

## THE RECORD AND GUIDE,

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### TERMS:

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There is no improvement in the business outlook. The rate cutting on the railroads continues, and the reports show constantly diminishing receipts on all the lines. Jay Gould and his following have succeeded in slightly advancing prices which is not difficult to do with money so great a drug in the market and so little stock is in the street; but there is no backbone to the market. General trade is quiet and real estate dull, but strong. The reduction in the price of money in Europe shows that business is stagnant everywhere.

Plans are in preparation for a new depot for the New York Central Railroad at Mott Haven, in the neighborhood of One Hundred and Thirty-eighth street. This is for the accommodation of the large number of travelers who reside above Forty-second street, and who naturally object to riding so far down as the Grand Central depot. There has been no official announcement of this improvement, but it may in time involve the turning of the Forty-second street terminus into a local depot. The line between the Harlem and Forty-second street may yet be a branch of the Broadway Arcade Road, and a mere feeder to the railway system beyond the Harlem.

There has been some talk of an arrangement between the Manhattan Company and the New York Central, by which the former would collect passengers and baggage at all its stations and convey them to the Central's depot to be located on the other side of the Harlem. The high valuation of Manhattan stock is partly due to rumors of an alliance with the Central Road, this end being in view. But this report may be set afloat merely to artificially enhance the value of Manhattan stock. It would undoubtedly advantage travelers from elsewhere as well as our own citizens if the elevated systems could be used to distribute as well as collect passengers using the steam roads in and out of the city.

The full text of the Mechanics' Lien Law, just signed by Governor Hill, will be found elsewhere. It is a verbose document and its text is confusing, except to technically trained lawyers. The new enactment will be a nuisance to builders and will subserve no purpose, except to give more business to lawyers. This seems to have been the design in the passage of the law. The Real Estate Exchange protested against the passage of any new law affecting mechanics' liens, not because the old law was perfect, but for the reason that all experience went to show that the changes made by legislators were never in the interest of the building trade. It is to be hoped that some day the Exchange will be in a position to make its wishes felt at Albany on matters affecting building interests.

Mr. O. B. Potter is desirous that Governor Hill should veto the bill prohibiting the erection of tall apartment houses in New York. The enactment that passed the Legislature, it should be remembered, does not limit the height of office buildings. Mr. Potter's remarks are worth considering. The prohibition of high buildings in Europe was before the invention of the elevator. That "vertical railway" has made tall buildings not only possible but desirable. They can be made safer and more wholesome than the old-fashioned dwellings. The land of this island is limited, and the growth of the population will be checked if high structures are not permitted. Still there is a good deal to be said in favor of the proposed law. Unless the streets are widened adjoining property is injured by these tall buildings and the lower floors are necessarily deprived of light and air. These high structures should be permitted when they occupy the entire block, or when they front upon a public square. Architecturally these splendid buildings have advantaged the metropolis very greatly.

Certain interested persons have been endeavoring to use the name of the Real Estate Exchange so as to discredit the bill now before Governor Hill, amending the charter of the company which has a right to build a steam railroad under Broadway. The board of directors, however, at its meeting last Tuesday passed an unanimous resolution requesting the Legislative committee not to commit itself or the Exchange for or against any of the bills now

before the Governor. The Legislative committee at its meeting on Wednesday did as they were requested, and the Exchange stands entirely uncommitted on the Arcade scheme. The directors felt that they had no moral right to pledge the five hundred shareholders of the Exchange for or against any alleged public improvement without taking a vote of all the members.

There are certain matters which the directors and the Legislative committee can act upon without having their motives questioned. The business of the Exchange is of the first importance, and it is the duty of its officers to in every way develop its trade possibilities. They can also take action to induce legislatures to amend the land laws and simply enactments affecting real estate and building operations. But the officers clearly have no right to commit the Exchange for or against works of public improvement, respecting which there is an honest difference of opinion. If any action is taken it should be at a general meeting of the shareholders. It is unfortunately the tendency of all corporations and large real estate owners to oppose all public improvements, no matter how necessary or useful, and if the Exchange was to go upon record upon such matters it would probably soon become discredited as a wise organ of the real estate interest.

### The Garden City Cathedral.

The late A. T. Stewart would not have been amused if he had known what was to become of his pet real estate investment. Nothing in the nature of a pecuniary sacrifice was amusing to him. He would, however, have been greatly puzzled if he had been permitted to revisit Garden City on Wednesday and see what his heirs and executors had made of it. Mr. Stewart was by no means devoid of charitable impulses. But his own idea of his own monument was the Workingwomen's Home in Park avenue. His successors judged that it would be a shame to waste upon charity what might be made a paying investment, while there would be an appropriate object for charity in an investment that had failed to pay. So the Workingwomen's Home became a hotel, and the unprofitable suburb was converted into an asylum for bishops and other distressed persons of that class. Although this transposition would have failed to amuse Mr. Stewart, it cannot fail to amuse many of his survivors.

There has certainly been nothing niggardly about the manner in which the scheme to convert Garden City into a cathedral city has been carried out. The church was begun, it is understood, merely as a memorial chapel to Mr. Stewart, and was afterwards expanded into the project of a cathedral for the diocese of Long Island, its dimensions remaining virtually what they were before. The original plan would have provided a building appropriate enough in size as a memorial chapel, and ample, even extravagantly spacious as a parish church for the Episcopalians of Garden City; but it is absurd and inflated to describe as a "cathedral" a church 170 feet in extreme length, and gives a very wrong idea of a building which is simply a large parish church of extremely ornate architecture with a private vault of great gorgeousness attached to it.

Nevertheless, money has been very freely spent upon the cathedral. The question whether, in an architectural sense, it has been well spent is another question. It is probably the richest church of its dimensions in this country. We know of no other in which there is so profuse an employment of carved stone on the outside. The windows are richly traceried, the gables are all crocketed, the pinnacles of the aisles and of the clere-story are all furnished with gargoyles, the mouldings are generally elaborate, the tower and spire are especially rich.

The general composition of the church is not ineffective. Springing as it does from a level and nearly treeless plain, it makes an agreeable silhouette from almost any point of view. The rear, however, or either flank makes a better impression than the main front, which is the east front, instead of the west front that it should be according to the usage of cathedrals. The transposition has no apparent motive.

The principal front is weakened by the tower. This with all its elaboration is a singularly feeble piece of design, being nowhere emphatically belted and visibly tied together by strong horizontal lines. The gabling of each front of the tower conduces to this aspect of weakness, which is carried still further by the treatment of the spire, in which the "web" between the ribs is studded with pinnacles which are obviously of no use in such a situation.

The apse is much better, although here the architect has thrown away the opportunity of distinguishing his work from the conventional Gothic church without straining after the difference. The point in which it does, in fact, differ from other churches is that it was built mainly as a Stewart mausoleum. The mausoleum was placed appropriately enough under the chancel. If it had been marked from the outside by appropriate features, the marking would have given this end of the church a character of its own. Nothing of the sort has been attempted, the crypt being lighted by mere "basement windows," and a legitimate source of effect and distinction has been wasted.

Much the best effect is that of the south side, where the baptistry, a small polygonal building surmounted by a slender *fleche*, fills out the rear angle of the transept. It is in itself a pretty thing, and it groups prettily with the rest. It is weak—like everything else here—but its weakness has some elegance.

The profuse sculptured detail is very carefully and well carved. All of it which is designed for this building labors under the disadvantage of not being architectural, but literally imitative. The profiles of the mouldings lack "snap" and emphasis. The gargoyles are wooden and stupid in effect, and they are further injured by having tubes inserted in their mouths, as if the stone could not be trusted as a waterspout.

The outside, however, is much better in its architecture than the inside—which is a mere sham. It has not a vaulted ceiling in masonry, but an imitation of such a ceiling. A barrel-vault of lath and plaster, in which the clerestory windows appear as lunettes, is carried upon cast-iron columns. This sham not only degrades the interior itself, but render absurd the elaborate system of flying buttresses, with no thrust to abut on the outside. Over the surface of the barrel-vault runs a web of ribs that are not only meaningless where they are, but would be meaningless even if the ceiling were a real thing and not a sham. The pier-arches of the nave are of stone, and are much more skilfully designed than any other of the architectural members, their contour really having some expression of adequacy to their work. The prettiest thing in the interior, however, still confining oneself to the architecture, is the traceried screen of stonework that fills the opening from the nave into the tower. It is but a toy, having no work to do but to carry itself, and it is apparently equal to that. The modeling in plaster is very profuse, and some of it very elegant in its own way, but none of it could be called architectural even if it were real. The glass and some of the fittings are really artistic.

The crypt has had more money spent on it, with less proportionate result than any other part of the church. We have already mentioned the capital omission to make it effective in the exterior architecture. Inside another capital defect appears. The polygonal line of the apse is followed so as to make a symmetrical figure, half of which corresponds to the outer wall of the apse, while the other half corresponds to nothing. In itself, the crypt is of that kind of art of which a soda-water fountain is the most frequent specimen, in which the aim of the artist is to dazzle people by costly material and shiny finish rather than to express anything. Here the costliness and the shininess are carried very far—the very ribs of the white marble ceiling being polished, but beyond polish and costly material there is nothing.

The money spent upon the Stewart cathedral was ample to secure a beautiful and rich church if it had been used judiciously. What it has secured is a very elaborate piece of confectionery.

What a discreditable figure the New York papers cut that were libelling John Roach, the ship builder. His is the one large establishment capable of producing first-class steel vessels. The destruction of his works would be a national calamity, for, in case of foreign war, his organized plant would be worth untold millions to the country. But the *Evening Post*, *Sun*, *Herald*, *Times*, *World* and other papers have, without the slightest warrant, denounced Mr. Roach as a plundering lobbyist, whose ships were not made to go to sea, but to be sent to navy yards to run up bills for repairs against the government. The *Evening Post*, which was the most reckless of the libellers, was forced at length to eat humble pie in the following article:

We have received from an authentic source a statement of the number of iron steamships built by Mr. John Roach for private parties since the construction of the City of Peking for the Pacific Mail Steamship Company, which required such extensive repairs after her arrival in San Francisco, ten or twelve years ago. It appears that Mr. Roach has built since that time for the same company seventeen ships, for the Ocean Steamship Company eight, for C. H. Mallory & Co. nine, for the Old Dominion Company six, for the New York and Cuba Company six, and for various companies on the Pacific coast seven—in all fifty-three iron steamships now in service, none of which have required more repairs than are ordinarily required in vessels of that class built in English yards. The City of Peking, we are informed, was built according to the plans of her owners, without iron decks, in fact before iron decks became a requisite for rating at Lloyd's. The inference to be drawn from this record is, that Mr. Roach can build good ships, and does build good ships, for of course private owners who have the choice of four or five shipyards on the Atlantic coast would not continue to patronize him if his work was bad. This we concede is a fair test of his general workmanship.

Since the above was written the Dolphin has done better than was required of her by the contract, and yet none of the other New York papers have retracted their unfounded and libellous charges. The law is defective in that it fails to send editors like Bennett, Dana, Jones, Pulitzer and White to the penitentiary for wantonly maligning a private business concern, and one by the way which is a credit to its country. The conductors of THE RECORD AND GUIDE have no acquaintance with Mr. John Roach, nor have they had

business relations with him either direct or indirect. Our reference to this matter is to do a simple act of justice.

### City Real Estate for Five Months.

The first six months of last year showed a very marked increase in the number of real estate conveyances in this city compared with the corresponding period of 1883. Then the total for all the conveyances for 1884 made a better showing than did those of the previous year. But a change occurred commencing with this year. There were fewer conveyances in January, 1885, than in January, 1884, and the same remark is true of February, March, April and May. This is shown by the table annexed. In the first five months of 1884 there were 5,974 transfers recorded at the Register's office. During the corresponding period of this year the number fell off to 5,114. The sum paid, according to the official transcript, last year was \$98,065,206, this year it was \$83,436,895. The mortgages show a similar falling off—from \$57,606,806 in 1884 to \$44,666,290 in 1885.

This is not a favorable symptom. It shows that the views of buyers and sellers have got further apart. It may also mean that the attention of investors has been turned to newer fields, possibly Brooklyn. Dealers in real estate can draw their their own moral from these figures. Some influence is at work limiting purchases of real estate. It is not for the want of money, for the bank vaults are plethoric; nor of confidence in real estate, for nothing is surer than that investments in well-located New York property will bring a handsome return. Perhaps the movement on foot in the Real Estate Exchange to bring the buyers and sellers together by daily conferences among the brokers may result in more frequent changes in the ownership of property. This will be tested in the closing months of the present year. The following is the table showing the number of transfers and mortgages filed in the Register's office, together with the amounts paid and the mortgages:

CONVEYANCES.						
1884.	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.
January.....	941	\$14,362,722	148	126	\$354,031	24
February.....	892	18,306,093	257	128	380,146	30
March.....	1,124	16,359,629	270	134	325,373	35
April.....	1,537	25,065,373	296	165	275,084	62
May.....	1,480	23,971,359	335	165	418,212	37
Total.....	5,974	\$98,065,206	1,306	718	\$1,752,846	191
1885.						
January.....	928	\$13,158,882	265	116	\$173,508	34
February.....	777	11,621,415	246	88	236,354	33
March.....	928	15,278,035	230	97	304,155	28
April.....	1,363	24,797,292	193	126	452,876	25
May.....	1,118	18,581,371	231	116	374,926	29
Total.....	5,114	\$83,436,895	1,165	543	\$1,541,819	149
MORTGAGES.						
1884.	Morts.	Amount.	5 p. c.	Amount.	T. & I. Cos.	Amount.
January.....	896	\$9,700,463	333	\$3,403,304	151	\$2,751,100
February.....	708	7,414,052	250	3,198,258	129	2,210,768
March.....	911	13,330,146	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	6,519,350
Total.....	4,811	\$57,606,806	1,888	\$21,621,395	881	\$19,742,168
1885.						
January.....	927	7,924,718	445	\$4,051,533	129	\$1,792,550
February.....	657	7,047,923	285	2,929,874	75	1,473,100
March.....	766	8,183,998	333	2,784,488	117	2,517,975
April.....	1,069	12,214,907	527	5,865,774	159	3,104,900
May.....	958	9,294,744	464	4,687,830	162	2,847,600
Total.....	4,377	\$44,666,290	2,054	\$20,319,504	642	\$11,736,125

The building plans for May show a falling off compared with last year, but an increase over the May of 1883. Plans, however, were unusually large last year due to the belief that Gov. Cleveland would sign the building law then before him, and a certain class of house constructors wished to take advantage of the more lenient provisions of the old law. It is noticeable, however, that the whole five months of this year shows more plans filed than during the corresponding period of last year or the year before. The cost, however, does not aggregate so large a sum, showing that although there are more buildings projected they are less costly than those filed last year. The check put to the building of large apartment houses may account for this difference. It will be noticed that the activity on the west side and north of the Central Park still continues. The following is the record for May and a summary for the last five months:

	1883.		1884.		1885.	
	May.	1883.	May.	1884.	May.	1885.
Total No. of buildings projected.....	250	423	365			
Estimated cost.....	\$4,870,747	\$8,688,025	\$5,700,325			
No. south of 14th st.....	28	53	50			
Cost.....	\$1,076,472	\$1,726,500	\$1,393,350			
No. bet 14th and 59th sts.....	28	76	64			
Cost.....	\$1,503,550	\$1,984,270	\$1,033,355			
No. bet 59th and 125th sts, east of 5th av.	113	117	81			
Cost.....	\$1,720,050	\$2,275,220	\$1,379,600			
No. bet 59th and 125th sts, west of 8th av.	12	49	55			
Cost.....	\$173,000	\$1,680,500	\$758,080			
No. bet 110th and 125th sts, 5th and 8th avs	—	13	16			
Cost.....	—	\$211,500	\$369,000			
No. north of 125th st.....	80	72	59			
Cost.....	\$312,700	\$729,125	\$669,510			
No. 23d and 24th Wards.....	39	43	40			
Cost.....	\$84,975	\$89,910	\$97,430			
1883.						
January.....	No. 180	Cost. \$4,069,073	No. 103	Cost. \$1,362,681	No. 160	Cost. \$2,100,400
February.....	169	2,741,825	243	3,029,093	211	3,469,350
March.....	338	5,964,500	268	3,956,512	310	3,953,950
April.....	283	4,102,222	353	7,373,740	438	6,529,605
May.....	250	4,870,747	422	8,688,025	365	5,700,325
Total.....	1,220	\$21,748,367	1,390	\$24,410,051	1,484	\$21,753,630

### Our Prophetic Department.

OPERATOR—What am I to do with the money which I have lying idle in the bank? I don't like to invest it in stocks, for I can see nothing to advance their price. Cotton continues depressed because of the small consumptive demand for cotton goods. Wheat, corn and provisions are very cheap, but somehow prices don't hold because of the doubts about the future. Borrowers of money will only give one and one-and-a-half per cent., and I am in doubt what to do with my spare cash.

SIR ORACLE—You ought to be glad to have some money to be anxious about. Your quandary is not an unusual one, as is shown by the enormous surplus of cash in the banks and trust companies. I confess to some diffidence in advising you. I do not know that you can do better than leave your money on deposit. It is apparently the only property on earth that as a whole is appreciating in value. It is not so desirable as it was for loaning purposes because of its apparent abundance, but as months pass by the purchasing power of money steadily increases. The thousand dollars which you have in bank to-day will purchase more of the necessities of life next January, say, than it would if expended at once. Hence you are really getting richer by husbanding your cash than you probably would if you were to put it into business enterprises, for lines of goods are steadily depreciating in value.

OPERATOR—But I must be doing something. A few solid capitalists may be willing to wait, but a man who has all his life been engaged in active enterprises is uneasy unless he can keep employed. Suppose we look over the field. Why should not some stocks be a purchase as an investment?

SIR O.—People who read these conversations rather prefer to know how to make money right off than to invest for a profit which is perhaps two years distant. I certainly cannot encourage any hopefulness as to the immediate future of stocks. Good bonds are holding and will hold their own, but while this rate-cutting continues between the great railroad corporations, it is idle to buy for a rise. There will be no basis for an advance until the New York Central and West Shore companies come to terms. That would be a genuine bull argument. Still it would not change the general condition of affairs, which is in the direction of lower prices for everything.

OPERATOR—What do you mean?

SIR O.—Now that it is settled that there will be no war, the trade of Europe has begun to stagnate. Had there been an outbreak of hostilities there would have been an active demand for money in the Old World, and special investors would have been stimulated in America as well as Europe. There would have been a great demand for iron, copper and lead. Activity in the metal trades would have operated advantageously in all machine and tool-making establishments. But there will be no war, and, as you notice, the rate of money has fallen in London and Paris from  $4\frac{1}{2}$  to  $1\frac{1}{2}$  per cent. Some forty or fifty millions of American money which was being loaned out on the European exchanges will probably be brought home again. Exchange, which was near the gold exporting point, will soon approach the gold importing point. The national banks of Europe are overflowing with unused money, all because of the curse on the business of the world due to gold monometallism. The yard-stick is steadily shortening. Prices are declining and will continue to decline. While this tendency obtains I do not see any chance for an enhancement in values anywhere, least of all in the stock market.

OPERATOR—But we usually have an upward flurry in June. Why not this year?

SIR O.—Well, some of the conditions exist which might bring about a temporary rise in prices, and it is evident that Jay Gould, S. V. White and their bull following think they can put up the price of stocks. The unprecedented cheapness of money would help a movement of this kind. But I would have no faith in the permanency of a spurt in prices just now.

OPERATOR—What have you to say about cotton, grain and provisions?

SIR O.—I did think that two short crops of cotton should advance its price before the close of the crop year, and it may yet, but the poverty of the working classes all over the world, in uncivilized as well as civilized countries, has so checked the consumption of cotton goods that there has been enough raw cotton to meet all demands. The influence of the great crop of 1882-3 has been felt down to this time, but cotton ought to rule higher next season, for the reason that we will commence the new crop year with little or no reserve.

OPERATOR—Did you not over-estimate the value of corn, judged by prices so far?

SIR O.—Well, yes; there being no reserve of corn from last year, which was shown by the fact that in November corn sold from 75 to 90 cents a bushel in Chicago, I was led to believe that corn had been selling rather low this spring. The farmers ought to carry over at least half an annual crop. Their cribs were empty before the new corn came in this year. Much of it was used up in a green

state, and its low price since January stimulated the shipping demand and induced farmers to turn the corn into hogs. The visible supply has been, and is, not more than half it was this time last year. Yet the past week has seen a slump in its price, due to sympathy with wheat and the unexpectedly large receipts, a result of the straitened condition of the farmers, who are forced to sell at any figure the market offers. I still believe that corn will sell for 60 cents at Chicago before the close of November, and that wheat will bring \$1.20 before the first of January next. We will be short in this country at least 125,000,000 bushels of wheat. Western Europe promises to yield 60,000,000 less than last year, and the only full crops we are sure of are those of the South Pacific islands and India. Wheat may go a few cents lower in our markets, but I feel bullish on the price of cereals, taking the year through, while I am bearish on provisions. Meats of all kinds will be somewhat cheaper.

OPERATOR—Still you are a believer in a large corn crop this year?

SIR O.—If there is no frost up to October 15th I predict a yield of over 2,000,000,000 bushels. Corn is a surer crop than wheat, and is far more valuable to us than any of the great crops we export. I am also a believer in a splendid cotton crop this year—the story on the doctrine of averages, as we have had two short crops.

OPERATOR—Will not the diminished wheat crop this year hurt the railways?

SIR O.—No; the statistics show that our farmers do quite as well in short wheat seasons, because of the better prices they obtain. It is the products they use brought them by the railways which earn the dividends of the latter. Wheat and flour pay very little profit.

OPERATOR—Then the outlook on the whole is not very cheerful from your point of view?

SIR O.—I see absolutely no gleam of hope for a permanent improvement of the trade of the world until the nations come to an agreement to restore silver to its old place as a measurer of values.

The RECORD AND GUIDE stated some time since that there were too many members of exchanges, and that, as the speculative fever was over, many brokers would have to find other employments. It is now announced that the Pittsburg Oil Exchange has closed. In its time it did a heavy business. Its stock, the par value of which was twenty-five dollars, sold as high as twenty-five hundred dollars, but recently its business has been so unprofitable that its members have decided to discontinue the organization. There is the same dearth of business in this city. Two exchanges have collapsed, the Electric and the Real Estate and Traders. Seats in our mining board sold at one time at thirty-six hundred dollars; to-day they command but two hundred and fifty. And yet this Exchange has a field to occupy, as it has the exclusive trade in petroleum and mining, as well as unlisted securities. The seats on the Stock Exchange are altogether too high considering the small business that is being done in railway securities. The profits in brokerage would not on an average pay dividends on more than five thousand dollars. Failures among active brokers are now in order in view of the dearth of business during the last four years.

The falling off in business of the Stock Exchange is primarily due, of course, to the depression in the railway business of the country. The outside public does no business unless prices are rising. Nineteen out of every twenty outside speculators are bulls, and absent themselves from the market when the bears have control of it. Then, other causes have been at work to diminish the business of the Stock Exchange. Another organization does business for one-half the commissions charged by the members of the regular board, and then the bucket-shops have become the great rivals of the Exchange. They swarm in every centre of population in the country. The stock gambler sees many advantages in dealing with them rather than with the regular brokers. The commissions are far less and there are no carrying or interest charges. It is a mere bet on prices, and is gambling pure and simple. These pernicious establishments have grown up and flourished because of the preposterous rules of the Stock and Produce Exchanges, which exact heavy commissions from their customers out of all proportion to the service rendered, and charge six per cent. for carrying stocks at a time when they have all the money they can use for less than 2 per cent.

Why should not the bucket-shops be suppressed by law? Horse-racing bets are illegal, and gambling on cards is prohibited, and lotteries are under the ban of the law. Yet these institutions do a business openly which is nothing but gambling; that is, betting on prices, there being no pretence of any delivery of goods or stock. Unfortunately, however, much of the legitimate business on most of the exchanges is of a similar character. Planters and farmers who sell cotton or grain for future delivery do so legitimately, and the country is benefited by the facilities for trade which the exchanges offer to the agriculturist. But when futures are bought

and sold it is impossible to tell whether the transaction is legitimate or speculative. Hence a law directed against the bucket-shops would strike a vital blow at the legitimate business of the exchanges. But the evil may help to cure itself. It is the bucket-shop owners who get rich, not their customers, and hence these institutions have not been doing as well as formerly.

### Home Decorative Notes.

—Our homes are what we make them, good, bad or indifferent and their precepts and practices are necessarily more or less sharply defined in our own individual lives.

—A charming set of finger bowl doilies are of the finest linen, with most exquisitely delicate pen drawings in indelible ink, groups of fairy like ferns in every stage of development, daisies and clover daintily grouped, golden rod, quivering grasses with birds and butterflies fluttering about are among the designs.

—Table-cloths are seen with the figured damask outlined in gold floss, or the plain double width linen is used as a background whereon may be wrought an appropriate design.

—We wonder that in these days of collection-making more people have not taken to getting together specimens of artistic glass; certainly a well-selected assortment of choice crystal makes one of the most beautiful and interesting collections that is possible to make; the glassware of Bohemia has long been unrivalled in delicacy and variety; many of the pieces are remarkable in color and ornamentation, which serves to make it praiseworthy to refined and critical people; unique specimens of Austrian glass, with Persian style of decoration are much admired; among the most precious are facsimiles of the celebrated collections of Indian glass to be found in South Kensington and at the Louvre.

—Delightful roomy corner cupboards are covered with leather having the appearance of richly carved wood.

—The Persian cross-stitch is very simple and produces very striking effects.

—Extremely delicate vestibule curtains are of bolting cloth, painted in some conventional design.

—Most people prefer the soft and subdued light of candles to the dazzling glare of the other means of illumination, and as the prevailing style is to place candles upon the table, to meet this demand many elaborate and beautiful devices are made to hold them, and further brought to our notice by Theo. R. Starr, of 206 Fifth avenue; no one who has seen a handsome feast set off in this way will deny that the effect is much more pleasing than can be produced by any arrangement of gas.

—Miniature sedan chairs, filled with flowers, are among the favorite floral dinner table decorations.

—Putz pomade is very highly recommended for polishing brass; it is applied with a soft cloth and is not laborious, as it soon creates a fine and lasting polish.

—In these days, when the correct furnishing of our houses is a matter of careful study and reflection, when true art principles are beginning to prevail and attention is paid to the fitness of means to ends, people are making search for good and beautiful forms in the most ordinary appliances as well as in the more permanent objects called fixtures. Archer & Pancoast Mfg. Co., of 68 Greene street, has met this demand in their special line of gas fixtures and offer the most thoroughly artistic designs for inspection.

—Fanciful flower holders are made in the shape of Grecian or Japanese figures holding vases or baskets which are filled with cut flowers.

—Dresden china candlesticks and sconces are much liked for wedding gifts.

—The brilliancy of gas, desirable in some ways as it is, has great drawbacks, its light is glaring and harsh and when thrown into the eyes of the diner is extremely disagreeable, so, too, is the heat which, as the meal goes on, a large chandelier begins to radiate, the brass candelabra with yellow painted candles makes a pretty diversion, or those of silver with bright rose shaded lamps, lamps with silk drapery shades are also much liked; blue silk shades have a tranquil effect, and a shade of bright yellow silk, trimmed with white lace, is soft as well as brilliant.

—Inexpensive curtains can be made by lining scrym with dark red silesia; they may be trimmed with insertions between which are bands of the dark red silesia; turn over the lining at the top for a heading, and trim with fluffy tassels.

—Moorish carving, which of late has been so liberally imported, is adapted to various purposes, and is being successfully copied by amateurs, who have taken up wood carving, for screens, window blinds, and shelving over doors; it is wonderfully effective.

—The present art revival which is perceptible throughout Europe is having its effect here as well as elsewhere in a tendency to go back again to the simplicity and severity of mediæval models; the famous metal working firm of Cox & Sons, of 342 Fifth avenue, furnish numerous beautiful examples of their art, church furniture is one of the firms' specialties and they have achieved great success, not only in the making of original designs in these objects, but in reproducing the superb vessels of former times.

—A carved oaken chest, black and rich with age, with brass mountings, is now among the necessary hall furnishings.

—Large platters or trays of hammered copper are spread with dainty fruits and interspersed through the table decorations.

—The newest chair-back covers are drawn up in two places perpendicularly after the style of the old fashioned blinds.

—Pure cut crystal surpasses all other glassware in richness and is always in demand for wedding gifts; the forms in which it is produced are new and elegant; cut-glass water pitchers to take the place of flagons are new,

with several odd designs in finger and salad bowls—these are cut in a rosette pattern with a lace finish; among the new conceits are tea-caddies in the same pattern as the silver caddies used by Lord Byron; these are richly cut and will hold about a quarter of a pound of tea—olive trays, fruit bowls, ice tubs, Roman punch glasses, champagne sets, decanters and numerous other effects are shown in cut, threaded and beautifully self-decorated glass.

### Concerning Men and Things.

Charles Byrne has for years been the terror of the members of the dramatic and musical professions. He made the discovery, long ago, that aggressively personal paragraphs were more attractive reading than puffs, so he "went for" the male and female artists without gloves. While extremely sensitive to criticism themselves, the theatrical and musical people relished hugely all attacks upon their associates and rivals. Byrne's paper consequently paid, for where one person was offended by his vitriolic writings a thousand were delighted. Mr. Byrne's wife is now playing and singing at the Fifth Avenue Theatre under the *nom de plume* of Miss Alfa Norman. She is a comely person with a sympathetic voice, and is a very admirable actress; indeed, her histrionic abilities seem to be of a very high order. As might be expected, she gets but scant praise from the press, because of the many newspaper enemies her husband has made, but she draws full houses, which furnishes another instance of the fact that the public care very little what the newspapers say, and have their own way of finding out what pleases them on the dramatic or lyric stage.

Public sympathy will probably be with Mr. Charles D. Keep, because his assailants are three powerful corporations. Yet all readers of his paper must concede that he has overstated the case against the bulls. His charges have been reckless, and he seems to have had no regard for the facts. A sensible Wall street bear paper would fill a real want, but it ought to be edited with discretion and with a manifest desire to be fair. But there has been no pretence of impartiality in the *Wall Street News*. It gives the impression of having no scruples in concocting statements injurious to the properties it attacks.

The *Daily Stockholder* is generally a bull paper, and avowedly gets its points from S. V. White and Jay Gould. It gave the street some excellent points last February, but it has not been particularly happy recently. It advised everybody to buy Lackawanna when it was about 104, promising that within a certain number of days it would reach 108, but since the advice was given Lackawanna has fallen below par. Speculators like Gould and White have no use for newspapers except to deceive the "street."

The last Legislature should have passed a law that all meddling with the pavement of a thoroughfare like Broadway should be under conditions that would complete the work in the shortest possible space of time. With the help of calcium and electric lights it is possible to work the whole twenty-four hours in laying a car track on Broadway. The traffic on that avenue is now needlessly embarrassed because the work is done only in daylight. The whole of Broadway from Union square to the Battery might have been finished within three days time, but every vehicle that had to use that street will be impeded for a couple of weeks so that Mr. Jacob Sharp and his friends can save a few dollars. We have long been of opinion that Broadway would be benefited by a horse-car road, but have always believed that the company should pay handsomely for the franchise, and should be compelled to keep the thoroughfare in repair. But it should also be obligated to do its necessary work at such times when it will least inconvenience the public.

There is some hitch about the construction of the elevator building at Eighth avenue and One Hundred and Sixteenth street. Mr. Simon Sterne was assured by Manager Hain, of the Elevated Road, that if the holders of property supplied a building the Manhattan Company would run the elevator at its own expense. President Galloway has assented to this arrangement, but the large-souled Russell Sage objects. He fears the running of the elevator may cost more than the fares. Jay Gould, however, has promised to look into the matter, and if he assents the work will go right ahead.

The Hewett-Colgate amended plan for the reorganization of the West Shore Road will be accepted by the bondholders committee, provided the actual owners of the bonds are allowed to control the appointment of the trustees. The point is to get the control of the property away from the men who have wrecked it. The railroad war will come to an end just as soon as there is an organization which has authority to sell the control of the West Shore Road. Wm. M. Lent, who is in all the negotiations, says he believes the bondholders will soon be in a position to make terms with either the New York Central, the Pennsylvania Central, or the Grand Trunk.

The Tenement House Building Company, which was called into existence by the efforts of Dr. Felix Adler, is now engaged in an effort to raise \$150,000, with which to build model tenement houses. The capital stock is divided into 6,000 shares of \$25 each. Fully half has been subscribed, and the work on the first house will soon be commenced. The building will be in the lower part of the city, and it is expected that clean, wholesome apartments will be furnished at from \$8 to \$14 a month—the price now paid for the foulest accommodations in the worst class of tenement houses. All good citizens will wish well to this enterprise.

The Forty-second street and Boulevard line of cars has so far done a profitable business, and the road will soon be opened up to One Hundred and Twenty-fifth street. The company has tested the one-horse system on Forty-second street to the North River, but the drivers, it seems, have found new ways of beating the company. Hence the use of conductors and teams on the

Boulevard line. It is probable that before many years are over all the one-horse cars will be abolished. Not only do the drivers cheat, but the passengers indulge in free rides at the expense of the company.

\* \* \*

There is some talk of a cross-town surface car line running from the foot of One Hundred and Sixteenth street, East River, to Ninth or New avenue, then up to One Hundred and Twenty-ninth street, to the Fort Lee Ferry on the North River. As this road would cross the Second, Third and Eighth avenues elevated road stations and intersect One Hundred and Twenty-fifth street, it is believed it would eventually do a very profitable business.

\* \* \*

The long-promised extension of the Madison avenue cars to the Harlem River will soon be under way. It was originally intended to be a cable road, but as no sewer has yet been built it is claimed that a cable road would be premature. The new horse cars will be quite a convenience to up-town people.

\* \* \*

Last Friday was the last day for applications for reduced assessments at the tax office. Commissioner Michael Coleman, in a talk with a representative of THE RECORD AND GUIDE, said: "There will be quite a general reduction in the assessed valuations this year. The principal reductions will be in the First, Third, Second, Fifth and Sixth Wards. The majority of objections have come from the First, Third, Twelfth and Twenty-fourth Wards, though many of the latter are of a nominal character. The largest decrease in valuation will be in the First, Second and Third Wards, where the assessments were placed too high. Col. Roberts, though a thoroughly honest commissioner, undoubtedly raised the valuations too high. This was done not only with a jump, but during a year in which there was great loss and liquidation. I believe," continued Mr. Coleman, "that the proper thing to do in reducing one man's assessment, is to also reduce his neighbor's. It would be manifestly unjust to reduce the former's because he made application therefore, and not to reduce the latter's, because he did not make application therefore. I am working on the principle that it is the duty of the Tax Department not only to increase, but also to reduce assessments wherever such increase or reduction may be necessary and just."

### Realty at Albany.

[From our own Correspondent.]

ALBANY, June 4.

The argument for and against the Arcade Railway bill takes place late to-morrow afternoon before the Governor. What Governor Hill will do with the bill no one appears to know. To all who talk with him on the matter he replies that he has not looked at it, and does not know whether the bill is right or wrong. Governor Hill is a believer in the underground system of rapid transit, and that New York will have to resort to an underground road to accommodate the mass of population gathering on the island and meet the necessities for transit for the people there, but whether he will find the pending measure one that will meet his approval can be told better when the hearing takes place. Governor Hill has a different way of conducting hearings than his predecessor. He does not sit listlessly and listen, but applies questions to bring out facts in regard to a measure. If one side makes a direct point, showing where a bill is wrong or will work unjustly, when the advocates of the measure come to make their argument he cross-questions them on that particular point, and asks them if they can furnish any facts to disprove the statement of the other side on that point. He, in that way, gets at the true inwardness of a bill quicker than former Governors have done, and at the same time both sides have an opportunity to give their facts. The hearing on the Arcade bill is likely to be more interesting than usual this year for that reason.

The result of the hearing on Monday and Tuesday on the new building law, the act regulating the height of apartment houses and the act for the appointment of a Deputy-Inspector of Buildings, leaves it somewhat problematical if either are signed. There is great danger that the new building law will fail again, on account of technical errors in the reference that it makes to sections of the portion of the old building law, which is left unchanged. There is a fatality in regard to this bill which can only be explained by the fact that the speculative builders manage in some way to get changes made unbeknown to those who draft the bill and changes which affect the enforcement of the law. Last year these technicalities caused its veto, and this fact appears to have given them a cue for a new mode of killing the measure. There was a strong opposition to the building law all throughout the last session. It was at one time reported that the speculative builders had raised a fund to defeat it, and that ex-Superintendent of Buildings McGregor was the agent to do the work. He was here hanging around the Legislature and discussing the bill. All of a sudden the opposition ceased, and the bill went through. Now McGregor turns up and opposes it before the Governor, and calls attention to one provision which provides that a certain class of penalties for violation of the law shall be enforced and collected in accordance with a section of the Consolidation Act. The section in the Consolidation Act cited relates to another subject, that is, it refers to the wrong section. Over this McGregor made a great ado, and tried to convince the Governor that it made the bill worthless if it was signed. He also had a lawyer with him to point out other sections as unconstitutional, but these points did not make much impression upon the Governor.

There were a number of prominent builders, architects and underwriters before the Governor to advocate the bill, and they were all much annoyed at the discovery of the technical errors in the bill this time. It appears that the person who has had most to do in drafting this bill is Mr. William J. Fryer, Jr., who has been appointed United States Superintendent of Buildings for New York and Brooklyn since President Cleveland assumed the duties of the presidential office, and he appeared before the Governor in defence of the bill. He stated that in accordance with the suggestions of Mayor Edson in 1883 Inspector Esterbrook issued a circular to various associations interested in building matters inviting each to send a committee to act with him in framing a building law for presentation to the Legislature. The Board of Underwriters, the New York Chapter of the American Institute of Architects, the Architectural Iron Association, and two or three societies of dealers in building materials, and builders and property owners were represented, each by three individuals, in the conference. The bill of the year previous was taken up section by section and amended in various ways, the difference of opinion being decided by a majority vote in the committee. That bill was the one introduced by Senator Daly and

passed in 1884. Mr. Fryer states that a band of speculative builders pursued that bill and secured a number of objectionable amendments while it was pending in the Legislature, some of which were eliminated before it finally passed. Governor Cleveland withheld his approval on account of technical inaccuracies and mistakes in language. The bill now before the Governor meets the objections made by Governor Cleveland to the bill of last year.

In the argument before the Governor it was pointed out that the class of penalties which came under the section in which the wrong references were made were fees, and no great harm could follow, if they were not fully enforced for a few months, or until another Legislature meets and could amend that one provision. It was not believed that the public should be deprived of the benefits of the other provisions of the bill on account of that technical error, which was made after the bill had been sent to Albany and unbeknown to its friends and advocates.

Last year the opponents of the bill did not appear before Gov. Cleveland; this year they have shown their hands and made a desperate effort to prejudice Gov. Hill.

Gov. Hill proposes to make a careful examination of the bill, and if he finds the inaccuracies do not interfere with the general enforcement of the law he will approve it, as it is a measure that he cannot afford to veto on such slight technicalities as those referred to by Governor Cleveland last year. There is too much feeling over it.

There is a bitter contest over the bill to regulate the height of apartment houses. It was charged that this bill originated with Judge Hilton, and framed for the purpose of preventing the erection of a tall apartment house on Fifth avenue, adjoining Mrs. Stewart's white marble palace. The advocates of the bill before the Governor were D. Willis James, That her M. Adams and Dr. S. O. Vanderpoel. Several of the best builders opposed it, who laid before the Governor the illustrated picture of the Dakota flat, published in THE RECORD AND GUIDE, one with the full picture of that flat, and another with the upper stories of that flat cut off so as to reduce the height to comply with this bill. It made a flat-looking building of it—all out of proportion.

It also transpired that the mechanics who are employed on the erection of buildings—the brickmakers, the bricklayers and the dealers and manufacturers of the various kinds of materials—all opposed the bill. The argument of Mr. Isaacs furnished the best points against this measure.

The Governor has approved the bill, allowing the county clerk twenty days in which to certify the correctness of a search from the day of the receipt of the requisition therefor.

He has also approved the bill confirming and declaring valid the sale of the two blocks of common lands at private sale—the lots which it was alleged that no valid title could be given because the sale by the city was not made at public auction. The two blocks referred to are those between Seventy-second and Seventy-third streets, Third and Fourth avenues. The sale was made by the city in January, 1852, at private sale. The bill makes good the title.

Unless some one comes to the rescue, the bill authorizing the cancellation of the bonds in the Sinking Fund will not be signed. Chamberlain Ivins and representatives of the Corporation Counsel's office opposed the bill before the Governor. They attacked it on the ground that it repealed section 8 of the Sinking Fund Act of 1878, in which there was a specified contract under which some six millions of bonds had been issued, and this bill violated that contract. This point had a marked effect upon the Governor, and he asked Mr. Beers, who was advocating the bill, to meet that point and show whether the assertion made on the other side was correct or not, or obviated in some other way. He was unable to meet that point, and the Governor said unless it could be met he did not see how he could sign the bill. The failure to approve that measure may interfere with the issuing of the bonds for the new parks which the Mayor tried to wipe out.

Mayor Grace has got into a contest with Andrew H. Green. It is a little curious to see which will come out ahead. Mr. Green sent here and secured the passage of the bill for the bridge across the Harlem River, 1,500 feet north of the High Bridge. He took the construction of the bridge away from the Park Board because Mayor Grace has got full control of the board. He provided for the appointment of three commissioners to construct the bridge, and would not allow Mayor Grace to appoint them alone, but provided for their selection by a board to be composed of the Mayor, Comptroller and President of the Board of Aldermen. This Mayor Grace objects to and raises the cry of the enormous expense of the bridge, and thus tries to get the Governor to veto it. He opposes that as he does everything else that he does not control. Another week will tell which will come out ahead, Green or Grace, in this fight.

The amendment made to the law relative to the Assessment Commission charged with the adjustment of the assessment for boulevard and other improvements north and west of the park, adds John W. Marshall to that commission, and provides that it shall submit its final report before November 1st, 1886. That bill is signed.

The several bills relative to the change of width of streets and the maps or plans of the territory north of the Harlem River have not been acted upon as yet by the Governor. An intimation, however, has been given that he will not approve the bill discontinuing the proceedings for the taking of lands for Cedar Park.

### The New Mechanics' Lien Law.

TEXT OF THE BILL JUST SIGNED BY GOVERNOR HILL.

AN ACT for the better security of mechanics, laborers and others who perform labor or furnish material for buildings and other improvements in the several cities and counties of this State, and to repeal certain acts and parts of acts. Passed May 27, 1885.

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

SECTION 1. Any person or persons, firm or firms, corporation or association, who shall hereafter perform any labor or service, or furnish any materials which have been used or which are to be used in erecting, altering or repairing any house, wharf, pier, bulkhead, bridge, vault, building, or appurtenances to any house, building or building lot, including fences, sidewalks, paving, fountains, fish ponds, fruit and ornamental trees, with the consent of the owner, as hereinafter defined, or his agent or any contractor or sub-contractor, or any other person contracting with such owner to erect, alter or improve as aforesaid, within any of the cities or counties of this State may, upon filing the notice of lien prescribed in the fourth section of this act, have a lien for the principal and interest of the price and value of such labor and material upon such house, wharf, piers, bulkheads, bridges, vault, building or appurtenances, and upon the lot, premises, parcel or farm of land upon which the same may stand or be intended to stand to the extent of the right, title and interest at that time existing of such owner, whether owner in fee or of a less estate, or whether a lessee for a term of years, or vendee in possession under a contract existing at the time of the filing of said notice of lien or of the owner of any right, title or interest in such estate which may be sold under an execution under the general provisions of the statutes in force in this State relating to liens of judgment and enforcement thereof, and also to the extent of the interest which the owner may have assigned by a general assignment for the benefit of creditors within thirty days prior to the time of filing the notice of lien specified in the fourth section of this act. But in no case shall such owner be liable to pay, by reason of all the liens filed pursuant to this act, a greater sum than the price stipulated and agreed to be paid in such contract and remaining unpaid at the time of filing such lien, or in case there is no contract than the amount of the value of such labor and material then remaining unpaid, except as hereinafter provided.

SEC. 2. If the owner or such person in interest as aforesaid, of any house, wharf, pier, bulkhead, bridge, vault, building or appurtenances, for or toward the construction, altering, repairing or improvement of which, labor and service have been performed or materials have been furnished by contract, whether oral or written, shall, for the purpose of avoiding the provisions of this act or in advance of the terms of any contract, pay by collusion any money or other valuable thing on such contract, or give a mortgage or make any other lien or incumbrance upon said house, wharf, vault, building or appurtenances, lot, premises, parcel or farm of land upon which the same may stand or be intended to stand, or said improvement shall be made, and the amount still due or to become due to the contractor, sub-contractor or assignee after such payment has been made, shall be insufficient to satisfy the claims made in conformity with the provisions of this act, the owner or other person in interest as aforesaid, shall be liable to the amount that would have been unpaid to said contractor, sub-contractor or assignee, had said owner or other person in interest made no such payment or given no such mortgage, or effected no such lien or incumbrance, at the time of filing the notice of lien prescribed in the fourth section of this act, in the same manner as if no such collusive payment, mortgage, lien or incumbrance had been made, given or effected.

SEC. 3. Any person or persons, firm or firms, corporation or association, performing any labor, or service, or furnishing any materials for any of the purposes specified in the first section of this act, to or for any person other than the owner, may at any time demand of such owner or of his authorized agent, the terms of the contract or agreement by which said house, wharf, pier, bulkhead, bridge, vault, building or appurtenances is being erected, altered, repaired, or improvements made to any such house, building or building lot, and the amount due or unpaid the person or persons, firm, corporation or association, erecting, altering, repairing or improving the same; and if such owner or his said agent at the time of said demand shall neglect or refuse to inform the person making such demand of the terms of the contract or agreement under which the same are being erected, altered, repaired or made, and the amount due and unpaid upon such contract or agreement therefor, or shall intentionally and knowingly falsely state the terms of said contract or agreement, or the amount due or unpaid thereon; and if the person, persons, firm or firms, corporations or associations furnishing such materials or performing such labor or service, shall sustain loss by reason of such refusal or neglect or false statement, the said owner shall be liable to them in an action therefor and the return unsatisfied of an execution against the party to whom such materials were furnished or for whom such labor and service were performed, in an action for the collection of the value thereof, shall be presumptive proof of such loss, and the person or persons, firm or firms, corporation or association furnishing such materials or performing such labor and service or making such improvement, shall by filing within the time and in the manner the notice of lien prescribed by this act, have a lien upon the house, wharf, vault, pier, bridge, bulkhead, building or appurtenances, and upon the lot, premises, parcel or farm of land upon which the same may stand or be intended to stand, or improvement is made, as in this act provided, for all the materials furnished and labor and service performed after such neglect, refusal, or false statement.

SEC. 4. At any time during the performance of the work or the furnishing of the materials, or within ninety days after the completion of the contract, or the final performance of the work, or the final furnishing of the material for which a lien is claimed, dating from the last item of work performed or from the last item of material furnished, the person or persons, firm or firms, corporation or association furnishing such materials or performing such labor or service, may file a notice of a lien in writing in the clerk's office in the county where the property is situated against which the lien is asserted, containing the names and residences of the claimants, the nature and amount of the labor and service performed, or the materials furnished or to be furnished, with the name of the owner, lessee, general assignee, or person in possession of the premises against whose interest a lien is claimed; the name of the person or persons, firm or firms, corporation or association by whom he was employed, or to whom he furnished or is about to furnish such materials, or whether all the work for which the claim is made has been actually performed or furnished, and if not, how much of it, and also a description of the property to be charged with a lien sufficient for identification, and if in a city or village the situation of the building or buildings by street and number, if the street and number be known. But the failure to state the name of the true owner, lessee, general assignee, or person in possession, shall not impair the validity of the lien. The said notice of lien must be verified by the person or one of the persons, member of a firm or firms, an officer of the corporation or association making the claim or his, its or their agent, to the effect that the statements therein contained are true to the knowledge or information and belief of the person making the same. The county clerk of each county shall provide and keep a book in his office to be called the "lien docket," which shall be suitably ruled in columns headed "claimants," "against whom claimed," "owners and parties in interest," "premises," "amount claimed," in which he shall enter the particulars of such notice of lien together with the date, hour and minute of filing of the notice of lien, and what proceedings have been had, the names of the owners and persons in interest, and other persons against whom the claims are made shall be entered in said book in alphabetical order. A fee of twenty cents shall be paid to said clerk on filing such notice of lien. Every claimant shall, within ten days after filing his notice of lien as herein provided, serve a copy of such notice upon the owner, or other person in interest by delivering the same to him personally, or by leaving a copy thereof at his last known place of residence in the city or town in which such lands or part thereof are situated, with some person of suitable age and discretion, or if such owner or person in interest has no such residence, or such person cannot be found, by affixing a copy thereof conspicuously on said premises described in said notice of lien, between the hours of 9 o'clock in the morning and 4 o'clock in the afternoon. And after such service such owner or the person in interest shall not be protected in any payment made to such contractor or other claimant.

SEC. 5. The liens provided for in this act shall be preferred as prior liens to any conveyance, judgment or other claim which was not docketed or recorded at the time of filing the notice of lien prescribed in the fourth section of this act, and prior to advances made upon any mortgage on the premises after filing of such notice of lien, and prior to the claim of any creditor who has not furnished materials or performed labor upon any land, or towards the erection or improvement of premises, described in said notice of lien and which have been assigned by the owner, lessee, or person in possession thereof, by a general assignment for the benefit of creditors within thirty days before the filing of the notice of lien provided for in the fourth section of this act. But nothing in this act shall affect the priority of the amount actually owing on a mortgage given for purchase-money. In cases in which the owner has made an agreement to sell and convey the premises to the contractor or other person, such owner shall be deemed to be the owner within the intent and meaning of this act, until the deed has been actually delivered and recorded, conveying said premises pursuant to such agreement.

SEC. 6. No lien provided for in this act shall bind the property therein described for a longer period than one year after the notice of lien has been filed, unless within that time an action is commenced to enforce the same; and if the action is in a court of record, a notice of the pendency of such action is filed with the county clerk of the county in which such notice of lien is filed, containing the names of the parties to the action, the object of the action, and a description of the premises affected thereby, and the time of filing the notice of lien. Or unless an order be made by a court of record continuing such lien, and a new docket be made stating such fact. And when a claimant is made a party defendant to any action brought to enforce

any other lien, such action shall be deemed an action to enforce the lien of such defendant, who is a claimant within the provisions of this act. The neglect to file the notice of pendency, provided for by this act, shall not abate any action which may be pending to enforce the lien, but such action may be prosecuted to judgment against the person or persons, firm or firms, corporation or association liable for the debt.

SEC. 7. Any claimant who has filed the notice of lien mentioned in the fourth section of this act, may enforce his claim against the property therein mentioned, and against the person or persons, firm or firms, corporation or association, liable for the debt, by a civil action in a court of record in the city or county where the property is situated, which would have jurisdiction to render a judgment in an action founded upon a contract, for a sum equal to the amount of the lien.

SEC. 8. The manner and form of instituting and prosecuting any such action to judgment, or an appeal from such judgment shall be the same as in actions for the foreclosure of mortgages upon real property, except as herein otherwise provided. A certified copy of the notice of lien filed, as herein provided, shall be entitled to be read in evidence, with the same force and effect as if the original were provided, and such copy shall be prima facie evidence of the execution and filing of the original.

SEC. 9. An action to foreclose a lien, provided for in this act, may be brought in a court not of record, which would have jurisdiction to render a judgment in an action upon a contract for a sum equal to the amount of the lien, and shall be commenced by the personal service anywhere within this State, of a summons and a complaint verified according to the provisions of section five hundred and twenty-six of the Code of Civil Procedure, upon the owner or other person in interest as described heretofore in this act. The complaint must set forth substantially all the facts contained in the notice of lien filed with the clerk of the county as provided in section five of this act, and the substance of the contract. The form and contents of the summons shall be the same as prescribed by the Code of Civil Procedure for the commencement of an action in a court not of record. The summons must be returnable not less than twelve nor more than twenty days after the date when it is issued.

SEC. 10. When the summons in an action in a court not of record cannot be served personally on the owner or party in interest, by reason of absence from the State or concealment therein, such service may be made by leaving a copy of such summons at the last place of residence of such owner or person in interest, as aforesaid, and by publishing a copy of such summons for three weeks in succession in a newspaper published in the city or county where the property is situated. If the service of the summons is made by publication, the time when said summons is returnable shall commence to run from the day of the last publication.

SEC. 11. At the time and place specified in the summons for the return thereof, issue must be joined if both parties appear, by the owner or other person in interest filing with the justice an answer in writing verified as herein provided for verifying the complaint, and which may contain a general denial of each allegation of the complaint or a specific denial of one or more of the material allegations thereof; it may also set forth any legal or equitable defense or counter-claim to such complaint. If the owner or other party in interest fails to appear on the return day of the summons on proof by affidavit of the service of the summons and complaint, if personal service thereof be made, or if by publication or proof of the service of summons by advertisement, judgment may be entered for the amount claimed in the complaint with the costs; execution may thereupon be issued for the collection of said judgment and costs, the same as upon judgments in actions on contract in such courts, except that the execution shall direct the officer to sell the right, title and interest of the owner or other person in interest as aforesaid in the premises, upon which the claim set forth in the complaint was a lien at the time of filing the notice of lien prescribed in the fourth section of this act.

SEC. 12. The issue joined as provided in the preceding section, must be tried the same as other issues are tried in the respective courts in which the action is brought, and the judgment thereon be enforced; if for the claimant as provided in the preceding section, if for the owner or other person in interest it must be enforced the same as in actions arising on contracts in the respective courts.

SEC. 13. Appeals may be taken from such judgments rendered in courts not of record, in the same manner and according to the same provisions provided by statute for appeals from judgments in actions in such courts arising on contract for the recovery of money only.

SEC. 14. Costs and disbursements, except in courts not of record, in which they shall be the same as allowed in civil actions in such courts, shall rest in the discretion of the court, and may be awarded to or against the plaintiff or plaintiffs, defendant or defendants, or any or either of them as may be just and equitable except as provided in section nineteen of this act, and shall be included in the judgment recovered therein. The expenses incurred in serving the summons by publication may be allowed in courts not of record, and added to the amount of costs now allowed in said courts. When an action is brought in a court of record such direction shall be made in the discretion of the court, as to the payment of costs as shall be just and equitable, and the judgment entered shall specify to whom and by whom the costs are to be paid.

SEC. 15. Whenever in any action brought under the provisions of this act, any claimant shall fail, for any reason, to establish a valid lien, he may nevertheless recover therein judgment against the party or parties to the action for such sum or sums as may appear to be due to him, and which he might recover in an action upon a contract against the said party or parties.

SEC. 16. A transcript of every judgment rendered under and according to the provisions of this act headed "lien docket," shall be furnished by the clerk of the county where rendered and docketed to the successful party, who may file the same with the clerk of any other county, and if the judgment is for twenty-five dollars or upwards, exclusive of costs, the same shall thereafter be a lien on the real property in the county where the same is filed and docketed of every person against whom the same is rendered, in like manner and to the same extent as in other actions for the recovery of money arising on contracts. When the action is tried and the judgment rendered in a court not of record, the justice of the court in which the action is tried, or other person authorized to furnish transcripts of judgments therein shall furnish the successful party a transcript thereof, who may file the same with the clerk of the county with whom the notice of lien is filed. The filing of such transcript shall have the same effect as the filing of transcripts of judgments rendered in such courts not of record. In all cases where the judgment is against the claimant or claimants the county clerk shall enter the word "discharged" under the last head in his lien docket.

SEC. 17. Any person or persons, firm or firms, corporation or association, filing a notice of lien, or the assignee of such person or persons, firm or firms, corporation or association, after the filing thereof, shall be the plaintiff in such action. The plaintiff must make the parties who have filed notice of liens against the property as well as those who have subsequent liens and claims by judgment, mortgage or conveyance, parties defendant. And as to all persons, firms, corporations or associations against whom no personal claim is made the plaintiff may with the summons serve a notice stating briefly the object of the action, and that no personal claim is made against it or them. And all persons, firms, corporations or associations, who have filed notice of liens under this act shall by answer in such action set forth the same, and the court in which the action is brought may settle and determine the equities of all the parties thereto, and decide as to the extent, justice and priority of the claims of all parties to the action and upon every counter-claim or set-off alleged therein, to the extent of their respective jurisdictions. The provisions in this section in regard to making

parties who have filed notices of liens against the property as well as those who have subsequent liens and claims by judgment, mortgage or conveyance, parties defendants shall not apply to proceedings to enforce liens instituted in courts not of record.

SEC. 18. Any persons, firms, corporations or associations claiming liens upon the same property may join in the same action, and when separate actions are commenced the court in which the first action was brought may, upon the application of the owner of the property, or of any part thereof, or of any party to either action, consolidate them. The provisions of this section shall not apply to actions commenced in courts not of record.

SEC. 19. At any time after an action is commenced, the owner or owners of the property affected, may, in writing, offer to pay into court any amount stated in the offer, or to execute and deposit any securities or papers which he may describe, in discharge of the lien or liens. If the offer is accepted in writing within ten days thereafter, the court in which the action is pending may make an order that on executing and depositing with the clerk of the county the amount offered or the securities or papers described, the lien or liens be discharged and the moneys or securities deposited take the place of the property upon which such lien or liens was or were created, and shall be subject to the same. In case the offer shall not be accepted within ten days, and the plaintiff fails to recover any more favorable judgment against the property, he shall pay any cost in the action incurred by the owner from the time of the offer.

SEC. 20. All persons, firms, corporations or associations entitled to liens, under the provisions of this act, except those who contracted with the owner, shall be deemed sub-contractors, and the court in the judgment shall direct the amount due sub-contractors to be paid out of the proceeds of sales, before any part of such proceeds are paid to the contractor. In case of several buildings erected, altered or repaired under one contract and of conflicting liens, each lienor shall have priority upon the particular building or premises where his labor is performed or his material used. Persons standing in equal degree as co-laborers or various persons furnishing materials shall have priority according to the date of filing their liens. Where several notices of liens are filed for the same demand, as in case of a contractor including claims for workmen to whom he is indebted, and the lien by the workmen, the judgment shall provide for the proper payment, so that, under the liens filed, double payment shall not be required. And no payments voluntarily made upon any claim which has been filed as a lien shall impair the lien of any person except the lien of the person so paid to the amount of such payment.

SEC. 21. In every case in which different liens are asserted against property, the court in the judgment must declare the priority of each lien, and the proceeds of the sale of the property must be applied to each lien in the order of its priority.

SEC. 22. Whenever, by the terms of his contract, the owner has stipulated for the delivery of bills, notes or other obligations or securities, or of any other species of property in lieu of money, the judgment may direct that such substitute be delivered or deposited as the court may direct, and the property affected by the liens can only be directed to be sold in default of the owner to deliver said substitutes within such time as may be directed.

SEC. 23. Whenever, on the sale of property against which a notice of lien is filed as provided in the fourth section of this act, there is a deficiency of proceeds, judgment may be docketed for the deficiency against the persons, firms, corporations or associations named in the judgment as personally liable therefor, and therein adjudged to pay the same in like manner and with like effect as in actions for the foreclosure of mortgages. The provisions of this section shall not apply to actions commenced in courts not of record.

SEC. 24. A lien may be discharged as follows:

1. By filing a certificate of the claimant or his successor in interest, duly acknowledged or proved, stating that the lien is satisfied and may be discharged.

2. By depositing with the county clerk, if before the suit, of a sum of money equal to the amount claimed, with interest to the time of such deposit.

3. After the commencement of the action, by the deposit with the clerk of the county of such sum of money as in the judgment of the court, after due notice to all claimants or parties to the action, will be sufficient to pay any judgment which may be recovered against the property. In case the deposit of money is made with the county clerk as provided in subdivisions two and three of this section, the same shall be repaid by said clerk to the party making such deposit, or his assigns, upon the lien or liens being discharged by the claimants who have filed a notice or notices of lien or liens.

4. By the lapse of time. When one year has elapsed from the time of filing the notice of lien, and no action has been commenced either to enforce such claim or order of the court made continuing said lien, as provided in section six of this act.

5. By order of the court for neglect of the claimant to prosecute the same as hereinafter provided. The owner of the property or of any part thereof affected by any notice of lien filed under this act or the person or persons, firms, corporations or associations against whom the claim is made, may, at any time after the filing of the notice of lien, serve a notice in writing upon the claimant or any one of several claimants united in interest, or by leaving such notice at his last known place of residence, with some person of suitable age, with direction to deliver the same, requiring said claimant to commence an action to enforce the claim within the time to be specified in the notice, which shall not be less than thirty days from the time of such service; or to show cause at a special term of any court of record, at which a motion might be made in an action to enforce the lien or at a county court of the county in which the property is situated at a time to be specified in such notice, why the notice of lien filed should not be vacated and canceled of record. Thereupon, upon due proof of the service of said notice, and that no action has been commenced to enforce the claim, the court may make an order that the claim be vacated and canceled of record.

6. By the owner of the premises, person or persons, firm or firms, corporations or associations against whom or which the notice of lien is filed, executing with two or more sufficient sureties, who shall be freeholders, a bond to the clerk of the county where the premises are situated, in such sum as the court may direct, not less than the amount claimed in said notice, conditioned for the payment of any judgment which may be rendered against the property. The sureties on said bond must justify in at least double the sum named in the said bond. A copy of said bond, with a notice that the sureties will justify before the court or a judge thereof, at the time and place therein named, not less than five days thereafter, must be served on the claimant or his attorney. Upon the approval of said bond by the court or a judge thereof, an order discharging such lien may be made by the court or a judge thereof.

SEC. 25. This act is hereby declared to be a remedial statute and is to be construed liberally to secure the beneficial interests and purposes thereof; and a substantial compliance with its several provisions shall be sufficient for the validity of the lien, or liens hereinbefore provided for, and to give jurisdiction to the courts to enforce the same.

SEC. 26. Chapter one hundred and eighty-four of the laws of eighteen hundred and forty-six, chapter one hundred and sixty-nine of the laws of eighteen hundred and fifty-one, chapter three hundred and eighty-four of the laws of eighteen hundred and fifty-two, chapter four hundred and two of the laws of eighteen hundred and fifty-four, chapter six hundred and sixty-three of the laws of eighteen hundred and fifty-seven, chapter four hundred and seventy-eight of the laws of eighteen hundred and sixty-two, chapter five hundred of the laws of eighteen hundred and sixty-three, chapter three hundred and sixty-six of the laws of eighteen hundred and sixty-

four, chapter seven hundred and seventy-eight of the laws of eighteen hundred and sixty-five, chapter five hundred and fifty-eight of the laws of eighteen hundred and sixty-nine, chapter one hundred and ninety-four of the laws of eighteen hundred and seventy, chapter four hundred and eighty-nine of the laws of eighteen hundred and seventy-three, chapter five hundred and fifty-one of the laws of eighteen hundred and seventy-four, chapter three hundred and seventy-nine of the laws of eighteen hundred and seventy-five, chapters one hundred and forty-three and four hundred and eighty-six of the laws of eighteen hundred and eighty, sections eighteen hundred and seven to eighteen hundred and twenty-three inclusive of chapter four hundred and ten of the laws of eighteen hundred and eighty-two, sections eleven to twenty-seven inclusive of chapter two hundred and seventy-six of the laws of eighteen hundred and eighty-three, and all acts amendatory of the above-mentioned acts or extending the provisions thereof, are hereby repealed. But this act shall not be so construed as to affect, enlarge, invalidate or defeat any lien or right to a lien now existing, or any proceeding to enforce such lien, now pending by virtue of any of the provisions of the acts hereby repealed, nor to revive any other or former acts or parts of act repealed by the acts hereby repealed.

SEC. 27. This act shall take effect immediately.

STATE OF NEW YORK,  
Office of the Secretary of State, } ss.:

I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole of said original law. JOSEPH B. CARR, Secretary of State.

A delegation from the Citizens' West Side Improvement Association waited upon Mayor Grace yesterday morning in regard to needed improvements on the west side of the city, and especially on the Boulevard.

## Real Estate Department.

There was only one important day on the Exchange during the past week. On Monday the Marine Bank and Fish property was auctioned off, but the prices on the whole can hardly be regarded as satisfactory. The bank property went cheap, and the best of the Fish parcels were not sold. The apartment houses stood the test of a public sale better than such offerings usually do.

It has been noticed recently that there is more inquiry for first-class costly houses. Several have been sold recently. No matter how bad the times are some one is always making money and a great deal of it. These people want first-class houses, and in depressed seasons they get them cheap.

General business in real estate is dull; in fact, the summer season is upon us. The building activity is, however, a notable sign of the times. One hopeful indication is the purchases of vacant lots for immediate improvement. Quite a number of such are reported of west side property, which is now a favorite field for dealers. But there is no speculation, that is, no buying to keep for higher prices, which is remarkable in view of the steadily diminishing area of vacant land on the west side and just north of the Central Park. The new horse car line up the Boulevard will help west side property greatly. The coming week will be an important one on the Exchange.

The property Nos. 78 and 80 Wall, and No. 158 Pearl street, belonging to the Marine Bank, was offered at auction on Monday. The first bid made was \$100,000, and the figure at which it sold was \$175,000 the purchaser being M. H. Levin, of 162 Pearl street. No. 82 Wall street was next put up and after quite a contest was sold to Peter J. O'Donohue for \$52,000. Mr O'Donohue also bid on the first parcel sold. No. 82 Wall street was purchased in April, 1884, from the Spear estate for \$65,000 by Mr. Fish, who transferred the property to the Marine Bank the following month for the same amount. No. 146 Pearl street, which is rented for four years at \$4,000 per annum, was next offered and sold for \$32,500. The total realized was \$259,500, a shrinkage of \$40,500 from the estimated value of the property at the time of the failure. The Fish property was then offered by order of John H. Morris, assignee. The buildings Nos. 34 and 36 New street and 38 Broad street, which are mortgaged for \$180,000, were knocked down for \$200,000, but not sold. This property was taken in exchange by Mr. Fish for a plot of lots on the corner of the Boulevard and Sixty-second street. The Brandon apartment house on the corner of Park avenue and Seventy-third street, was sold for \$96,800 to Louis De Bebian. Mr. Fish traded Morningside Park lots for the Brandon, which is mortgaged for \$75,000 and rents, it is said, for \$12,000. Four lots on the southwest corner of Second avenue and One Hundred and Second street went for \$20,000. The Wellington apartment house No. 118 West Twenty-third street, was spiritedly contested for, J. R. Brown finally securing it for Washington E. Connor at \$66,700. The last parcel offered was No. 50 Broad street, Howard W. Coates becoming the purchaser after a spirited competition for \$58,250. This property is mortgaged for \$55,000 and was taken by Mr. Fish in exchange for some Brooklyn houses.

Richard V. Harnett, on Thursday, June 11, will preside at a very important sale of exceptionally valuable real estate. At that date he will sell, under order of the Superior Court, some very desirable lots on Seventy-eighth, Ninety-second, Ninety-third and Ninety-fourth streets, between Fourth and Fifth avenues; on Riverside Drive at Ninety-third, Ninety-fifth and One Hundred and Twenty-second streets; on the Western Boulevard, at One Hundred and Thirty-sixth and One Hundred and Thirty-eighth, One Hundred and Forty-ninth and One Hundred and Fiftieth streets, and plots on the Kingsbridge road and in the Twenty-third and Twenty-fourth Wards. Great interest is manifested in this sale in real estate circles.

Morris Wilkins, for E. H. Ludlow & Co., will sell on Thursday, June 11, under foreclosure, four full lots on West Thirty-ninth street, 100 feet west of Sixth avenue. The recent improvements in the neighborhood makes this very desirable property.

On Tuesday, June 9, Mr. R. V. Harnett will sell the five-story double brick tenement house, with stores on the first floor, No. 443 West Twenty-sixth street. On the same day he will sell the fine investment property No. 583 Third avenue and Nos. 163 and 165 East One Hundred and Fourth street, and eight lots on Undercliff avenue and One Hundred and Fortieth street.

John F. B. Smyth will on Wednesday, June 10, sell the house and lot 313 East Sixty-second street, near Second avenue. A mortgage of \$4,000 can remain for one year. On the same day Mr. Smyth will sell the choice investment property No. 442 East Eighty-second street. This is a four-story brown stone dwelling, the house being 25x65 feet on a full lot.

CONVEYANCES.

	1884.	1885.
	May 29 to June 5, inc.	May 28 to June 4, inc.
Number.....	418	362
Amount involved.....	\$7,888,854	\$7,813,791
Number nominal.....	87	53
Number 23d and 24th Wards.....	97	75
Amount involved.....	\$126,980	\$137,167
Number nominal.....	7	11

MORTGAGES.

	1884.	1885.
	May 29 to June 5, inc.	May 28 to June 4, inc.
Number.....	294	305
Amount involved.....	\$3,456,461	\$4,096,295
Number at 5 per cent.....	126	136
Amount involved.....	\$1,290,600	\$1,853,650
Number at less than 5 per cent.....	8	5
Amount involved.....	\$270,650	\$61,287
Number to Banks, Trust and Ins. Cos.....	54	45
Amount involved.....	\$1,616,500	\$1,392,000

PROJECTED BUILDINGS.

	1884.	1885.
	May 31 to June 6.	May 29 to June 5.
Number of buildings.....	132	122
Estimated cost.....	\$2,104,080	\$1,283,475

Gossip of the Week.

M. H. Beringer has sold for Harris & Russak the plot of buildings on the northwest corner of One Hundred and Twenty-fifth street and Lexington avenue. The property comprises the six five-story brick and stone stores and dwellings, No. 127 to 137 East One Hundred and Twenty-fifth street, the two three-story brown stone octagon front private dwellings at Nos. 2078 and 2080 Lexington avenue, and the frame house and lot, 25x99.11, at No. 124 East One Hundred and Twenty-sixth street, the whole being 115 feet on One Hundred and Twenty-fifth street, and 99.11 on Lexington avenue. The purchasers were Messrs. Lichtenstein & Co., the price paid being \$160,000. The property has a total annual rental of \$14,460, on which there is an expenditure of \$2,573, thus leaving \$11,887 or over seven per cent. on the amount paid. The purchasers intend making extensive alterations, probably turning the street stores into a large clothing emporium, the entrance to the flats to be made from the avenue.

F. Zittel has sold the four-story dining room extension, cabinet finished house, No. 44 West Fifty-seventh street, size 23x86x100.5, for Mr. Pollock, to K. M. Murchinson for \$63,000. The same broker has sold the four-story brown stone private house No. 645 Madison avenue, size 25x55x90, for John B. Leech to V. H. Rothschild for \$50,000, and has also sold the lot, 25x100, on the north side of Fifty-seventh street, 295 feet east of Sixth avenue, for V. H. Rothschild, to John B. Leech for \$50,000.

A. H. Muller & Son have sold the four-story brick dwelling No. 257 Madison avenue, 24x95, for Thomas Stokes to Percy Pyne.

Riker & Son have sold for John Davidson the plot of buildings on the southwest corner of Lexington avenue and Fifty-third street. The property comprises the "Ashton" and "Milden" flats on the avenue, composed of two five-story brick and stone flats, 40x95x103 each, and one flat, 20.5x95x100, altogether 100.5 feet on the avenue, x 215, and four five-story brick and brown stone flats, 28x84x100.5 each, on the street, to Mrs. Lilienthal, taking in exchange therefor eleven lots on the north side of Sixtieth street, between Broadway and Ninth avenue, 275x100.5.

Terence Farley & Son have sold another of their four-story stone front houses on Seventy-third street, No. 418 W., for \$45,000 cash, also the eight-story brick and stone apartment house known as the "Kenmore," No. 353 West Fifty-seventh street, 75x80x100, on terms that have not transpired.

Hoffman Bros. have sold for Rev. Chas. H. Stoddard four lots, with house and stable thereon, on the north side of One Hundred and Fifty-fifth street, 150 feet west of Tenth avenue, for \$50,000, to S. T. Meyer. Messrs. Hoffman Bros. and W. G. L. King were the brokers who consummated the sale of No. 42 West Fifty-seventh street for S. T. Meyer to Rev. C. H. Stoddard, the sale of which was reported last week.

Geo. R. Read has sold the five-story brown stone store and flats at No. 360 Third avenue, between Twenty-sixth and Twenty-seventh streets, 25x112, for \$42,500.

Schmidt & Co. have sold for Chas. Buek & Co. a four-story high stoop brown stone dwelling, 22x55x100.5, now in course of erection on the north side of Sixty-ninth street, about 175 feet east of Madison avenue for \$50,000 to Wm. Openhym.

The Empire Real Estate Company has incorporated with a capital of \$10,000, in 200 shares of \$50 each. The incorporators are F. Newman, G. S. Randel, C. Lochmann, G. Straubenmuller, C. G. Neuman and G. Haas. The object is the purchasing, selling and improving of real estate in New York and Brooklyn.

A certificate of the Real Estate Exchange and Auction Room was offered at auction on Wednesday. It was not sold, however, as no bids were made for it.

T. Crawford has sold for Henry O'Neill the three-story and basement brown stone dwelling No. 1960 Lexington avenue, 16.8x42x55, to Mrs. E. Van Buren for about \$9,000.

Folsom Bros. have sold the five-story brick tenement No. 304 East Twenty-sixth street for Wm. Foster to S. W. Swords for \$28,180.

Gale & Co. have sold for Mrs. S. Jefferson one lot on the east side of Ninth avenue, 75 feet north of Sixtieth street, 25x100, with frame building, for \$12,000 to A. H. Lubburrow.

Charles S. Brown and L. J. & I. Phillips were the brokers who consummated the sale of the northwest corner of Broadway and Eighteenth street for \$750,000, which was reported last week.

Bernard Smyth has sold for Mrs. Pepper two lots on the south side of One Hundred and Twenty-first street, 75 feet east of Seventh avenue, to Joseph Galley for \$12,000. Mr. Pepper will erect a road house thereon.

W. P. Seymour has sold the four-story stone front dwelling No. 49 East Forty-fourth street, 16.8x65x100.5, to E. T. Littell,

James Rufus Smith has purchased four lots on the south side of Seventy-second street, 250 feet east of Eleventh avenue.

Thomas J. Tobin has sold four lots on the south side of Seventy-second street, 148 feet west of the Boulevard, to Thomas S. Ormiston and W. H. McCormick, for improvement.

J. S. McQuillen has sold for the Lockwood estate one lot on the west side of Eighth avenue, 99.11 south of One Hundred and Thirty-third street, 25x100, to Daniel Carroll.

Thomas Smith has sold four lots on the southwest corner of Fourth avenue and One Hundred and Twenty-fourth street for \$29,000 to Henry Muhlker, for improvement.

The Hutton estate has sold one lot on the southwest corner of Second avenue and One Hundred and Third street, 25x100, for \$6,500.

The Episcopal Church of St. Edward the Martyr has bought one lot on the south side of One Hundred and Ninth street, about 250 feet east of Fifth avenue, for \$6,000.

Henry Bornkamp has sold four of his houses on East One Hundred and Fourth street.

Mrs. Nelson Crawford has sold one and one-half lots on the south side of One Hundred and Twenty-fifth street, 35 feet west of Madison avenue, with frame house thereon, to a Mr. McMahon for \$25,000.

The fourteen lots belonging to the corporation on the west side of Third avenue, between and on Sixty-seventh and Sixty-eighth streets, which were sold at auction last week for \$228,700, were appraised before the sale by one broker at \$158,000 and by another at \$200,000.

Brooklyn.

W. F. Corwith has sold the house and lot No. 169 Greenpoint avenue to Patrick O'Neil for \$6,100.

CONVEYANCES.

	1884.	1885.
	May 29 to June 5, incl.	May 28 to June 4, incl.
Number.....	330	303
Amount involved.....	\$1,646,242	\$1,092,580
Number nominal.....	76	71

MORTGAGES.

	1884.	1885.
	May 29 to June 5, incl.	May 28 to June 4, incl.
Number.....	249	246
Amount involved.....	\$871,334	\$958,340
Number at 5% or less.....	90	102
Amount involved.....	\$404,106	\$379,300

PROJECTED BUILDINGS.

	1884.	1885.
	May 31 to June 6.	May 29 to June 5.
No. of buildings.....	85	141
Estimated cost.....	\$430,075	\$752,125

Out Among the Builders.

J. F. Burrows has the plans under way for six five-story brick and brown stone flats and stores, 25x78 each, to be built on the west side of Second avenue, between One Hundred and Ninth and One Hundred and Tenth streets, all fronting on the avenue, for Matthew Coogan, at an estimated cost of \$90,000. The same architect is engaged on sketches for seven three-story and basement brown stone private dwellings, to be built on the west side of Seventh avenue, between One Hundred and Thirty-fourth and One Hundred and Thirty-fifth streets. They will be in hardwood trim and contain electrical apparatus, etc. The cost to the owner, John Carlin, is estimated at \$77,000.

Cleverdon & Putzel are drawing the preliminary sketches for five five-story brick and brown stone tenements, to be built on the northwest corner of Second avenue and One Hundred and Fifth street. Four will front on the avenue and one on the street, the former having stores on the first floor.

J. B. McIntyre has the plans under way for two five-story brick and stone tenements to be built on the north side of Eighty-eighth street, commencing 64 feet east of Third avenue. One will be double, 26x75, and one single, 20x53. They will be built for John H. Gray at a cost of \$25,000.

Mark S. Karr is about to build six five-story brick and brown stone tenements, two on the north side of One Hundred and Forty-first street, commencing 150 feet east of Eighth avenue, having two families per floor, and four on the south side of One Hundred and Forty-second street, each 25x41, with an extension 13x16.8, the whole to cost about \$80,000. Architect, J. H. Valentine.

John Brandt has the plans for a five-story brown stone front flat, 25.6x85, to be built at No. 107 East Eighty-fifth street, for Simon Haberman, at a cost of about \$18,000.

Charles Tillman is about to build a 25-foot front five-story brick and stone store and flat at 312 East Eighty-second street, from plans by Charles Kinkel.

Albert Wagner is preparing the plans for a seven-story warehouse, 50x120, to be built for Heywood Bros. & Company, on Cherry street, running through to Water, commencing 75 feet east of Jefferson street. The front will be of brick, granite and iron and the construction throughout of a substantial character. The boilers will be placed under the Cherry street sidewalk, and the building will be connected with that built by the same firm last year. The whole, when completed, will be 100x120 in size. The cost of the new structure is estimated at \$75,000.

Joseph Galley intends to build a two-story brick road house on two lots on the south of One Hundred and Twenty-first street, 75 feet east of Seventh avenue, from plans by H. F. Schladermundt.

A. B. Ogden & Son are drawing the plans for a five-story brick and stone tenement and store, 25x60, to be built at No. 326 East Fortieth street for Mrs. B. Golden at a cost of \$12,000.

The northeast corner of Eighty-first street and Lexington avenue is to be improved.

Brooklyn.

The St. John's Orphan Asylum, on Albany and St. Marks avenues, is about to be reconstructed. The roof is to be made fire-proof. A kitchen and other out houses will be added, the estimated total cost being \$50,000. Architect, William Schickel.



St. Catherine's Hospital on Bushwick Boulevard is about to receive an extension, 50x84 in size, and out houses, to cost some \$40,000. Architect, William Schickel.

St. Nicholas' Roman Catholic Church intends to build the basement of their church on Olive street this year and to finish the edifice next year. The preliminary sketches are being drawn by William Schickel, of New York.

E. F. Gaylor has plans in hand for a four-story brick tenement, 27x55, with a three-story and basement brick dwelling, 23x45, adjoining, to be built on the north side of North Seventh street, 175 east of 4th street, for Hugh Clark, the cost will be about \$18,000, and a five-story brick extension, 23x45, with one-story addition to the main building, on the south side of South Ninth street, between Second and Third streets, for J. Applegate, cost about \$15,000.

M. J. Morrill has plans under way for five two-story and attic brown stone dwellings, 20x42 each, to be erected on Bergen street, near Nostrand avenue, for Martin Joost, cost about \$30,000.

### Out of Town.

**Bellport, L. I.**—James Otis Hoyt is about to erect a handsome summer cottage, two-and-a-half-stories high and of brick and frame, from plans by Babb, Cook & Willard.

**Buffalo, N. Y.**—The St. Louis Roman Catholic Church is having plans drawn by William Schickel for a handsome place of worship, which is to be erected on Main street. It will be in the Gothic style and will have a dimension of 86x225. The structure will have a seating accommodation for 2,000 persons. It will be of native stone and will cost about \$200,000.

**Clifton, S. I.**—Excavations have been commenced for a two-story and attic frame cottage, 23x31, with extension, 17x30, to be built for James Doyle at a cost of about \$7,000, from plans by Babcock & McAvoy.

**Greenwich, Conn.**—Chas. A. Kirtland is about to build a picturesque stone house on North street, two stories high, and to cost \$10,000. Architect, Frederick B. White. The latter also has the plans for a pavilion and bath houses, 80x60, to be built by the Belle Haven Land Company, and a two-story and attic frame dwelling, for N. S. Seleninoff, to cost \$6,000.

**Kearney, N. J.**—Mrs. A. M. McKirgan is about to build five two-story and attic frame dwellings, 23x40 each, at a cost of \$18,000, from plans by R. H. Rowden, of Newark.

**Isle of Wight, L. I.**—F. T. C. Beck is about to build a two-and-a-half-story frame dwelling, 30x40, to cost \$5,000.

**Rye, N. Y.**—William H. Parsons intends to build a two-and-a-half story brick and frame dwelling in the Colonial style from plans by F. B. White, to cost \$8,000.

**Newark.**—The following are the principal plans filed in the Building Department from May 21 to June 5: One 3-sty brk factory, 19x22, to be built at 281 N. J. R. R. ave, for J. Rummell & Co. A 3-sty brk store and tent, 30x76, cor Ferry and Union sts, for the heirs of Patrick Mathews; archts, T. A. Roberts & Son. A 2½-sty brk dwg, 26x30x12x20, cor Roseville av, n 5th av, for Mrs. A. A. Sleight; Foster & Shaw, masons. A 2-sty fr dwg, 21x32, at 139 Mt. Prospect av, for N. M. Baldwin. A 1-sty fr car house, 80x150, on Belleville and Abingdon avs, for the O. & N. H. R. R. Co.; A 2-sty fr stable, 32x114, and two 1-sty fr stables, 30x225, for the same company, on Abingdon av; masons, Van Houten & Cook; carpenters, Vreeland & Romini. A 2-sty fr dwg at 254 N. 7th st, for Geo. Hartman. A 2-sty purse and pocket-book facty and dwg, at 286 Waverley av, for J. Eckelhafer; archt, P. Charles. A 2-sty and attic dwg and stable on N. 9th st, cor 7th av, for H. F. Coffin. A 3 sty fr dwg, 25x40 and 62, at 340 Springfield av, for J. Zipfel. A 2½-sty fr dwg on Summer av, for Mrs. A. M. McKirgan. A 2½-sty ten't, at 48 S. 12th st, for W. W. Collyer. A 2½-sty fr dwg, on 4th st, 100 s Orange, for J. Fairchild. A 2-sty fr dwg, on 13th av, nr High, for C. Abbe; archts, Staehlin & Steiger. A 2-sty storeroom, 32x62, for Lyon & Sons' brewery, at No. 95 S. Canal; archt, T. Cressy. A 2-sty store and dwg, at 162 Livingston st, for Mary Angstmann. Two 2-sty fr dwgs, at 88 and 90 Sheffield, for E. S. Dean. Six 3-sty brk dwgs, 17.6x33.6, on 12th st, nr Gould av, for Cartwright, Miller & Jeffries; archt, T. Cressy. A 2½-sty fr dwg, 22x42, at 173 Spruce, for Fred. Tegen, Jr. A 3-sty fr dwg, 25x50, at 30 Bowery, for B. Streit. One do, at 123 Niagara, for P. Bickering. A 3-sty fr dwg, cor Montgomery and Quitman, for C. Wenz. A 3-sty do at 260 Ferry, for P. Cashill. A 2-sty fr dwg, 21.6x45, for Hugo Geisheimer at 30 Hankin. A 3-sty do, at 117 Newton, for G. Schweinferts. A 2-sty dwg on 10th st, n s Orange av, for C. Denderline. A 2½-sty dwg at 246 Clinton av, for Geo. A. Allsopp. One do, at 338 Sumner av, for N. H. Peck. One do, on Garrison st, for W. H. Drummond. One do, on Garside st, for W. S. Gadby. A 3-sty do, at 121 Mt. Pleasant av, for Wm. Clark. A 2½-sty do, on w s N. 7th st, bet 6th and 7th avs, for Mrs Sarah Hooper; archt, Frank F. Ward. Two 3-sty do,

on 7th st, bet 6th and 7th avs, for Mrs. M. J. Daskiell. A 2-sty carpenter shop and stable, at 295 Norfolk, for G. Trautwein. A 3-sty dwg at 20 Belmont av, for L. A. Eckert. A 3-sty bk and stone singing hall and theatre, 76x147, on Belmont av and Morton st, for Gotfried Krueger; archts, Staehlin & Steiger. A one and two-sty bk ultra-marine works, on Hamburg place road, comprising a number of bldgs in an irregular square, size 120x192 in width and 243x268 in length; archts, same as last; masons, Dey & Goble; carpenter, H. M. Doremus.

The number of new buildings for which plans were filed during the month of May was 120. In the corresponding month of last year it was 82, being an increase of 38 or 46 per cent.

R. Burgess & Co. have sold for Mrs. Eliza Cox, a plot on the east side of Mt. Pleasant avenue, near Clark, 44.5x100, to Peter Vanderhoof for \$1,975, on which the latter will build two houses. They have also sold for Mrs. Cox a lot on Ogden street, near Clark, 25x100, to Geo. Brown for \$775. The purchaser will build a house thereon.

### Contractors Notes.

Bids or estimates for the improvement of Riverdale avenue, from its intersection with the northerly line of the Spuyten Duyvil Parkway to the northerly line of the city of New York—will be received by the Department of Public Parks, at 36 Union square, until 10 o'clock A. M., on Friday, the 12th day of June.

Bids will be received by the Commissioner of Public Works, at 31 Chambers street, until Friday, June 12, at 12 o'clock, for furnishing the Department of Public Works with eight thousand (8,000) cubic yards of clean sharp sand.

Sealed proposals will be received by the Committee on Normal College, at the Hall of the Board of Education, corner of Grand and Elm streets, until 4 o'clock P. M., on Monday, June 15, for repairs and painting at the Normal College buildings, on 4th and Lexington avenue and 68th and 69th streets.

Sealed proposals will be received at the Hall of the Board of Education, corner of Grand and Elm streets, by the Committee on Buildings of said Board until the 15th day of June, at 4 o'clock P. M., for furnishing poles, cables, wires, signal boxes, etc., for the purpose of connecting the various buildings under the control of said Board by means of a fire alarm telegraph system, with the headquarters of the Fire Department telegraph, at No. 157 Mercer street.

Bids will be received by the Commissioner of Public Works, at 31 Chambers street, until Wednesday, June 17, at 12 o'clock, for paving with granite block pavement the following streets. No. 1. Essex street, from Houston to Division street; No. 2. Mott street, from Canal to Chatham street; No. 3. Mulberry street, from Park to Canal street, Park street, from Centre to Pearl street, and Park street, from Mott to Mulberry street; No. 4. 4th street, from Broadway to Bowery, and Hester street, from Centre to Elizabeth street; and for paving with trap block pavement the following streets: No. 5. Thompson street, from Canal to Bleecker street; No. 6. 12th street, from 2d avenue to Avenue A; No. 7. 44th street, from 10th avenue to 11th avenue; and 35th street, from Broadway to 7th avenue; No. 8. 129th street, from 7th to 8th avenue.

### Notes and Items.

Corporation Counsel Lacombe will make application to the Supreme Court on Friday, June 26, for the appointment of Commissioners of Estimate and Assessment in the matter relative to the opening of Lexington avenue, from Ninety-seventh to One Hundred and Second street.

### Special Notices.

Mr. Mortimer Sullivan has finished putting in the electric bells, speaking tubes and electric door openers in the large flat on the northwest corner of Eleventh street and Second avenue. His electric door opener is patented, and is of a very perfect character. Mr. Sullivan has supplied electrical apparatus to between seventy and eighty houses during the past twelve months. Communications can be addressed to his office, No. 258 West One Hundred and Twenty-fifth street.

Salomon Marx, the real estate dealer, sailed for Europe on the steamer Werra on Saturday last, May 30th, where he will spend the summer with his family. Samuel Goetz will attend to his affairs during his absence. Schumacher & Ettlinger offer for sale a lot of fine second-hand yellow pine at 34 Bleecker street.

A handsome pair of mantel curtains to be suspended from a brass rod below the lambrequin are of peacock blue plush, embroidered with acorns and leaves in gold and cashmere beads.

### BUILDING MATERIAL MARKET.

**BRICKS.**—Sellers have retained the advantage on Common Hards and the general market was well supported throughout the week, unexpectedly so, if anything, as the supply was really larger. It appears, however, that when the difficulty with the workmen at the points of production gave signs of settlement buyers commenced holding off, and after the strike was settled the same policy continued in hopes that accumulated offerings and a necessity for realizing would break down cost. Holders, in the meantime, were handling the supply with greater ease than anticipated, and finally, having used up about all the stock in hand, buyers were compelled to open the demand again with some freedom, and all coming in together made a sweep that cleaned the market and gave a firmer cost to prices, which at the present writing still remains current. A peculiarity of the position is the comparatively narrow range of cost. Some of the Jerseys are valued in the neighborhood of \$3.50 per M, but anything in the way of good, smooth brick will command \$6.00, with fine and choice stock worth respectively \$6.25@6.50, but the two latter figures somewhat exceptional, and \$6.00 about the basis at which buyers desire to do business

This is said to be due to the fact that a large number of dealers have made contracts with consumers at prices that would insure them loss should they pay more than the above last mentioned rate, and that even as it is about the only salvation in numerous instances is the courtesy shown by customers in accepting a somewhat lower grade than they would were sellers laboring under fewer disadvantages. Work is now fully under way at all points but in different stages of progress, and probably about two weeks will elapse before the entire productive capacity can be placing stock upon the market. Pale Brick have also found a very good market and were firmer, with some of the best stock selling up to \$3.50 per M. Fronts scarce and firm.

**HARDWARE.**—There has been both improvement and loss of tone according to the changes in demand, some sections have fairly stocked up, and are now heard from in only an irregular sort of manner, while others are sending in fuller and more general orders. There is also more or less variation in the selections made with some styles less sought after, and others showing an increase of demand, the latter including standard assortments of builders' hardware. Prices in a general way remain "about as before," but they vary somewhat according to circumstances, with pos-

sibly a little steadier inclination of late on wood screws the competition having slightly modified.

**GLASS.**—Reports on the general condition of the market for window glass do not appear to change to any important extent. In the way of full invoices the movement was somewhat limited and buyers cautious, but jobbers manage to keep up a pretty good line of trade, with a few houses claiming activity, and former rates well preserved on all standard supplies. There does not appear to be much trouble about getting a supply when the call is made, but no evidences of an excessive stock are to be noted.

**LATH.**—This market has had one of its periodical fluctuations, and from the usual causes. Immediately following our last the arrivals ran up pretty full, and as the holiday prevented prompt handling receivers found themselves at a disadvantage and finally compelled shadings to \$2.45@2.40, and at the lowest \$2.35 per M. By the time the latter figure had been reached, however, the supply was all disposed of, and of late the tone has been hardening again with \$2.40 now bid and \$2.45@2.50 per M asked on parcels to arrive. Consumption is said to continue steady, but dealers still unwilling to anticipate the future, with a few carrying a little more stock than intended.



ful character and sellers appear satisfied with the situation. Demand from some quarters is running a little disappointing, but there is no decrease in the volume of general trade and prices are steadily maintained on all standard goods. Linseed oil sells about the average extent and presents no new features. We quote at 49@50c. for Western, and 51@52c. for city. Spirit turpentine has been in better demand, in part speculative, and prices are higher with quite a strong tone at the close. We quote at 33@33c. per gallon, according to size of invoice.

PITCH AND TAR.—Operations slow and moderate with a market showing no change worthy of special note at the moment. Supplies only fair. We quote pitch at \$1.70@1.90 per bbl.; Tar \$1.85@2.15 do., according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending June 5:

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

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Lispensard st, Nos. 26 and 28, s s, 75 w Church st, 37.5x29.6, five-story stone and iron building with store. R. M. Laimbeer. (Mort. \$68,000) \$78,000'.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Broad st, No. 50, w s, abt 205 s Exchange pl, 20.9x112x15x113.4, four-story brick office building. Howard W. Coates. (Mort. \$55,000) 58,250'.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Pearl st, No. 146, e s, abt 60 s Wall st, 21x63, four-story brick building. (Lease has 4 years to run; rent \$4,000.) E. B. Smith. 32,500'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '23d st, No. 118, s s, 150 w 6th av, 25x98.9, five-story brown stone apartment house "Wellington." J. R. Brown for Washington E. Connor. (Mort. \$45,000; rent \$6,000.) 66,700'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '48th st, No. 20, s s, 300 w 5th av, 24x100.5, four-story brown stone dwell'g. (Leasehold, 3 renewals of 21 years each, from June 1, 1886; ground rent \$359 per annum.) J. M. Mayer. 24,000'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '123d st, s s, 75 w 6th av, 50x100.11, vacant. 17,150'.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Washington av, e s, 210 s 172d st, 25x120. J. W. Hannan. 1,025'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '121st st, Nos. 231-235, n s, 185 w 2d av, 75x100, three four-story stone front flats. Meyer Hellman. 14,000'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '44th st, n s, 105 e 3d av, 25x100.8, vacant. C. W. Van Voorhis. 2,550'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '95th st, s s, 155 e 3d av, 50x100.8, vacant. Same. 6,000'.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole and others have made the following sales for the week ending June 5:

Table listing real estate sales in Brooklyn with columns for address, description, and price. Includes entries like 'Carroll st, n e s, 87.6 n w 7th av, 80x100. Mark Falkner. 8,600'.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Total. \$296,440'.

CONVEYANCES.

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

NEW YORK CITY.

Table listing real estate sales in New York City with columns for address, description, and price. Includes entries like 'MAY 28, 29, 30, JUNE 1, 2, 9, 4. Allen st, No. 102, e s, 154.1 s Delancey st, 24.9x87.6, five-story brick tenem't with store. Anna Storminger to Sophia Hauer. Q. C. June 3. nom'.

Canal st, No. 501, n e s, 129.2 n w Watts st, also 16.6 s e Renwick st, runs northwest 16.6 to Renwick st, x north 24.7 x east 38.7 x southwest 42.6, five-story brick building with store. Isaac W. Maclay, Yonkers, and William E. Davies, Demarest, N. J., to Philip L. Meyer. Mort. \$15,000. Dec. 17, 1884. 25,000

Columbia st, No. 26. Agreement to permit an encroachment upon No. 28 Columbia st so long as the present north wall of No. 26 remains standing. Berhard Rosenstock to Richard Dudgeon, Oyster Bay, L. I. May 1. 200

Columbia st, No. 102, e s, 25 s Stanton st, 25x80, five-story brick tenem't with store. Lorenz Zink to Abraham King. May 23. 16,200

Columbia st, No. 25, w s, 87.6 n Broome st, 21.10 x100, two-story frame building and two story frame building on rear. Hiram W. E. Sharrot, Brooklyn, an heir of D. Boyd, to Charles Rosenberg. C. a. G. May 1. nom

Same property. Susan, John H. V. and Alexander M. Sharot, Lydia C. Forman and Addie E. Hill, Brooklyn, Jacob B. and Jesse J. Sharrot, of Pierce, Neb., to same as last. C. a. G. May 1. nom

Christie st, No. 112, e s, 125 n Grand st, 25x100, five-story brick tenem't with store and five-story tenem't on rear. Moses Adler to Louis Arnheim. Morts. \$19,000. May 27. 32,000

Duane st, No. 170, s s, 25x125. Leonard st, n e s, 52.5 n w Baxter st, runs northwest 43.1 x northeast abt 28.8 x southeast abt 34.7 x southwest 3.5 x south 5.4 x southwest 6.9 x southwest 2.2

82d st, No. 222, s s, abt 335.6 w 2d av, abt 20.4x102.2. Also property in Brooklyn.

John A., Martha J., Francis J. J., Edward J. and John L. Deraismes, Amelia F. Dunham, Emma J. wife of Edward A. Storey and Maria L. wife of Abbott C. Combes, children of John Lovett, and Juno. F. J. Deraismes to John A. Deraismes and Amelia F. Dunham. Partition. Q. C. and C. a. G. June 1. nom

Division st, Nos. 29 and 29 1/2, s s, 342.6 e Catharine st, 25x69x25x69.2, two-story brick store and dwell'g. Partition. Wilbur Larremore to Ephraim Drucker. May 29. 15,300

Division st, Nos. 31 and 31 1/2, s s, 367.6 e Catharine st, 25x68.6x25x68.3, two-story frame dwell'g and stores. Partition. Wilbur Larremore to Israel Spingarn. June 1. 13,600

Division st, Nos. 37 and 37 1/2, s s, 442.9 e Catharine st, 25x68.6, two-story frame dwell'g and stores. Partition. Wilbur Larremore to Frederick Finck. June 1. 13,100

East Broadway, indef't., bet Jefferson st and Clinton st, 25x87.6. Morris Moses, Carbondale, Pa., to Rachel Moses. May 8. 6,500

East Broadway, indef't., 25x87.6. Rachel Moses, widow, to Nathan Hutkoff. Mort. \$7,500. May 28. 14,500

East Broadway, No. 217, s s, 23.4 w Clinton st, 24x87.6, three-story brick dwell'g. Joseph Spektorsky to Elizabeth wife of Gabriel Marks. Mort. \$8,500. June 1. 15,000

Elizabeth st, No. 60, s e cor Hester st, 50x50. Hester st, No. 146, s s, 50 e Elizabeth st, 24.6 x75, six-story brick factory. Jacob Bookman to David Block. Mort. \$20,000. May 25. 47,500

Front st, No. 180, cor Burling slip, 24x63x24.4 x63.5, five-story brick building. Robert Colgate to Edward Austin, Baltimore, Md. June 1. 42,500

Franklin st, Nos. 54 and 56, n e cor Cortlandt alley, 25x100, five-story iron building. Sub. to easement for alley, Joseph I. West to Lydia M. Preble. Mort. \$20,000. June 22, 1883. 40,000

Grand st, No. 382, n s, 75 w Suffolk st, 25x100, three-story brick front building with stores. Katharina wife of and Heinrich Petri to Edward Levine. Mort. \$8,800. May 6. 23,500

Grand st, Nos. 125 and 127, s s, 50x80, two four-story brick stores. James M. Keeler, by J. J. Brady, guard, to Peter J. McCoy. 1-5 part. Mort. 1-5 of \$10,000. May 15. 15,200

Same property. Annie Brady, by J. J. Brady, guard., to same. 1-10 part. Mort. 1-10 of \$10,000. May 15. 7,600

Same property. Mary Brady, by J. J. Brady, guard., to same. 1-10 part. Mort. 1-10 of \$10,000. May 15. 7,600

Same property. Margaret A., Jennie M. and Emily F. Keeler to same. 3-5 part. Mort. 3-5 of \$10,000. May 1. 45,600

Same property. John J. Brady to same. Q. C. May 15. nom







June 6, 1885

Matthew Olwell and Agnes O. Philbin to James Olwell. C. a. G. 1/2 part. May 28. 10,000
6th av. n w cor 117th st, 25.2x75x25.2x—, vacant. Anne Bishop to James E. Graybill. June 2. 6,650
7th av, s w cor 57th st, runs west 115 x south 89 x east 15.2 x south 13.5 x east 100 to 7th av, x north 100.5, Nos. 200-210 57th st, seven-story brick and stone flat. Elizabeth wife of William Noble to John Paine. See 10th av. Mort. \$300,000. May 28. 600,000
8th av, w s, extd from 129th st to 130th st, 199,10x100, new tenem'ts projected. Henry A. Hurlbut to Henry Gerken. May 29. 63,000
9th av, Nos. 413-417, w s, 19.9 n 33d st, 59.3x100.

MISCELLANEOUS.

Exemplified copy of the last will and testament of James P. Travers, dec'd. General assignment. Marth. Kreukel, individ., and extr. C. Kreukel, to Louis B. Schuler, Brooklyn. val. recd
Last will and testament of E. D. Morgan, dec'd, with codicils.

23d and 24th WARDS.

Adams st, e cor Railroad av, 378.6 on Adams st, 200 on Railroad av and bounded on north-east 387.6 in part by Wetmore st and south-east 200.10 partly along Washington av; also another plot on n w s of Washington av, 50.9x80x50x80.6. Mary C. Worster, widow, to Michael J. Dady, Brooklyn. Mort. \$3,500. May 26. 7,400
Frederic st, lots 413 and 414 map S. Cambreleng property. Michael Heimburger to Bernard Halpin. May 5. 150
Fletcher st, s e cor Railroad av, 150x150. John Thomas, Peter, James and Patrick Crow and Catharine wife of John Kehoe, heirs Thos. Crow, to James F. Crow and Mary V. Brophy. June 5, 1883. nom
Gouverneur st, s s, lot 264 map Melrose South, 50x118.6. Mary J. Luecke to Frank Gass and Katharina his wife. Mort. \$2,900. May 29. 3,500
Lowell st, n w part of lot 91 map Mott Haven, 24.8x100, h & l. Edwin S. Barker to Henry C. Cunneely. Mort. \$500. May 26. 4,750
Same property. Release mort. Fanny wife of Patrick J. Keary to Edwin S. Barker. May 26. 2,500
Mott st, n s, 375 w Morris av, 25x106.6. Lorenz Weiher, New Rochelle, to John C. Landauer. May 12. 600
1st st, n s, lots 12 and 13, Port Morris, map of

Wilton, &c., 50x100. Margaret Little, widow, and Thomas Little, heir O. Little, dec'd, to Mary A. Kelly, North Brothers Island. Mort. \$300. May 25. 900
134th st, s s, 549.6 e Willis av, 0.6x100. Thomas J. O'Kane to Thatcher M. Adams. May 25. 250
140th st, s s, 306.6 e Alexander av, 25x100. Irongene Steeves and Carleton H. Upson, heirs Lucas M. Upson, to Catharine R. Upson. May 27. nom
141st st, n s, 200 w College av, 50x100, hs & ls. John Gormley to Bridget McKeever. Q. C. May 28. nom
Same property. Bridget McKeever to John and Mary Gormley. Q. C. May 28. nom
141st st, n s, 481.6 e Alexander av, 25x100. James Giffin to James Flanagan and Margaret his wife. May 6. 5,000
144th st, n s, 165 w Brook av, 50x100. Lewis B. Brown to Samuel F. Pease and Ferdinand V. Morrison. May 29. 2,000
147th st, n s, 425 e Prospect st, 12.6x100. Theodore Neilson to Margaretha wife of and Charles Weigel. Mort. \$850. May 29. 1,400
150th st, s e cor Terrace pl, 93.10x100x120x102.5. Harteman M. wife of and Gustav Girardon, formerly Alviset, Mamaroneck, to Margaret Callahan. June 4. 1,600
153d st, n s, 400 e Courtlandt av, 25x100. Anna M. wife of Andreas Karst to Bernhard Stock. June 1. 3,000
153d st, s s, 700 e Courtlandt av, 25x100. George Stolz to George Schneider and Barbara his wife. May 28. 1,700
159th st, n s, 200 w Elton av, 50x100. Foreclos. Henry H. Anderson to Edmund W. Albroy. May 29. 3,200
165th st, n s, 25 e Stebbins av, 25x113.4. Lyman Tiffany to William Wirth. March 30. 550
Av C, e s, 404 s Cliff st, 21x169.6. Julius S. Hitchcock, Poughkeepsie, to John Rogers. 600
Adams av, e s, 100 s Columbia av, 50x100. Charles F. Green to Orville B. Ackerly. June 3. 390
Columbia av, s s, 25 e Jefferson av, 25x75. Charles F. Green to Michael Reidy. June 3. 245
Courtlandt av, s e cor 160th st, 75x100. Andrew J. Rogers and Marie E. his wife to Mary Eckel. Q. C. May 22. nom
Courtlandt av, w s, 77.7 s 148th st, as surveyed, 30.11x94x28.7x94. Charles Schledorn to the Mayor, &c., New York. May 6. 3,000
Franklin av, w s, 206 n 7th st, 100x211. Lucy Randall Comfort and Sidwell S. Randall to Martha E. Randall. June 1. nom
Same property. Martha E. Randall to Alice F. Randall. June 1. 2,400
Grove av, e s, 320.6 s Wall st, 25x100. James Duthie, Washington, D. C., to Annie McD. Burger. Mar. 30. nom
Grove av, e s, 345.6 s Wall st, 25x100. Same to Lucy Turney. Mar. 30. nom
Intervale av, n w s, 130.6 n e 167th st, 25x123.6 x26.6x125.1. Henry D. Tiffany to Albert Rector. June 1. 400
Intervale av, w s, 405.6 n 169th st, 25x125.1x25x123.9. Michele Paladino to William A. Bergamini. May 29. 500
Jackson av, e s, 425 n Clay st, 25x100. Charles F. Green to Edward Sherman. June 3. 135
Jackson av, e s, 450 n Clay st, 50.8x90x50x100. Charles F. Green to Bernard Halpin. June 3. 260
Jefferson av, s w cor Columbia av, 75x100. Charles F. Green to Ernest Sass. June 3. 635
Jefferson av, w s, 75 s Columbia av, 125x100. }
Jackson av, e s, 300 n Clay st, 125x100. }
Same as last to Ezbon S. Westcott. June 3. 2,055
Madison av, w s, 225 s Columbia av, 50x100. Charles F. Green to John Fawls. June 3. 565
Madison av, w s, 275 s Columbia av, 25x100. Charles F. Green to Maurice Dorney. June 3. 285
Madison av, n w s, 128 s w Kingsbridge road, 25 x190x25x190.2. Isaac Sommers to Louis Josephs. June 2. 600
Opdyke av, n s, 75 w 2d st, 75x100. Emma S. wife of and Joseph J. Potter to Theodore Friendly, Elmira, N. Y. May 23. 1,125
Opdyke av, n s, 200 w 2d st, 25x100. John J. Bannan to Theodore Friendly, Elmira, N. Y. May 23. 375
Opdyke av, n w cor 4th st, 200x151.6x200x152.5. Rosa Elsas to Charles R. Treat, Brooklyn. May 13. nom
Prospect av, lot 67 map Woodstock, 163 x 284 x 168 x 245. Foreclos. Edward Sandford to The Equitable Life Assur. Soc., U. S. May 25. 8,100
Pelham av, s s, lot 131 map of property of S. Cambreleng et al., 25.6x141.8x25x136.9, h & l. James Vogan to Sarah J. Briggs. June 1. 2,000
Robbins av, e s, 100 n Division av, 20x100. Foreclos. Max Altmayer to Marie Klebisch. May 29. 3,030
Tinton av, n w cor 167th st, 80.6x66.6. Newbury D. Lawton, New Rochelle, to John A. Knox. May 12. nom
Tinton av, e s, 125 n Cedar st, 18.9x100. John W. Decker to Peter Carroll and Sarah his wife. Mort. \$1,250. May 29. 2,500
Same property. Release mort. R. Clarence Dorsett to John W. Decker. May 29. 310
Tinton av, s e cor Strong st, 120.2x170. }
Strong av, n s, extd from Tinton av to Union av, 270x120.2. }
Annie Ormiston to John W. Decker. May 29. 40,712
Taylor av, n w s, lot 152 map Belmont, 100x100. Benjamin M. Brown, Huntington, L. I., to Emily Wood. Nov. 80, 1863. 50

Washington av, n w s, 72 n e 168th st, 24x150. }
3d av, w s, 100 n 164th st, 75x117.5. }
Catharine wife of and Valentine Ehrmann, of San Francisco, Cal., heirs of Valentine Diesell, to Theresa L. Loeble. June 2. nom
Willis av, w s, 25 n 144th st, 100x106. Patrick Nolan with William H. Davis. Party of second part to do plumbing for the four buildings to be erected, then to pay \$715 of notes and take one building for payment at valuation of 9,000
2d av, s e s, 60.6 s w Devoe st, 50x125. John J. Leddy and Margaret A. Donohue, heirs Ann Leddy, to Mary E. wife of John McNamara. May 29. 2,375
6th av, e s, 200 s Walnut st, 50x100. }
7th av, e s, 100 s Walnut st, 100x100. }
5th av, w s, lot 100 map Mt. Eden, 50x100. }
6th av, e s, lot 94 map Mt. Eden, 50x95. }
Lorenz Gautz to Carolina Gautz. Q. C. May 19. nom
Part lot 78 map Morrisania, 28.6x127x28x127. Foreclos. Stephen S. Marshall to George H. Purser. Feb. 20, 1885. 1,500
Junction of Old Post road, Walker st and Locust av, 4 acres. }
Street in front of late residence of Thos. Walker, dec'd, indef., 94x100x94x110. }
George H. Brewster to Louisa Coddington. Foreclos. Sub. to any assessments. April 28. 5,500

LEASEHOLD CONVEYANCES.

Broome st, Delancey st, East st and Tompkins st—the block. William H. Dannat to Dannat & Pell. 21 years, from Jan. 1, 1883, per year, taxes and assessments and 7,600
Cedar st, n s, bet Trinity pl and Greenwich st. Mayor, &c., New York, to Henry Demarest. Tax lease, 40 years, for tax of 1869. 526
Delancey st, No. 78. Paul Happel to Caroline Wittpen, assignee of lease. Agreement to extend lease 3 years beyond term stated in lease. 200
Delancey st, No. 78. Assign. of lease. Anna Wetzel to Caroline Wittpen. See above. 1,500
East Broadway, s s, 95.4 e Jefferson st, 25x87.6. Assign. lease. Rachel Moses to Nathan Hutkoff. 14,500
Same property. Assign. lease. Dora Singer to Rachel Moses. 6,500
Vandam st, No. 35. Assign. lease. Eva Shaw to Margaret Corse. 600
2d st, n s, 19.6 e Av A, 20.2x57.5. Rutherford Stuyvesant, et al., exrs. &c., to Jacob Hinklein. 20 years, from May, 1885, per year, 4.5
11th st, n s, 290 w 3d av, 25x100. Rutherford Stuyvesant to Michael Fox. 21 years, from Nov. 1, 1885, per yr., taxes, assessments and 550
20th st, s s, 520 w 2d av, 20x78. Assign. lease. Michael Reilly or Riley to Julia McCarthy. 2,250
50th st, No. 235 W. Assign. lease. James S. Briggs to John Acker, Edgar B. Banks and Theodore Riehl. 3,550
55th st, s s, 445 w 8th av, 20x100.5. Assign. lease. Carrie wife of Michael Mitchell to Christian Blinn, Jr. 5,500
56th st, No. 443. Assignm't of rents. Forrester Chandler to John E. Leaycraft. 1,000
Morse av, n w s, 100.2 e Waverly st, 50.1x100. Assign. lease. Sarah Myers to Alma S. Brooks. nom
2d av, No. 1873. Assign. lease. James F. Garvey to Alfred J. Smith. nom
3d av, s w cor 84th st, 102.2x255.7. The Egerton Orphan Asylum, Baltimore, Md., to Thomas Smith. 62 1/2 years, from June 1, 1885, per year, taxes, assessments and gold 6,000
3d av, w s, 62.10 s 65th st, 19x80. Assign. lease. Therese Steindler to Adolph Franke. 9,500
3d av, s e cor 102d st, store. Assign. lease. John C. Hughes to Peter Doelger. 1,300
9th av, w s, 76.8 s 79th st, 25.6x100. John G. Wendel to Anthony O. Rowe. 21 years, from May 1, 1884, per year, taxes, &c., and 500
Same property. Assign. lease. Thomas Miller, Jr., assignee of Anthony O. Rowe, to Benjamin Cochran. 50
Same property. Assign. lease and consent. Benjamin Cochran to Milliken & Smith. 1,070

KINGS COUNTY.

MAY 28, 29, 30, June 1, 2, 3, 4.

Adelphi st, w s, 113 s Lafayette av, 22x100. Adolf Goepel to James Murdock. Mort. \$5,000. \$8,250
Bergen st, n s, 144.1 e Smith st, 30.10x100. Mary A. Lucas, New York, to John H. Newman. 2,500
Bergen st, n s, 100 e Smith st, 21.3x100. }
Bergen st, n s, 144 e Smith st, 31x100. }
Release mort. Joshua B. Washburn to Mary A. Lucas. nom
Baltic st, s s, 193.4 w 5th av, 25x55.7x25x55.6. Mary Duffy, widow, to Marion Vannier, of Succasuna, N. J. Morts. \$1,200. 3,000
Berkeley pl, n s, 100 e 8th av, 83.6x80.2 to w s Prospect Park, x north 22.2 to centre of block, x west 73.10 x south 100, h & l. John H. and William R. Doherty to Thomas McCauley. nom
Same property. Thomas McCauley to John H. and William R. Doherty, joint tenants. All liens. nom
Broadway, s w s, 56.7 n w Decatur st, 74.7x51.3 x51.6, gore. Peter Kinsey to Alfred J. Pouch. 1,200
Broadway, n e cor Palmetto st, 100x150. Richard Goodwin to Charles E. Cozzines and William H. Barton. 23,600
Broadway, n e s, 25 n w Locust st, 25x100, h &















- Guttschow, Charles F., to Francis Curran. East 5th st, e s, 571.6 n Greenwood av, 50x100. April 29, 3 years. 800  
 Herrmann, Adam, to Carolina Zentgraf. Barbey st, w s, lot 18 block 43, property Jacob H. Sackmann, 25x100. May 28, due June 1, 1890, 5%. 600  
 Hillenbrand, William, to Elizabeth Underreiner. Madison st, s s, 341.1 w Evergreen av, 25x117.6x25x117.3. May 26, due July 1, 1890, 5%. 1,400  
 Hurlburt, Maria A., wife of and Charles T., to Edwin Lord. South 5th st, n s, 84 w 6th st, 16x73.4. June 1, 1 year. 1,000  
 Hall, Mary E., wife of Charles G., to Elizabeth W. Aldrich. Lexington av, s s, 100 e Bedford av, 235x100. May 26, demand. 32,200  
 Hammer, Sophie, wife of Charles, to Catharine Dannenhoffer. Floyd st. P. M. May 26, due June 1, 1888, 5%. 2,400  
 Herkner, Henry F., to Margaret Inglis. Pacific st, n s, 115 w 3d av, 20x100. May 19, 3 years, 5%. 3,000  
 Hoss, Cornelia L., to Eliza Fitzpatrick. Sandford st, n s, 113.9 w Graham av, 18.9x100. May 29, 3 years. 400  
 Hahn, Adam, to Theodore F. Jackson, et al, trustees Loftis Wood, dec'd. Central av, Harman st. P. M. May 15, 2 years, 5%. 1,500  
 Hamilton, William H., to Henry L. Dreyer. 3d st. P. M. May 28, 1 year. 1,000  
 Hart, James, to Ferdinand Muhl. 43d st. P. M. June 1, 1 year, 5%. 700  
 Haskins, Lewis N., George R. Robson, Stephen Martin, Frank Purdy, Jr., John H. Bedell, James Crouch and Robert J. Patterson to Edward T. Hunt and ano., exrs. and trustees T. Hunt. 47th st. P. M. June 1, 5 years. 2,500  
 Haughey, Jane, Catharine and Mary, to Edward Lavin. Warren st. P. M. May 26, due June 1, 1890. 5,000  
 Hayes, Peter, to Henry T. Meyer. St. Marks av, n s, 400.7 e Troy av, 23x127.9. June 1, 3 years. 300  
 Hennion, Andrew J., to The Greenpoint Savings Bank. Manhattan av, s w cor India st, 37.6x75. June 1, 1 year, 5%. 10,000  
 Hilyard, John W., Rancocas, N. J., to Jonas P. Conklin. Flatbush av, n e s, 129.5 n w Lafayette av, 20.7x81.5x20.2x73.4. P. M. Dec. 31, 1883, due Jan. 1, 1885. 2,000  
 Howell, Edwin F., and Sophie H. his wife, to The Serial Building Loan and Savings Institution. Butler st, s s, 129.10 e Bedford av, 20 x127.9. May 21, 10 years, installs. 400  
 Hagadorn, Francis, to Jane A. Truslow. Ross st. P. M. June 1, 1 year, 5%. 2,000  
 Hawkins, George W., to Michael J. McLaughlin. Lafayette av. P. M. June 2, due June 3, 1886. 1,000  
 Hegeman, Benjamin A., exr. and trustee Charles Kelsey, to Jane Rooome, North Plainfield, N. J. Columbia st, w s, 39.4 s Irving st, 40.10x100; Irving st, s s, 100 w Columbia st, 80.4x99.3. June 1, 1 year. 6,000  
 Ingram, William, to Patrick Mulcrone. 9th st. P. M. June 1, 3 years. 500  
 Jenkins, Matilda, to Esther Barton. Dupont st, n s, 200 w Manhattan av, 25x100. June 1, 5 years. 1,000  
 Karkella, John, to Augustus B. Pettit. Chauncey st, n s, 125 w Ralph av, 25x41.8. May 3, due Nov. 3, 1887, 4%. 450  
 Kay, William E., to Andrew Suydam. 19th st, n e s, 314.2 n w 6th av, 55.6x100. May 27, due June 1, 1888. 4,500  
 King, Cornelius, to Susan C. Strain. Flatbush Plank road. P. M. April 13, due June 1, 1886, 5%. 3,000  
 Kleine, Virginia A., wife of and John H., to Francis P. Furnald. Busewick av, Schaeffer st, Covert st. P. M. June 1, 3 years. 6,000  
 Kelly, Michael J., to Martha Whateley et al., extrs. John Whateley. Alabama av, n e cor Bay av, 175x100. May 29, 3 years, 5%. 1,000  
 King, John W., to Helen E. Van Buren. Myrtle av, n s, 50 e Skillman st, 25x107.9. May 29, due Sept. 15, 1887, 5%. 1,100  
 Kleine, Virginia A., wife of John H., to Lucy A. Vanrein. Interior lot, 100 s e Schaffer st and 75 n e Bushwick av. P. M. June 1, 3 years. 370  
 Landmann, John G., to Joseph H. Palmer and ano., exrs. Sarah Van Cott. Cedar st, n s, 275 e Evergreen av, 25x97.6. June 3, 5 yrs. 1,000  
 Louth, Annie, to Samuel M. Meeker, exr. and trustee Wm. Wall. Lewis av, w s, 20 s Macon st, runs south 80 x west 155 x north 100 to Macon st, x east 60 x south 20 x east 95. June 1, 1 year. 5,000  
 Lord, Ophelia M., wife of William H., to Abraham Van Sicklen. New st. P. M. May 28, 5 years. 2,000  
 Lyon, Amos M., to Catharine Lyon. Franklin av, Madison st. P. M. April 16, 5 years. 7,000  
 Latimer, Marie A., wife of Brainard G., to Frederick B. Latimer. All real estate which Brainard G. Latimer was on the 20th Dec., 1884, entitled to as one of the heirs of John G. Latimer. P. M. May 27, 5 years. 4,500  
 Lyon, Amos M., to The East River Savings Inst. Franklin av. P. M. April 16, 1 year, 5%. 4,000  
 Mathisen, Charles A., and Eliza his wife, to Hattie I. Sqaunce. 53d st, n s, 100 w 4th av, 20x100.2. May 27, 3 years. 1,000  
 McDonough, Catharine, to John F. Kettrick. Richards st, n w s, 40 s w Dikeman st, 20x40. May 26, 3 years, 5%. 1,000  
 McGreevy, Owen, to Amelia P. Ingraham, Saybrook, Conn. Congress st, n s, 227 e Hicks st, 25x100. Lease. May 29, due June 1, 1888. 2,500  
 McKernan, Mary, to Jacob Van Allen. Myrtle av, s s, 41.4 w Hudson av, 20.8x45x20.11x41.9. May 26, 3 years. 500  
 Meeker, Samuel M., Jr., to Samuel M. Meeker, Sr. Linden st. P. M. May 1, 5 yrs., 5%, 4,000  
 Moran, Michael, to Robert Martin. Westport, Conn. Lafayette av, s s, 135.4 e Sumner av, 20x100. May 28, 3 years, 5%. 3,500  
 Same to same. Lafayette av, s s, 155.4 e Sumner av, 20x100. May 28, 3 years, 5%. 3,500  
 Same to Leonora Le B., wife of William L. Chapman. Lafayette av, s s, 115.4 e Sumner av, 20x100. May 28, due June 1, 1888, 5%. 3,500  
 McComb, Rose, to Eliza A. Sanderson. Van Buren st. P. M. June 1, 3 years, 5%. 2,000  
 McDermott, James O., to Samuel M. Meeker, exr. and trustee William Wall. Macon st, s s, 155 w Lewis av, 40x100. June 1, 1 year, 5%. 1,200  
 Miller, Henry, to Henry Kettenhardt. 48th st, s w s, 300 s e 8th av, 40x100.2. May 27, 1 year. 100  
 Miner, Mary L., to Edmund A. Gearon. Sidney pl, w s, 104.5 n State st, 21.1x100x23.9x100. May 9, 2 months. 229  
 Mitchell David B., to The Serial Building Loan and Savings Inst. Butler st, s s, 109.10 e Bedford av, 20x127.9. April 21, 10 years, installs. 600  
 Moran Lizzie F., to John R. Platt et al., trustees Samuel R. Platt, dec'd. Clinton av. P. M. May 25, due June 1, 1886, 5%. 25,000  
 MacDonald, Edward, to The Williamburgh Savings Bank. Cedar st, s s, 26.4 w Myrtle av, 20x50x20x47.6. June 3, 1 year, 5%. 2,800  
 Same to Frederick Herr. Cedar st. P. M. 2d mort. June 3, 5 years, 5%. 1,200  
 McCaulay, Thomas, to Margie B. Lacey, extrx. and trustee F. Lacey. Berkeley pl, No. 269. P. M. June 3, 3 yrs., 5%. 10,000  
 Same to same. Berkeley pl, No. 267. P. M. June 3, 3 years, 5%. 10,000  
 Same to same. Berkeley pl, No. 271. P. M. June 3, 3 years, 5%. 9,000  
 Same to Mary G. Hoffman, extrx. Wm. B. Hoffman. Berkeley pl, No. 265. P. M. June 3, 3 years, 5%. 9,000  
 McLaughlin, Rose A., wife of Patrick, to James Irwin. East New York av, s w s, lots 1 and 2 map property Peter J. Neefus, 46x100. June 2, 3 years. 300  
 Miller, William S., to Frederick Eilenwein. Devote st, n s, 175 e Catharine st, 25x100. June 2, 5 years, 5%. 1,000  
 Mocklair, John, to John P. Morris. 39th st, s s, 100 w 8th av, 100x100.2. Nov. 1, 1883, 1 year. 100  
 McLaughlin, Michael J., to Ada C. Fisher. De Kalb av. P. M. June 2, due Dec. 1, 1885, 5%. 1,200  
 Nicoll, Isabella, to Andrew Nicoll. Huron st, s s, 505 e Franklin st, 25x100. June 3, 5 years, 5%. 1,000  
 Nyquist, Charles O., to Ernest Ochs. 20th st, n e s, 428 s e 8th av, 22x100. May 28, 1 year. 400  
 O'Brien, Patrick F., to Marie H. W. Leckler. Lafayette av, n s, 193.9 w Lewis av, 18.9x100. May 29, 3 years, 5%. 4,000  
 Same to John A. Latimer and ano., trustees Anne M. Vought. Lafayette av, n s, 100 w Lewis av, 18.9x100. May 29, 3 years, 5%. 4,000  
 Same to same. Lafayette av, n s, 118.9 w Lewis av, 18.9x100. May 29, 3 years, 5%. 4,000  
 Same to same. Lafayette av, n s, 118.9 w Lewis av, 18.9x100. May 29, 3 years, 5%. 4,000  
 Same to John A. Latimer and ano., trustees Harriet B. Belden. Lafayette av, n s, 137.6 w Lewis av, 3 lots, each 18.9x100. 3 morts., each \$4,000. May 29, 3 years, 5%. 12,000  
 Oulton, Sampson B., to The General Synod of the Reformed Church in America. 11th st, n s, 100 e 4th av, 4 lots, each 16.8x100. 4 morts., each \$3,400. May 27, 3 years. 13,600  
 Same to same. 11th st, n s, 166.8 e 4th av, 5 lots, each 16.8x100. 5 morts., each \$3,500. May 27, 3 years. 17,500  
 Same to same. 11th st, n s, 250 e 4th av, 16.3x100. May 27, 3 years. 3,500  
 Same to Sophie G. Parker, Hempstead, L. I. 11th st, n s, 100 e 4th av, 166.3x100. Collateral to mortgage between same parties dated May 23, 1885. May 29, demand. 7,000  
 Same to Asa W. Parker, Hempstead, L. I. 11th st, s s, 97.10 w 5th av, 200x100. May 29, demand. 10,000  
 Otis, Cornelia L., wife of Frederick S., to John P. Rolfe. Sands st, No. 64. June 2. 500  
 Pettit, Josephine M., Brooklyn, and Robert M. Pettit, San Marcos, Texas, to Ann Williams and ano., exrs. J. Williams. Franklin st, w s, 50 s Java st, 25x95. May 20, due May 29, 1890. 2,000  
 Pettit, Augustus B., to Elizabeth Hutchinson et al., exrs. Samuel Hutchinson. Marion st, Howard av. P. M. Mar. 16, 1 year. 6,800  
 Post, Samuel W., to Stephen R. Post, North Hempstead, L. I. Quincy st, s s, 240 w Reid av. P. M. May 29, 1 year. 5,100  
 Same to same. Quincy st, s s, 222 w Reid av. P. M. May 29, 1 year. 4,850  
 Pettengill, Samuel M., to Charity T. Seamen, Hempstead, L. I. Stuyvesant av, w s, 22 s Monroe st, 78x100. May 29, due May 1, 1886. 2,000  
 Same to Joseph M. Pray and ano., exrs. John Dikeman. Stuyvesant av, w s, 60 n Madison st, 40x150 x south 100 to Madison st, x east 60 x north 60 x east 90. May 29, due May 1, 1816. 3,000  
 Phillips, Hermon, to John R. McDonald. De Kalb av, n e cor Skillman st, 20x52. June 3, due May 1, 1886. 600  
 Same to same, De Kalb av, n s, 20 e Skillman st, 19.11x52. June 3, due May 1, 1886. 600  
 Same to same. De Kalb av, n s, 39.11 e Skillman st, 20x52. June 3, due May 1, 1886. 600  
 Same to same. De Kalb av, n s, 59.11 e Skillman st, 19.11x52. June 3, due May 1, 1886. 600  
 Same to same. De Kalb av, n s, 79.10 e Skillman st, 20.1x52. June 3, due May 1, 1886. 600  
 Post, Samuel W., to James H. Watson and James H. Pittinger, of Watson & Pittinger. Van Buren st, s e s, 319 n e Broadway, 81x100. Sub. to morts. \$10,500. June 3, due July 1, 1885. 4,000  
 Same to Edward Olmsted and ano., trustees Elihu Chauncey, dec'd. Van Buren st, s e s, 372.9 n e Broadway, 27.2x100. May 29, 3 years. 3,000  
 Same to Henry Hart, Saybrook, Conn. Van Buren st, s e s, 355 n e Broadway, 17.9x100. May 16, 3 years. 2,500  
 Same to John D. Leffingwell et al., trustees of the Morgan School Fund. Van Buren st, s e s, 337 n e Broadway, 18x100. June 7, 3 years. 2,500  
 Same to Ebenezer Kellum and ano., exrs. S. Powell. Van Buren st, s e s, 319 n e Broadway, 18x100. May 20, 3 years. 2,500  
 Quinn, Thomas, to John Harrison. Fernald st, n s, 140 e Utica av, 40x100. April 14, 1 yr. 100  
 Quinn, Thomas, to Frederick J. Cummings. Franklin av, e s, 169 n Butler st, 20x100. May 27, 1 year. 1,500  
 Raieski, Michael, to John Wills. Sumpter st, n s, 25 e Patchen av, 25x100. May 27, due July 1, 1890. 500  
 Ritter, Maria E., wife of and Theodore, to The South Brooklyn Savings Inst. 2d pl, n s, 87.6 w Court st, 18.9x133.5. May 28, 1 year, 5%. 2,000  
 Robbins, Benjamin T., Northport, L. I., to Elizabeth W. Aldrich. Herkimer st, n s, 300 e Howard av, 200x100. May 20, demand. 22,100  
 Rollings, Martha C., wife of and George W., to Sophie G. Parker, Hempstead, L. I. Lafayette av, n s, 120 e Marcy av, 20x100. May 29, 1 year. 500  
 Raymond, Sheldon C., to Abijah H. Topping, trustee Gerrit Smith, dec'd. Washington st, No. 180, n w cor alley 22x53. June 1, 1 year. 7,000  
 Redfield, Catharine A., wife of and James, to The New York Produce Exchange. 7th av, s e s, 120 s w Lincoln pl, 20x90. June 1, 1 year, 5%. 8,500  
 Same to Margery A. Apsley. Same property. June 1, 2 years. 1,000  
 Reinhardt, Henry A. and Catharina his wife, to Charles C. Grau and Conrad Hartmann. Stockton st. P. M. June 1, 1 year, 5%. 900  
 Reuss, Susanna, widow, Matilda wife of George Worth, Nicholas, William, Albert and Anna Reuss, children and devisees Balthasar Reuss, to William Lindenkreus. Greenpoint av, n s, 275 e Manhattan av, 25x100. April 1, due Oct. 1, 1888, 5%. 3,500  
 Richards, Emily J., to Thomas Everit, as exr. and trustee V. Everit. Fulton av, s w cor Van Sicken av, 50x100. May 26, due May 1, 1890. 500  
 Rodgers, Eliza J., to The Greenpoint Savings Bank. Manhattan av, w s, 50.11 n Noble st, 25.6x89.2x25x94.2. Feb. 26, due June 1, 1886, 5%. 3,000  
 Roeck, Robert, and Catharine his wife, to Susanna C. Kinkele, widow. 3d av. P. M. June 1, 5 years, 5%. 1,750  
 Ransom, William, to Calvin Burr. 5th av, e s, 50.2 s 17th st, 18.9x100. June 1, installs. 1,000  
 Ratigan, John, to Richard W. Rhoades. St. Marks av, n s, 150 w Grand av, 25x172x26.6x164.6. June 1, 3 years. 500  
 Remington, Edwin R., to The Williamsburgh Savings Bank. Rodney st, s s, 429.5 w Bedford av, 16.9x100. June 1, 1 year. 3,300  
 Reynolds, Margaret J., to Peter J. Doyle. Jefferson st. P. M. June 4, 1 year, 5%. 1,500  
 Schulz, Thomas, to Joseph Schluchter. Jefferson st, w s, 100 s Liberty av, 75x90. May 28, due June 1, 1890. 4,000  
 Simpson, William, to James L. Morgan, Jr., and ano., exrs. John J. Hill. 7th st, 6th st. P. M. June 1, 5 years. 2,150  
 Same to Alice H. wife of James L. Morgan, Jr. 3d av, 7th st. P. M. June 1, 5 years. 1,500  
 Smith, John H., to William F. B. Milliken. Eldert av, w s, 175 s Bay av, runs west 194.10 to Monroe st, x south 75 x east 100 x south 29 x east 94.5 to Eldert av, x north 94.5. June 1, 5 years. 1,500  
 Sedmeier, August, to Samuel M. Meeker, as trustee for Willard S. Watson. Melrose st, n w s, 100 s w Knickerbocker av, 25x100. May 29, 3 years, 5%. 3,000  
 Same to same. Melrose st, n w s, 125 s w Knickerbocker av, 25x100. May 29, 3 years, 5%. 3,000  
 Same to same, as trustee for George D. Watson. Melrose st, n w s, 150 s w Knickerbocker av, 25x100. May 29, 3 years, 5%. 3,000  
 Same to same. Melrose st, n w s, 175 s w Knickerbocker av, 25x100. May 29, 3 years, 5%. 3,000  
 Schnetzer, Nicholas and Maria A. his wife, to John Wygand. Park pl. P. M. June 1, 3 years, 5%. 3,500  
 Setzer, Louis R., to Maria Hammerschmitt. McDougal st, s s, 225 e Rockaway av, 25x64.2 x25x63.2. May 27, due July 1, 1890, 5%. 1,200  
 Smith, Josiah T., to Benjamin T. Kissam, Bayonne, N. J. Schermerhorn st, s w cor Nevins st, 24.10x100. May 28, due June 1, 1890, installs, 5%. 7,000  
 Spinelli, Domenico, to Michele Calandriello. 21st st, n s, 400 w 4th av, 25x100, errors. June 1, 1 year. 400

Stamm, Ferdinand, to George Underhill. Meserole st, s s, 75 e Lorimer st, 35x100. June 1, 5 years. 600  
 Smith, Margaret C., to William W. Watson. Sterling pl, n s, 325.5 w 6th av, 20x100. May 28, due June 14, 1887. 1,000  
 Stevens, Linden D., to The New York Life Ins. Co. Columbia pl, e s, 101.1 n State st, runs north 25.3 x east 70 x north 21.8 x east 80 to Willow pl, x south 48.2 x west 150. Sub. to encroachments. May 18, 3 years. 30,000  
 Stone, George H., to Hannah K. Van Vranken, as trustee for Hiram Kellum and his children. Hancock st, s s, 188.4 w Marcy av, 21.8x93x 21.9x90.9. May 27, 1 year, 5%. 7,500  
 Same to same. Hancock st, s s, 166.8 w Marcy av, 21.8x90.9x21.9x88.8. May 26, 1 year, 5%. 7,500  
 Studdiford, William V., to Samuel H. Vandewater. Jefferson st, s s, 665 e Throop av, 36x 100. May 23, due June 10, 1885. 5,500  
 Same to same. Jefferson st, s s, 629 e Throop av, 36x100. May 23, due June 10, 1885. 5,500  
 Sullivan, John W., to William F. Mott, exr. Wm. F. Mott. Heyward st. P. M. May 28, 3 years, 5%. 2,000  
 Sussle, Christian, to Theodore F. Jackson. George st. P. M. May 14, 1 year. 350  
 Swift, Arthur F., to Lawrence Kneeland. Rodney st, s s, 231 w Lee av, 22x100. May 22, due May 28, 1886. 1,000  
 Taylor, Louisa R., to Gardiner B. Topping, Bridgehampton, L. I. Clarkson st, s s, 575 e Main st, 75x200. May 23, 1 year. 1,200  
 Titus, Mary A. B., widow, to The Dime Savings Bank, Brooklyn. Washington st, e s, 175 n Johnson st, 22x121. May 29, 1 year. 1,000  
 The Convent of the Sisters of Mercy in Brooklyn to The South Brooklyn Savings Inst. Clason av, e s, 114.1 n Willoughby av, runs east 200.1 to Graham st, x north 250.5 x west 101.5 x north 75 x west 102.8 to Clason av, x south 325.6. June 1, 1 year, 4 1/2%. 30,000  
 The Greenpoint and Lorimer Street Railroad Co. to Henry D. Donnelly and John Englis, Jr., trustees. All the estate, real, leasehold, personal and mixed, and all fixtures, franchises, railroad, &c. May 1, issues bonds. 125,000  
 Todd, Bridget, to Daniel Ryan. 24th st, s s, 100 w 4th av, 25x100. May 18, 1 year. 300  
 Tonjes, Diedrich, to Louisa wife of Henry Grasmann. Division av. P. M. May 29, due June 1, 1887, 5%. 800  
 Uffner, Eliza J., wife of and Francis M., to Miles A. Stafford. Lexington av. P. M. June 2, 1 year. 2,500  
 Vath, Bernhard, to The Kings County Savings Inst. Grand st, s s, 162.6 e 1st st, 50x100. June 1, 1 year, 5%. 10,000  
 Voorhies, Stephen I., to Mary E. Terry, Southold, L. I. Gravesend av, w s, adj land R. J. Stillwell, 69x250, Gravesend. May 29, 3 years. 700  
 Vreeland, Peter C., Jersey City, to Richard Powell, Westbury, L. I. Road from Brooklyn to Canarsie Landing. P. M. May 28, due May 1, 1890, 5%. 1,500  
 Van Raden, Benjamin, to Margie B. Lacey, exr. and trustee F. Lacey. Union st. P. M. June 1, 3 years, 5%. 6,000  
 Same to same. Union st. P. M. June 1, 3 years, 5%. 6,000  
 Willey, Ann E., wife of Asa, to Mary Husband. Atlantic av, n s, 64 w Buffalo av, 23x88.10. June 1, 3 years, 5 1/2%. 1,750  
 Same to same. Atlantic av, n s, 45 w Buffalo av, 19x88.10. June 1, 3 years, 5 1/2%. 1,750  
 Walker, Andrew, to The Williamsburgh Savings Bank. Evergreen av, n e s, 40.4 s e Palmetto st, 20.5x80. June 4, 1 year, 5%. 1,500  
 Wyeth, Walter, to Samuel M. Meeker, as trustee for George D. Watson. Sumner av, n w cor Pulaski st, 20x82. June 3, 3 years. 7,000  
 Same to same, as trustee for Willard S. Watson. Sumner av, w s, 20 n Pulaski st, 3 lots, each 17.4x82, 3 morts., each \$4,000. June 3, 3 years. 12,000  
 Same to Ransom F. Clayton. Sumner av, n w cor Pulaski st, 73.4x82 x north 26.8 x west 18 x south 100 to Pulaski st, x east 100. Sub. to morts. \$19,000. June 3, due July 1, 1885. 2,000  
 Walsh, William, to John Phillips. Cedar st, n s, 225 e Evergreen av, 25x97.6. June 1, 5 years. 3,000  
 Wakeman, Thaddeus, to The First Congregation of the Religion of Humanity, New York. 11th av, s w cor Sherman st, runs west 87.9 x south 100 x west 121.6 x south 424.1 to city line bet Brooklyn and Flatbush, x east to Sherman st, x north 610.4. May 25, 3 yrs. 2,000  
 Wiley, Frances I., wife of Milnor, to Samuel Booth. Decatur st. P. M. May 28, due May 1, 1888, 5%. 1,350  
 Wilson, Mary A., widow, to George R. Haydock. Ivy st, n w s, 100 s w Central av, 50x 100. June 1, 5 years. 500  
 Same to same. Central av, Ivy st. P. M. June 1, due July 1, 1890. 1,500  
 Zufinger, Frank, Sr., and Frank, Jr., to Richard Meyerrose and Martin H. Brunjes. Ellery st, s s, 350 e Throop av, 25x100. June 1, 5 years. 2,000

Buchanan, Alexander, to Mahlon Apgar, Jersey City. 2,776  
 Clark, John M., and ano., exrs. T. McKie, to The New York Life Ins. and Trust Co., in trust for Jas. C. McKie. nom  
 Coit, Harriet A., Plainfield, N. J., to Alfred A. Freeman and ano., exrs. Sarah A. Freeman. 10,000  
 Collins, John D., et al., exrs., &c., of R. M. Waters, decd., to The United States Trust Co., of New York. other consid. and 1  
 Clark, John M., and ano., exrs. Thos. McKie, to The New York Life Ins. and Trust Co. nom  
 Condert, Frederic R. and Charles, to Samuel Thorne et al., trustees Thomas Clarendon, dec'd. 12,022  
 Cram, Henry A., to Henry A. Cram et al., exrs., &c., of G. C. Cram, dec'd. nom  
 Crowell, Frank, Brooklyn, to Eugene Crowell. 12,000  
 Dows, David, et al., exrs. Wm. Tilden, to George W. Collard. 4,785  
 Same to same. 5,090  
 Same to same. 20,360  
 Same to same. 3,461  
 Esberg, Moses, to Fanny Machof. nom  
 Farmer's Loan and Trust Co., New York, trustee J. Chesterman, dec'd., to Maria H. Crane. 10,127  
 Flanagan, Thomas F., Brooklyn, to Annie G. O'Connor. 4,000  
 Forbes, Laura S., widow, Leila S. wife of John McKesson, Jr., Cora S. F. wife of Arnold C. Saportas, Laura S., John E. and Louise E. Forbes to Jeremiah E. Tracy, Plainfield, N. J. 15,700  
 Flanagan, John F., to Henry D. Winans. 1,200  
 Frazier, Charles, to Edward P. Steers. nom  
 Feist, Emma, to Charles Himmelsbach. 2,000  
 Flanagan, John F., to Henry D. Winans. 1,271  
 Gorletz, Rachel, committee of S. H. Rosenfels, to Anna Burrowes, trustee for Florence M. Bagnell. 7,095  
 Guggenheimer, Randolph, to Theresa Rosenbaum. 3,000  
 Gorletz, Rachel, committee, &c., of S. H. Rosenfels, to Anna Burrowes, trustee. 7,095  
 Hagan, Thomas, to Hugo Weil. 1,400  
 Harnischfeger, Charles and Wilhelmina, to Henry Hinck and Anna his wife. 8,500  
 Hayes, Eliza Jane, to Dianna Brophy. 1,250  
 Hegeman, Aletta M., wife of and Joseph, Detroit, Mich., to Samuel Hand. 9,000  
 Same to Josephine K. wife of John D. Jones. 4,000  
 Holdich, Joseph, Morristown, N. J., to Frank L. James, London, Eng. 2,000  
 Same to same. 11,000  
 Hubschmitt, Adam, to August C. Hassey. 2,150  
 Kerr, Thomas B., exr. J. Kerr, to Sophia Milbank. 10,000  
 Latting, Isabella C., to Charles H. Russell, receiver Knickerbocker Life Insurance Co. 4,000  
 Lee, Benjamin F., to John L. William H. L., Alleine and Benjamin F. Lee. 3,000  
 Lee, Gideon, et al., exrs., &c., of Isabella Lee, dec'd., to Gideon Lee, as trustee for D. W. Lee. 1,895  
 Lustig, Arnold, to Horace K. Thurber. nom  
 Ludlow, Thomas W., Yonkers, to James B. Ludlow and Annie L. Winters. 1,116  
 Lydecker, Margareta, wife of J. Ward, to John R. Lydecker. 5,000  
 Same to same. 5,000  
 McArdle, George F., to Frank Gass. 1,025  
 Merritt, Caroline, as admrx. Helen Burnett, to Henry L. Morris, trustee for Alice E. Moreau. 3,700  
 Middlebrook, Frederic J., Brooklyn, to Elizabeth Aymar. 5,000  
 Muller, August W., Brooklyn, to Gretje Behre et al., exrs., &c., of A. Behre. 6,000  
 Mimoso, Charles, exr. J. F. Loubat, to Joseph F. Loubat. nom  
 Mimoso, Charles, exr., &c., J. F. Loubat, to Joseph F. Loubat. nom  
 Nauss, Geo. H., to Wendolin J. Nauss. 6,000  
 O'Connor, John C., to John W. Haaren. 1,500  
 Oppenheimer, David, to Salomon Marx. 9,000  
 Ottendorfer, Oswald, to The New York Staats Zeitung's Unterstutzungs Verein. 3,000  
 Pearsall, Thomas W., and ano., trustees, to Harold W. Pearsall, Brentwood, L. I. nom  
 Perry, Henrietta, widow, to Miles A. Stafford. 3,000  
 Pierce, Samuel B., to Bertha A. Deane. 1,210  
 Post, Alfred C. and Charles A., exrs. Mary Post, to Alfred C. Post. nom  
 Randall, Alice F., to Martha E. Randall. 2,400  
 Randall, Sarah H., to Martha E. Randall. 1,500  
 Rhineland, Matilda O., to Martin E. Greene. 5,000  
 Sackman, Peter and Margaret, to Edwin S. Gifford, Stamford, Conn. 3,000  
 Sands, Julius, to Saul J. Levy. Oct., 1880. 23,500  
 Schnugg, Francis J., to Sarah H. Powell. 9,400  
 Schuyler, Garret L., to Aaron Hershfield. 2,612  
 Same to same. 2,612  
 Same to same. 2,612  
 Same to Daniel P. Hays. 2,612  
 Stedman, Edmund A., Hartford, Conn., to Henrietta Perry. 3,000  
 Sullivan, Algernon, public admr. in New York, as admr., &c., Mancini, to Zillah P. Cohen. 4,533  
 Totten, Mary E., to Randolph Guggenheimer. 1  
 Tracy, Jeremiah E., to Laura S., and Laura S., Jr., and Louise E. Forbes and Cora S. F. wife of Arnold C. Saportas. 15,700  
 Van Wagenen, Cornelia, to The Nineteenth Ward Bank, City New York. nom

Vincent, John, trustee, to John Vincent and ano., exrs. and trustees John McKeon. 4,000  
 Same to same. 2,000  
 Vincent, John, trustee, to John Vincent et al., exrs. John McKeon. 4,000  
 Same to same. 2,000  
 Weber, Albert, to Randolph Guggenheimer. 5,000  
 Williams, Gilbert P., Brooklyn, to Sophie Tenteberg. 2,500  
 Wolf, Lob, and as exr., &c., D. Heyman, dec'd., and Josephine Wolf his wife to Pauline Geissman. nom  
 Wolf, Lob, exr. D. Heyman and individ., to Pauline Geissman. nom  
 Weber, Albert, to Randolph Guggenheimer. 5,000  
 Williams, Gilbert P., Brooklyn, to Sophie Teuteberg. 2,500  
 Watson, John H., to Thomas B. Kerr, exr., &c., of John Kerr, dec'd. 12,000  
 Whitson, Amelia T., wife of Oliver, Queens Co., N. Y., to Sophie Teuteberg. 2,552  
 Willets, Robert, et al., exrs. Samuel Willets, to Robert Willets et al., trustees Caroline W. Frame. 75,000  
 Same to same, as trustees Frederick Willets. 363,500  
 Same to same, as trustees Edward Willets. 363,400  
 Same to same, as trustees Walter R. Willets. 75,000  
 Same to same, as trustees Edward Willets. 75,000  
 Same to same, as trustees Walter R. Willets. 363,515  
 Same to same, as trustees Caroline W. Frame. 363,500  
 Same to same, as trustees Frederick Willets. 75,000  
 Same to Robert Willets et al., trustees Lamuel Willets, dec'd. (Annuity trust.) 369,600  
 Wilson, Anna B., Montclair, N. J., to Annie E. F. Vaughan and Minnie L. Fleming. nom  
 Same to same. nom  
 Young, Mason, to Josiah M. Fiske. nom

KINGS COUNTY.

MAY 28 TO JUNE 4—INCLUSIVE.

Alsgood, Peter, to Emma C. Alsgood. \$6,000  
 Anderson, Andrew, Saint Augustine, Fla., to Elizabeth J. Shailer. 2,500  
 Andrews, Benjamin, to John Andrews, Jr. 250  
 Brown, Elias G., to John Cassin. 211  
 Brown, M. Louise, to Daniel Doody. 2,000  
 Comes, Jacob and Elisabeth his wife, to Nicholas Wahl. 4,250  
 Concaannon, Patrick, to Albert G. McDonald. 1,150  
 Cummings, Frederick J., to Nellie C. Van Reypen. 950  
 Clayton, Ransom F., to Charles D. King. nom  
 Davenport, Julius B., to Catharine wife of Daniel Underhill. 3,500  
 Edgerton, Oliver P., to William G. Pierson. 1,500  
 Garretton, Francis T., exr. Elizabeth A. Gloucester, to Francis T. Garretton, as trustee, &c., for James N. Gloucester. 17,453  
 Gilmartin, Catherine, to Mary A. McDonald. 112  
 Hahn, Adam, to Theodore F. Jackson et al., trustees Loftis Wood, dec'd. 1,875  
 Hammond, Mary E., and ano., admrs. Maria L. Spader, to Janette N. Thompson. 508  
 Hendrickson, Smith E., et al., exrs. Foster Hendrickson, to William Hendrickson, Queen Co., N. Y. 2,000  
 Same to Smith E. Hendrickson. 2,500  
 Same to James R. Hendrickson. 1,700  
 Hobby, Benjamin F., and Daniel Doody, of Hobby & Doody, to Alfred Hoyt. 1,000  
 Johnson, Martin G., exr. Geo. Johnson, to Phebe Ditms. 1886. 1,000  
 Kelland, Philip, and ano., exrs. Elizabeth Bramley, to George Nostrand. 2,000  
 Same to George O. Ditms, Jamaica, L. I. 2,000  
 Kenedy, Patrick J., to Josiah Partridge. 400  
 Lambertson, Cecelia E., Little Neck, L. I., to Calvin Burr. 2,029  
 Laytin, William, et al., exrs. and trustees W. Laytin, to Michael Levy and Henry May. 2,950  
 Lanzansky, Alois, to Maria Richardson. 3,500  
 Linington, Maria A., et al., exrs. S. Linington, to Maria A. Linington. 6,000  
 Lane, John S., to Lucy A. Gardner. 2,100  
 McLaughlin, Michael J., to Susan E. Willet. 1,000  
 McChesney, Sarah M., wife of James, to The Mutual Life Ins. Co., New York. 5,000  
 McGarry, Lulu P., to Theodore F. Jackson, exr. Guy C. Hotchkiss. 2,500  
 McLoughlin, John, to John McLoughlin, as trustee Wm. M. Whitaker, dec'd. 3,500  
 Mullarky, Susan A., wife of James H., to Michael H. Hagerty et al., exrs. John McConvill. 9,500  
 Niemann, Henrietta, et al., to Sophie E. Bartsch. nom  
 Parker, Benjamin, Ridgefield, N. J., to George G. Reynolds. 6,000  
 Same to Erastus Brainerd. nom  
 Patterson, Charles J., to Sarah C. Patterson. 6,000  
 Patterson, William T., et al., trustees for Ann M. Crane, to Walsingham A. Miller. 5,000  
 Robbins, Serena, to Calvin Burr. 2,029  
 Sherwood, Joel W., to Julius B. Davenport. 4,000  
 Silsbee, John N., to John Englis, Sr. 2,200  
 Spooner, Edward H., to Amanda Tousey. nom  
 Tousey, Sinclair, to Edward A. Spooner. nom  
 The Trustees of the Setauket Presbyterian Church, Setauket, L. I., to Calvin Burr. 2,000  
 Vandewater, Samuel H., to George H. Granniss. 5,500  
 Same to Charles B. Granniss. 5,500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

MAY 28 TO JUNE 4—INCLUSIVE.

Benedict, Theodore H., exr. and trustee Jos. Benedict, to Edward B. Cobb. \$16,400  
 Bowers, Henry C., to Maria E. H. Peabody. 800  
 Braender, Philip, to Wealthy H. Lewis. 1,800  
 Bussing, John, Jr., to Terrance McGuire. 2,000  
 Buchanan, Alexander, to Mahlon Apgar. 2,776





Table listing various businesses and their locations. Includes entries like 'Office Fixtures, &c.', 'Herrman, H.', 'Herman, J.', 'Higgins, M.', 'Haines, J. C.', 'Hoyt & Williams', 'Hughes, T. B.', 'Hunter, J. E.', 'Huntley, Lydia A.', 'Kamps, W.', 'Katz, S.', 'Keely & March', 'Keenan, T.', 'Kelley, H.', 'Kelly, H.', 'Kirchner, A.', 'Klemming, G. A.', 'Klerner & Mehrrens', 'Kaufhold, D.', 'Lejenne, J.', 'Marion, T.', 'McGroddy, W.', 'Meumann, C. E. P.', 'Mudgett, B. F.', 'Mulgrew, Ellen', 'Markert, A. and A., Jr.', 'McCarthy, E.', 'McGill, E. and Mary', 'Mettenheimer, W.', 'Newman, B.', 'New York Mercantile Safety Co.', 'Norton, M. F.', 'O'Brien, J. J.', 'O'Connor, J.', 'O'Connor, O. P.', 'Posner, J.', 'Quick, E. L.', 'Quinn, P.', 'Rippe, H.', 'Roemer, L. H.', 'Ruggiero, A.', 'Same, 507 3d av', 'Reinach, L., Jr.', 'Rowan, S.', 'Schedel, J. J.', 'Scherror, G. City', 'Simon, S.', 'Smith, M. City', 'Schoenherr & Graff', 'Scott, N.', 'Seagriff, F. W., Jr.', 'Stewart, W. P.', 'Stewart & Ivins', 'Stey, P. J. City', 'Taggart, H. R.', 'Taylor, A. B., Jr.', 'Teller, R.', 'Tienken, C.', 'Van Baskerck, W. W.', 'Valdes, A.', 'Vallaster, A.', 'Vecchio, Maria', 'Weinstock, Sarah', 'Wekerle, G.', 'Winter, L. F.', 'Weber, A.', 'Weiss, J.', 'Weissmann, Elizabeth', 'Wohl, L.', 'Woodhouse, D. A.', 'Berwin, M.'

Table listing various businesses and their locations. Includes entries like 'Deane, M. J.', 'Feld, G. A.', 'Herborn, C.', 'Kurz, W.', 'Laughlin, G. H.', 'McIntyre, G.', 'McSorley, Mary V.', 'Muller, Elisa H.', 'Oetzal, A. J.', 'Oetzal, J. J.', 'Smith, Aglia', 'Sonn Bros.', 'Stutzbach, Elise', 'Sutton, G. W.', 'Thomas, W.', 'Ulrici O.', 'Underwood, C. C., Jr.', 'Weis, J. P.', 'Williams, W.', 'N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES', 'Crusius, J. N.', 'Maas, A.', 'Marsh, Martha', 'Mendelson, Rose', 'KINGS COUNTY.', 'SALOON FIXTURES.', 'Browne, Thomas and Josephine M.', 'Donovan, M.', 'Dooley, Wm.', 'Frayne, E. J.', 'Ebert, F.', 'Flathman, H. H.', 'Gartner, V.', 'Huntenburg, C. H.', 'Lehr, Geo. P.', 'Laughlin, Mary', 'Laverty, H.', 'Leach, P. C.', 'Mouses, E.', 'Nagel, H.', 'Norden, J. E.', 'O'Donnell, John', 'O'Toole, P.', 'Reinig, J.', 'Schillinger, A.', 'Schmidt, C.', 'HOUSEHOLD FURNITURE.', 'Attix, T. F.', 'Altgett, C. H. and Maria', 'Anderson, K. G.', 'Bennett, C.', 'Binnie, Jennie', 'Blake, Annie', 'Clark, J.', 'Clark, J. W.', 'Carson, J. H.', 'Canter, W. G.', 'Doody, Ellen', 'Ecclestone, A. W.', 'Freude, W. H.', 'Gomperts, C.', 'Grenwald, Max', 'Gallagher, T. W.', 'Hanna, John', 'Hattenstroth, Mrs. J. H.', 'Haywood, A.', 'Havens, J.', 'Howard, F.', 'Hawkins, Sarah', 'Hultquist, Mrs. Chas.', 'Jones, Julia A.', 'Janson, J. M.', 'Lawrence, Annie', 'Marston, Amelia E.', 'Mathews, Rose', 'McLain, J. S.', 'Noll, J.', 'Oakley, Mrs. G. W.', 'Obrey, Mary', 'O'Brien, J.', 'O'Connor, Jennie F.', 'Oldham, Joshua', 'Orr, C. H.', 'Osmer, A.'

Table listing various businesses and their locations. Includes entries like 'Oesterreicher, I.', 'Pallez, A. W.', 'Pepperday, J. A.', 'Pitt, Mrs. A.', 'Quill, M. J.', 'Richardson, Mrs. A.', 'Rogers, C. E.', 'Rogers, Miss Jennie L.', 'Rose, Mrs. K. H.', 'Randolph, Prudence A.', 'Reddall, Alice', 'Regan, Sarah', 'Rogan, James C.', 'Rushmore, F. G.', 'Roberts, A.', 'Rapp, Mrs. J.', 'Reiter, Mrs. L. W.', 'Skinner, R.', 'Slaughter, Alice', 'Schmitt, E. W.', 'Smith, J. R.', 'Stringham, Walter', 'Thorburn, Jeanie', 'Thayer, O. E.', 'Taylor, E.', 'Van Schaick, Ella', 'Van Cott, Mrs. Peter', 'Van Saun, W. M.', 'Walsh, Mary A.', 'Walsh, Patrick', 'Waters, R. G.', 'Warradein, J.', 'Wilson, J. J. T.', 'MISCELLANEOUS.', 'Bardon, J.', 'Bennett, J.', 'Bodmer, H.', 'Blauvelt, L. A.', 'Bott, C.', 'Bruns, Cath. F.', 'Creighton, J. N.', 'Clark, C. E.', 'Cornell, N.', 'Daycock, W. H.', 'Engler, C.', 'Falk, Caroline', 'Fehleiser, J.', 'Fox, G. C.', 'Farrell, Peter', 'Fricker, Maggie', 'Griffey, M. J.', 'Guerlich, O.', 'Henken, H.', 'Hartvizson, M.', 'Hartung, W. H.', 'Isele, Wm.', 'Johnson, A.', 'Jackson, T.', 'Jansen, H.', 'Keller, W.', 'Kenny, C.', 'Kruse, C.', 'Lejeune, Joseph', 'Linen, J. A.', 'McNamara, J.', 'Morford, W. T.', 'Moran, H.', 'Nafy, Chas. J.', 'Nello, C.', 'Nelson, O.', 'Osterreider, Ignatz', 'Ogden, D. M.', 'Palmer, D. L.', 'Petters, C.', 'Polhemus, A.', 'Radin, H. C.', 'Raine, T. C.', 'Simonson, E. J.', 'Simpson, O.', 'Schlech, A.', 'Smith, T.'

BILLS OF SALE. Berwin, M. 2314 1st av...M. Oettinger. Cigar Fixtures, 2,800

BILLS OF SALE. Orr, C. H. 365 Sackett st...Same. 450

BILLS OF SALE. Oesterreicher, I. 291 13th st...A. Schwarz. 350



Table of names and amounts for the first column, including entries like Milhollen, Marcus—Campbell Printing Press & Mfg. Co. 76 04, Mulcahy, Bridget—F. C. Devlin 90 28, etc.

Table of names and amounts for the second column, including entries like Spaulding, Bernard—Emily Charles 490 85, Soldin, Simon—Sam. Harris 249 76, etc.

Table of names and amounts for the third column, including entries like the same—the same 46 68, Van Derveer, John Reeve, exr. of B. F. Beekman—Wm. Smyth, acting sup't. 40,438 79, etc.

KINGS COUNTY.

Table of names and amounts for Kings County, including entries like May and June, Alden, Henry P.—M. Plummer \$1,273 41, Brisbaine, Albert—L. M. Brisbane 3,137 60, etc.

Table of names and amounts, including McCloskey, Felix-H. L. Coe, McLean, David W.-W. H. Sleeper, Myers, John K.-J. F. White, Margulis, Abraham, as admr.-R. Colgate, Mitchell, Edward H.-C. L. Weeks, McMurray, Gerald-S. Merwin, Monk, Stephen W.-Town of New Utrecht, McQuade, William-J. Ford, Martin, Nicolaus, Motler, John, Mash, George John, Mayer, Martin, Michel, Heinrich, Malone, Benjamin J.-E. Verity, Milne, Edwin A.-Edward Barr Co., Nelson, Leo-W. J. Gaynor, Nick, Loranz, Neger, Joseph, Nickel, George, Nichols, George-C. F. Jones, Neuberg, Harrold-W. H. Beadleston, Porters, George H.-S. E. Fuller, Paetsch, Carl, Pfannmuller, Christian, Ramirez, James-S. F. Hess, Rosenthal, Fanny-W. J. Gaynor, Rohrick, Jacob-K. Liesch, Roeder, John F.-J. Haffen, Swift, Garritt-J. Davidson, Smith, William F.-J. H. Rowland, Sears, Thomas A.-A. Biggers, Seer, Alfred S.-H. G. Hart, Slocum, James H.-M. Sayre, Stadtmuller, Jacob, Schneider, Jacob, Stutzmann, Frederick, Spindler, Heinrich, Stegman, Lewis R.-H. F. Evans, Schinck, Wilhelmina-H. D. & W. A. Southard, The Brooklyn City & Newtown Railroad Co.-W. D. Lindsay, The Standard Asphalt Co.-Pioneer Iron Works, The Grand Street & Newtown Railroad Co.-A. C. Taylor, The Admr., &c., of Isidor Hopp, dec'd-R. Colgate, The Mills Spring Bed Co.-Eagleton Spring Co., Travis, Egbert-G. W. Campbell, Tonyes, Henry J.-W. J. Holmes, The City of Brooklyn-E. H. Babcock, Williams, Henry R.-H. F. West, Waterman, William-M. L. Hutchings, Weber, Jacob-S. Loeb, Woodward, Joseph H.-J. P. Taaffe, Wall, Mary-A. Lazanski, Weiss, Peter, Wilhelm, Julius, Wesselbrand, Conrad, Wood, John-Equitable Life Assur. Soc.

Table of names and amounts, including Same-same, Gerlach, Charles A.-G. C. Flint, Goering, Wm.-Chas. Kaufman, Hay, Silas C.-N. T. Thayer, Hopcraft, Alfred-Abram Kling, Howard, Ins. Co.-N. T. Alber, Hirsch, Isaac-Bernhard Schlestein, Same-Nathan Schlestein, Hamersley, T. H. S.-J. S. Martin, \*Kellogg, Charles M.-G. W. Campbell, Kingsland, Albert A.-G. W. Hart, Karl, Martin-Christoph Werschmidt, Lottimer, Jane Catherine-A. W. Hume, Laserowitz, Mary-Gotthelf Nauman, Maas, Adolphus-B. H. Howell, Markham, John P.-W. M. Pratt, Mayor, Aldermen, &c., N. Y.-Isaac Wyman, Same-Bernard Blessing, Same-Whitman Phillips, Same-Alex. Roux, Same-Emma S. Potter, Same-Wm. McCreery, Same-Sam. McCreery, Same-J. P. Cumming, Same-J. F. Malcom, Same-Jane A. Dorland, Same-Robert Gordon, Same-Cora Gebhard, Same-Peter Kelly, Same-S. B. Oial, Same-John Kennedy, Same-W. H. Jackson, Same-W. H. Gebhard, Same-vame, Same-V. Stern, Same-Theresa A. Davis, Same-Thos. Morrell, Same-A. D. Ireland, Same-Equitale Life Assur. Society, Same-Douglas Smyth, Same-J. H. Bird, Same-Alfred Wagstaff, Same-E. S. Higgins, Same-C. D. Gildersleeve, Same-C. G. Havens, Same-E. O. Perrin, Clerk, Same-P. W. Gallaudet, Same-H. W. Coates, exr, Same-Mary G. Pinkney, \*Murray, Joseph P.-F. W. Davis, Machen, Edward C.-John Sickels, Mende, Alexander P.-Henrietta H. Cole, Mears, Ann R.-A. H. Wagner, Manhattan Railway Co.-Walter Burke, Jr., Same-same, Same-same, New York Imperial Ware Co.-Mt. Morris Bank, \*New York City Mission and Tract Soc.-Harriet F. Moore et al., Otterbourg, George J.-I. P. Oberndorfer, \*O'Reilly, Dominick- People of State N. Y., \*Prospect Hill Reformed Church-Harriett F. Moore et al., \*Phyfe, John D.-Wm. Doying, \*Same-J. H. Heroy, Same-Wm. Booth, Same-John Galt, Same-Nassau Bank, Robert, Christopher D. I. B. Newcombe, Ramirez, Jonn B.-Jos. Kuntz., Rubino, Jacob-H. A. S. Martin, \*Roosevelt, Robert B. Ed. Eckard, Rich, Alexander-L. C. Newhall, Same-S. M. Cohen, Same-same, Ryder, Wm. E.-A. S. Robbins, Rector, &c., of Grace Church, West Farms-Mary R. Purdy, Smith, Albert J.-Henry Hughes, admr., Same-Wm. Hughes, Same-same, Soper, George F.-S. Margaret Jones, Schall, Michael-John Fox, Thurston, Franklin A.-N. Y. Life Ins. Co., Same-same, Talboys, Wm. P.-E. S. Allien, \*Travis, Egbert-G. W. Campbell, \*Terrorill, Louis- People of State N. Y., Thurber, Horace K., Francis B. and Abner D.-Henry Hughes, admr., Same-Wm. Hughes, Same-same, Urner, Benj., trustee, &c.-Henrietta Lash, Vickers, Thomas L.-C. C. Moore, Weimer, George-Sadie Ulman, \*World Paper Stock Co.-L. A. Fullgraff, \*White, Wm. E.-M. W. Beecher, Waldstein, Martin E.-B. H. Howell.

Table of names and amounts, including McCarty, Mary-Ann Madden, McCoon, James H.-P. Lyman, McMahon, James-Margt. Bennis, admr., Monaghan, Mary A.-M. Sullivan, Plage, Martin-J. P. Alburthus, Rich, Alexander, William G. Fox and David Beir-L. C. Newhall, Skerle, Frank H., and Herbert B. Sage-Mfctrs Nat. Bank, New York, Todd, Joseph-Edwd. Nimmo, Weirich, P.-D. J. Taft, White, William E.-M. W. Beecher, Zugfinger, Frank-J. Bosch, Same-D. Schumacher.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, May, including Cromwell av., Wilkinson agt Frank Pidgeon, 29 Fifth av., Ingwersen agt Richard Combs, 29 Ludlow st., One Hundred and Twenty-third st., One Hundred and Twenty-fourth st., Kelly & Molloy agt A. Schneider, One Hundred and Thirty-first st., n s, bet 7th and 8th avs., Kelly agt Samuel C. Hinman, 29 Seventy-seventh st., Louis Reiss agt Jacob and Max Rothschild.

Table of mechanics' liens in New York City, June, including Ninety-eighth st., Michael E. O'Connor agt Richard Claffy and Edward Rooney, Sheriff st., Wm. F. Rohr agt Anthony Hughes, First avenue, Andrew Kiesel agt Alexander Burgeimer, Forty-fifth st., Louis Reiss agt Anna L. Gillis, 29 Seventy-sixth st., Louis Reiss agt Kitchen & Nason, 3 Fifth st., J. Collins, agent, 4 Fiftieth st., Eureka Stone Co. agt Jeremiah J. Collins, 4 Fiftieth st., Alan A. Irvine, 4 St. Nicholas av., Hugh J. Macdonald agt James Cassidy and George J. Carey, Central av., James Prior, Jr., agt Charles McDonald or McDonnell, 5 Same property, James Prior, Sr., 5 Willis av., George Masters agt Patrick Nolan, 5 Thirtieth st., Wm. R. Powers agt James Kierst, 5 Fiftieth st., Albert and John A. Smith agt Jeremiah J. Collins, 5 Fourth av., Frederic Tudor agt The American Theatre Building and Managing Co. and Steele Mackaye and The Lyceum Theatre Co.

KINGS COUNTY.

Table of mechanics' liens in Kings County, May and June, including East New York av., Albert Bunker and Grace B. Berg, 1 Howard av., Harry S. Higbie agt James Dillon, 29 Ninety-second st., John S. Loomis agt John Robinson and the Portable House Co., 5 Madison st., John Bauer agt Wiley Hanfield.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, June, including Seventy-second st., Abram H. Doremus agt same, 1 Same property, Candee & Smith agt same, 1 Same property, Leander Stone agt same, 1 Same property, J. L. Haines agt same, 1 Same property, S. Dering agt same, 1 Same property, Bradley & Currier agt same, 1 Same property, James P. Dillon agt same.

SATISFIED JUDGMENTS.

NEW YORK.

May 29 to June 5-inclusive.

Table of satisfied judgments in New York, including Averill, Horatio F.-D. P. Thomas, Algie, Peter and Wm. H.-Neil McCallum, \*American and Foreign Christian Union-Harriet F. Moore et al., Blackwell, Samuel H.-H. H. Remington, Brady, James, impd.-Jane Brady, Barnett, Roland- People of State N. Y., Barclay, James-same, \*Buchanan, Mary-G. W. Campbell, Beir, David-L. C. Newhall, Borkamp, Henry-Butler & Constant, Boyd, George H.-H. K. Ashley, recvr, Breed, Abel D.-Mt. Morris Bank, Coliseum Co.-Jane B. Muxlow, Couch, Albert C., Childs, Emery E.-Mt. Morris Bank, Campbell, James-Ogden & Wallace, Same-Archer & Pancoast Mfg. Co., Same-Nassau Bank, Carroll, Richard-D. L. Pettie, Croft, Frances A.-Canda & Kane, Same-D. E. Donovan, Same-John Morrow, Carney, Patrick-Jacob Schwarz, Same-same, Same-same, Same-N. Y. Life Ins. Co., De Graaf, Henry P.-J. F. Wyckoff, Equitable Life Assurance Society of the U. S.-John Schermerhorn, \*Foote, Randal H.-D. R. Ryers, Frazza, Joseph G.-Jos. Kuntz, Flieg, John-C. H. Kranichfeldt, Same-T. F. Carr, Fitzsimmons, John-C. W. Weeks, Fisher, Charles E.-Stacy R. and Elwood H. H. H. Remington, Fox, Wm. J.-L. C. Newhall, Same-S. M. Cohen.

KINGS COUNTY.

May 29 to June 5-inclusive.

Table of satisfied judgments in Kings County, including Algie, Peter and Wm. H.-Neil McCallum, Abbott, Thomas C.-C. L. Woolsey, Beard, William, and J. P. and G. C. Robinson, Connor, Nicholas, and Mary Graham, Dalton, Patrick-W. Dick, Hoobs, Catharine-J. Lockitt, Hunter, Isaac W.-J. H. Hunter, Irvine, Florina B. and John H. Conway, Kohberger, Frederick-F. Rauscher, Lawrence, William H.-Harlem and New York Nav. Co., Lennon, Thomas-J. H. Magill, Malcom, George-Esther Wunnenberg.

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







