred Smith (firm of Choate & French, stationary, 4 Bond st), to Henry H. Bowman. 6 Gambier, Etienne Marin (photographer, 14 West 14th st), to Louis Mathot. 5 Heymann, Sigmund (fancy goods, 2000 3d av), to Isaac Siskind; preferences, \$800. 7 Kleinberger, Morris (diamond setter, 63 Nassau st), to Joseph Hahn. 3 Lisner, George (proprietor of Palais Royal, 5th av and 14th st), to Nathan Meyer; preferences, \$16,629. 5 Levy, Edward, to David M. Newberger; preferences, \$1,550. 6 McNulty, John C. (dry-goods, 225 5th av), to James J. Byrne; preferences, \$7,950. 3 Rosenband, Jacob and Burkard (jewelry, 620 Broadway), to Burkard Goodman. 9 Stix, Charles L. and Robert L., and Solomon A. Herman and Morris A. Brokman (firm of Stix Bros., Herman & Co.), to Henry Rice. 3 Twaits, Henry J. (cutlery, 110 Chambers st), to W. H. Osborn; preferences, \$1,505.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- Jan. 8 Costello, John W., and James J. Conway to Samuel P. Potter. 5 Hartough, Walter B., to Saml. A. Davis. 7 Hicks, James, to John J. Meehan. 8 Kissel, Louis, to Silas A. Underhill. 3 Wenk, Louis, to Max Wenk.

Offices of MICHAEL FURST, 16 Court street, BROOKLYN, January 2, 1885.

EDITOR RECORD AND GUIDE:

DEAR SIR—In the issue of your RECORD AND GUIDE of the date of December 20, 1884, your statement of General Assignments in Kings County includes the name of Frederick Loehfelm as having made an assignment to one Daniel L. Staples under date December 18. If you will send a reporter to re-examine the matter you will find that Fredk. Loehfelm recovered a judgment against Daniel L. Staples, and that on the date mentioned an order appointing a receiver of the property of said Staples in supplementary proceedings on the judgment of Mr. Loehfelm was filed in the County Clerk's office. As the statement in your widely circulated paper has already worked Mr. Loehfelm great injury among his business acquaintances I believe that now, when your attention is called to the error, you will promptly and fully make the correction. Yours, &c., MICHAEL FURST.

A re-examination of the papers in this matter shows that the statement of Mr. Furst in relation to this case is entirely correct. EDITOR.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending January 3, 1885. \* Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REGULATING, GRADING, &c.

55th st, from Av A to East River.\*

MAINS.

Suburban st, from termination of mains to Williams-bridgeroad; gas.

RENUMBERING.

Eldridge st, from Division to Houston st.\* 5th av, from n e cor 59th st to s e cor 110th st.†

† Passed over the Mayor's veto.

ADVERTISED LEGAL SALES.

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

- Jan. Lexington av, No. 1707, e s, 84.3 n 107th st, 16.8x 65, four-story brick (stone front) dwell'g. Dodge agt, Thomas J. Roberts and Samuel T. White; att'y, Edmund Coffin. Lexington av, No. 1729, e s, 67.7 n 108th st, 16.8x 65, four-story brick (stone front) dwell'g. Liberty agt, s w cor Smith av, 25x40. Lexington av, No. 1731, e s, 84.3 n 108th st, 16.8x 65, four-story brick (stone front) dwell'g. by H. Henriques. (Amt due on No. 1707 abt \$9,175, on others abt \$9,900 each).

77th st, n s, 94 e 1st av, 75x102.2, three five-story brick (stone front) dwell'gs, by J. T. Boyd. (Foreclosure of mechanic's lien)

93d st, No. 241, n s, 450 e 3d av, 25x100.8, five-story brick flat.

94th st, s s, 375 e 3d av, 25x100.8, five-story brick flat.

by W. B. Lynch. (Amt due on 94th st abt \$3,150, and on 93d st \$1,450; prior mort., \$11,500 on each) Lexington av, No. 1262, s w cor 91st st, 17.9x88.3, three-story stone front dwell'g, by L. J. Phillips. (Amt due, abt \$7,225; prior mort., \$10,000)

Water st, s s, 290.1 w Montgomery st, 46.10x— to South st, with all title to land under water, dock, bulkhead on pier in front of premises, by J. T. Boyd. (Amt due, abt \$7,100)

15th st, No. 42, s s, 575 w 5th av, 25x108.3, four-story brick dwell'g, by E. F. Raymond. (Amt due, abt \$5,000)

Broome st, No. 76, n s, 83.2 e Columbia st, 19.7x 50, four-story frame (brick front) building.

Broome st, No. 78, n s, 52.8 e Columbia st, 30.6x 50, four-story frame (brick front) building, with store

Broome st, No. 80, n s, 25 e Columbia st, 27.8x37, three-story frame (brick front) building, with store by R. V. Harnett. (Partition sale)

71st st, n s, 173 w Av B, 75x102.2, vacant, by J. T. Boyd. (Amt due, abt \$4,400)

94th st, s s, 400 e 3d av, 25x100.8, five-story brick flat

94th st, s s, 425 e 3d av, 25x100.8, five-story brick flat

by J. F. B. Smyth. (Amt due on each, abt \$3,150; prior mort., \$11,500 on each)

107th st, No. 155, n s, 82 e Lexington av, 17x100.11, four-story stone front dwell'g, by R. V. Harnett. (Amt due, abt \$9,350)

107th st, No. 153, n s, 65 e Lexington av, 17x100.11

107th st, No. 163, n s, 150 e Lexington av, 17x100.11

107th st, No. 165, n s, 167 e Lexington av, 17x 100.11, three four-story stone front dwell'gs.

by R. V. Harnett. (Amt due on each, abt \$9,350)

107th st, No. 161, n s, 133 e Lexington av, 17x100.11, four-story stone front dwell'g, by R. V. Harnett. (Amt due, abt \$9,350)

107th st, No. 220, s s, 266.2 e 3d av, 21.10x100.11, four-story brick dwell'g, by P. F. Meyer. (Amt due, abt \$8,300)

West 3d st, No. 89, late Amity st, n e s, 125 w Thompson st, 25x109, two-story brick building, by R. V. Harnett. (Amt due, abt \$13,400)

111th st, No. 73, n s, 189.6 w 4th av, 16.2x100.11, three-story brick dwell'g, by P. F. Meyer. (Amt due, abt \$4,750, taxes, &c., \$577)

112th No. 68, s s, 78.9 w 4th av, 26.3x100.11, five-story brick (stone front) tenem't, by R. V. Harnett. (Amt due, abt \$1,750; prior mort. \$12,500)

119th st, No. 421, n s, 321.4 w Av A, 16.8x100.10, two-story brick dwell'g, by R. V. Harnett. (Amt due, abt \$4,025)

5th av, Nos. 35 and 37, n e cor 10th st, 80.8x100, six-story brick apartment house, by R. V. Harnett & Co. (Amt due, abt \$290,000)

121st st, No. 52, s s, 83 e Madison av, 17x100.10, three-story brick (stone front) dwell'g, by E. H. Ludlow & Co. (Amt due, abt \$10,400)

KINGS COUNTY.

- Jan. Sandford st, w s, 230.10 s Myrtle av, 25x100. Lexington av, n s, 265 e Sumner av, 20x100. by T. A. Kerrigan, at 35 Willoughby st. Johnson av, n s, 100 e Humboldt st, 25x100, by J. C. Eadie, at 45 Broadway, E. D. Clermont av, No. 128, w s, 237.11 n Myrtle av, 21.7x 78.3, by T. A. Kerrigan, at 35 Willoughby st. Van Brunt st, e s, 70 n Sakett st, 30x73, by T. A. Kerrigan, at 35 Willoughby st.

LIS PENDENS, KINGS COUNTY.

- Jan. Evergreen av, n e s, 50.7 s e Magnolia st, 25.3x97.11 x25x101.8, Walter G. Lilley agt Joseph C. Cary; att'ys, S. K. & F. B. Wightman. Adams st, e s, 50 n Concord st, 25x97.9 to alley, Ernest Grille agt Maria Altgelt; att'y, Henry Fuehrer. 9th st, s s, 350 w 2d av, runs south 200 to 10th st, x west 245.9 x north 200 to 9th st, x east 195.9 x south 100 x east 25 x north 100 to 9th st, x east 25. Leopold Gusthal agt William E. Doubleday et al.; att'ys, Platt & Bowers. Graham av, e s, 21.4 n Bayard st, 40x73. Jane Hanan agt Lydia F. Hanan; notice of attachment; att'y, Edward C. Dever. 18th st, s s, 266.8 w 6th av, 16.8x100.2, John Andrews agt Amelia L. and Henry C. Bull; att'ys, John Andrews. Decatur st, n s, 290 e Lewis av, 20x100. Fred W. Von Stade and ano., exrs. S. B. H. Judah, agt David H. Fowler and Edward Todd; att'ys, Edward Goldschmidt. Decatur st, n s, 310 e Lewis av, 40x100. Same agt same. Meserole st, Nos. 25-35, n s, 150 w Lorimer st, runs north 78.6 x southwest abt 54 x north 33.4 x west 75 x south 100 to Meserole st, x east 125. Meserole st, Nos. 40, 42, 44, 44 1/2 and 46, s w cor Lorimer st, 100x100. Montrose av, Nos. 45, 45 1/2 and 47, n w cor Lorimer st, 50x100. Maria Heiser agt Catharine Kaseman et al.; admeasurement of dower; att'y, Chas. C. Smith. Nostrand av, e s, 80 s Monroe st, 20x80. Mary E. Webb agt George W. Brown et al.; att'y, Geo. R. Rhodes, Jr. Sterling pl, s s, 204.7 e 6th av, 20x100. Mary E. Webb agt Edward J. Barber et al.; att'y, Geo. R. Rhodes, Jr. Steuben st, e s, 100 n Myrtle av, 25x100. Steuben st, e s, 150 n Myrtle av, 25x100. George Evans agt George S. Wheeler et al.; partition; att'y, John T. Barnard. York st, s s, 50 e Green lane, runs south 70 x east 25 x south 30 x east 50 x north 100 to York st, x west 75. Sarah W. Swords agt John Burke et al.; att'y, William H. Willis, Jr. Nostrand av, e s, 100 s Monroe st, 20x80. Mary E. Webb agt Edward J. Barber et al.; att'y, Geo. R. Rhodes, Jr. 14th st, s s, 412.10 w 5th av, 20x100. Melissa P. Dodge agt Thomas J. Roberts and Samuel T. White; att'y, Edmund Coffin. Liberty av, s w cor Smith av, 25x40. Also interior lot 45 s Liberty av, on line between lots 654 and 655, runs west 20 x north 10x20.10. Charles Bornekamp agt Catherine W. Zeiss; att'y, Charles W. Klebisch.



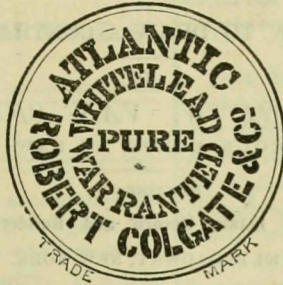
Seigel st, n s, 172.5 w Morrell st, 27.7x100. Wm. W. Rope agt Martha Boden, Ellen and Charles Schirmeister; foreclosure mechanic's liens; att'y, F. P. Bellany 7  
 Union av, n e cor Schenck av, 75x100. John W. Van Siclen agt Bartholomeu Kelly; att'y, John H. Ives 8  
 Prospect av, s w s, 225 s e 5th av, 25x80.2. Ann C. Losee, extr., agt Charles Wildridge et al.; att'y, Wm. Arnold 8  
 De Kalb av, n s, 80 e Lewis av, 20x100. Minnie E. Marvin agt Maria B. Marvin; action to set aside deeds; att'y, A. H. Dailey 8

**RECORDED LEASES.**

NEW YORK.	Per Year.
Broadway, Nos. 155 and 157, [office rooms on second floor. Rosa E. Rainsford to The Mutual Fire Ins. Co., New York; 5 years, from May 1, 1885.]	\$4,000
Broadway, No. 336. Cora and Myra Moffat to Thomas Crofts; 5 years, from Feb. 1, 1885.	9,000
Broadway, No. 336, 5 lofts over first story. Thomas Crofts to Moses and Phillip Schloss; 4 years 11 months and 25 days, from Feb. 1, 1885.	4,300
Broadway, No. 335, basement, cellar and vaults. Cora and Myra Moffat to William F. Lett; 5 years, from Feb. 1, 1885.	4,770
Broadway, No. 337, basement and vaults. Cora and Myra Moffat to William F. Lett; 5 years, from Feb. 1, 1885.	3,200
Fulton st, Nos. 258 and 260, and Nos. 130 West st, subject to rights of tenants of parts of premises. Charles Spellmeyer, Hoboken, N. J., to John H. F. Kramer and John F. Schrader; 10 1/2 years, from Jan. 1, 1885.	8,000
Fulton st, No. 258. Charles Spillmeyer, Hoboken, N. J., to Louis Mittlesdorf; 5 years, from Jan. 1, 1885.	1,800
Grand st, Nos. 610 and 610 1/2. John Garvey to Lukas Breitenstein; 7 1/2 years, from Dec. 1, 1884.	1,080
Mercer st, No. 149. George Ponsot, Paris, France, to M. Feigel & Bro.; 5 years, from May 1, 1885.	2,500
Nassau st, No. 114, store, front room on top floor and rear basement. Tunis G. Bergen, as exr., &c., and agent of estate Garret G. Bergen, to Thomas Hooper; 1 year, from May 1, 1884.	1,500
Warren st, No. 80, lofts. Erastus E. Marey to Weil Brothers; 3 years, from Feb. 1, 1885.	1,600
Washington st, No. 626. Abram M. Nelson to Edward Crommelin; 5 years, from Oct. 11, 1884.	1,000
4th st, No. 257 E. Maria Johum to Meyer Goodman; 3 years, from May 1, 1885.	1,200
20th st, s s, 166.9 w Av B, runs west 44.7 x south 92 x west 26.8 x south 92 to 19th st, x east 47.6 x north 92 x east 20.9 x north 92. Henry D. and John U. Brookman to The Schoenberg Metal Mfg. Co.; 5 years, from April 1, 1885.	1,900
38th st, s s, 150 e 1st av, 20x33. Mary E. Jones to J. C. G. Hupfel; 5 years, from Dec. 1, 1884, taxes, Croton water, rents and.....	250
Lexington av, Nos. 161 and 163, n e cor 30th st, Annie L. McCahill to Louise Chande; 4 years and 4 months, from Dec. 31, 1884	4,200 and 4,800
1st av, No. 1473, bakery, store and rooms. John Stauf to Charles Gorman; 3 years, from May 1, 1884.	760 and 840
3d av, No. 635, store, front basement and floor over store, with rear stable. Philip Arbogast to Henry Van der Lieth; 2 years, 5 months, from Dec. 1, 1884.	1,140
3d av, No. 2401, n e cor 130th st, first and second floors. Thomas Patten to Peter T. Farrell; 3 years, from May 1, 1885.	2,000
3d av, s e cor 130th st, stand on sidewalk. John I. Madden to Fiolavant Piazza; 1 year, from May 1, 1885.	800
5th av and 6th av, 111th st and 112th st—the block; also 110th st and 111th st, 5th av and line 125 e 6th av. Mary G. Pinkney to John B. Day, East Orange, N. J., and Charles T. Dillingham; 5 years, from May 1, 1885.	6,000
6th av, No. 446, n e cor 27th st. Townsend Underhill to Max Stein; 10 years 7 months, from Oct. 1.....	3,600, 3,800 and 4,000

**MISCELLANEOUS.**

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