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AND GUIDE, way, N. Y.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

JANUARY 17, 1885.

The hopeful symptoms in business were in the ascendancy last week, but the announcement on Friday morning of the great iron failure in Pittsburg and the suspension of the house of Cisco & Co., in this city, demoralized all the markets of the country. It will be some days before we know whether anything worse is to happen. These large failures often affect other firms injuriously, and until the public is reassured there is not likely to be a restoration of financial confidence. There are still many hopeful symptoms. The balance of foreign trade is in our favor, the prices of grain and cotton have advanced; metals are firm and the mills have more employment, but then, again, instead of paying the debt due us in gold, Europe is sending back our securities and the distress in trade in the old world is having its effect upon our markets. But railroad returns for January and February will be much larger than for the same months last year, and this will eventually improve prices on the Stock Exchange, at least for the grain-carrying roads. Real estate is as yet dull and is not likely to recover its tone until the spring business opens.

Mr. Richard Arnold, of the firm of Arnold, Constable & Co., is a believer in New York property, and he shows his faith in it by large and frequent investments. He is in favor of a railroad on Broadway, which he thinks would help that thoroughfare. Centres of trade will, he believes, follow population up the island. Union square, in his judgment, within ten years time will be the centre of the wholesale dry goods trade, and within fifteen years our wealthier classes will find their homes between the Central Park and the Harlem River. Our working population will be forced to hire, in his view, into the annexed district. Far seeing investors, like Mr. John H. Sherwood, have long held the views now expressed by Mr. Arnold. Mr. Sherwood was among the first to realize the future of Murray Hill, but of late years he has made his investments north of the Central Park. Fifth avenue, he fears, may become a thoroughfare for business, and hence rich people who like quiet will prefer Sixth, Seventh and St. Nicholas avenues and the cross streets above One Hundred and Tenth street for homes. This region is not likely to be vexed by traffic or traversed by horse cars. Mr. Sherwood believes that there will be some abatement in the price of realty generally, but that certain favored localities in New York in the line of improvement will appreciate in value.

Why is it that our local press uses all its thunders in denouncing appropriations of money by the government for strictly legitimate purposes, and practically acquiesces in the really monstrous appropriations proposed in Congress, such, for instance, as those for pensions? The cities of the nation are growing rapidly, and they need postoffices, custom houses and courts in which to transact strictly necessary business. There is an appropriation before Congress setting aside some \$6,000,000 for this essential work. The time is well chosen, building material was never so cheap, and it would be wise to keep labor employed in these hard times. But every reference to this matter in the press stigmatizes the proposition as a "log rolling job." There seems to be an impression among editors that their readers delight in regarding every legitimate appropriation as a swindle. But here is the Mexican pension outrage which has passed the Senate, and will be put through the House shortly unless the whole country protests. It appropriates \$25,000,000 additional per annum in payment of pensions, all of which are a gross fraud upon the nation. During the last five years we have spent \$300,000,000 for pensions, of which only \$15,000,000 have been distributed in the South. With this Mexican pension bill added we will spend \$400,000,000 within the next five years, of which it is estimated but \$20,000,000 will go to the South.

This new pension legislation is simply monstrous. The whole country should ring with indignation at the conspirators who are voting these vast sums out of the pockets of tax-payers and into the pockets of claim agents and the legal sharks who hang around the Capitol. Black lists should be published giving the names of those who vote for these pensions and they should be made infamous in the localities in which they live. The country was worked

up into a state of frenzy a few years back over a River and Harbor bill which appropriated \$19,000,000 for national works of undoubted utility. It was never proved that \$100,000 of that sum was for an unworthy object. The country could spend with advantage, as was proven at the time by the national engineering experts, \$50,000,000 annually; but under the inspiration of our misleading press the wrath of the voters was directed against some of the best men in our national councils because they believed our treasury surplus could not be better spent than in making wise and needed public improvements.

Then there is another view of the question, \$400,000,000 in five years' time would give us a navy, batteries of guns, a torpedo service to protect our now defenceless sea coast cities. It would also give us ocean steam lines carrying the American flag to the principal ports of the world; but a proposition to use the nation's money collectively for the employment of labor and the prosecution of useful work is responded to by a shout of indignation from the press of the country; yet scarcely a word is said against voting these monstrous sums into the pockets of the pension claim agents.

The temper displayed by the press toward the elevated roads is not creditable to the public opinion it is supposed to represent. The "L" roads have been an unmixed blessing to New York. They have added immensely to the area of taxable property and given us the swiftest, cheapest and most pleasant intermural travel in the world. Of their own accord, without any prompting, the managers have doubled the commission hours and reduced the fares to five cents on Sundays. Their charters give them the right to charge higher fares than they have ever exacted—yet the snarling curs of the press never miss a chance to lift their legs over the "L" system of roads. The unpopularity of these roads recalls the old saying about giving a good dog a bad name and then hanging him. The prejudice, no doubt, is due to the manipulation of its stocks by its past and present owners. This, of course, cannot be defended; but the fact remains that the company, as a company, has been of immense benefit to the metropolis in every way.

But the "L" roads should not be allowed to evade taxation by moving their principal office out of town, or in any other way. The stations and stilts should not, however, be taxed as real estate. They occupy streets and sidewalks that were public property, which the city was glad to allow the company to use because of the great benefit it was believed would result to the municipality by running steam cars the whole length of the island. Nor is it equity to assess damages on the Manhattan corporation for the property injured when it has added tens of millions to the value of other property, for which it gets no consideration. But the company should be made to pay an assessment of four or five per cent. upon its gross receipts. This principle has always been advocated by THE RECORD AND GUIDE, and has been recognized in the franchise to be given to the Broadway Railroad. The basis of Judge Pratt's decision is all wrong. He laid the tax on structure which was diminishing in value yearly, and if his decision holds good the Manhattan Company paid its highest tax when it did the least business, and its lowest tax will be during the year 1885, when it will carry more passengers than ever before. The recent action of the directors of the Manhattan Company would seem to be an effort to have Judge Pratt's decision finally endorsed by the full bench of the Supreme Court. Indeed, an income tax on all property, corporate and private, is the best and justest way of raising a revenue.

Not only the Manhattan Company, but all the companies which use our streets, should pay a regular assessment on their gross earnings. The ferry companies, gas companies, telegraph and telephone companies, the steam heating company and all corporations or individuals who make use of the public streets and highways should pay an income tax into the city treasury. Had this system been inaugurated forty years ago, the revenue from this source would by this time prove a sensible relief to real estate taxpayers who now bear all the municipal burdens.

William H. Vanderbilt has done an excellent thing for himself and his family by his generous offer to forgive the debt due him by General U. S. Grant. Rich men in this country are not as popular or influential as they might be, because of their lack of public spirit and unwillingness to do a generous thing when the times call for it. So far as the public can see, as a class, our millionaires are self-seeking and pecuniarily immoral. As manipulators of great corporations they debauch our Legislatures and corrupt the courts. They have monopolized the property of the people and get as much while giving as little as they can in return to the public. The founder of the Vanderbilt family was very generally regarded as an old screw. Jay Gould was never known to give money except to help bribe a Legislature, influence a court, or elect a presidential candidate who would favor his schemes. He is said to have all the domestic virtues and is doubtless a kindly-enough man in private

life, but he has made no public benefactions. He is simply a great sponge. Such men, by the way, are more unpopular with the middle class than with the working people, for it is the former who suffer by the manipulations of the Jay Goulds and Russell Sages. The one notable gift of Commodore Vanderbilt was in aid of an unknown female seminary in Tennessee, and did him no credit, but Mr. William H. Vanderbilt, in his present to the medical college and his kindly offer to Gen. Grant, has won golden opinions from all sorts of people.

There is, however, one thing which Mr. Vanderbilt might do, which would crown him with honor all the rest of his days. Under our perverse system of taxation he and all other large owners of personal property get rid of their share of the public burdens. It is the real estate owners who pay the monies which sustain the courts, the police and the government which insures Mr. Vanderbilt and the other millionaires the possession of their property. Taxes should be levied upon incomes and not entirely upon realty. If Mr. Vanderbilt had the manliness to come out and, as a matter of conscience, make restitution to the city and State Treasury corresponding to his actual possessions, it would lead to a wholesome change in our laws and would entitle him to a monument to commemorate in after times his sense of public duty. Ostentatious benefactions, however meritorious, do not command the same public esteem as a high regard for what is just in dealing with the community at large.

The River and Harbor bill under consideration in Congress has no appropriation for the Hell Gate improvement, nor is anything given towards improving the water ways of New York harbor. For these omissions we are indebted to our newspapers which in season and out of season have persisted in regarding every appropriation for legitimate work as a swindle. According to the National Board of Engineers, over \$2,000,000 could be spent with advantage on New York harbor and its neighborhood. The Raritan River, the bays and inlets near the city, Hell Gate and the lower bay all need liberal appropriations to fit them for the commerce which properly belongs to this metropolis, but if any member of Congress should move an appropriation for works of this kind he would promptly be denounced as a thief by the New York press. Our public bodies, such as the Chamber of Commerce, and our leading exchanges should move in this matter and see that New York is not misrepresented by its press. Members of Congress live by public favor and it is not to be expected that they will sacrifice themselves to benefit localities which show no appreciation of their services.

Valuation of City Real Estate.

According to the judgment of our Tax Commissioners real estate has increased in value during the past year \$55,296,298. There is an increased valuation in all the wards save the Seventeenth, which shows a decrease of \$128,511. This is a somewhat larger valuation than real estate people generally looked for, but in view of the fact that there was spent some \$42,000,000 in new structures during the year it cannot be called excessive. The following are the detail figures in the several wards which suggests some interesting comparisons:

Wards.	Valuation.	Increase.	Wards.	Valuation.	Increase.
1.....	\$83,336,537	\$16,864,237	15.....	55,345,816	281,658
2.....	34,305,716	3,774,895	16.....	87,061,514	834,596
3.....	39,020,000	3,031,119	17.....	33,591,951	*128,511
4.....	13,618,898	1,316,887	18.....	77,805,128	2,359,765
5.....	46,094,366	2,463,748	19.....	198,611,368	5,815,420
6.....	24,197,841	1,536,753	20.....	45,103,945	834,173
7.....	16,662,859	316,667	21.....	88,581,811	384,813
8.....	38,550,609	569,911	22.....	94,557,276	3,524,670
9.....	23,023,271	229,457	23.....	18,609,109	\$2,976,854
10.....	17,432,085	264,161	24.....	10,280,845	302,030
11.....	16,535,020	83,877			
12.....	122,303,690	7,021,265		\$1,175,057,888	\$55,424,899
13.....	10,197,545	171,330			
14.....	24,340,715	375,233			

The increase of nearly \$17,000,000 in the First Ward alone seems excessive. We doubt if the renting value of First Ward property compared with last year will warrant any such advance. The addition to the taxable value of the Second Ward of nearly three and three-quarter millions and the Third Ward of three millions also seems excessive. On the other hand the Seventh and Tenth Wards do not show the added values which real estate investors put upon the property in the region just north and east of Chatham square. At every auction sale during the past year, Seventh and Tenth Ward property was in eager demand and commanded relatively high prices, for undoubtedly its rent-producing capacity has largely increased recently. The addition of over \$7,000,000 in the Twelfth Ward and of nearly \$6,000,000 in the Nineteenth Ward is justified by the large improvements which have been under way east and west of the Central Park. The increase of nearly \$3,000,000 in the Twenty-third Ward is significant of what we may expect of the annexed district in years to come.

It is doubtful if the assessment in January, 1886, will show much of an increase over that of 1885. Certain wards, such as the Twelfth, Nineteenth, Twenty-second and Twenty-third, will show a

higher valuation, but if there is unlikely, and a lower scale of price the older wards, like the Seventeenth, off in the valuation.

REAL ESTATE.

JOHN G. FOLSOM,

Successor to

Our Prophetic **Folsom and J. C. ...**

INVESTOR—You were quite right, Sir Oracle, in forecasting a January rise in prices. It has really come about and apparently sooner than you expected. You thought the improvement might be delayed into February even, but the new year was no sooner ushered in than the bulls began to pluck up courage and push up stocks.

SIR ORACLE—Yes, I was in some doubt as to when the upward movement would commence. I felt "in all my bones" that it was bound to come, but did not look for it much before the 10th or 15th of the month, and would not have been disappointed had it come later.

INVESTOR—The outlook continues to look favorable, does it not?

SIR O.—The unexpected excepted, yes. Prices are better than they were in December, the planter gets more for his cotton, the farmer more for his wheat and corn, and the manufacturer more for his goods. There is clearly a partial revival of industry. There is more iron wanted; copper is firmer in tone, and lead has had a very material advance in price. A better demand for the metals is always the sign of an improvement in the industrial machinery.

INVESTOR—How about our foreign trade? What effect will that have upon our market prices?

SIR O.—It is the influence of European finance and the necessities of foreign trade which is injuriously affecting our markets. Europe owes us, on account of the year 1884, something over \$30,000,000. This balance ought to be paid us in gold, but England, France and Germany are, I apprehend, sending us back our own securities instead of the yellow metal. The advance in our market would be much more rapid were it not for the constant pressure to sell American securities held in Europe by the foreign bankers. However, we are continuing to sell Europe more than we buy of her, and by and by the gold must come this way. In whatever direction one looks the prospect for prices is better, but, of course, some unexpected disaster may change the whole aspect of affairs.

INVESTOR—You do not look then for any immediate shrinkage in the value of stocks except some catastrophe occurs?

SIR O.—No; the outlook to me is rather favorable just now, though the Cisco failure and others which may follow may reduce quotations for a time. When the accounts of the month of January are made up it will be found that our railroads have done better this year than during the January of last year. February and March will, I think, make a still better showing. I am somewhat dubious about the Southern roads. They are doing well enough just now because of the New Orleans Exposition, but if the cotton crop is as light as suspected their receipts toward the end of the year will fall off. But I expect to see the Western and Northwestern roads make a better showing than they did last year. Hence, I am a believer in a moderate advance in prices when the present flurry is over.

INVESTOR—How about wheat?

SIR O.—I think May wheat will sell at 95 cents, corn at 45 cents, and before the close of the year the holders of cotton may get 13 cents for it. Of course this depends upon the size of last year's crop, which is still in doubt. In any event raw cotton will be relatively higher than cotton goods, and this will lead to the marking up of the latter to the great advantage of the cotton mill industry. Another good sign is that flour seems to command a relatively better price than wheat.

INVESTOR—But you are not entirely happy. You think that the process of liquidation has not yet been completed in general trade or in real estate?

SIR O.—Well, yes; that is about how I feel. There seems to be trouble in Europe, for the rate of interest is high there and the banking houses are strengthening themselves. I suspect that the higher price of wheat is in part due to the speculative buying by European capitalists who expect war by the time the summer appears. I hold in my hand a publication called the *Age of Steel*, published in St. Louis. The editor has been writing all over the country to manufacturers respecting the prospects of business. He gives the substance of two hundred answers, and the feeling is generally hopeful. The following is the most notable of these responses, the writer being Mr. Samuel Noble, treasurer of the Woodstock Iron Company, Anniston, Alabama. He says:

At no period in our country's history have we so little cause for depression as now. We are in the midst of the greatest abundance ever known, yet times are hard, wages lowered, men out of work and manufacturers idle, while our granaries are bursting with grain; we have provisions enough and to spare, our warehouses and stores filled with every article of necessity, comfort and luxury the skill of our manufacturers can produce. *We have no overproduction, but a want of consumption; millions of our people wanting to part with what they have to get what they have not; the exchange of commodities is slow, and consumption is checked. The trouble*

is the hiding away of the third person who brings about a quick and easy exchange and stimulates consumption—that is money; it is timid and hiding away. A country as large as ours, adding by natural increase and emigration 3,000,000 to our population every year, its business increasing at even a greater ratio, and scattered over so many thousands of miles, that has not now near money enough to do its business easily and quickly feels any want of confidence that will cause timid capital to disappear. Capital is satisfied that the new administration could not, if it would, lower the duties on manufactures so as to flood our markets with work done in Europe, and drain us of our money to pay for it. It needs only legislation like the passage of the McPherson and Dingley bills to inspire confidence that money will become abundant, to put the millions now lying idle into active use. We will then see the greatest revival ever known. We are on the eve of this! Grain, provisions—all our great staples, are below the cost of production; so is cotton goods, iron and other manufactures. Capital is about to take hold of these things; buying will soon begin; money will be liberated; the producer, who is the great consumer, will be able to purchase; consumption will be stimulated, labor will be fully employed and paid, and again our people will begin to use and surround themselves with the necessities and comforts of civilized life, they before felt too poor to buy. The conditions are now far different from what they were in 1873. Prior to that we had the waste of war, then in succession the wreck of the New Bedford whaling fleet, the Portland, Boston and Chicago fire; that wiped out millions of surplus capital; then we owed \$1,600,000,000 of government debt abroad, and had to remit \$80,000,000 a year to pay the interest. Now it is nearly all at home, we have become a creditor instead of a debtor nation, our crops are superabundant, labor and machinery were never before so capable of adding to the wealth of the country, there was but little waste by unproductive labor, either in building new railroads or otherwise, so the great revival of business cannot be longer kept down. Any day may witness a restoration of confidence that will put capital into active use.

SIR O. [Continuing.]—I have no idea that there will be any such revival this year as Mr. Noble predicts. The notable point of his statement is that there has been no over-production, that the trouble has been under-consumption, due to lack of money. He but repeats what I have been saying for three years past; but he thinks that the relief will come from the passage of the McPherson and Dingley bills in Congress, which would increase the number of bank notes. I doubt, however, whether those measures will pass. Meanwhile there is a contraction of from \$25,000,000 to \$30,000,000 of national bank notes yearly, but their place is fortunately taken by silver certificates. Mr. Noble sees what is the matter but he fails to apprehend that the real difficulty is the determination of the commercial world to use gold alone instead of gold and silver in measuring values. It is this added value in gold which is showing itself in the reduced price of every article it measures.

INVESTOR—I see that Edward Pierrepont, ex-Minister to England, has published a pamphlet to show that there is danger of a crisis. The gold, he says, of the country is likely to be demonetized by the increase of the silver coinage. Should capital become alarmed a premium would be put on gold. If it disappeared from circulation a currency panic would be in order.

SIR O.—This is the same nonsense you read in the papers every day, and its absurdity is shown by one fact stated by Mr. Pierrepont. There are \$610,000,000 of gold in the country, while there are less than 200,000,000 silver dollars so far coined. Of the metallic money of the country over three-fifths is gold, and less than two-fifths silver. Now the fact is that in spite of the coinage law we have imported large quantities of gold since the passage of the Bland Bill, and have exported large quantities of silver. Our mines produce one-third more silver than gold. There is no more danger of our getting on a silver basis under the operation of the Bland Law than there is of Mr. Pierrepont being struck by lightning. We have only about \$3.50 of silver per capita. France has over \$14 per capita of silver dollars corresponding to ours, yet no one in France dreams of that nation getting on a silver basis. In looking over the returns of the amounts held by the national banks of Europe it will be noticed that France holds more specie than is to be found in the vaults of the Bank of England, the Bank of Germany and our national treasury combined. Yet over half the \$405,000,000 of the precious metal in possession of the Bank of France is in silver. The significance of this is that France is the only bi-metallic nation in Europe, yet like the United States it draws gold from every other nation and its store of silver does not increase, nor does ours. What struck me particularly in the answers to the *Age of Steel* was that none of the manufacturers except Mr. Noble seemed to realize that there was a currency question involved in the present depression in prices. As a nation we suffer less than the countries of Europe, due to the use we are making of silver and the substitution of certificates for the bank notes which are being withdrawn.

INVESTOR—Are there not signs that the January "boom" you predicted is pretty nearly over? Will not the Cisco failure put an end to it for a time?

SIR O.—I still think that the financial situation is better than it was, due to the improvement in prices; but I have always been careful to warn the business public that our troubles were not over, and that the liquidation was not yet complete. Certain great

departments of business have yet to suffer severely, and real estate, except in some favored localities, will be under a cloud for a year or two. Such, at least, is my judgment.

A bill was introduced in the Legislature at Albany on Tuesday to create the office of Searcher for Liens in the Finance Department and in the Croton Water Bureau of this city, the fee for each search to be "confined" to \$3, the searcher to be appointed by the Mayor. Should this bill become a law there will be a nice fat office for some one; 12,000 deeds and 10,000 mortgages make 22,000 searches needed, which at \$6 only foot up \$132,000 a year additional tax on the transfer of real estate in this city.

Guide to Buyers and Sellers of Real Estate.

Entered, according to Act of Congress, in the year 1885, by THE REAL ESTATE RECORD ASSOCIATION, in the office of the Librarian of Congress.

II.

Fees.—Not only that, but to-day, in examining that title for a purchaser, his lawyer carefully puts in official searches. He makes a requisition on the Register for all deeds, conveyances, mortgages and instruments in writing on record in his office affecting the parcel whose title he is examining, and, of course, the Register carefully returns on his search all the old deeds, &c., affecting the whole property—because they affect the parcel—and he charges and gets by law five cents for each year for each name searched against for deeds, and five cents per year per name for mortgages. Altogether, say \$20 is paid by each purchaser for those searches; but as there were three hundred purchasers, and they put in three hundred searches, the Register gets three hundred times twenty dollars for the same work; and twenty years hence thirteen hundred and eighty-three purchasers will again pay the then Register thirteen hundred and eighty-three times twenty dollars, or more, for a search showing those very same facts.

But this is not all. In the County Clerk's office are the records of judgments and of notices of suits brought affecting the title to real estate (*lis pendens*, lawyers call them), and of mechanics' liens, certificates of Sheriffs' and Marshals' sales, insolvent assignments, general assignments, foreclosure by advertisement, appointment of receivers, appointment of trustees of absconding, concealed, non-resident or imprisoned debtors, and the law gives the County Clerk five cents per name per item per year for his search, and fifteen cents per year for judgments, or say, seventy-five cents for everything against one name for a year. So the three hundred purchasers of the Jumel property go to the County Clerk, and each pays him, say, twenty dollars for his search, being the same thing uselessly repeated and the money wasted two hundred and ninety-nine times; and twenty years hence it will all be paid over again thirteen hundred and eighty-three times.

But then the purchaser is not done. He must put in searches with the United States Commissioners and pay them about \$1.25 for their return, and the Clerk of the United States District Court for bankruptcy and judgments charges \$1, and the Clerk of the United States Circuit Court for judgments must be paid \$1; and each of those items, like the Register's search, is to-day uselessly repeated, and the charges therefore wasted two hundred and ninety-nine times; and twenty years hence on that same property will be again thrown away thirteen hundred and eighty-three times.

This sort of thing is daily repeated, year in and year out, in this city, over the whole of its surface. The blocks of land bounded by Fifty-fourth and Fifty-seventh Streets and Sixth and Eighth Avenues were once all one estate, like the Jumel estate. They were the Cozine property. Between Eighty-third and One Hundred and Sixth Streets from Third to Eighth avenue, diagonally across, were the Harlem Commons, and many New Yorkers can remember when the Murray Hill farm, from Thirty-third Street to Thirty-eighth Street, and between Madison and Lexington Avenues, was cut up into lots and sold. And thus the whole surface of this city can be mapped out—in fact is mapped out—into old farm titles, each of which is the original source of title of several hundred houses and lots.

And the same thing happens in regard to loans on bond and mortgage. Every man who thus lends money must have the title examined, and very properly so, and the borrower has to pay for it—the same old searches against the same old names—and pay the same old fees.

The tax which the real estate of New York city thus annually pays amounts to more than one per cent. of the real value of the property sold and mortgaged; and it is safe to say that at least one-half of this burden is the result of useless repetition, of the want of a good system in responsible hands, and is thrown away.

In the year 1883 there were nine thousand nine hundred and seventy-five deeds and ten thousand five hundred and sixty-six mortgages recorded in the office of the Register of the City and County of New York. Thus there were at least twenty thousand titles examined and twenty thousand fees paid and twenty thousand sets of searches paid for the same during that time. In 1883 it was

nineteen thousand five hundred odd, and in 1884 over twenty-two thousand five hundred.

Bill.—The bill for examining title to the land for the new United States Post Office in Brooklyn was between \$7,000 and \$8,000; but an ordinary bill for examining the title and for a set of searches for a house and lot worth, say \$10,000, will contain items something like these (they are taken from a bill lately rendered):

WILLIAM CLIENT,	To JOHN COUNSELLOR, Dr.,	
To copy of abstract.....		\$10 00
To affidavit of John Smith (that he is not the John Smith there is a judgment against).....		1 00
To affidavit of William Jones.....		1 00
To paid for tax search.....		13 00
To paid for Register's search.....		22 45
To paid for County Clerk's search.....		34 15
To paid for United States District Court search.....		3 00
To paid for United States Circuit Court search.....		2 10
To paid for United States Loan Commissioners' search.....		2 50
To paid for certificate satisfaction Brown mortgage.....		25
To paid for recording deed.....		1 85

Copy of Abstract.—If we examine these items (and all who have had experience in the matter will say that this is a very moderate, small bill), we find "copy of abstract." Why should the old chain of title be copied over and over again? Why not have it done once for all and thoroughly by a responsible party, and filed where access can be had to it at any time?

Judgments.—Then look at the affidavits. Perhaps nine years ago a judgment of \$100 was filed against some impecunious John Smith, and every time any one of the rest of the two columns of John Smiths listed in the New York City Directory, and every time each of his grantees has sold land or borrowed on mortgage, he has had to make a similar affidavit—that he is not the man against whom that judgment was obtained.

What's the use of the old judgment, anyway? If it was obtained against a man who had any property it would have been long ago collected (unless he appealed from it, and then he must have given security); and who ever knew a judgment nine years old to be collected out of the debtor's real estate?

But our law ties up and tangles up the property for ten years to the damage of everybody except the real debtor. If a judgment should be a lien on real estate at all it should be for not more than one or two years.

Tax Search.—But to go back to our moderate bill—"tax search, \$13." There certainly ought to be (and there is) a way of noting on the expensive tax maps and tax books of this city (for the cost of which every tax-payer has already paid his share) every unpaid tax or tax sale or assessment affecting each particular lot, so that it could be seen whether it were clear or not without paying a fee equal to the whole annual water rent of a medium-sized house. And this has been lately accomplished in the Brooklyn Tax Office by a system for ascertaining the arrears of taxes and assessments, on the plan of indices against localities and not against names.

Of the Register's fees we have already spoken. It is calculated that for the sixty thousand titles he received in 1882, 1883 and 1884 at least \$300,000 in each year, besides \$40,000 each year for recording the deeds and mortgages. Probably \$300,000 were paid to the County Clerk for his searches during each of the same years.

While there are copyists and searchers to be paid in the Register's office, but fifty copyists at \$10 a week each only take \$26,000 a year off from the \$340,000 receipts, and the searchers all receive "extras," as already explained. Heretofore no part of any of these fees has gone into the city treasury, but while the Legislature in 1884 put these officials upon salaries of \$20,000 and \$15,000 respectively, the foregoing fees must hereafter be paid to the city, which will be no relief to property owners.

New York city real estate must be a very good investment to stand such a steady drain.

The other charges for United States Courts and Commissioners' searches are for almost no work at all—for glancing over a half empty page of a small folio volume in each case. The money is thrown away, yet a careful lawyer must put in those searches to make sure that he has protected his client.

The New York Mining Board and National Petroleum Exchange have under their consideration the erection of a building on Broadway, below Exchange place, and running through to New street, with a front on both thoroughfares. The estimated cost is \$1,200,000. Of course the real cost, as is always the case, will be much larger. The scheme is to pay \$700,000 for the land and \$500,000 for the building. The Exchange has now in its treasury \$200,000. The more conservative members of the Exchange are opposed to the scheme. They say, and say truly, that office building has been overdone. That the Wells, Field and scores of other buildings erected within the last two years have not been profitable ventures as investments. The supply of offices, temporarily, at least, has exceeded the demand. Then it is urged that it is never safe to become the nominal owner of a \$1,200,000 building when your [equity investment is only \$200,000. It is also alleged that a liquidation in real estate is in order, and that down-town property will be lower before it is higher. The trust or insurance company which lends the money would certainly become the owner of the building, and the Exchange would lose the money it invested.

Home Decorative Notes.

—There is a revival of French taste for mirrors in artistic interiors.

—A golden brown velvet mantel lambrequin is embroidered in field flowers in filo-floss, the edge is finished with plush balls varying in color.

—For light parlor chairs leather of olive and different shades is embossed with birds in their natural coloring.

The owl is a favorite figure in fancy decorative articles, lamps, clocks, andirons and candlesticks.

—A comfortable article for use on long drives is the foot-muff, which is made likewise attractive by decorating it on the outside with the heads and paws of the animal, the skin of which the muff is lined.

—A convenient article for the household is a gilded wire paper-rack, intended to stand on a table; this is adorned with cardinal plush lambrequins, decorated with dog-wood in applique of white plush.

—Imitations of the Japanese leather, resembling brocade, are produced in paper for card and letter cases.

—Lily-shaped flower receivers for the centre of a table come in colored opaline and clear glass and mounted in silver or gilt, with all sorts of flowers and leaf forms, on which creep and nestle little frogs, snails, grasshoppers and other insect forms in metal and shell or combinations of various material.

—Hartford vines and pressed ferns are used in several beautiful fashions at present, for glass doors separating apartments artistic effects are made by applying the vines and fronds to the glass with a thin solution of gum arabic and then placing a pane of glass over it; fire screens may be made this way by using large plates of glass and framing them in gilt.

—Tea cloths and serviettes are prettily decorated all over in a crackle pattern of pale blue silk and powdered, with medallions of china blue silk having gold centres.

—Queen Anne darned work is found to be so effective and so comparatively quick of execution that it still continues in favor; silk is most generally used for this embroidery; often the flowers of a design are worked in darned stitch, then outlined with a contrasting shade.

—Bolting cloth has a frame of iron-like strength, and makes beautiful tidies for silk and satin chair backs, since, while showing its own beauty, it does not conceal that of the stuff underneath; these are usually worked in colors and in silk and gold thread; only the lower edge is embroidered.

—Music rolls, picture frames, photograph cases and blotters receive the most luxurious treatment; white velvet card cases are made over pieces of white cardboard and are lined with thin, white silk; the monogram worked on the cover in olive green and pink embroidery silk completes this delicate article.

—A rather amazing guise beneath which stationery conceals itself is a sleigh of garnet plush, with golden yellow runners, and with the lock guarding its treasures in its back.

—The Leed's pottery is exquisite; it comes in deep crimson, turquoise blue and yellow; the color and shape being very fine; there are bowls, vases, jardinières and other shapes.

—Next to good pictures handsome rugs add to the furnishing of a room, and give an air of luxury and comfort which is desirable. Archer & Bull, located at 26 West Fourteenth street makes a specialty of Oriental rugs of great beauty and elegance, an extensive assortment, carefully selected from the Eastern and European markets are shown, and include many elegant and curious specimens of Indian and Persian design.

—Lizards in bronze of various tints are a favorite device for the bottom of little brass ash, stamp and pen receivers.

Flower holders in the octagon shapes now so much admired are seen in many different styles of cutting.

—Camphor, which is so much used to preserve furs, will keep away moths, but it also impairs the beauty of the furs by turning them light.

—The beaded ware is a new candidate for favor in art pottery, the design in color is laid on a white or cream ground and the glaze over the whole looks like fine crystal beads.

—A popular style of lambrequin comes in scarf shape, deeply embroidered, it is caught up at either side by very generous bows of embossed velvet ribbon, the shaded plush is much admired for this style of lambrequin.

—Buffet covers in linen momie cloth, ornamented with lines in drawn work on the edge and entirely surrounded by a fine fringe, are stamped in the centre for South Kensington embroidery with cherries, sprays of raspberries, strawberries, apples, peaches and other fruit.

—Quite a new idea is a basket in the shape of a Chinese pagoda, with red pompons, it is intended to stand on the floor beside the chair; the Italian grape baskets, narrow at the base and widening at the top, are suitable for hanging against the wall, they should be lined with satin and tufted with buttons, with a border of embroidery on the outside.

—Antique oak is the latest craze for furniture and interior finish of certain parts of the house.

—A rich pine green cloth may be effectively used for draping the back of statuary.

—Umbrellas have handles of real ivory in which is set a cut silver monogram.

—Pretty chocolate sets have teak wood handles.

—Antiquarian taste and love of art may be very fully gratified by the inspection of the large stock of *objets d'art* now offered by Koopman & Co., of No. 5 East Seventeenth street. Very interesting pieces of old silver, including watches, amulets, odd pitchers, quaintly designed spoons, jewel boxes, etc., richly carved and brass-bound mahogany chests, now so much used in large, spacious halls are also offered; there are many pieces of Dutch marquetry, comprising work tables, cabinets and writing desks, unique in style and finish.

State of Things at Albany.

[From an Occasional Correspondent.]

January 16, 1885.

Editor RECORD AND GUIDE:

There is little or no hope of any effective reform legislation from the present Legislature. The new speaker of the Assembly has shown by his composition of the committees that interests inimical to public welfare are in the ascendency. There will be some promises of good work to be done, but the performances will be wholly bad. The reformers have been given back seats and the other kind of members are promoted to the important places on the leading committees. James W. Husted who has been made the leader of the Assembly by being put at the head of the Ways and Means Committee is a first-class parliamentarian and a man of rare ability, but he has no more conscience than Mr. Dana's office cat. He is, and always has been, friendly to every measure in which there was money for the lobby. He has not a shred of character. Nearly all the committees have been made up by Speaker Erwin with the deliberate purpose of helping along bad legislation. The composition of the Committee on Cities shows this, as does the retirement of experienced, able and honest men, such as O'Neill, Hubbell, Howe and Heath to the tail end of unimportant committees.

Of course this manipulation was to ensure the election to the United States Senate of Levi P. Morton, whose friends use the same arguments which are so potent to the choice of Senators in States like Nevada and Colorado. At the present writing it is hard to tell whether Morton or Evarts is ahead. There is a suspicion that the friends of the latter are "fighting the devil with fire," and that money is to be used freely on both sides. Of course the choice of the Republican party of the State and nation would be William M. Evarts, and if he is defeated it will be a matter of bargain and sale. Not that money is an unusual argument in a State Senatorial conflict. The "boodle" was used in electing Edward D. Morgan, and the late Hugh Hastings is believed to have handled the money which gave Roscoe Conkling the victory over Noah Davis when the former was first chosen.

The Republican party machine is in a very delapidated condition. Its leaders are a pretty bad lot, and the Democrats have a chance to retain power if Governor Hill is wise in his vetoes of the measures passed by this badly-offered Republican Legislature. I do not write as a partisan, for the Democrats in times past have been quite as bad as the Republicans are today. It is really a pity that Theodore Roosevelt has not more to say in the councils of the Republican chiefs.

A LOOKER ON,

Realty at Albany.

[From our own Correspondent.]

ALBANY, January 15.

The Legislature has at its very outset commenced on bills affecting the interest of property and real estate builders in New York.

Two bills have made their appearance relative to the searching of titles. One of them, introduced by Senator Cullen in the Senate, provides for the appointment by the Comptroller of five searchers of titles, with a salary of \$2,500 each, to be paid by the city. It creates a Bureau of Searchers in the Finance Department, all fees received by them from those desiring searches made to be paid to the city. The present fees are unchanged, but a search is required to be completed in ten days, and a record kept in the Finance Department for future reference.

Mr. Roesch, of New York, introduced the bill reported by the Roosevelt Special Committee last year, to create the office of searchers for liens and sales in the Finance Department and Croton Water Bureau. It provides that the Mayor shall, within ten days after the passage of the act, appoint and designate a person to fill the office hereby created, who shall be known as Searcher of Liens and Sales. He is to hold office for five years, and is required to give bonds to the amount of \$20,000. His duties are confined to searches for unpaid taxes, assessments and Croton water rents and the sales for such taxes, assessments and water rents; he is required to have the search completed and ready in ten days from the receipt of the request to make the same. He and his bondsman are made liable jointly for all damages and injury resulting from errors, inaccuracies or mistakes in his return. If the search is not completed in ten days all fees are forfeited.

The fees allowed for a lot containing twenty-five hundred square feet is three dollars, and one dollar for each contiguous additional twenty-five hundred square feet or portion thereof.

This bill applies only to searches made for taxes, assessments and Croton water rents. Senator Cullen's bill supersedes the searchers in the County Clerk's and Register's offices as well as in the Finance Department.

Senator Ellsworth has introduced in the Senate an amendment to Section 2,231 of the Code, adding another subdivision to that section, and additional causes whereby tenants for real property for part of a year, or for one or more years, may be removed by the landlord. All the present causes for removal enumerated in that section are retained and the following added thereto:

"When in any city in this State he holds over, or continues in possession of the demised premises, or any portion thereof after default in the payment of any taxes or assessments levied on such demised premises, and which he has agreed in writing to pay pursuant to the agreement under which the demised premises are held, and a demand for the payment of such taxes or assessments has been made, or at least three days' notice in writing requiring in the alternative the payment thereof, and of any interest and penalty thereon, or the possession of the premises, has been served in behalf of the landlord upon the lessee, as provided in this title for the service of a precept, an acceptance of any rent by the lessor, or his legal representatives, shall not be construed as a waiver of the agreement of the lessee to pay taxes or assessments so as to preclude the lessor from the benefit of this act."

The above bill was favorably reported in the Senate to-day.

Senator Daly has introduced to-day the building law bill. As presented it is, with very few slight changes, as it read when introduced last year, without the subsequent amendments that were made during the progress of its passage. It contains all the restrictions and powers over the construction of public and private buildings as embraced in the act when introduced last year.

Senator Otis introduced a bill to-day to revise the charter of the New

York and Long Island Bridge Company, which was empowered to construct a bridge across the East River, at Blackwell's Island. It requires that the bridge shall be completed by 1890, and gives authority to provide passages for foot passengers and carriages, also for railroad trains and the connection with the Harlem Railroad at the Grand Central Depot. The bill is short, its object plainly being to allow the railroad system on Long Island to connect with the Harlem and other roads in New York, or those roads to extend to Long Island by way of the bridge.

Assemblyman Shea, of the wards north of the Harlem, has introduced a bill amending Section 672, of the New York City Consolidated Act, which gives the Department of Parks power over the laying out of streets, squares and places in that part of the city and making maps of the same, by adding at the end of that section the following clause:—

"No taxes or assessments shall, after the passage of this act, be levied or assessed upon any land included within the line of streets, avenues, roads, public squares or places shown and laid out upon any map filed by the Commissioners of the Department of Public Parks, pursuant to the provisions of Chapter 604, of the laws of 1874, and the law amendatory thereof, or of the act hereby amended."

It appears that there are several streets and places laid out by the Department of Parks in the new wards, which have not been opened and improved, although embraced in the maps filed according to law, on which taxes are levied each year, as against the original owners of the property, and this bill is to stop the taxes in the future.

Under the present system of assessing personal taxes in New York, the books are not comeatable by the general public after the time elapses for those assessed for personal taxes to furnish the proof that they are not liable to the amount of personal tax levied on their personal property. A bill was introduced to-day by Mr. Hagan, of the Assembly, requiring those books to be kept open for inspection until May 1st of each year. This is for the purpose of allowing those who so desire to gratify their curiosity by seeing who has sworn off their personal tax and how much the original assessment is reduced.

The removal by the elevated railroads of their business offices from New York to Irvington to evade the personal tax in New York has resulted in Mr. Ives introducing a bill which provides that the principal place of business of a corporation incorporated under the laws of the State, which, as owner, lessee or otherwise, is or may hereafter be operating any elevated railroad, in whole or in part in any city of the State, shall be deemed to be in the city and county in which the larger or principal portion of its elevated structure or road is situated, is, or may be.

A bill for spring elections in the city of New York has been presented in the Assembly, the election to be held only once in two years. REGULAR.

Improving Old Buildings.

Editor RECORD AND GUIDE:

An office building to become popular and successful must offer the following conditions, ranking in importance in the order named: 1. An attractive entrance. 2. A quick accessible elevator. 3. Light, open halls.

4. Plea Comlight offices. The new parks, The at at Pen of persons seeking office accommodations is s, ought not given bu, bag ca th" by some of the present occupants, with be largely have social relations, or from its location and surroundings being suited to their business.

If at the entrance they are repulsed by a contracted doorway, disfigured or concealed with signs, they will scarcely even enter.

If the entrance be fair, but the stairs forbidding they will not ascend. If there should be an elevator, and, on entering they are rattled at a slow pace through a dark hole in the building, they will be likely to return to the sunshine without further inspection.

But if on the other hand they are attracted into the building by a fine entrance and through a pleasant passage to a convenient elevator, and taking this they find themselves quickly and imperceptibly elevated to broad light halls above, their favor is won at once, and they have but to find an arrangement of rooms suited to their requirements, well-lighted, clean and containing the modern conveniences, to rent at fair prices, to secure their engagement.

While it may perhaps be said that there are some old buildings that show a comparatively large rent roll and small cost of maintenance, it will invariably be found that the loss of rent from bad tenants and vacancies, in a term of years, reduces the net income to a low average.

There are many good buildings below Chambers street, the upper floors of which are unproductive. With an elevator these floors would become as valuable as the lower floors, and yet owners throw away the cost of an elevator every year while their tenants either demand lower rents as an offset for the lack of conveniences or desert the building altogether. Nor is it always the large modern buildings that pay the best to the square foot of ground surface, though the very large ones undoubtedly do.

Many a 25-foot or even 50-foot front will pay better for years to come, with an ordinary five-story respectable building containing attractive features than if it was replaced with a ten-story structure with its immense taxes and other fixed charges and the heavy cost for maintenance. There are few buildings of this class that are profitable, certainly none outside of certain fixed office centres, though all of them are sure to pay as permanent investments.

FERDINAND FISH

The East Side seems to be growing in favor for manufacturing purposes. The cigar industry employs literally thousands of work people in the region east of Third avenue and the Bowery. Then there are hosts of minor businesses which find it economical to use the East Side. The price of land is low, labor is abundant, and the facilities for transportation near at hand. The piano manufacturing industry has found out the value of this section of the city, and no less than three piano factories are to be constructed within a short time. Jacques Bach has bought Nos. 231 and 233 East Twenty-sixth street as the site for a piano factory. Jacob Doll has bought two lots on the south side of Thirtieth street, 100 feet east of First avenue, for a similar purpose, and Frederick and Carl Bauer have purchased two lots on the south side of Thirty-first street, 125 feet west of First avenue, also for a piano factory.

Mention was made a short time since of the very clever pamphlet entitled "Sensational Legislation," by Frank C. Hollins, in which that gentleman advocated a union of the railway corporations and the workmen for mutual advantage. An effort was to be made to induce Congress to make liberal appropriations for a navy, harbor defences and public works, while

the workmen were to agree to discountenance legislation which hampered corporations, made them unprofitable as business enterprises and forced them into economies which reduced wages as well as the number of employes. How far this matter has gone is not known, but *John Swinton's Paper* is attacking the project, yet why, it is difficult to see. If the railway corporations are trying to give the laborers of the country more work and better wages they surely ought to be encouraged, and then if a better understanding can be arrived at between great employers and their work people, nothing but good can result.

About Guaranteeing Titles.

Editor RECORD AND GUIDE:

In your note upon my letter, in your last paper, you predict that "eventually, as in Prussia, New Zealand and Australia, the Government or State must be the guarantor of a title."

The Prussian plan appears to me to differ so much from our present practice as to remove it from the domain of "practical politics." Allow me to lay before your readers two sections of the Prussian law of 1872:

"SECTION 1. In case of a voluntary transfer of land, title passes only through the record of the transfer in the Register's book.

"SEC. 9. The record of the transfer and its consequences can be attacked according to the rules of municipal law. But all rights acquired by third parties, for a consideration and in reliance upon the correctness of the record, remain unaffected."

Therefore, if a Register entered a fraudulent sale to a confederate, the latter could give an absolute title to an innocent third party for value of any and all real estate within his jurisdiction.

No wonder that the guaranty of the State was demanded to supplement the liability of the officials.

As it was stated in the debate in the Upper House (Werner, p. 166):

"The law compels the owner to give the Register a very weighty power over his real estate interests, consequently it is proper that the State should be liable for errors. The liability of the official is not enough, as his property would often be insufficient.

"The perfection of the system demands an absolute guaranty in case of errors of officials, and the State could give it if it included that within the sums necessary to be raised by the property owners to carry out this system. It is consequently in effect a mutual insurance of property owners on account of such errors; an insurance which would also benefit the mortgagees."

security, in accordance with these demands, towards the end of the 19th century, the State was introduced into the law, although, as the

But our law, in the management of railroads, telegraphs, &c., by the State, were with the same management expressed as to the extension of the functions of the central government. It shows, in fact,

These German debates show conclusively that a system of registration of titles, or improving indexes, without some one to give a reliable guaranty, cannot introduce easy and rapid transfers of land. That the State or county should assume such a liability may follow with us, as in Germany, after it has assumed that of railroads, telegraphs, &c., and our people has become accustomed to such centralization. But the signs of the times do not show that day to be very near, and a present remedy for our real estate difficulties is demanded, which will benefit the owners and dealers now in business life. Philadelphia has practically obtained this relief through its title insurance company, and is satisfied; may New York be equally practical and profit by the example.

REAL ESTATE.

The Newspaper Depression.

Editor RECORD AND GUIDE:

The stoppage of *Truth* and the *Star*, and the economies found necessary in the other newspaper offices has thrown some eighty editors and reporters out of employment. These poor fellows are in real distress. They are not usually a forehanded class, and have nothing laid by for a rainy day. Dramatic artists are much better off in this respect. When they get in trouble their fellow artists who are employed get them up benefits, but who ever heard of a benefit for the newspaper men who, in the course of their professional life, do so much for the theatres and the actors.

The mistake of the New York papers was in reducing the price of their issues. They should have made better papers, not cheaper ones. Giving a paper away and living upon advertisers will not do in New York, which is the poorest city in the commercial world for advertising. The press of New York is far in the rear of Chicago, Cincinnati and Boston, and is not much ahead of Philadelphia. Circulation pays in Chicago, it does not in New York. One paper in that city spends more for special telegrams than the entire New York press.

New York has, however, had too many newspapers. Several have disappeared, and more are to follow. There are two morning papers which are believed to be prosperous, but are really in a bad way, and two, if not three, of the evening papers would not live if certain capitalists were not willing to make up the weekly deficit. There is no place in New York journalism for personal organs such as was the *New York Star*. There are rapid changes going on, but it really seems as if the great paper of New York has not yet been established. The *Herald* is running down rapidly, and the peculiarities of its owner are such that it can never be a first-class organ of public opinion while he lives and controls it.

New York is repeating the experience of London. There are fewer daily papers in the latter than when it was one-third its present size. It is safe to predict that the year 1900 will see fewer journals published on this island than were in existence January 1, 1885.

AN OLD NEWSPAPER MAN.

Thomas Houghton thought he was going to die in a few days, so he deeded all his property to his wife at her request, she promising to take care of him while he did live, and telling him that by thus deeding it it would save expenses of administration on his estate; he did not die and his wife would not deed it back to him, so he had to bring a suit to get it again, and the New York Supreme Court, Fourth Department, finally determined, on appeal, that as he and his wife were mutually mistaken in their belief that he was going to die and as the deed was given and accepted acting under

that belief, he must have his property back again. It would seem that the ladies are somewhat unreliable. Out in Pennsylvania Mr. Socher left all his property to his wife, on her promise to keep it for their children; he carried out his part of it by dying; after his death she married again and left all her property to her second husband; the Pennsylvania court has decided that in equity the trust can be enforced against the second husband and have given the property back to the children.

Real Estate Title Guarantee Companies in Philadelphia.

Mr. Ellis D. Williams, a well-known Philadelphia lawyer, conversant with the operations of the title guarantee companies, was asked about their practical working in the Quaker City. The questions related more particularly to the way in which they were regarded by the banks and trust companies. Mr. Williams gave the names of the following institutions which advance money on mortgages on real estate the title of which was guaranteed by the title companies: Fidelity Insurance, Trust & Safe Deposit Co., Philadelphia Trust, Safe Deposit Co. and Insurance Co., Provident Life and Trust Co., Guarantee Trust and Safe Deposit Co., Western Saving Fund, Girard Life Insurance Annuity and Trust Co., Deaf and Dumb Asylum, Philadelphia Saving Fund and Union Trust Co.

As yet Mr. Williams said there was no lending of money on call on guaranteed titles, as there was no machinery such as the New York Real Estate Exchange will probably afford for converting real estate collaterals into cash within a short time, but it was a fact that what amounted to time loans could be got in the above mentioned institutions on real estate mortgages, the title of which was guaranteed by these organizations.

Mr. Williams was asked about the building associations in Philadelphia. He replied that they are generally thriving and are of the greatest benefit to the working classes of his city. They did an extensive business, and literally tens of thousands of the working people have homes of their own through the operation of these admirably designed and managed building loan associations. The tenement house system could not work out its bad results in Philadelphia, because respectable mechanics were enabled to get homes of their own. Just now they were not doing so well as formerly, because money was so cheap that the high premiums which were so profitable to subscribers years ago could not be obtained. Another remarkable fact was the honesty of the officers of these companies all of whom were of humble circumstances. While the operations of the company for years back involved millions of dollars, the losses from dishonesty were in the hundreds. The *modus operandi* of these companies, is very simple. The members agree to pay in so many dollars a month each, and, when their subscriptions amount to enough to build a small house, it is put up as it were at auction. The subscriber who bids the highest premium gets it and then mortgages his house to the association for the final payment of the sum advanced. Hence, what would be an ordinary rent in time pays for a homestead.

In view of the prosperity of these institutions in Philadelphia it is remarkable that they have not been more successful in New York and Brooklyn. At one time they were quite flourishing in this city. Mt. Vernon, Westchester Co., was originally brought by an association for workmen numbering 1,000 persons. The land was divided up among the subscribers, each agreeing to build within five years' time. Although this enterprise succeeded subsequent ones that were started met with failure, but perhaps new organizations based upon the experiences of Philadelphia might now be more successful.

The German opera has proved so successful that there will be another season of it next year. The *ensemble* of Manager Damroch's productions is certainly excellent, but some of the individual performers, generally the sopranos, are not up to the mark. The women are too fat and coarse to be operatic heroines. Materna, with a noble voice and fine method, does not look the ideal prima donna. She is too stout. Her "Valentine," in the "Huguenots," was far inferior to Nilson's or Patti's. Campanini as "Raoul" both outsang and outacted the generally acceptable Herr Schott. The famous "Benediction of the Poinards" was not given with any effectiveness by the German troupe.

"Victor Durand," a play written by a New York journalist named Carleton, has had what the French call a *success d'estime*, that is, the critics speak well of it; it has kept the boards and has drawn fair audiences at Wallacks. Yet it is not a first-class drama, though the plot may be called interesting. The characters are all commonplace, the sentiment is tawdry, and there is only one good piece of acting, that of the Italian organ grinder. Osmond Terle cannot express sentiment and Miss Rose Coughlin is out of place in serious roles. Her real *forte* is comedy. She is an artist of much intelligence and hence is tolerated in the sentimental parts for which she is naturally unfitted.

Mr. Lawrence Barrett and Mr. Edwin Booth will both be playing in New York next week. The former is the most deserving artist. He has honestly tried to encourage American dramatic art by playing dramas written in this country. He has gone outside of the traditional range of characters, and has shown courage and intelligence as well as artistic culture in all he has undertaken. Mr. Booth, however, has done nothing for American letters or the drama. He refuses to even look at an American play, nor has he ever dared to create a part of his own. Of late years he has always appeared amid shabby surroundings. His company have been sticks, and the scenery and appointments cheap. Mr. Henry Irving's success has shamed him into doing something better, and he now makes his bow before a New York audience with the Boston Museum Company, which has a fair reputation in dramatic circles. But Mr. Barrett deserves the most recognition.

Herbert & Co. agreed to make a tight cellar for J. W. S. Dey, and to have it done in May. Mr. Dey says they did not make it tight, and that after it was done they had to do it all over again and do other work to

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ight, for which they made an extra charge that they included in
Bill against him, and he also claimed damages against them for the
fantable condition of his house, caused by their failure to do such work,
nning from May until September, when at last they finished it. Her-
ber & Co. waited until the six years were just up and then sued Mr. Dey
for their claim; he put in an answer and set up his counter-claim for the
aforesaid damages, but his answer was not served until more than six years
after the time when that counter-claim arose; when the case came to trial the
judge held that the statute of limitations had run in favor of Herbert & Co.,
and would not let Mr. Dey prove the counter-claim, but the General Term
of the Supreme Court, Judge Daniels writing the opinion, have reversed
this, saying that the facts all grew out of the same transaction and that Mr.
Dey's rights are not barred.

The World of Business.

American Fair in London.

Englishmen are promising themselves "a rich treat" next year. Commencing on the 1st of May, 1886, a great American fair is to be held in London. It will embrace an exhibition of samples of all our products. This will be only one of the features of the great show. The managers state that the system of organizing and working our great railway, mining and manufacturing companies will be shown in all the details. If this promise is fulfilled, the exhibition will be very interesting and instructive to the slow-going inhabitants of the old world. They will have an opportunity to see a half a dozen impetuous individuals organize themselves into a company to build a railroad a thousand miles long. They will see how these people go to work to procure a cash subsidy of \$70,000 per mile and the alternate sections of land for ten miles on either side of the road. They will next see how paper towns are laid out and lots sold at prices rarely realized in European cities a thousand years old. The operation of watering stock will, of course, be illustrated. A gentleman of much experience in this feature of railroading in New York is expected to conduct this department of the show. Visitors will then have an opportunity to see how the original stockholders are "sold out" and how the stock is manipulated so that shares are sold at a 100 per cent. above par one day and 50 per cent. below the next. On a railroad in full operation there will be a collision nearly every day for the amusement of the spectators. On days when special attractions are promised, outlaws personating the "James gang" will shoot the conductors, rob the passengers, and make off with their plunder. An expert "baggage-smasher" will illustrate our peculiar methods of handling trunks at stations. A vender of prize-packages, pop-corn and peanuts will accompany each train and make himself disagreeable. There is to be an illustration of the way elections are conducted in this country. To make this department of the exhibition complete, the method of packing a caucus, manipulating a nominating convention, and constructing party platforms should be shown. A torchlight procession will also be necessary. Of course there will be stump speeches without number. The operation of flinging mud at candidates will be shown. The method of stuffing ballot-boxes should be illustrated. It is expected that Louisiana will contribute a returning board to the exhibition, and perhaps the national government will send over an electoral commission. After the election is over, the successful party will probably illuminate the tower of London, Westminster Abbey, St. Paul's Cathedral, the Parliament house, and other noted buildings. Bells will be rung, cannon fired, and sky-rockets shot off. There will be a general suspension of business for a week. Most of the money in the Bank of England will be drawn out to use in settling bets.—*Chicago Times.*

American Kerosene in China.

According to the Commissioner of Customs at Chin Kiang, American kerosene is steadily advancing in that district. Prior to the introduction of kerosene oil into China, almost the only article in use by the natives for lighting purposes was bean and other vegetable oils, which are largely produced in the Northern and Western provinces. In consequence of the heavy inland tax imposed upon these oils, they are dearer to the consumer than kerosene, and if it was not for the dread in the Chinese character for all innovations the latter would have found a much more extensive sale. During the past year 40,000 gallons went into the interior under transit pass, and this quantity will probably be more than doubled during the present year. As an evidence of the growing importance of this trade it is worthy of mention that the Chinese have recently established here a glass factory for the manufacture of kerosene lamp chimneys, which it is said turns out a more durable article than that imported. It is also worthy of note that the time-honored paper lantern, lighted with an inferior native candle, is beginning to be superseded by the modern kerosene lantern, having the globe and chimneys combined in one, for use as above indicated.—*Independent Record.*

The Future of Beef.

It is but a few years ago that the first attempt to ship dressed beef from Texas to Philadelphia was conceived by the "Philadelphia and South America, or Texas Fresh Meat Co.," and attempted on trips of "The Fire Fly," a steamer entirely too small for the purpose, which was refitted for the company, of which Mr. Ridgeway was president and Mr. Mullen treasurer. The Fire Fly proved in truth to be a "fire bug," as it was reported she had been on fire nearly every run made through having to fire heavily to keep up pressure for the work. The Fire Fly, which was the pioneer in her line, finally touched a South American port and for want of a sufficient cash balance was sold at auction. Still others with more capital were working out the problem and profiting by the failure of the Fire Fly. The year following found two companies shipping dressed meat to London and Liverpool from New York and Boston. These were soon followed by others in Philadelphia and Baltimore. The first system of refrigeration used successfully was the fan forcing a continuous current of air through the ice chamber and out, over and among the quarters of beef and whole sheep, which were covered with muslin and hung on hooks in the air-tight compartments fitted up for the purpose. The next method was that now in use to some extent in Libby, McNeill & Libby's cooling or chill rooms, where broken ice is melted down with salt and forced through continuous coils and racks of iron pipe. The first shipments in 1870-71 of dressed beef was nominal compared with the amount in after years. In 1881 we exported fresh meats to the enormous value of \$9,860,284, but owing to the heavy shipments from Australia, New Zealand and the River Platte, shipments from this country dropped in 1884 to \$8,342,131. During the same period the live cattle trade fell off from \$14,304,103 to \$8,341,431. Certainly the British farmer's position is not a pleasant one. Driven from the grain market to cattle raising, now on account of the high rents and higher price of land he finds it impossible to hold his own, even with the prestige of Old England's royal roast.—*American Marketman.*

Tariff Changes Impending.

By far the largest part of the commerce of the United States is with Great Britain and her colonies. This commerce is of course held to be of great value. On the part of Great Britain it is free. On our part it is restricted by an enormous tariff. There is now, however, an effort being made to combine that country and her colonies in an "imperial federation," to be composed of the mother country, India, Australia, New Zealand, Canada and Egypt. The colonies and dependencies, it is held, can supply England

with all needed flour and grain, cotton, meat, live stock and whatever else the soil and resources of the home islands do not produce. The visit of Sir John Macdonald of Canada to London at this time, it is said, has this object in view. The indifference of the Canadians to the renewal of the clause of the Washington treaty respecting their fishing interest is regarded as evidence that a new order of things is anticipated by our northern neighbors. Whether a restrictive policy similar to our own is contemplated by Great Britain or not, the developments of the past two decades in India, Australia and America make it entirely possible, if not probable.—*Missouri Republican.*

The subject of the parks in the annexed district was before the Committee on Legislation at its meeting yesterday. Persons interested are invited to appear before the sub-committee on city improvements at the offices of the Real Estate Exchange, Duncan building, No. 11 Pine street, on Tuesday, January 20, at 3 P. M. The committee will take action as to the propriety of excluding Pelham Park from the scheme of parks in the Twenty-third and Twenty-fourth Wards.

Simon Sterne delivered an address before the Committee on Legislation of the Real Estate Exchange yesterday showing the superiority of the English methods of legislation as compared with the slipshod ways which obtain in this country. He thought we would do well to adopt some features of the English Parliamentary methods.

The Real Estate Exchange building is now rapidly approaching completion. Large numbers of workmen are employed, and Mr. Cammann, the president of the Exchange, announces that it will be in readiness by February 1.

The Commissioners appointed to appraise the value of lands proposed to be taken for parks in the Twenty-third and Twenty-fourth Wards met on Tuesday last, when a consideration of the claims of property owners was proceeded with. General J. C. Lane and R. L. Waters were appointed associate surveyors. The next meeting of the commission will take place on Tuesday the 20th instant, at eleven A. M., in the Mutual Life Insurance Company's building No. 33 Nassau street, room 803.

Mr. John Mullaly, secretary of the above commission, says that the parks will not cost more than from \$8,000,000 to \$10,000,000.

Park Commissioner John D. Crimmins, while in favor of the new parks, thinks that Pelham Bay Park, being outside of the city limits, ought not to be included in the proposed purchase. He says it would not be largely frequented, that it is malarious, muddy and mosquito-ridden, and that it will entail too large a burden on the New York taxpayers.

Pierre Le Brun is in Europe selecting objects to form the architectural collection for the Metropolitan Museum of Art, in compliance with the will of the late Levi Hale Willard.

The Comptroller has notified the Department of Public Parks not to proceed with any further improvements until further notice, in view of the Constitutional amendment. The Department is embarrassed, owing to its inability to carry out needed improvements, especially in the Twenty-third and Twenty-fourth Wards, where sewage and drainage require immediate attention. The Department is also unable for the present to proceed further in the matter of the proposed bridge at One Hundred and Eighty-first street, from Tenth to Aqueduct avenue. Generals McAlpine McLellan and Newton have had the plans for the bridge under consideration.

Real Estate Department.

There is very little doing on the Exchange with the exception of foreclosure sales, and the most important of these are postponed from day to day. The one remarkable sale of the week was that of the "Grosvenor," the large apartment house corner of Fifth avenue and Tenth street. It rents at \$25,000 per annum and it was announced that the mortgagees would take back a mortgage for \$150,000 at 5 per cent. It was, however, knocked down to the plaintiff, the Mutual Life Insurance Company, for \$190,000. Expert appraisers thought it would have been cheap at \$250,000. The capitalists or syndicates willing to pay such large sums are not very numerous. Our great money-lending institutions have always been rather timid about lending on mortgage for great apartment houses, owing to the difficulty in disposing of them in case of embarrassment. A large and unsalable, though profitable apartment house, is a kind of a white elephant when in the possession of a money-lending institution which wishes to be always able to convert its real estate assets into cash.

The Conveyances for the past week compare favorably with the corresponding week of last year. Though the total consideration is less, the number of transfers is larger. The mortgage indebtedness was much less. So far the business of 1885 has been better than that of 1884. The following is the table:

	CONVEYANCES.	
	1884.	1885.
	Jan. 11 to 17, inc.	Jan. 9 to 15, inc.
Number.....	190	203
Amount involved.....	\$3,766,491	\$2,795,157
Number nominal.....	48	56
Number 23d and 24th Wards.....	21	24
Amount involved.....	\$91,708	\$84,104
Number nominal.....	2	6
	MORTGAGES.	
Number.....	232	201
Amount involved.....	\$2,514,871	\$1,325,820
Number at 5 per cent.....	71	105
Amount involved.....	\$809,844	\$1,071,551
Number at less than 5 per cent.....	26	3
Amount involved.....	\$156,000	\$20,000
Number to Banks, Trust and Ins. Cos.....	65	63
Amount involved.....	\$97,500	\$12,000
	1884.	1885.
	Jan. 12 to 18,	Jan. 10 to 16,
No. of buildings.....	16	36
Estimated cost.....	\$436,000	\$465,075

The five superior dwellings erected by John H. Sherwood on the northeast corner of the Sixth avenue Boulevard and One Hundred and Twenty-second street are offered for sale. They are first-class in construction, and contain all the modern improvements. The Boulevard is 150 feet wide, and for residence purposes is very desirable. A liberal portion of the purchase money can remain on mortgage at 5 per cent. The houses are open for inspection, and every further information can be obtained from the owner.

Among the auctions announced for the forthcoming week are a couple by Richard V. Harnett, who, on Thursday, January 22, will sell under order of the administrator the house No. 233 East Thirty-second street. On the same day Mr. Harnett will sell the house No. 403 East Fifty-third street.

Gossip of the Week.

We understand that the four-story stone front dwelling, No. 9 East Sixty-fourth street, has been sold by the Johnson estate, to John P. Duncan, for about \$125,000 cash; broker, W. P. Seymour. This property was sold by Jabez A. Bostwick in 1876 to Alvin J. Johnson, the consideration in the deed being given as \$230,000. In January, 1884, U. S. Grant, Jr., contracted to buy the house for about \$150,000, but the title did not pass, owing to the collapse of Grant & Ward.

Messrs. V. K. Stevenson & Co. have sold the four-story, high stoop, brown stone house, No. 582 Fifth avenue, for \$30,000, and one of the reasons given for the extremely low price at which this house sold is that the trustees of Columbia College, the same being a leasehold house, with their expectations of high ground rents for the renewals of those houses, have seriously frightened people relative to the purchase of Columbia College leasehold property. Above house was purchased by Mrs. J. Pike Goin, daughter of the late Samuel M. Pike.

David L. Einstein has sold a lot, 20x100.5, on the north side of Fifty-seventh street, between Sixth and Seventh avenues, to Ashley A. Vantine for \$24,600; this adjoins the 40-foot plot, the purchase of which by Mr. Vantine for \$48,000 was reported last week.

Anthony Smyth has purchased three lots on the north side of One Hundred and Twenty-third street, 100 feet west of Mt. Morris avenue, for \$30,000; they will be improved at once.

Fountain Bros. have sold for John Livingston the two three-story stone front dwellings Nos. 333 and 335 West Forty-sixth street.

Frederick Aldhous has purchased four lots on the north side of One Hundred and Twenty-second street, 175 feet west of Sixth avenue, for \$28,000 for improvement.

L. J. Carpenter has sold six lots on the northwest corner of Eighth avenue and One Hundred and Thirty-fourth street, four on the avenue and two on the street, for \$30,000, to John A. Hardy.

J. F. Wyckoff has sold the three-story stone front dwelling No. 408 West Fifty-eighth street, 16.8x50x100, for \$12,250, to a Mr. Henry.

Frederick L. Volk has sold the three-story brick dwelling, front, and four-story brick factory, rear, No. 449 West Thirty-eighth street, 25x99.8, for \$20,000, part cash and trade.

Emil C. W. Macholdt has sold for a Mr. Overdank the two four-story brown stone flats, Nos. 128 and 130 East Ninety-fourth street, 20x80x100 each, to Charles Barkley, for about \$34,000.

L. Froehlich has sold for Charles A. Seeley the three-story and basement brown stone house, No. 714 Lexington avenue, 20x50x68.9, for \$16,500.

M. Kahn has sold the property Nos. 320 and 322 Cherry street, 47.6x100, for \$11,000 for improvement.

S. H. Provost has made the following sales: For Frederick Aldhous the two five-story brown stone double flats, Nos. 248 and 250 West One Hundred and Twenty-sixth street, each 25x80x99.11, to John B. Radley, for \$48,500; for John B. Radley the lot on the northeast corner of Sixth avenue and One Hundred and Twenty-third street, 25x75, to Fred. Aldhous, for \$13,000; for Jessie Henshaw the five-story brown stone flat, on the north side of One Hundred and Twenty-second street, 160 feet east of Eighth avenue, 20x65x100, for \$15,825, to Edward Favier, and for Fred. Aldhous the Sixth avenue lot mentioned above, to Francis P. Furnald.

A report is current that the old Produce Exchange building has been sold. S. Eddy & Co., agents for the property, informed a reporter of this paper that up to 4 P. M. yesterday the sale had not been consummated. Several offers have been made, but declined. It is stated that the president recently refused \$175,000, stating that he had received an offer of \$200,000. It may be added that the sign announcing that the building was for sale has been removed during the past few weeks. Negotiations are still in progress for the purchase of the property.

E. Perls and Gordon & Co. have sold for Dr. I. L. Kip three lots on the south side of Forty-first street, commencing 180 feet east of Fourth avenue, for \$36,000, to Jobst Hoffman for immediate improvement.

Brooklyn.

W. F. Corwith has sold two lots on the east side of Guernsey street, 275 feet south of Nassau avenue, to Samuel Self for \$1,075; two lots on the same street, 200 feet north of Nassau avenue, to Samuel Phillips for \$1,100; also the brick dwelling No. 119 Norman avenue to Henry C. Fischer for \$6,200.

PROJECTED BUILDINGS.

	1884.	1885.
	Jan. 12 to 18.	Jan. 10 to 16.
No. of buildings.....	33	74
Estimated cost.....	\$176,475	\$299,630

Out Among the Builders.

Alfred Zucker & Co. will shortly file plans for the following structures: 1. A seven-story and basement store and warehouse, 64.6x119, to be erected on the southeast corner of Houston and Crosby streets, for G. Sidenberg & Co. The fronts will be of granite, iron, brick and free stone. The building will have fire-proof staircases and will contain three elevators, steam heat, &c. 2. A four-story and basement brown stone residence, 23x63, with a 15-foot extension, to be constructed on the south side of Seventy-eighth street, 148 feet west of Ninth avenue, for Henry Maibrunn. The interior will be in hard wood trim, and contain all the improvements. 3. A six-story

basement and sub-cellar store building, 25x145, to be built at No. 95 Bhat the street by Joseph Andrade & Co., the importers of feathers, for their left all occupancy. The building will contain a passenger and freight elevator; he steam heat and other improvements, and will be of brick, stone and iron and 4. A three-story and basement brick and stone private dwelling, 25x45, to be erected on the west side of Lexington avenue, 50 feet north of One Hundred and Eleventh street, for S. Adler. The above buildings are estimated by the owners to cost in the aggregate about \$300,000.

A. B. Ogden has the plans on the boards for two five-story, basement and cellar tenements of brick and brown stone, to be built on East Broadway, between Catherine and Market streets, for Marks Rinaldo.

Francis Keckeissen intends to build two five-story brick tenements, 30 and 31x71, and a feed store and stable, 25x100, on the northwest corner of Rivington and Norfolk streets, to cost \$50,000; architect, J. Kastner.

Frederick Aldhous intends to erect five 20 feet front brown stone houses on the four lots, on the north side of One Hundred and Twenty-second street, commencing 175 feet west of Sixth avenue.

W. Graul has the plans under way for six five-story brown stone tenements, 25x77, to be erected at Nos. 142 to 152 West Seventeenth street, for R. Bohm, to cost about \$100,000.

Donaldson Brothers, the lithographers, Five Points, intend to erect a factory for the purposes of their business on an irregular plot, on the north side of Park street, commencing 116.6 feet east of Pearl street.

Jobst Hoffman will erect at once three five-story brick and terra cotta flats, on three lots, on the south side of Forty-first street, 180 feet east of Fourth avenue.

Jacob Doll intends to build a five-story and basement factory, 50 feet front, on the south side of Thirtieth street, 100 feet east of First avenue. The building will be fitted out for steam purposes. The architect will probably be A. B. Ogden.

Special Notices.

Mr. James R. Hay, of 82 Broadway, whose advertisement appears elsewhere, has issued a pamphlet giving a description of nineteen fine houses which he has for sale. These residences are among the choicest in the city and are most desirably located on Fifth avenue corners. They present a wide range to suit different tastes and are built after designs by our best architects. The prices asked are from \$32,500 to \$225,000, and all of them are cheap considering the first cost. The number of varieties in these houses make them suitable for any taste, however exacting, or to any purse.

F. E. Barnes has for many years made the management of estates a specialty. His office is at No. 420 Fourth avenue, corner of Twenty-fifth street, and he has a great deal of property in this locality under his charge, owing to his intimate knowledge of realty in that district. His office was established in 1868. It may be added that Mr. Barnes transacts a real estate business in all its branches.

The United States Encaustic Tile Co., of Indianapolis, Ind., employs some 400 hands and is building up a very large business. Their tiles have been selected for some of the most conspicuous buildings in all parts of the country and have given satisfaction invariably. Indeed, many architects certify that they consider them superior to the best English Tiles. It is gratifying to see this effort at American competition so prosperous and successful. The courteous agent of the company will be found at its New York establishment, which has just opened at 228 West Twenty-third street, New York.

The Sixty-third semi-annual statement of the Home Insurance Company, which will be found elsewhere, must be very pleasant reading to the stockholders and patrons of that tried and trustworthy organization. Its total assets amount to nearly \$7,400,000, while its net surplus is \$1,141,726.91. In this company's statement it will be noticed that all its investments are counted at their market and not their face values, an example which might be followed with advantage by other companies. Fire Insurance Companies have come and gone, but the Home lives and thrives and will probably be more prosperous at the end of the century than now.

The contract for the carpentry work on the armory to be erected for the Twelfth Regiment on Ninth avenue, Sixty-first and Sixty-second streets, was recently awarded to Mahony Bros., of No. 52 New Bowery. This firm has done a good deal of building since its establishment some sixteen years ago, and during this period has received some of the largest contracts for carpentry work in New York.

John Merry, of the West Side Galvanizing Works, Nos. 535 to 547 West Sixteenth street, has taken into partnership Mr. Geo. E. Merry, and the firm will in the future be known as John Merry & Co.

Contractors Notes.

Estimates for repairing the crib bulkhead and its appurtenances, on Rivington street, East River, and for repairing pier 61, East River, and for repairing and extending the Homœopathic Hospital pier at Ward's Island, East River, will be received by the Board of Commissioners at the head of the Department of Docks, at Nos. 117 and 119 Duane street, until 12 o'clock P. M., Wednesday, January 21, 1885.

Proposals will be received at the hall of the Board of Education, corner of Grand and Elm street, by the School Trustees of the Twenty-third Ward, until 4 o'clock P. M., on Thursday, the 29th day of January, 1885, for erecting two iron stairways for Primary Department Grammar School-house No. 60, on Courtland avenue, near 148th street.

The contract for the three marble alters to be erected in the new church of the Sacred Heart, in West 51st street, has been secured by Messrs. Thais & Truog. The main alter will be fifteen feet high, and the two smaller ones in proportion. They will be built of white statuary marble, richly ornamented and sculptured.

St. Mary's R. C. Church in Grand street, of which the Rev. N. J. Hughes is the pastor, will be renovated and improved. The interior will be redecorated and painted and among the additions will be two new windows, a new floor, new pews, and a new roof.

BUILDING MATERIAL MARKET.

BRICKS.—The general condition of affairs on the market for Common Hards is dull and uninteresting. A sale is made but the demand shows neither force or volume and buyers appear to be in no way disturbed over the situation, especially as every time they make a call the supply is ready for them with something to spare. Indeed, there has never been less than one and frequently two or three cargoes afloat unsold with a chance that the quantity will increase rather than diminish. From the Hudson River points alone the shipments have been about all receivers cared to take in hand beside which other sources of supply are contributing, and, as matters stand, it is not a question where the brick will come from but what will be done with them should they happen to be sent in any faster. Many of the best jobs are now about completed and even where others are contemplated or fully determined upon there seems to be no hurry about going ahead and consumption is in consequence quite uncertain. On prices there does not appear to be much change though the tone is nothing better than steady. For the best Haverstraws \$6.25 is asked but \$6.00 is the general top; a few Long Islands are held at \$5.50@6.00, and Jerseys at \$5.00@5.75, according to quality, but the market is not a very solid one and there is likely to be small variations to suit individual cases. Pales are considered worth about old rates with a slow sale. Croton Point Fronts, owing to the open condition of the river, have recently been shipped on new orders but the market is quoted down \$1.00 per M from the rates previously ruling.

GLASS.—For pretty much all kinds of window glass the outlet continues moderate and the market has a slow tone. It is not believed that small operators have a very abundant supply on hand but their distribution is light and they feel no immediate incentive to re-stock. Imported goods held with a display of steadiness but customers willing to handle full invoices would in all probability obtain favors. The domestic product too is weak in tone with quite a liberal accumulation of stock on hand and some anxiety to operate on the part of holders.

HARDWARE.—A little more business has been done on orders from the South and Southwest, but other interior points and local customers make few calls, with the general market retaining a dull tone. Indeed some of the trade seem to be quite disappointed over the failure to as yet feel the impact of returning business and grumbling is by no means uncommon. Stocks in first hands are pretty full and owners would like to see them moving with greater freedom. On prices more or less of the old uncertainty prevails and there has lately developed considerable irregularity on screws, owing to the breaking up of the manufacturers' combination. The Stanley Rule and Level Company have issued a new discount sheet; also Henry Disston & Sons. Peter Wright's anvils are about 1/4c. per lb. lower.

LATH.—The present week brought the market to the first test it has had for a long time, and the result shows advantageously for the selling interest. After a number of delays a favorable change in the wind brought a number of lath laden vessels into harbor together, and momentarily buyers were hopeful of scoring a point thereon. It was soon discovered, however, that a considerable number of the arrivals had been previously disposed of, and against those not sold a fair demand prevailed. Customers were, to be sure, somewhat slow and cautious about committing themselves, and it has occasionally been necessary to break up cargoes into one or two lots before they could be placed, but no shading on rates was allowed, and the range has stood at about \$2.00@2.60 per M, with the latter now generally asked.

LIME.—The favorable change in the wind along the coast brought in quite a number of vessels during the week, and more cargoes of Eastern were available than for sometime past. Receivers, however, report no difficulty in finding customers for their offering, and full former rates were maintained without difficulty, the close finding pretty much everything sold out.

LUMBER.—No change of positive or important character has taken place on the general lumber market for a week or two past. In a wholesale way trade is seasonably dull, in view of the light offerings from first hands and the usual difficulties in the way of presenting stock for negotiation, while the distribution from yard is of an uncertain character, and confined in the main to parcels required through some immediate necessity of regular customers. There has, however, been a somewhat larger amount moving on foreign account at this point, and a portion of those dealers who make a specialty of f. o. b. orders at the Southern ports have found considerable business to attend to. So far as transactions have gone former rates at least were obtained, and the position may be considered steady for all leading grades. Advices from primary points continue uncertain and more or less contradictory regarding the cut of logs and the probable spring rates for lumber, but dealers here do not worry much over the matter in view of the doubtful prospect for local trade.

Eastern Spruce does not have much open call, so far as random cargoes are concerned, and the limited offering affords no special advantage to receivers. With the progress of the season, however, the yard assortments have here and there become broken, and it is quite likely that a larger amount of desirable stock could be placed without any great difficulty, and at full rates ruling at the close of the year. The demand for special, however, is very fair, possibly a little fuller, if anything, and with some urgency on old orders awaiting their turn a strengthening influence is infused. Indeed, manufacturers are commencing to complain of an accumulation of engagements, and can rarely be found willing to contract for very prompt delivery. The line of quotations may be placed at \$13.50@15.00 for randoms, and \$15.00@17.00 for specials. During the past few days a change of wind has brought in quite a fleet of Spruce laden vessels from the Eastern coast, but as nearly all cargoes were under engagement the supply has been absorbed without creating any disturbance in the tone of the market.

White Pine has a steady tone. On home account there is not much doing beyond delivery on contract and the ordinary trade demand, but some buyers have exhibited greater interest, which it is hoped will lead to satisfactory results. There has also been more doing for export since the opening of the year, and dealers who cater to the foreign outlet seem to be in

comparatively cheerful moods. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$13@14 for box boards and \$16@18 for extra do.

Yellow Pine is in very good stock, the low rates of freight ruling for five or six weeks past having brought forward considerable stock. The demand for it is not liberal by any means, but owners carry with a fair degree of steadiness, owing to the small lay down cost. The tone at the mills is also firmer, owing to somewhat reduced competition and the receipt of quite a number of f. o. b. orders to keep them busy for some time to come. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$20@21 for dressed.

Hardwoods are picking up a little in tone on a fair call from home sources, and more or less stock taken for shipment, in addition to the through consignments. No positive change in values, but they are firm on good quality of stock. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$50@80 do.; white-wood, \$27@35 do. do.; elm, \$22@25; hickory, \$45@50 do.

Shingles beyond an occasional shipping order are dull and nominally unchanged. We quote Cypress at \$8@8.50 per M for 5x20 and \$11@12 do. for 6x20 regular assorted shipping. Pine shipping stock, \$2@2.50 for 18 inch, and Eastern saw grades at \$2@2.50 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@35.50 for No. 1; for 24 inch, \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

The pressure upon our columns of late has shut out considerable statistical information from our points. We call a few interesting figures from our exchanges as follows:

The Secretary of the Chicago Lumberman's Exchange reports:

The receipts of lumber and shingles for the season 1884 make the following showing:

	Lumber.	Shingles.
1884.....	1,805,000,000	894,000,000
1883.....	1,897,815,000	1,185,108,000
Decrease.....	95,815,000	291,108,000

The sales and shipments (estimated for 1884) are as follows:

	Lumber.	Shingles.
1884.....	1,833,000,000	1,052,000,000
1883.....	1,906,592,356	1,028,974,854
Decrease.....	73,592,356	.....
Increase.....	.....	23,025,146

The estimated amount of lumber on hand January 1 is 640,000,000 feet, 300,000,000 shingles and 56,000,000 lath. Products of the forest other than lumber and shingles received by lake during 1884: (Lumber by lake, 1,590,000,000 feet; shingles, 809,000,000; lath, 66,074,000; posts, 2,612,096; railroad ties, 895,909; wood, 25,115 cords; bark, 21,450 cords; telegraph poles, 142,096; slabs, 43,632 cords; piles, 517; spars, 12. The total value of forest products is estimated at \$37,000,000.

Advices from Stillwater, Minn., state that Surveyor General Proctor filed his annual report with the Governor, showing that the number of feet of logs scaled in Minnesota the past year was 287,000,000 feet. The total manufacture was 169,000,000 feet, leaving 118,000,000 feet in the booms. The lumbermen intend to greatly reduce the cut this winter, saying that they can buy logs in the market cheaper than they cut them.

Comparative exhibit of the lumber product and shipments on the Saginaw River from 1880 to 1884:

	No. feet cut.	Water shipments.
1880.....	873,047,731	769,573,000
1881.....	976,320,317	832,059,839
1882.....	1,011,274,905	858,344,000
1883.....	938,675,078	779,992,967
1884.....	964,435,984	738,080,844

Comparative exhibit of the stock on hand on the Saginaw River from 1880 to 1884:

1880.....	295,870,633	1883.....	376,037,075
1881.....	281,900,929	1884.....	449,546,843
1882.....	309,075,999	Amount on dock sold, 1884.....	51,059,000
Amount on dock unsold, 1884.....	398,496,848	.....	.....

There was in the mill booms at the close of operations the past season 74,034,890 feet of logs against 54,829,069 in 1883, and 63,575,000 in 1882.

The statistics of the Minneapolis lumber trade are given by the *Lumberman and Manufacturer* as follows:

CUT OF MILLS.	Lumber.	Shingles.	Lath.
Total 1884.....	300,724,373	87,617,800	72,957,630
Total 1883.....	272,793,222	90,146,200	60,176,260
Increase.....	27,931,151	.....	12,771,370
Decrease.....	.....	2,428,400	.....

FOR SIX YEARS—LUMBER.

1884.....	300,824,373	1881.....	231,245,071
1883.....	272,793,222	1880.....	195,452,182
1882.....	314,368,166	1879.....	149,754,547

BOOM SCALE.			
1879.....	146,061,800	1882.....	288,092,670
1880.....	180,972,290	1883.....	247,142,000
1881.....	213,427,250	1884.....	278,566,330

The receipts and shipments have been as follows:

	Receipts.	Shipments.
1884.....	80,886,000	202,729,000
1883.....	37,695,000	122,540,000
1882.....	49,680,000	186,739,000
1881.....	44,755,000	163,083,000
1880.....	20,400,000	164,620,000
1879.....	29,480,000	139,450,000

An Illinois operator makes the following estimate of stocks on hand at—

Rock Island.....	45,000,000
Moline.....	16,000,000
Davenport.....	45,000,000
Muscatine.....	60,000,000

Total..... 156,000,000
This exceeds the stock on hand one year ago by 35,000,000.

At Toledo, Ohio, there is about 90,000,000 feet of lumber on hand, against 120,000,000 last year at this time. Tomawanda, the great New York lumber point, has received about 494,000,000 feet of lumber by lake this season, against 399,000,000 feet last year.

The New Brunswick deal trade shows a great falling off. The quantity sent to trans-Atlantic ports last year would be, according to the *St. John Globe*, about 329,534,600 feet, compared with 404,287,676 feet in 1883, and 381,990,174 feet in 1882. The falling off of shipments from Miramichi, it is declared, has been enormous. Opinions differ as to the quantity of deals wintered over. One estimate of the stock throughout the Province is 50,000,000 feet. Of logs about 30,000,000 are held over. Lumber operations this winter in New Brunswick are likely to be one-third less than last year. We subjoin the *St. John* export figures for deals:

Deals, 1882.....	201,413,717 sup. feet,
1883.....	181,518,132 "
1884.....	162,080,218 "

As regards timber there has been some increase in birch, but pine remains in about the same position as during the last two years:

1882.....	7,576 tons birch	3,332 tons pine.
1883.....	11,050 "	3,883 "
1884.....	13,095 "	3,646 "

GENERAL LUMBER NOTES.

THE WEST

The Chicago *Northwestern Lumberman* after commenting on the dull condition of trade says:

There seems to be a prevailing opinion among the merchants that it is safe to stand firm for current values. Stock is considered as low of price as it should be, certainly, and it is held that the bottom has been reached. Lately there has not been trade enough to really test the hardness of prices. The figures at which they are now held are more than anything else of the fiat order, but it is believed that the fiat has this time very nearly hit actual selling values. The real test will come, however, in February or March, when the yards begin to make efforts to sell. While trade remains dormant it will be easy to maintain current prices.

Such trading between yards as has lately taken place develops the fact that holders of stock are disinclined to make more than the usual concessions between neighbors. This proves that insistence on present prices is unanimous throughout the trade.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

There is almost absolutely nothing doing in the lumber business in the West. Heavy snows in the Northwest with oceans of mud and water in the central belt render lumber handling next to impossible. Chicago is doing so little that her lumbermen conclude that the Northwest must be taking all the business.

The logging fraternity of Minnesota and Wisconsin are in a hilarious state of happiness over the magnificent logging winter. The situation could not be improved; hard frozed roads and some 20 inches of firm snow with bright winter weather. It is probable that the log cut will far exceed all estimates. Men, teams and supplies are being hurried to the woods in all directions.

Eastern papers generally are taking more hopeful views of the situation. Several of the large mills are starting up and grain is advancing, which gives indication of a general revival of trade.

ENGLAND.

The Timber Trade's Journal says:

Cedar continues rather quiet, but as stock is so moderate we should think it will not be long before higher figures become current.

American Black Walnut.—The arrivals of late have shown a considerable falling off, but the consumption is as brisk as ever. We have reason to believe a rather large business is being done by private contract, but prices have not been made public.

American Whitewood.—In this, the trade, although steady, is not very active. The introduction of planks and specially cut stuff is decreasing the demand for logs, of which, however, we notice there yet remains some prime parcels in the dock.

Sequoia Wood.—We hear that another shipment is daily expected to arrive, having left port of call some days since, so that those of our friends who failed to secure any out of the parcel recently sold will shortly have another opportunity afforded them of testing the merits of this wood.

NAILS.—Business has been of a somewhat spasmodic sort of character, but on the whole tends to improvement. Interior points are commencing to be heard from more frequently, and there has recently been quite a fair export trade, including one or two good-sized orders from South America. To meet the call stocks prove ample thus far and a little too scattered for holders to work in unison, but there is a feeling that measures will soon be perfected to bring the supply under better control. Steel nails sell fairly. We quote iron nails at \$2.05@2.10 per keg for 10d. to 10c, on the average run of invoices.

PAINTS, OILS, ETC.—There is not much doing at the moment, and just a trifling degree of uncertainty prevails over the prospects of the market. The impression is, however, that interior stocks are small and broken, and must be replenished and sorted up before dealers can consider themselves in a position to meet the spring trade. Assortments here are in very good form but not urged, and holders generally look for full rates all around. Lined Oil has been dull and somewhat easy in tone, closing at 50@52c. for domestic and 53@55c. for foreign. Spirits Turpentine moderately active at 31 1/4@33c, according to quantity, style of package, etc., with final tone steady.

PITCH AND TAR.—Sales are seasonably fair and met by enough stock for all calls. There is no pressure, however, and holders' views on cost are steady. We quote Pitch \$1.75@2.00 per bbl. Tar \$2.00@2.25 do., according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending January 16:

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

R. V. HARNETT & CO.		
Broome st. No. 76, n s, 83.2 e Columbia st. 19.7x 50, four-story frame (brick front) building.		
William Cohen.....		\$4,750
Broome st. No. 75, n s, 30.6 x 112, four-story frame (brick front) building with store. Mary Coyne.....		7,300

Broome st, No. 80, n s, 27.8x37, three-story frame (brick front) building with store. William Cohen	4,100
*107th st, Nos. 153 and 155, n s, 65 e Lexington av, 31x100.11, two four-story stone front dwell'g's. Justus L. Bulkeley and ano., exrs. (Amt due, abt \$18,700)	16,000
17th st, No. 161, n s, 17x100.11, four-story stone front dwell'g. Mary A. Bulkeley. (Amt due, abt \$9,350)	8,000
*107th st, Nos. 163 and 165, n s, 31x100.11, two four-story stone front dwell'g's. Justus L. Bulkeley and ano., exrs. (Amt due, abt \$18,700)	16,000
*5th av, Nos. 35 and 37, n e cor 10th st, 80.8x100, six-story brick apartment house. The Mutual Life Ins. Co. (Rented to May, 1885, at \$25,000 per annum.) (Amt due, abt \$290,000)	190,000

JOHN F. B. SMYTH.

*94th st, s s, 400 e 3d av, 50x100.8, two five-story brick flats. William C. Browning et al. (Amt due, abt \$6,300; prior mort. \$23,000)	21,125
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L. J. & I. PHILLIPS.

Lexington av, No. 1362, s w cor 91st st, 17.9x 88.3, three-story stone front dwell'g. A. P. Fitch. (Amt due, abt \$7,225; prior mort. \$10,000)	14,750
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H. HENRIQUES.

*Lexington av, No. 1707, e s, 84.3 n 107th st, 16.8 x65, four-story stone front dwell'g. University of Rochester. (Amt due, abt \$9,175)	7,000
Lexington av, No. 1729, e s, 67.7 n 108th st, 16.8 x65, four-story stone front dwell'g. W. A. Whaley. (Amt due, abt \$9,900)	5,000
*Lexington av, No. 1731, e s, 16.8x65, four-story stone front dwell'g. University of Rochester. (Amt due, abt \$9,900)	6,000

OTHER AUCTIONEERS.

Water st, s s, 209.1 w Montgomery st, 46.10x—to South st, with all title to land under water, dock, bulkhead on pier in front of premises. Isaac C. Ogden. (Amt due, abt \$7,100)	11,950
11th st, s s, 180.6 w 4th av, 16.2x100.11, three-story brick dwell'g. Hugh Ferrigan. (Amt due, abt \$4,750, taxes \$577)	7,000
Total	\$319,875
Corresponding week 1884	\$396,988

BROOKLYN, N. Y.

The following sales took place in the City of Brooklyn for the week ending January 16:

Sandford st, n s, 265 e Summer av, 20x100. S. Rowland	\$1,320
Corresponding week 1884	18,396

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

JANUARY 9, 10, 12, 13, 14, 15.

Boulevard, late 11th av, w s, 50.5 n 11th st, 151.3x83.2x17.5x75.5. Charles F. Willis to Lillie E. wife of Benjamin A. Willis Jan. 4. \$8,000	
Boulevard or Public Drive, s w cor 162d st, 370.8 to 160th st, x west 173.3 to Jumel terrace, x 359.4 to 162d st, x 216.9. Partition. Philo T. Ruggles to Nelson Chase and Eliza J. Caryl, tenants in common. June 30, 1884.	45,000
Canal st, Nos. 411 and 413, n s, bet Sullivan and Thompson sts, being each from 20 to 22 feet x bet 80 and 90. Sub. to mortg. \$37,411, and taxes 1881 to 1884 includ.	
22d st, s s, 223.6 e 10th av, 21.6x98.8. 1-7 of this. Josephine B. Yates, widow, and devisee of Chas. Yates, to Francis H. Bosworth, guard. of Frances and Stella Yates. Nov. 20.	ncm
Cherry st, No. 151, s s, 20x60, five-story brick tenem't. John Clare to James Clifford. Jan. 13.	nom
Same property. James Clifford to Julia Clare. C. a. G. Jan. 13.	nom
Chambers st, No. 78, s s, 43.1 e Batavia st, 28.10 x36.1x20.3x56.9, error, one-story brick building. Adam P. Pentz to Edward L. Carey. Mort. \$2,000. May 16, 1883.	\$3,500
Chambers st, No. 106, s s, 25.7 w Church st, 24.6 x75x24.7x75, five-story brick warehouse. Jacob Weart, Jersey City, to Fernando R. Walker. Mort. \$35,000. Jan. 8.	55,000
Chatham st, Nos. 106 and 108, two-story brick building. Contract. William Japha to John Callahan. Jan. 9.	18,600
Christie st, w s, 93.4 n Broome st, 46.8x226.6 to Bowery x south 23.6 x east 115 x south 23.4 x south 23.4 x east 110, being Nos. 163 Bowery and Nos. 151 and 153 Christie st. Ernest G. Stedman, recvr. of Walter A. Taylor, to Lavinia Taylor, Brooklyn. Q. C.	
other consid. and nom	
Same property. Thomas W. Harris, assignee of Walter A. Taylor, to same. Q. C. Jan. 8.	
other consid. and 100	
East Broadway, No. 41, s s, 25x75, five-story brick tenem't. Jacob Webster to Mary Levy. Mort. \$15,000. Jan. 12.	25,000
Elizacomb road, e s, at centre line 162d st, if extended, runs south 630.11 x east 4.9 to aqueduct, x north 685.3 to said centre line, x west 87. Partition. Philo T. Ruggles to Nelson Chase and Eliza J. Caryl, tenants in common. June 30, 1884.	6,60

Gramercy Park, No. 31 being also 20th st, No. 148, s s, 100 w 3d av, 25x109, four-story stone front dwell'g. Theodore C. Schell to Jacob Cohen. Mort. \$25,000. Jan. 5. 42,500	
Greenwich st, No. 297 1/2, es, 40.2 s Chambers st, 13.2x65x12.8x67, three-story brick store, with one-story brick extension. Partition. Charles P. Latting to Jacob Korn. Jan. 5.	11,700
Same property. Jacob Korn to Isaac Fischlowitz. Jan. 12.	11,700
Howard st, No. 11, s w cor Elm st, 25x70.2, three-story frame (brick front) building. John F. Holmes to Michael J. Adrian. Mort. \$7,000. Jan. 10.	22,250
Macdougall st, No. 101, and No. 9 Minetta st, being Macdougall st, w s, abt 146 n Bleecker st, 25x135.1 to Minetta st, x 29.1x150.2, five-story brick flat. Emeline wife of William H. Johnston to Abram J. Martin, Catskill, N. Y. Mort. \$30,000. Jan. 13.	48,000
Nassau st, No. 85, w s, abt 54.6 s Liberty st, runs south 25 x west 95.4 x south 0.8 x west 14 x north 25.1 x east 13.10 x north 0.8 x east 96.10, five-story brick office building. Fanny G. Russell et al. exrs. Chas. H. Russell, to Benjamin F. Corlies, Charles A. Macy, Jr., and Francis H. Macy, Jr. Jan. 15.	98,500
Park st, No. 54, n s, 116.6 e Pearl st, runs north 100 x northeast 45.6 x southeast 81.1 x south 48.5 x west 6.9 x south 15 to Park st, x west 50.6, two-story brick stable. Charles A. Kimbell, Westfield, N. J., to Messrs. Donaldson Bros. Ms. \$15,000. Contract. Jan. 9. 33,500	
Rose st, No. 27, w s, 28.7x109.6x26.5x107.2, two-story frame (brick front) building. John T. Preston, Brooklyn, to Philip Ochsenreiter. C. a. G. Jan. 13.	12,000
Varick st, No. 134, furniture and stock, also stock and furniture on premises at Far Rockaway. Bill of sale. Patrick J. Flanagan to H. B. Clafin & Co. Jan. 13.	2,795
Same property. H. B. Clafin & Co. to Beatrice M. Flynn. Jan. 13.	val. consid
Washington st, n w cor Charlton st, 50x120, being Nos. 123-131 Charlton st, six three-story brick buildings. George W. Tubbs to Jefferson M. and L. Napoleon Levy. Sub. to 2 mortg. Dec. 30.	36,200
Washington st, Nos. 20 and 22, w s, 263.11 n Battery pl 36.8x75x36.8x75.2. John G. Heckscher to Hannah G. Gerry. Jan. 10.	22,000
3d st, late Amity st, s e cor Thompson st, runs east 75 x south 106.3 x west 25 x northwest 51.8 x north 92 to beginning; No. 72, three-story brick dwell'g; No. 74 two-story brick dwell'g; No. 76, two-story brick store and dwell'g and two-story brick stable. Foreclos. Charles W. Pleasants to Edward Mitchell. Mort. &c., \$4,413. Jan. 10.	37,150
3d st, No. 28, s s, 115 w 2d av, 20x61, three-story brick dwell'g. John Allen, devisee W. Allen, and Esther Allen his wife, North Plainfield, N. J., to Anthony Reichardt. Jan. 9.	9,000
Same property. William, Esther E. and Ireneus P. Allen, North Plainfield, N. J., children of Jno. Allen and devisees of Wm. Allen, to same. Jan. 9.	9,000
9th st, No. 317, n s, 400 w 1st av, 25x92.3, five-story front and two-story rear brick tenem'ts. Emma L. Naumann to Samuel A. Cutner. Mort. \$12,500. Jan. 15.	22,000
10th st, No. 151, n s, 22 e Waverly pl, 22x73, three-story brick dwell'g. Marie L. Carhart et al. exrs. Thos. F. Carhart, to Arnold J. D. Wedemeyer. Dec. 31.	9,750
Same property. Marie L. Carhart et al. exrs. T. F. Carhart, to same. April 18, 1884.	9,750
Same property. Release dower. Marie L. Carhart, widow, to same. Dec. 31.	nom
11th st, Nos. 55 and 57, n s, 261 e 6th av, 48x 103.3, two five-story brick flats. Charles J. Goeller, exr. Sophia Goeller, to Charles and Edwin Goeller, San Francisco, Frances wife of Richard T. Bang, Sophia wife of P. Henry Dugro and Robert Goeller, heirs, &c., Sophia Goeller, tenants in common. Mort. \$24,000. Dec. 23.	nom
24th st, Nos. 203 and 208, s s, 97.7 e 3d av, 48.8 x98.9, two one-story brick stables. William H. Kirby and ano., exrs. W. H. Kirby, to Isaac H. Dahlmann. Jan. 13.	27,000
25th st, No. 317, n s, 375 w 1st av, 25x98.9, four-story front and four-story rear brick tenem'ts. Andrew McCort to Mary McCort. Mort. \$12,692. Sept. 19.	nom
25th st, n s, 375 w 9th av, 75x98.9, vacant. Partition. Charles P. Latting to Robert J. Kyle.	18,750
25th st, Nos. 521-547, n s, 100 e 11th av, 450x 98.9, one-story brick factory. Mary R. Robinson, widow, New Brighton, S. I., to John B. and John M. Cornell. Dec. 31.	nom
Same property. Alice W. wife of John C. Straker, formerly Alice W. Allsgood, to same. 1-48 part. Nov. 27.	nom
26th st, n s, 175 w 2d av, 50x98.8; No. 231, three-story frame building; No. 233, two-story frame building. William H. Kirby and ano., exrs. W. H. Kirby, to Jacques Bach. Jan. 13.	20,800
26th st, No. 317, n s, 175 w 8th av, 25x98.9, three-story frame (brick front) building. Michael Comerford to James Comerford. Jan. 9.	nom
Same property. James Comerford to Michael Comerford and Margaret his wife. Jan. 9.	nom
26th st, Nos. 420-424, s s, 225 w 9th av, 75x98.9, brick stable. Partition. Charles P. Latting to William W., Charles and Joseph Watkins. Jan. 5.	21,450
27th st, No. 451, n s, 20 e 10th av, 25x98.9, three-story front and three-story rear brick tenem'ts. Thomas McBride to Edith H. Crane. Mort. \$5,000. Jan. 1.	11,500
27th st, Nos. 204-208, s s, 85 e 3d av, 75x98.8,	

six-story L. & K. factory. John Straiton George Storm. 1/2 part. Mort. \$44,750, which is assumed by grantee and 1/2 of which been deducted from purchase money.	7,13
27th st, No. 101, n s, 60 w 6th av, 20x35.5, three-story stone front store and tenem't. Mort. \$6,000.	
6th av, No. 455, w s, 114.1 s 28th st, 20x60, four-story stone front store and tenem't.	
46th st, No. 162, s s, 100 w 3d av, 40x100.5, five-story stone front flat. Mort. \$20,000. John Downey to Alexander Downey. C. a. G. Jan. 8.	57,000
27th st, Nos. 211-215, n s, 118.4 e 3d av, 75x98.8, three four-story brick flats. Flora wife of Selim Marks to Nanette wife of Jacob Weber. Mort. \$18,000. Jan. 12.	40,000
31st st, s s, 125 w 1st av, 50x98.9, vacant. George Mulligan to Friederich and Karl Bauer. Jan. 5.	13,000
31st st, No. 215, n s, 175 w 7th av, 25x98.9, three-story brick store and dwell'g and three-story brick dwell'g on rear. Partition. William J. Kane to Henry D. Plate. Jan. 13.	10,750
331 st, Nos. 205-209, n s, 81.1 e 3d av, 98.11x107.4x 98.11x107.7, three-story brick factory with machinery, &c. George Storm to John Straiton. 1/2 part. Mort. \$22,000, which is assumed by grantee and 1/2 of which has been deducted from purchase money. Jan. 13.	22,550
331 st, No. 110, s s, 175 w 6th av, 22.6x48.6x23.5 x42.5, three-story brick dwell'g. Catharine A. Durkin to William Arras. Mort. \$1,900. Jan. 10.	15,000
35th st, No. 137, n s, 20 w Lexington av, 20x74.1, four-story stone front dwell'g. Francisca N. wife of Julio A. Gorgoza to Parker D. Handy. Mort. \$6,000. Nov. 29. See 55th st. Leasehold.	nom
36th st, No. 332, s s, 350 w 8th av, 25x98.9, three-story front and two-story rear frame buildings. Charles Wanninger to Francis, Jacob, Joseph and Adam Becker. Jan. 3.	9,250
Same property. William Nelson to Charles Wanninger. Q. C. April 22.	9,150
38th st, No. 327, n s, 375 e 2d av, 25x98.9, two-story brick building and one-story frame building on rear. Alice McNally, extrx. Alice McMahon, to Patrick Larney. Jan. 14.	1,250
Same property. Alice wife of Owen McNally, Rose wife of Simon McNally, Elizabeth wife of Patrick Hardiman and Mary Grimes to Patrick Larney. Jan. 14.	3,750
38th st, No. 5, n s, 159 w 5th av, 26x98.9, five-story stone front dwell'g. Anna M. wife of James F. Secor to John F. Degener. Jan. 13.	65,000
42d st, No. 133, n s, 247.10 e Broadway, 20x 190.5, four-story brick (stone front) dwell'g.	
50th st, s s, 76.6 e 2d av, 18.6x80. Mort. on this \$6,000.	
Thomas Rolando to Mariana Rolando. Sept. 13.	nom
46th st, No. 329, n s, 337.10 w 8th av, 16.8x100.5, three-story stone front dwell'g. John Livingston to Sarah A. Dunn. M. \$9,000. Jan. 8. 17,500	
49th st, s s, 348.8 w 10th av, 17.6x100.5. Philip Hauseman to John E. Hasler. See 109th st. Mort. \$7,000. Sept. 30.	14,000
50th st. Party wall agreement. Edward Conlon, Brooklyn, with Phillipina Unger. April 4.	nom
Same property. Assign. of agreement. Edward Conlon to Martin Horstmann. This instrument attaches to above.	288
50th st, s s, 76.6 e 2d av, 18.6x80. Emily R. wife of and George F. Mason to Mariana Rolando, widow. Mort. \$6,000. Jan. 7.	nom
56th st, No. 144, s s, 125 e Lexington av, 20x 100.5, three-story brick dwell'g. Manuel Fried to Otto Minertzhagen, Brooklyn. Mort. \$9,000. Sept. 31.	15,000
57th st, No. 43, n s, 79 w 4th av, 21x100.5, four-story stone front dwell'g. Charles A. and Henry C. Cooke, heirs Mary A. Cooke, to Charles D. Cooke. Jan. 9.	nom
57th st, n s, 225 e 7th av, 40x100.5, vacant. David L. Einstein to Ashley A. Vantine. Jan. 9.	48,000
57th st, No. 139, n s, 83 e Lexington av, 17x50.5, three-story brick dwell'g. Richard S. Bacon, Flushing, L. I., to William C. Roe. Mort. \$8,000. Jan. 13.	nom
Same property. William C. Roe, Flushing, L. I., to Emily O. wife of Richard Bacon. Jan. 13.	15,000
61st st, Nos. 330-340, s s, 215 w 1st av, 160x100.5, three-story brick factory and two-story frame building. Oliver L. Gardner, Brooklyn, to William Gardner. C. a. G. All title. Sept. 15.	17,000
61st st, No. 154, s s, 241 w 3d av, 19x100.5, four-story brick dwell'g. Frederick A. O. Schwarz to Charles Buck. See below. Jan. 15.	30,000
61st st, No. 20, s s, 95 w Madison av, 25x100.5, four-story brick and stone dwell'g. Charles Buck to Frederick A. O. Schwarz. See above. Jan. 15.	60,000
62d st, s s, 200 e 10th av, 25x100.4, vacant. Christian Blinn, Jr., to Francis M. Wilmurt. Mort. \$4,500. Dec. 22.	8,500
64th st, s s, 200 e 10th av, 50x100.5, vacant. James M. Brown et al., exrs. J. Brown, to David H. King, Jr. Nov. 21.	11,400
Same property. James M. Brown et al., exrs. James Brown and Julia E. Brown, Rachel B. and Mary E. Brown and Mary L. Potter, being the wives of said executors, to same. Q. C. Nov. 21.	nom
69th st, n s, 225 e Madison av, 25x100.5, vacant. Ashley A. Vantine to The Union Theological Seminary, New York. Jan. 10.	22,000
70th st, n s, 288 e 1st av, 25x100.4, vacant. Peo-	

ple State of New York to Diedrich Knabe. Dec. 17. Letters patent

72d st, No. 438, s s, 380 w 9th av, 20x102.2, four-story stone front dwell'g. Margaret Crawford to Hamilton Biggam. Mort. \$23,000. Jan. 10. 40,000

73d st, s s, 113 e 1st av. 100x102.2, vacant. James L. Montgomery to Julian H. Kean, Ursino, N. J. Mort. \$16,000. Jan. 14. nom

73d st, n s, 225 e 11th av, 75x59.3x75x56, vacant. James E. Dewey, Fort Plain, N. Y., to Francis M. Jencks. Jan. 15. 12,657

75th st, n s, 182 w 4th av, 18x102.2. Edward Oppenheimer to Samuel D. Bussell and Joseph B. Wray. Q. C. Confirmation deed. January 8. nom

76th st, No. 16, s s, 140.2 w Madison av, 19x102.2. 20

76th st, No. 20, s s, 98.1 w Madison av, 20x102.2, two four-story stone front dwell'gs. William Noble to Bonnie B. wife of Edgar Gray. Ms. \$84,600, taxes, &c. Jan. 10. nom

76th st, No. 28, s s, 20 w Madison av, 20x102.2, four-story stone front dwell'g. Foreclos. Nathaniel Cox to The New York Life Ins. Co. Jan. 8. 30,000

77th st, n s, 255 w 2d av, 25x102.2, vacant. Charles F. Willis to Leonard S. Willis, Suffolk Co. June 8, 1882. 100

77th st, No. 127, n s, 375 e 4th av, 25x102.2, two-story frame building.

77th st, No. 113, n s, 225 e 4th av, 25x102.2, two-story frame building. George A. Clement, exr. W. Veitch, to Oscar T. Marshall. Jan. 12. 18,000

Same property. Catharine Veitch, widow, to Oscar T. Marshall. Release dower. Jan. 12. nom

78th st, No. 160, s s, 250 w 3d av, 18.9x102.2, three-story brick dwell'g. Charles G. Keys to Joseph R. Tiers. Jan. 6. 13,500

Same property. Joseph R. Tiers to Levi Jacobs. Mort. \$8,000. Jan. 10. 13,500

79th st, No. 121, n s, 205 e 4th av, 20x102.2, three-story brick dwell'g. Thomas F. Kaughran to Samuel Boardman. Mort. \$15,000. Jan. 6. nom

Same property. Samuel Boardman to Annabella Kaughran. Mort. \$15,000. Jan. 7. nom

79th st, No. 121, n s, 205 e 4th av, 20x102.2, three-story stone front dwell'g. Thomas F. Kaughran to Samuel Boardman. Mort. \$15,000. Jan. 6. nom

Same property. Samuel Boardman to Annabella Kaughran. Mort. \$15,000. Jan. 7. nom

79th st, No. 108, s s, 80 e 4th av, 20x102.2, four-story stone front dwell'g. James A. Frame to Alexander Blumenstiel. Jan. 12. 40,000

80th st, n s, 101 w 4th av, 15.8x102.2. Release mort. John Ross to Edward Kilpatrick. Jan. 9. nom

80th st, No. 67, n s, 101 w 4th av, 15.8x102.2, four-story stone front dwell'g. Edward Kilpatrick to Abbie B. Clarkson. Mort. \$19,000. Jan. 12. 29,500

81st st, No. 159, n s, 199.8 w 3d av, 19.1x102.2, two-story frame dwell'g. Samuel Brinson, Hannah E. wife of Joseph C. Hulse, Jr., and Walter F. Goodwin to Charles C. Norton. Mort. \$4,000. Jan. 5. 6,000

84th st, s s, 100.2 e 3d av, 54x102.2, two-story frame building. Contract. Gustav Lange to Thomas Maloney. Nov. 15. 16,000

85th st, No. 339, n s, 400 e 2d av, 25x102.2, four-story stone front tenem't. Foreclos. Chauncy S. Truax to Reuben Ross. Jan. 9. 2,500

85th st, No. 333, n s, 325 e 2d av, 25x102.2, four-story stone front tenem't. Foreclos. Same to John Ross. Dec. 29. 2,500

85th st, No. 335, n s, 350 e 2d av, 25x102.2, four-story stone front tenem't. Foreclos. Same to same. Dec. 29. 2,500

85th st, No. 337, n s, 375 e 2d av, 25x102.2, four-story stone front tenem't. Foreclos. Same to Reuben Ross. Jan. 9. 2,500

86th st, No. 423, n s, 231 e 1st av, 25x100.8, four-story stone front dwell'g. Henry P. Degraaf to Edward Cunningham. Mort. \$11,000. Jan. 8. exch

86th st, No. 338, s s, 405 e 2d av, 20x102.2, four-story stone front dwell'g. Foreclos. Louis M. Doscher to John Ross. Mort. \$10,200 and int. July 1, 1884. Dec. 29. 2,500

101st st, n s, 110 e 3d av, 50x100.11, vacant. John B. and Eva H. Reynolds to Moses W. Field, Detroit, Mich. Mort. \$2,000. Dec. 22. 8,000

102d st, n s, 130 e 3d av, 125x100.6, five five-story brick tenem'ts. Mary wife of Michael Duffy to Thomas Magnire. Q. C. Jan. 6. nom

103d st, s s, 128.6 e 10th av, runs south 41.8 to centre of old lane, x northeast 50 to 103d st, x west 27.9, vacant. Jacob Leon to St. Michael's Protestant Episcopal Church, City New York. Dec. 24. nom

103d st, s s, bet 9th and 10th avs, gore bounded west by centre line of old lane, and also by a line 128.6 e of 10th av, southeast by land of party second part; being so much of the east 1/2 of said old lane as comes in said block and is east of said line, parallel with and 128.6 e 10th av. Same to same. Q. C. Dec. 24. 150

104th st, s s, 300 w 4th av, 25x100.11.

105th st, s s, 300 w 4th av, 25x100.11.

105th st, n s, 300 w 4th av, 50x100.11. James F. Lounsbury, Elizabeth, N. J., to William A. Taylor. Release from covenant agt nuisances and adjustment of boundaries. Jan. 16.

108th st, No. 87, n w cor 4th av, 17x80.10, four-story stone front dwell'g. Foreclos. Nelson J. Waterbury, Jr., to Eva B. Gebhard. Jan. 10. 9,225

109th st, No. 211, n s, 168.6 e 3d av, 19.4x100.11,

four-story brick flat. John H. Deane to John A. Linscott. Oct. 11. nom

109th st, n s, 225 e 11th av or Grand Boulevard, 50x100, vacant. John E. Hasler to Philip Hausman. See 49th st. Jan. 9. 6,000

110th st, No. 232, s s, 360 e 3d av, 25x110, four-story brick dwell'g. John Cullen to James Lee. Mort. \$8,000. Jan. 10. 11,000

111th st, n s, 150 e 5th av, 75x100.11, vacant. John C. Overhiser to Franklin H. Delano. Jan. 14. 13,500

113th st, Nos. 100 and 112 s e cor 4th av, 185x100.10, seven five-story brick flats. John B. Smith to William Henderson. Mort. \$22,500. Aug. 2. 50,000

119th st, No. 508, s s, 94 e 1st av, 17x100.11, two-story frame building. Patrick H. McManus to Henry Harrison. Mort. \$6,500, of which \$1,000 is assumed by party of second part; also taxes, &c. Jan. 5. nom

120th st, s s, 150 w 6th av, 25x100.11, vacant. Charles F. Willis to Leonard S. Willis. May 2, 1883. 5,500

121st st, Nos. 60-64, s s, 200 w 4th av, 50x100.11, three three-story stone front dwell'gs. William A. Cauldwell to Samuel S. Constant. Q. C. Confirmation deed. Dec. 11. nom

Same property. John H. Deane and Ward B. Chamberlain, his assignee, to Samuel S. Constant. Q. C. Dec. 11. nom

121st st, No. 67, n s, 142.6 w 4th av, 23x100.11, four-story stone front dwell'g. Foreclos. George B. Newell to Johanna Hassett. Oct. 29. 15,750

Same property. Spencer A. Fanning to Johanna Hassett. Q. C. Jan. 10. nom

121st st, No. 443, n s, 150 w 1st av, 25x100.11, four-story brick dwell'g. George W. McCormick to Ralph S. Demarest, of Demarest, N. J. See Pleasant av. M. \$13,000. Jan. 12. 16,000

121st st, s s, 250 w 4th av, 5x100.11, being a portion of No. 58 East 121st st. Samuel S. Constant to Pauline A. Morgan, widow. Dec. 27. nom

121st st, s s, 266.8 w 4th av, 5x100.11, being a portion of No. 56 East 121st st. Paulina A. Morgan, widow, to Amey R. Sheldon, Newport, R. I. Jan. 10. nom

122d st, n s, 250 w 7th av, 25 x 100.11, two three-story stone front dwell'gs. Chester W. Palmer to Phebe Smith. Assmts., &c. January 9. 6,500

123d st, No. 239, n s, 333.4 e 8th av, 33.4x100.11, three-story stone front dwell'g. George H. Granniss to William Mulry. Q. C. Jan. 8. nom

123d st, No. 437, n s, 221.9 w Pleasant av, 16.8x100.11, three-story stone front dwell'g. Elizabeth Schoen to Jacob F. Schneider and Theresa his wife. Mort. \$3,000. Jan. 14. 8,000

126th st, No. 24, s s, 272.6 w 5th av, 18.9x99.11, four-story stone front dwell'g. Anthony Smith to Otto Sampter. M. \$11,875. Jan. 12. 22,000

130th st, No. 111, n s, 190 w 6th av, 17.6x99.11, three-story stone front dwell'g. Release mort. John Ross to Stephen J. Wright. Jan. 8. nom

Same property. Stephen J. Wright to Frances wife of Alfred Storms. Mort. \$9,000. Jan. 9. 17,000

131st st, No. 246, s s, 325 e 8th av, 16.8x99.11, three-story stone front dwell'g. Isaac E. Wright to Stephen Talbert. Mort. \$8,500. Dec. 9. 13,000

Same property. Stephen Talbert to Emma A. Stockinger. Mort. \$8,500. Jan. 9. nom

Same property. Emma A. Stockinger to Grace E. Talbert. Mort. \$8,500. Jan. 9. nom

131st st, No. 220, s s, 225 w 7th av, 15x99.11, three-story stone front dwell'g. Foreclos. Frederick P. Forster to Henry Cross, St. John, N. B. Dec. 6. 9,450

132d st, No. 248, s s, 251 e 8th av, 17x99.11, three-story stone front dwell'g. Samuel S. Hinman to John J. Hughes. Correction deed. Q. C. Jan. 10. nom

Same property. John J. Hughes, Brooklyn, to Christian Blinn, Jr. Mort. \$10,000. Jan. 10. 15,000

132d st. Party wall agreement. Samuel S. Hinman with Nathaniel Jarvis, Jr. Oct. 12, 1882. nom

136th st, n s, 525 w 6th av, 50x68.2x-1107. 3d av, s w cor 84th st, 102.2x100.

84th st, s s, 100 w 3d av, 155.7x102.2.

4th av, e s, 50.6 s 125th st, 25.2x90.

Charles F. Willis to Leonard S. Willis, Suffolk Co., L. I. C. A. G. June 1, 1882. 500

162d st, n s, 100 e 10th av, 25x112.6. Partition Philo T. Ruggles to Julius H. Caryl. June 20, 1884. 1,000

166th st, s s, 90.2 w Edgecomb road, 25x117.4x 25.3x121.1. Partition. Philo T. Ruggles to Julius H. Caryl. Jan. 4, 1883. 570

Av A, s e cor 58th st, runs south 100.5 x east 100 x south 100.5 to 57th st, x east 55 to East River, x north along river following turns to 58th st, x west 189, with lands under water, &c., vacant. Eliza Jacobs, as widow and as extrx. A. Jacobs, to Theodore Schumacher. Contains release dower. Jan. 14. 50,000

Av A, w s, 76.8 s 74th st, 25.6x100. Release mort. Frank Clemens, exr. C. Weisenbach, to Philip Kneibert. Jan. 12. 2,100

Av A, n e cor 80th st, 100.8x100, four-story brick building. Daniel Brennan to The House of the Good Shepherd. Feb. 27, 1878. 11,500

Av C, No. 215, w s, 23 n 13th st, 20.10x63x22.10x 63, five-story brick tenem't. Emma Brandt to Adolph and Marx Jacobs. Mort. \$9,000. Jan. 9. 13,500

Lexington av, e s, 75.5 n 51st st, 50x100, vacant. Edward Rafter to George W. Tubbs. Jan. 13. 23,500

Lexington av, No. 800, w s, 25.5 s 62d st, 18.9x 75, four-story brick (stone front) dwell'g.

Caroline Schoenberg, widow, to Fanny Sussman, Long Branch N. J. Mort. \$13,000. Dec. 3. 18,500

Lexington av, s w cor 79th st, 84x74; No. 1133 Lexington av, and Nos. 148-154 79th st, five three-story stone front dwell'gs.

79th st, Nos. 156-160, s s, 74 e Lexington av, 50x102.2, three four-story stone front dwellings. James A. Frame to William Frame. Dec. 30. 200,000

New or Diagonal av, n w cor 140th st, runs west 84.6 x north 99.11 x east 126.3 to w s old Broadway or Bloomingdale road, x south along same to said New or Diagonal av, x south to beginning. Archibald Rogers to Thomas Loughran. Jan. 5. 11,000

Pleasant av, No. 337, s w cor 118th st, 20x75, three-story stone front dwell'g. Ralph S. Demarest, Harrington, N. J., to George W. McCormick. See 121st st. Mort. \$8,500. Jan. 12. 16,000

St. Nicholas av, n e cor 159th st, 25.5x104.8x25x 100. Partition. Philo T. Ruggles to Eliza J. Caryl. June 20, 1884. 2,500

1st av, Nos. 1268-1274, s e cor 72d st, 102.2x113, four five-story brick flats. Anna M. Treacy to James L. Montgomery. Q. C. Oct. 24. nom

Same property. James L. Montgomery to Fred. C. Bliss. Mort. \$21,000. Dec. 31. 38,000

1st av, No. 2297, w s, 50.5 s 118th st, 19x100, four-story stone front dwell'g. Dora wife of David Wetzler to Caroline Livingston. Mort. \$5,000. Jan. 9. 12,000

1st av, w s, 25.5 s 65th st, runs south 125 x west 100 x north 50 x east 100 x north 75 x east 90. Release mort. Selig Steinhardt to John C. Umlerfield. Jan. 15. 48,500

2d av, No. 469, w s, 74.1 n 26th st, 24.8x100, five-story brick flat. William P. Allen, Harrison, N. Y., to Josephine, Josephine A., Harriet A. and Ellery O. Anderson. Mort. \$15,000. Dec. 12. 30,000

2d av, No. 1126, e s, 25.2 n 59th st, 25x76.8, four-story brick dwell'g. Michael J. Mead to Garrett J. Mead. Dec. 8. 3,000

2d av, No. 1467, w s, 51.6 n 76th st, 26.4x100, four-story brick flat. Louis Kammerer and ano., exrs. F. C. Gloeckner to John Martin. 1/2 part. Mort. \$6,000 on whole premises. Jan. 1. 9,500

2d av, No. 2059, w s, 25.6 s 106th st, 25x73, four-story brick store and tenem't. Foreclos. George B. Morris to Marian S. wife of Sigmond Warshing. Jan. 8. 1,000

2d av, No. 2074, e s, 50.4 s 107th st, 25x99.2, four-story brick tenem't. Katie wife of George H. Benner to Ferdinand R. Minrath. Given to secure payment of \$750, upon payment of which sum party of second part shall have 1/2 interest in the profits? Mort. \$11,900. Jan. 10. exch

2d av, Nos. 2227-2237, s w cor 115th st, runs west 100 x south 82.5 x southerly to point 87 w 2d av, 100 s 115th st, x east 87 to 2d av, x north 100, six one-story frame buildings. Alexander Lutz to Thomas J. Tobin. Jan. 10. 34,000

3d av, No. 289, e s, 63 n 22d st, 21x75, three-story brick dwell'g. Adolph E., Herman F., Bernhard D. and Henriette S. D. Racer, heirs B. D. Racer, to Auguste Racer, widow. Error in reference to former grantees. Q. C. Jan. 7. nom

3d av, No. 534, w s, 74.1 s 36th st, 24.8x100, four-story brick flat. Louis Kammerer and ano., exrs. F. C. Gloeckner, to John Martin. 1/2 part. Mort. \$7,200. Jan. 1. 11,250

3d av, No. 962, w s, 75 s 58th st, 25.5x95, five-story brick flat. Philip Gomprecht to Zigel Epstein. Mort. \$19,500. Nov. 20. 35,000

3d av, Nos. 1364 and 1366, w s, 63.11 s 78th st, 38.3x100, two four-story brick dwell'gs. Oscar T. Marshall to Isaac Vogel. Jan. 14. 45,000

3d av, n e cor 84th st, runs north 51.1 x east 101.8 x north 51.1 x east 25.5 x south 102.2 to 84th st, x west 127.1, one and two-story frame stores and dwell'gs on 3d av and three four-story stone front flats on 84th st. William J. Gessner to Heyman Vogel. Mort. \$51,000. Jan. 14. 67,000

3d av, Roosevelt's lane, 113th and 114th sts. Caroline A. Burlock, Caroline wife of John G. Townsend, Frederick F. Burlock, Kate De F. wife of J. William Congdon, David and William E. Burlock, and Mary De F. wife of Ezekiel G. Stoddard, widow, and heirs: Thos Burlock, to William H. Jackson. Re-recorded. Jan. 24, 1880. nom

4th av, s e cor 65th st, runs south 10.1 x northeast abt 225.1 to 65th st, x west to beginning. Catharine B. Fish and Mary De Peyster, individ. and trustee Jane V. C. Cooper, Catharine A., Cornelia B., Elizabeth V. R. De Peyster, Mary wife of Edmund S. Bailey, Stephen B. Fish, exr. J. C. Beekman, Lydia wife of Joseph Foulke, Samuel and Sarah R. B. Borrowe, Mary B. and Jane B. Colt, William B. Beekman et al., exrs. and trustees W. F. Beekman, Levantia W. Cox et al., exrs. A. B. Cox and Jacob G. Sanders to Gerard and James W. Beekman. Mar. 22, 1883. 4,147

Same property. Joseph Foulke, Babylon, sole devisee Lydia Foulke, to Gerard and James W. Beekman. April 3. 256

4th av, s e cor 79th st, 84x60, Nos. 100-106 79th st, four four-story stone front dwell'gs.

4th av, e s, 84 s 79th st, 18.2x89, four-story stone front dwell'g. James A. Frame to William Frame. Jan. 6. 140,000

4th av, No. 1647, e s, 98 s 92d st, 18x89, three-story stone front dwell'g. John Sullivan to Andrew D. Baird, Brooklyn. Q. C. Dec. 26. nom

4th av, s e cor 79th st, 102.2x60.
79th st, s s, 80 e 4th av, runs south 84 x west
20 x south 18.2 x east 40 x north 102.2 to 79th
st, x west 20.
Release mort. Edward Oppenheimer and
Isaac Metzger to James A. Frame. Jan. 15.
54,000

5th av, No. 12, w s, 28.6 n Clinton pl or 8th st,
26.3x100, four-story stone front dwell'g
James Cogan to Francis H. Weeks. Mort.
\$30,000. Jan. 7. 63,500

8th av, e s, 76 n 122d st, 24.7x71.10x24.6x71.10,
five-story brick store and tenem't. Lorenz
Weiher, New Rochelle, to Henry Masemann.
Morts. \$13,000. Jan. 14. 18,000

8th av, n e cor 122d st, 100.10x100. Release
mort. Thomas, R. A. and William H. Hall,
of William Hall's Sons, to Lorenz Weiher.
Jan. 12. 5,500

9th av, No. 249, n w cor 25th st, 16.5x100, four-
story brick dwell'g with store. Partition.
Charles P. Latting to Thomas Lynch. Janu-
ary 5. 20,100

9th av, n e cor 83d st, 25.8x94.10x—x85.5, va-
cant. Edward Conlon, Brooklyn, to John
H. Clyne. Mort. \$8,048. Taxes, &c. Janu-
ary 2. 9,000

9th av, e s, 75.8 n 98th st, 25.3x100, vacant.
Cornelia G. Rowe to James M. Horton. 3/4
part. Dec. 18. 1,500

10th av, e s, 25.2 s 90th 41.8x—x46.8x100, vacant.
Walter F. See to Alphonse L. Fauchere.
Mort. \$5,000. Aug. 19. 8,500

Interior lot, 99.11 s 127th st and abt 135.2 e St.
Ni-holas av, runs south 97.11 x northeast to
centre block, x west 41.5, being rear of Nos.
308 and 306 West 127th st. John G. Heintze
to Henry Borakamp. Jan. 6. 4,000

Interior lot, 80.10 n of 111th st and 25 w Lexing-
ton av, runs north 20.1 to centre line bet 111th
and 112th sts, x west 17.11 x south 20.1 x east
17.11. Martha M. S. Merritt, Brooklyn, to
Goldchen Adler. Jan. 15. 750

Interior lot on centre line, bet 102d and 103d sts at
point 128.6 e of 10th av, runs north to centre of
old lane, x southwest along said line 64 to curve
in line, x southeast to said centre of block at
point 31.6 from beginning, x east 31.6, being
a gore lying north of centre of block and
west of a line 128.6 e of 10th av. The St.
Michael's Protestant Episcopal Church to
Jacob Leon. Dec. 24. nom

MISCELLANEOUS.

General release; especially from action at law.
Patience M. Gardner, ex. Sarah Hancock,
to James Gardner. Aug. 12. nom

General release; especially claim for alimony,
&c. Patience M. Gardner to James Gardner.
Aug. 12, 1884. nom

Power of attorney by the executors of Judith
H. M. Davids to Stephen Philbin to make sat-
isfaction of mortgages.

23d and 24th WARDS.

Denham pl, s s, 534 w Union av, 33x118.1. John
C. Raymond to Alice J. Bolmer. C. a. G.
Mort. \$1,000. Oct. 23. 3,500

Same property. Alice J. Bolmer, widow, to
Theresa L. Flach. Jan. 12. 2,400

St. George's Crescent, s s, 175.9 w Grenada pl,
50x185.1 to Erneschild pl, x50.6x187.6. George
F. and Henry B. Opdyke, Plainfield, N. J., to
Charles W. Rabadan. Dec. 6. 1,331

135th st, n s, 94 e Alexander av, 12.6x100, h & l.
Elizabeth H. wife of and Nathaniel W. Meek-
er to Eliza Walsh. Mort. \$2,000. Jan. 10. 4,275

141st st, n s, 200 w College av, 50x100, hs & ls.
John Gormley to Bridget McKeever. Mort.
\$600. Jan. 8. 2,600

Same property. Bridget McKeever to John
Gormley. C. a. G. Mort. \$600. Jan. 8. 2,600

142d st, n s, 190 w Brook av, 50x100. Sarah
wife of John O'Brien to David Boyd. Q. C.
Dec. 27. nom

152d st, s s, 175 w Courtland av, 25x116. Wil-
liam Barbour to Karl F. Geyer, July 3. 1,200

163 1st n s, 150 w Trinity av, 175x100. Thomas
Gillen to Edward Cunningham. Mort. \$6,500.
C. a. G. Jan. 10. 8,000

163 1st st, n s, 150 w Trinity av, 175x100. Henry
P. Degraaf to Thomas Gillen. Jan. 8. 8,000

164th st, s s, 150 w Washington av, 50x100.
William Morlang to John Kolman. Jan. 13.
3,200

165th st, s w cor Kelly st, runs west 80.3 x south
72.2 x south 22.10 x east 75 to Kelly st, x north
100.6. Lyman Tiffany et al., trustees of and
Mary P. Tucker, to Patrick H. Slattery. Q. C.
Oct. 21. 625

Clinton av, n s, 475 e 2d st, 50x100. Henry
Bracken to Hiram D. Pullen. Jan. 5. 600

Elm av, n w cor Kingsbridge road, 73x70.5 to
Kingsbridge road, x 96 in two courses. James
and John McGarity, children Bridget McGar-
ity, to Bernard McGarity. Jan. 7. 534

Forrest av, w s, 28 n 161st st, 63x90. Morts.
\$6,103.

Forrest av, w s, 133 n 161st st, 21x90. Mort.
\$82,047.

Willett Bronson to John W. Decker. Q. C.
Jan. 6. nom

Same property. Charles H. Russell, Jr.,
assignee W. Bronson, to same. Jan. 6. 11,000

Same property. Release mort. Darius G.
Crosby to Charles H. Russell, Jr., assignee
W. Bronson. Jan. 6. nom

Intervale av, e s, 225 n Westchester av, 12.6
x100. Elizabeth wife of William H. Page to
James McCafferty. Dec. 24. 95

Mott av, w s, 150 s 150th st, 25x100. Charles
P. Bremer to Margaret A. Stevenson. Q. C.
nom

Same property. Margaret A. Stevenson, widow,
to Charles Van Riper, in trust. Jan. 12. nom

Prospect av, w s, lot 66 map of part of Ford-
ham, 50x108.8x50x107.

Marion av, e s, lot 97 map B Berrian farm,
Fordham, 50x150x50.5x141.6.
John and Lizzie McManus and Rosana Keat-
ing to Margaret L. Shea, Fordham. Jan. 12. 850

Stebbins av, s e s, 188 n e 167th st, 25x148x20x
5.2x149.7. Release mort. Joseph S. Auer-
bach to Henry D. Tiffany. Aug. 26. 140

Stebbins av, s e s, 313 n e 167th st, 25x100x25x48
x50x148. Henry D. Tiffany to Frederick
Sonty. Nov. 24. 550

Webster av, n w s, part lot 153 map Morrisania,
runs northwest 103.5 to centre Mill Brook, x
east along brook 120 to Webster av, x 118.3.
Mary Bell, widow, to William H. Morris.
Dec. 1. 2,664

LEASEHOLD CONVEYANCES.

Bowery, No. 295, first floor, back basement.
Assign. lease. Hermann Bordolo to Moritz
and Leo Herzberg. 50

Canal st, No. 114. Benjamin Barnett to Jo-
seph Rutz. Assign. rents to pay debt of 1,000

West st, e s, 102.6 n Barclay st, 19.9x84.1x19.9x
83.10. Assign. lease. Thomas L. Concklin
et al., exrs. W. W. Concklin, and Anna C.
Stephens, Catharine A. and Louisa C. Conck-
lin to Thomas L. Concklin. 8,000

6th st, s s, 298.7 w Av A, runs south 50.8 x west
0.6 x south 9 x north 65.6 to 6th st, x east
27.11. Assign. lease. George Kilian, Oyster
Bay, L. I., to Ludwig Heck. 6,500

14th st, s s, 142 e 5th av, 33x103.3. William J.
Demorest to Mary S. Van Beuren. Covenant
as to lease. nom

14th st, s s, 142 e 5th av, 33x103.3. Assign.
lease. Charles M. Marsh to William J. Dem-
orest. 50,000

15th st, n s, 76 w 3d av, the building and im-
provements only on leasehold land. Bill of
sale. Rutherford Stuyvesant to John J. Gan-
non. Jan. 12. 4,250

15th st, n s, 76 w 3d av, 24x51. Surrender of
lease and bill of sale of building on the lease-
hold premises. Charles Wolf to Rutherford
Stuyvesant. 4,250

15th st, n s, 67 w 3d av, 24x51. Rutherford
Stuyvesant to John J. Gannon. 21 years,
from Nov. 1, 1884, per year. 387

26th st, n s, 150 w 2d av, 25x98.8. Assign. lease.
William H. Kirby and ano., exrs. W. H. Kir-
by, to Frederick W. Sherman. 1,425

26th st, n s, 125 w 2d av, 25x98.8. Assign. lease.
Same to same. 1,425

55th st, s s, 237.9 w 8th av, 17.3x100.5. Assign.
lease. Charles Werner to Sarah wife of
Henry Werner. nom

55th st, s s, 237.9 w 8th av, 17.3x100.5. Assign.
lease. Francisca N. de Gorgorza wife of Julio
A. to Parker D. Handy. nom

55th st, s s, 237.9 w 8th av, 17.2x100.5. Assign.
lease. Parker D. Handy to Charles Werner. 5,500

64th st, n s, 230 w 2d av, 25x100.5. Right to insert
beams in walls of leasehold property. John
Barnett to Joseph B. and Lyman G. Bloom-
ingdale. In consideration of loan of \$2,000
and nom

2d av, s w cor 91st st, 100.8x100. John R. Stev-
ens to George Ringler & Co. 20 years, from
Nov. 1, 1884, per year. 1,250

3d av, w s, 51 n 15th st, 17x76. Rutherford
Stuyvesant to Marshall S. Beebe. 21 years,
from Nov. 1, 1884, per year. 625

3d av, w s, 17 n 15th st, 17x76. Rutherford
Stuyvesant to Margaret Gannon. 21 years,
from Nov. 1, 1884, per year. 625

3d av, n w cor 15th st, 17x76. Same to same.
21 years, from Nov. 1, 1884, per year. 825

3d av, e s, 111.5 n 47th st, 25x95. Assign lease.
Frank A. Friedman and George Hooks to Her-
man Watjen. 12,000

5th av, No. 235. Assign. of lease. Eugene M.
Earle to William H. Earle, Newark, N. J. nom

Lot 97 Benj. Berrian farm, Fordham. Assign.
lease. Henry M. Berrian, individ. and as
admr. J. Berrian, to John and Elizabeth Mc-
Manus and Rosanna Keating. nom

Cancellation of lease by John M. Beck to Fred'k
Riar. Henry L. Morris, trustee, with Aug-
ust Moebers and John H. Keller. nom

KINGS COUNTY.

JANUARY 9, 10, 12, 13, 14, 15.

Adams st, n w s, 285 n e Broadway, 40x95, hs
& ls. John Thomaes to Paul Koch. Morts.
\$3,000. 7,000

Adelphi st, e s, 79.5 n De Kalb av, runs east 36.6
x south 5.1 x east 40 x north 5.1 x east 52 x
north 48.3 x west 126.8 to street x south 30.

Adelphi st, e s, 109.5 n De Kalb av, 30x126.8.
Elizabeth Obersteller, Cucamanga, Cal., to
Edward H. Puttfarcken. nom

Beaver st, n s, 321.9 e Flushing av, 40x100.
Sarah M. Ivins, widow, William M., Edwin
W. and Augustus H. Ivins, heirs Augustus
Ivins, dec'd., to Samuel Strauss. 2,150

Berkeley pl, s s, 212.3 e 5th av, 20x95, h & l.
Kathleen K. wife of Alfred J. Taylor to
Michael Furst. 7,000

Bridge st, e s, 42 s York st, 63x50 x south 17 to
Talmán st, x east 25 x north 80 x west 75.
George H. Goodridge, exr. and trustee Maria
Mulock, to Cornelius Desmond. nom

Bridge st, No. 82, w s, 24.11x95. Thomas Glas-
sey to Mary Reeves. Q. C. 1,000

Braxton st, s s, 279.10, e 7th av, 13.8x100, h & l.
William Taylor to Helen K. wife of Edward
Driscoll. Mort. \$1,100. nom

Bergen st, n s, 356.3 w Nevins st, 18.9x100.

Mary A. Tucker, widow, to George H. Berry.
Release mort. nom

Bleecker st, n s, 300 w Central av, 150x100.
James A. Alexander to Nathaniel S. Simp-
son, Jr. 1877. 3,000

Broadway, e cor Van Buren st, 20 x 100.
George W. Chapman to Henry Sahfeld.
Mort. \$2,400, taxes, &c., 1884. 4,000

Broadway, n e s, 20 s e Van Buren st, 80x100.
Edward A. Tuttle, New York, to Thomas C.
Higgins. Sewer asmts. \$192. 9,200

Broadway, s s, 8.2 e Division av, also 105.7 w
Hewes st, runs south 77.7 x southeast 7.11 x
northeast 20 x north 61.10 to Broadway, x
west 23. John M. Kiely, exr. J. Coyne, to
John H. McCoy. Sub. to mort. \$1,650, and
to dower right Ann Coyne, widow. 5,225

Same property. Release dower. Ann Coyne,
widow, to same. 759

Butler st, n s, 225 w Buffalo av, 25x127.9. Char-
lotte H. wife Rufus L. Perry to David D. Tur-
ner, New York. other consid and 125

Butler st, n s, 250 w Bond st, 30x100, h & l,
Maria L. Labagh, New York, to Daniel Hines. nom

Bolivar st, s s, 106.3 e Raymond st, 25x117.4x
25.1x114.10. Margaret J. Grieves and Richard
Sheppard to John Sheppard. Q. C. nom

Cheever pl, w s, 20 n Degraw st, 19x80, h & l.
Charles N. Peed to Charles A. Enggren. 5,000

Carroll st, s s, 29.5 e Court st, 25x93, h & l.
Julio A. Gogorza to Parker D. Handy. nom

Same property. Francisca H. wife of and Julio
A. Gogorza to same. nom

Chauncey st, s s, 125 w Patchen av, 25x100.
John Dhuy to William Hendrickson. 2,700

Chauncey st, n s, 68.2 e Hopkinson av, 160x100.
Mary A. wife of David Anderson, David,
William H. and Elizabeth Thornton to Eliz-
abeth Thornton. Q. C. nom

Clifton pl, n s, 156.3 e Bedford av, 18.9x100,
h & l. John H. Ireland to William H. Tilton. 9,750

Clifton pl, n s, 175 e Bedford av, 18.9x100, h & l.
Same to Edgar Tinton. 9,750

Clifton pl, s s, 525 4 w Nostrand av, 56x100. Re-
lease mort. Spencer Aldrich to William An-
drews. 13,500

Decatur st, s s, 36 w Sumner av, 20x68.10.
James and Frederick J. Ashfield to A. Orville
Millard. Mort. \$3,500. 7,500

Diamond st, s s, 798.4 e Main st, 100x164x100x
163, Flatbush. James A. Alexander to Na-
thaniel S. Simpkins, Jr. 1877. 3,000

Ditmars st, s s, 100 e Broadway, 75x95.
Ditmars st, n s, 100 e Broadway, 175x89.9x175
x92.6.
Johh H. Harbeck to William H. Harbeck.
C. a. G. nom

Dean st, s s, 136 e Clason av, 132x120. William
D. Lucy C. H. and Emma C. Wade to Wil-
liam D. Wade. nom

Degraw st, s s, 190 e Clinton st, 20x100, h & l.
Sarah A. wife of Daniel McKay to Denis
Murnane. Mort. \$3,000. 6,750

Elm st, n w s, 300 n e Hamburg av, 50x100.
Joseph Sweet to Charles Fettinger. Mort.
\$900. 2,400

Eldert st, s e s, 100 n e Evergreen av, 50x26.10x
50x28.1. Theodore F. Jackson to Benjamin
Collins. 100

Ellery st, n s, 150 w Marcy av, 75x100. Her-
mann Feldmann to Joseph Nolan. 1,500

Ellery st, n s, 390 e Nostrand av, 60x100. Han-
nah and Richard Goodwin and George C. Ben-
nett, individ. and as trustee for Joseph L.
Goodwin to Charlotte M. Goodwin. Q. C. nom

Same property. Hannah Goodwin, et al., exrs.
Charles Goodwin, to same. 1/2 part. 1,350

Ewen st, w s, 75 s Scholes st, 25x100.
Leonard st, w s, 20 s Ten Eyck st, late Wyckoff
st, 20x60.
Joseph Schmitt to B. Hinrich. Deed record-
ed May. 20, 1884. nom

Fulton st, s s, 100 w Hopkinson av, 100x100.
George R. Riley to Robert E. Topping. Mort.
\$2,250. 800

Fulton st, s s, 480 w Albany av, 50.5x104.6x19.11
x100. George, James and Emma Hart and
Sarah E. Hart, now Osborne, to Albert Hart.
C. a. G. nom

Garden st, s s, 315 e Flushing av, 20x100. The
Williamsburgh Savings Bank to Maria wife of
John Wagner. Mort. \$700. 900

Grand st, n s, 25 e 6th st. 25x100. Release
mort. Theodore S. Miller to Sarah J. Miller.
nom

Guernsey st, e s, 200 n Nassau av, 50x100. Helen
Butterworth, widow, New York, to Samuel
and Robert Phillips. 1,100

Himrod st, s e s, 80 n e Evergreen av, 20x100.
Release mort. Margaretta Kipp, guard., to
Andrew Kipp. nom

Halsey st, s e cor Nostrand av, 20x100. Annie
Y. wife of David H. Fowler to John Adam-
son. 3,000

Halsey st, s s, 20 e Nostrand av, 40x100. Annie
Y. Fowler, wife of David H., to George Pen-
niman. Mort. \$2,500, of which \$1,250 is as-
sumed. 3,500

Hawthorne st, s s, abt 2,810 e Flatbush av, 50x
106, Flatbush. Frances H. wife of Robert S.
Walker to Howard B. Jarvis. 600

Hewes st, n s, 60 e Marcy av, 20x86, h & l.
George Myers to Frances A. wife of John
Buckbee. Mort. \$3,500. 5,750

Hewes st, n s, 167.8 w Harrison av, runs west
19.8 x north 100 x east 20 x south 57.5 x west
0.4 x south 42.6 to beginning. Thomas B.
Saddington to Helen J. Smith. Mort.
\$2,800. 8,250

High st, s s, 1.5 e Bridge st, 25x103. Foreclos.
L. R. Stegman to Isaac S. Forbell. 7,050

Hull st, n s, 50 e Saratoga av, 50x100. Mary J. Morris to Jacob Geib. 1,100

Hull st, n s, 133.4 w Hopkinson av, 16.8x100, h & l. Margaretha wife of and John Bauer to Frank Hyde and Adolphus Gload. Morts. \$2,122, and taxes 1883 and 1884. 3,100

Hoyt st, s e cor President st, 20x68. Oscar Comstock, trustee of and Mary I. Hayward, to John Purcell. 4,250

Humboldt st, e s, 25 n Debevoise st, 75x100. George Farnham to Victor W. Voorhees. nom

Same property. Ferdinand Colberg to Margareta Sussmann. Mort. \$2,400. 4,400

Jay st, e s, 22.3 s Prospect st, 22.3x100. William Floyd and Eliphalet S. Nevins to Cyrus A. Shannon. Q. C. nom

Jacob st, e s, 300 s Central av, —x63x22.8x62. Interior lot, 100 s e Jacob st, and 300 s w Central av, runs southwest 20 x northwest — x northeast to point 300 s w Central av, x southeast 37.3.

Sarah Rose, individ. and extrx. J. Rose, to Abram Rose. nom

Jefferson st, n s, 110 w Throop av, 60x100. Release mort. Howard M. Smith to Margaret J. Reynolds. 3,300

Jefferson st, s e s, 178.10 s w Evergreen av, 25x100. Elizabeth Rieber to Charles Doerschuck. Q. C. nom

Kosciusko st, n s, 145 w Sumner av, 20x100. Mary wife of George A. Smith to Elizabeth wife of Edwin Seaman. Mort. \$1,000. 4,000

Linden st, n s, 100.3 e Wyckoff av, 75x100. Nicholas W., Catharine M., and Ann E. Meserole, Mary J. wife of Charles W. Osborne and Henrietta wife of Charles P. Manney, heirs Henrietta R. Meserole, to John O'Neill and Elizabeth his wife. 950

Livingston st, s w s, 20.4 n w Boerum pl, 19x48.1x19.1x50.8. Samuel B. Rogers, Jersey City, to Daniel Hines, New York. Mort. \$4,500. 7,000

Luquer st, n s, 10.7 e Hamilton av, runs west 10.7 to av, x north 50 x northeast 63.2 x south 80.1. Lea Luquer, Bedford, N. Y., to John F. Nelson. 2,000

Lynch st, n s, 414.4 w Marcy av, 40x100, h & l. James A. Bradley, Neptune, N. J., to John Jeffers. 1,675

Lawton st, n s, 235 e Broadway, late Division av, 50x92. George Evans to James Cumiskey. Deed filed May 10, 1884. 3,500

Lorimer st, n w cor Richardson st, 25x80x20x80. Milton st, s s, 766 e Franklin st, 22x99.6. Milton st, abt 150 e Union av, 25x70.9x28.4x—. Leonard st, e s, 288 s Nassau av, 18x100. Mort. \$1,500.

Tuisco G. Wiswall, West Troy, to William Van Patten. other consid. and 20,000

Same property. William Van Patten to Jennie L. Wiswall, West Troy. 20,100

Madison st, n s, 335 e Patchen av, 36x100. Release mort. Julius B. Davenport to Elizabeth wife of and James Phelan. 6,000

Macon st, s s, 360 w Stuyvesant av, 40x100, hs & ls. James A. White to Theodore W. Swimm. Mort. \$9,751. nom

Marion st, n s, 175 w Reid av, 25x100. John Van Cleef, Pequannac, N. J., to Merwin Rushmore. All liens. 500

McDougal st, n s, 300 e Ralph av, 25x100, h & l. Arno Greiner to Ernst Greiner. Mort. \$1,100. 1,600

Same property. Ernst Greiner to Arno Greiner and Pauline his wife, as joint tenants. Mort. \$1,100. 1,600

Magnolia st, s e s, 275 s w Knickerbocker av, 25x100. Richard A. Finn, New York, to Edward Plock. 350

McKibbin st, n s, 200 e Humboldt st, 25x100. John B. Bloth, extr. Cath. Melzer, to John Melzer and Louise his wife, joint tenants. 2,000

Monroe st, s s, 125 w Tompkins av, 33.4x100, hs & ls. Joseph Thorne to Sarah J. Thistle. 7,000

Main st, s e cor Water st, 50x75. Foreclos. Frank C. Lang to George Mulholland, New York. Part of property sub to mort. \$1,000. 3,625

Nelson st, s s, 115 w Clinton st, 25x64.9x27x75. Francis J. Murtagh to John Murtagh. nom

Nassau st, e s, 1,350 n 2d st, 50x150. New Lots. Serena L. Bridges to Edward Shultz. 600

Oakland st, w s, 150 s Calyer st, 25x100, h & l. William H. Rexter to David H. McCallan, Albany. nom

President st, s s, 317.2 e Smith st, 17.6x97.11, hs & ls. John Layton to Maria J. wife of Augustine Grindal. Mort. \$5,000. 7,000

Prince st, e s, 199.6 n Myrtle av, 18x50. Prince st, w s, 150 s Myrtle av, 22.10x85. 3d av, s e s, 74 n e 16th st, 17x14. Kent av, w s, 78 n Lafayette av, 18x91.5. Ann L. Cobb, widow, to Florence M. Cobb. Release dower. 1,208

Pacific st, n s, 197 e Smith st, runs east 14 x north 100 x west 11 x south 10 x west 3 x south 90, h & l. William Simpson to Evert Bergen. 5,000

Quincy st, s s, 254 e Reid av, 36x100. Release mort. Julius Davenport to A. Stewart Walsh. 2,000

Quincy st, s s, 175 e Reid av, 34x100. Abel Miller to A. Stewart Walsh. C. a. G. Mort. \$7,400. nom

Quincy st, s s, 172 e Reid av, 34x100. A. Stewart Walsh to Abel Miller. 7,400

Quincy st, s s, 254 e Reid av, 36x100, hs & ls. A. Stewart Walsh to Isabella Boyd. 7,600

Quincy st, s s, 100 w Tompkins av, 20x100. James W. Stewart to Charity Platt. 6,900

Renssen st, n s, 155 w Hicks st, 20x100. Thomas M. Turner to J. Spencer Turner. nom

Same property. J. Spencer Turner to Emilie B. Turner. nom

Rutledge st, s s, 345 e Marcy av, 20x100. Marianna A. Ogden et al, exrs. and trustees Wm. B. Ogden to Eleaine T. wife of Matthew Lewis. 1,400

Rutledge st, e cor Wythe av, 45x100. George W. Evans to George W. French. Mort. \$3,500. 5,500

Same property. George W. French to Ella wife of George W. Evans. C. a. G. Mort. \$3,500, taxes, &c. 5,510

Ryerson st, w s, 175 s De Kalb av, 20x100, h & l. Richard R. Vernon to Mary E. wife of George R. Vernon. C. a. G. nom

Skillman st, n s, 150 e Graham av, 25x100. Foreclos. L. R. Stegman to Oscar C. Ferris, extr. Cath. A. Ferris. 1,000

St. Felix st, e s, 308.4 s De Kalb av, 16.8x85, h & l. Mary wife of and Charles F. Hoyt to William Harkness. M. \$5,500 and taxes, 1884. nom

Sterling pl, late Butler st, s s, 335.5 w 6th av, 20 x100. Maria wife of George E. Archer to John Andrews. Mort. \$6,300. 10,500

Suydam st, s e s, 380 n e Broadway, 40x75. Samuel M. Meeker, extr. and trustee of W. Wall, to John A. Bachmann. 1,500

Same property. John A. Bachmann to Theresia Lanzer. nom

St. Johns pl, s w s, 349.7 s e 7th av, 20x100. Hannah M. McNulty to Peter H. McNulty. 1/4 part. 1,200

Van Buren st, n s, 100 w Stuyesant av, 50x100. John H. Hilliker and ano., exrs. A. Mehle, to William Nagle and Robert W. Homan. 850

Same property. John Hilliker and Henry C. Fortmeyer to same. nom

Same property. Anna M. Mehle, widow, to same. Release dower. nom

Van Buren st, s e s, 244 n e Broadway, 75x100. Samuel W. Post to Anna A. Fardon. All liens. nom

Same property. Release mort. Edward A. Tuttle, New York, to same. 3,252

Same property. Release mort. Lucy A. Vanrien to same. val. consid.

Same property. Release mort. Wm. H. H. Glover to same. val. consid.

Van Buren st, s e s, 190 n e Broadway, 18x108. James H. Watson and James H. Pittinger to Samuel W. Post. nom

Varet st, s s, 225 e Morrell st, 25x100. Mary Wengler, New York, to Charles A. Wagner. nom

Warren st, No. 178, s s, 66.5 e Henry st, 25x100. Henry B. and William P. Smith, heirs Harriet P. Smith to Henrietta P. Starr, Brookfield, Conn. 6,000

Warren st, n e s, 42.7 n w Court st, 20.9x62.6. Mary A. Hill, widow, Newark, N. J., to Peter J. Kelly. 4,400

Warren st, n s, 196.6 e Henry st, 24.6x100. William F. and Walter S. Trotter to Charles W. Trotter. Q. C. nom

Webster st, s s, 585.4 e Canarsie av, 50x200 to Collins st, Flatbush. John E. Tousey to Neil Jensen. 900

Winthrop st, s s, 272.6 e Rogers av, 40x122.6, Flatbush. William J. Gaynor to Alexander McCarte and Sarah J. his wife. 500

Winthrop st, s s, 312.6 e Rogers av, 40x122.6, Flatbush. Same to Margaret Carroll. 500

Winthrop st, s s, 2,755.7 e Flatbush av, 200x242 to centre Hawthorne st, Flatbush. Catharine L. Williamson to Frances H. wife of Robert S. Walker. nom

Wyckoff st, s w s, 250 s e Smith st, 25x100. D. Sackett Moore, New York, Maria M. wife of Oliver H. Perry, Newtown, L. I., Garretta M. wife of S. M. Dickinson, Trenton, N. J., to Maria Maxwell. 800

Wallabout st, s s, 83.10 w Nostrand av, 40x60. Reder Thorns to Joseph Reeber and George W. Milliman. 1,100

Woodbine st, s e s, 325 n e Bushwick av, 25x100, h & l. Andrew Walker to James Van Siclen, Jamaica. Mort. \$1,800. 4,000

York st, n s, 25 e Green lane, 25x75. Dennis Molcney to George R. Kehoe. nom

Same property. George R. Kehoe to Louisa wife of Dennis Molcney. nom

1st st, n e cor South 9th st, 21.3x108.6x40x102.6. Harman Otten to Lucius N. Palmer. Morts. \$6,600. 200

1st st, n s, 96.10 e 7th av, 19x100. Release mort. Edwin Packard, committee, to William B. Martin and Patrick J. Lee. nom

1st st, n s, 134.10 e 7th av, 19x100, h & l. Release mort. Edwin Packard, trustee for Emma L. Hutchinson, to William B. Martin and Patrick J. Lee. nom

2d st, n s, 188.3 w Bond st, 15.8x84.9x15.8x85.1, h & l. John Layton to Woodman F. Scantlebury. Mort. \$1,500. 2,100

2d st, e s, 50.3 s South 5th st, 25.1x67.10x25x70.3, h & l. Helena B. wife of Richard B. Malone, Brooklyn, and Susan J. wife of Edward Fischer, Pleasant Valley, N. J., to William E. Wagner. All title. nom

Same property. William E. Wagner to Isaac H. Williams. nom

Same property. Isaac H. Williams to Annie J. wife of William E. Wagner. nom

3d pl, s s, 20.10 w Court st, 20.10x133.5, h & l. William J. March to Wm. A. Clirehugh. 6,000

3d st, w s, 124 s South 4th st, 21x—x29x84, h & l. Louis Heimann, New York, to Samuel Heimann. Mort. \$2,500. 3,400

South 3d st, No. 41, n s, bet 1st and 2d sts. North 4th st, No. 79, n s, bet 2d and 3d sts. All title. Isaac W. Pickford to George G. Hallock, Jr., New York. All title. 750

6th st, w s, 75 s North 8th st, 25x85. Sarah

Rose, extrx. J. Rose, to Henrietta B. wife of Stephen Rose. nom

South 9th st, n s, 75 e 6th st, 44x79.3x44.1x82.8. Sarah A. Law, widow, to Richard B. Malone. 6,000

12th st, n e s, 119.10 n w 7th av, 100x100. John H. Cathell to Nelson Hamblin. 3,000

18th st, s w s, 135.11 s e 4th av, 17.11x100.2. Valentine and Elijah Smith, Hempstead, L. I., to J. Gilbert Smith. 2/3 part. 2,500

18th st, w s, 325 n Bath av, 82x96.8, New Utrecht. Casper J. Koester to John Koester. 1/2 part. nom

21st st, n e s, 225 n w 4th av, before widening, 75x100, hs & ls. Nellie L. Mann and Lillian Mann, an infant by G. W. Mann, guard., and said George W. Mann to John H. Clyne. 3,600

Same property. Lillian Mann, infant, by G. W. Mann., guard., to same. 1,800

23d st, n e s, 172.2 s e 3d av, 16.8x100, h & l. Josiah H. Edwards to Thomas W. Edwards. Mort. \$1,200. 2,750

26th st, s s, 220 e 3d av, 60x101.2. James A. Roosevelt, trustee, to Winifred McCarty. 1883. 1,500

40th st, n s, 150 e 3d av, 25x100. Mary Ann Downey, widow, to Richard A. W. Nugent. 800

66th st, w s, 100 n 5th av, 25x100. New Utrecht. William G. Cooke to Elizabeth Hanna, widow. 150

Av A, n w cor Main road to Canarsie landing, 41.8x132, Canarsie. Abraham G. Tompkins, Adaline wife of John Blackburn, John H., Daniel W. and Sarah Tompkins, heirs Martha E. Clark, to John T. Ford. 350

Atlantic av, No. 510, s w s, 100 n w 3d av, 25x80. Perry P. Williams and William H. Guion, Jr., to John R. Dewar. 4,000

Atlantic av, n w cor Rockaway av, 97.6x98.7. Randolph Guggenheimer to Peter H. Ahlers. 3,300

Same property. Julius Katzenberg, New York, to Peter H. Ahlers. Q. C. nom

Same property. Eliza wife of Randolph Guggenheimer to same. Q. C. nom

Albany av, s e cor Pacific st, 19.10x80, h & l. Albany av, e s, 78.1 s Pacific st, 58.3x80. Margaret E. Conlon to George W. Mann, New York. Morts. \$24,500, of which \$6,000 is assumed with taxes and interest on balance of morts. 41,000

Bay av, n w cor Lincoln av, 153.8x78.1 to New Lots road, x157.1x114.2, New Lots. John J. A. Morris to John H. Pendleton. 1,500

Brooklyn av, n w cor Herkimer st, runs north 100 x west 80 x south to Herkimer st, x east 49.4. A. Orville Millard to James and Frederick J. Ashfield. 6,000

Blake av, n s, 50 w Bennett av, 25x100, New Lots. Frederick G. Handley to Sarah W. Cobb. Morts. \$850. 850

Carlton av, e s, 194 s Lafayette av, 19x100, h & l. Dora wife of Ernst A. Hintze, Palmyra, Pa., to C. C. Luck, Albany, N. Y. 6,550

Clermont av, w s, 159.7 s Myrtle av, 25x76. Adeline S. Morrell, widow, Lester W. and Alonzo Morrell, Elvira L. wife of Willard Amerman to Jane T. Wilson. 5,500

Division av, s w cor Schenck av, 50x100, New Lots. Catharine Molloy to Margaret E. wife of John D. Carroll. Mort. \$2,500. 4,250

Duryea av, n s, 100 e Thatford av, 50x100, New Lots. Agnes S. Clayton to Augustine Rousell. 500

De Kalb av, s s, 455 w Nostrand av, 20x100. Ephraim J. Jennings to Albert G. Welle. nom

Same property. Albert G. Welle to Alice S. Jennings. nom

Evergreen av, n e s, 40.4 s e Palmetto st, 20.2x80. Josiah Davis to Andrew Walker. 600

Evergreen av, s cor Wierfield st, 40x95. Michael Kiebrich and Francis Long to William A. Watson and Elizabeth L. Hilton, tenants in common. 400

Flushing av, s s, 27.10 w Hamburg st, 27.10x83.11x25x71.8, h & l. Paul Koch to John Thomae. 3,475

Franklin av, s s, 182 e 1st av, 91x108.5x92x108.5, Flatbush. John P. D. Angus to Samuel G. Stanley. 1,200

Graham av, e s, 100 s Frost st, 21x100, h & l. Augustus W. Weingardt to Jacob Weingardt. Mort. \$2,500. 5,500

Greene av, s s, 160 e Throop av, 40x100. Joseph C. Hoagland to Paul C. Greening. 4,000

Greene av, n s, 180 w Nostrand av, 20x100, h & l. Elizabeth W. Aldrich, widow, to Gertrude R. Sackett. 11,000

Gates av, n s, 67 e Cambridge pl, 22x103, furnished house & l. Henry Butler to Charles A. Deshon. C. a. G. nom

Same property. Charles A. Deshon to Susan M. wife of Henry Butler. C. a. G. nom

Gates av, s s, 100 e Stuyvesant av, 25x171.6x35.8x146. George C. Bennett to Charlotte M. Goodwin. 1,800

Hamilton av, e s, 50 n Luquer st, 20x63.2x28.4x80. John F. Nelson to Lea Luquer, Bedford, N. Y. 2,000

Hopkinson av, s e cor Marion st, 75x100. Lydia M. Eastman et al, exrs. H. W. Eastman, to William M. Miller. 1,200

Hopkinson av, n w cor Marion st, 100x100x100x95.1. Augustus A. Boyle to Albert H. and William E. Osborn. Release mort. 1,900

Same property. Albert H. and William E. Osborn to Elizabeth H. Bowers. 2,000

Irving av, n e s, 50 n w Palmetto st, 25x100. Lavins F. Bristol to John Bradley. 400

Johnson av, n s, 75 w Lorimer st, 25x100. Alfred C. Clark to Ferdinand Colberg. 4,200

Knickerbocker av, s w cor 100. George W. D. Spence

Knickerbocker av, n e s, 75 s e Magnolia st, 25 x100. Eliza Hardcastle to John Bradley. 325
Kingsland av, w s, 58 n Meeker av, 25x100.
George L. Kingsland et al., exrs. A. C. Kingsland, and George L. and Ambrose C. Kingsland, individ., to Peter Ruger. 650
Lexington av, s s, 100 w Nostrand av, 285x100.
Charles M. Marsh, New York, to William J. Northridge. 17,820
Lafayette av, s s, 125 w Sumner av, 180x100.
John Cassidy to Patrick Concannon. 11,250
Manhattan av, e s, 71 n Norman av, 24x50, h & l. John J. Randall and William G. Miller to John H. W. Heine. Mort. \$4,500. 9,000
Manhattan av, e s, 413.3 n Calyer st, runs east 183.11 to Leonard st, x north 12.6 x to point 425 n Calyer st, x west 31.11 x north 12.6 x west 148.8 to Manhattan av, x south 25.1. Samuel J. Tilden, New York, to Jeremiah Walsh. 6,000
Same property. Jeremiah Walsh to Rev. John Loughlin. 6,000
Metropolitan av, s s, 27.4 e Olive st, 25x100.
Metropolitan av, n s, 75 w Olive st, 25x85x25.6x90.
Catharine wife of Thomas Dorney to Sarah McCartin and William J. McCartin. All title. 1,500
Metropolitan av, s s, 375 e Bushwick av, 25x100.
Sarah Rose, extrx. J. Rose, to Thomas J. Rose. nom
Myrtle av, n s, 80 w Graham st, 37.11x100.
New York Hemp and Flax Mfg. Co. to the Tucker & Carter Cordage Co. 7,000
Myrtle av, n s, 117 w Graham st, 0.11x100.
The New York Hemp and Flax Mfg. Co. to the Tucker & Carter Cordage Co. Q. C. nom
Montrose av, n s, 225 e Union av, 75x100. Long Island Baptist Assoc. to The First German Baptist Church, Williamsburg. nom
Nostrand av, w s, 106.3 n Flushing av, 42x150 to Sandford st, x south 42 x east 75 x south 100 to Flushing av, x east 75 x north 100 x east 9.4. Cornelius Donovan to Joseph Reeber and George W. Milliman, of J. Reeber & Co. 5,500
Nostrand av, w s, 20 s Putnam av, 20x100. William Ludlaw, Jamaica, L. L., to Samuel W. Reese. 5,100
Orient av, e s, 125 s Liberty av, 50x100, h & ls, New Lots. Alvin F. Hill to John H. Ives. 1,300
Putnam av, s s, 355 e Tompkins av, 40x100.
Putnam av, s s, 415 e Tompkins av, 20x100.
Nathaniel S. Whetmore, New York, to Joseph W. Pearce. Mort. \$19,500. 5,000
Putnam av, s s, 395 e Tompkins av, 20x100.
Nathaniel S. Whetmore, New York, to John M. Graff. Mort. \$6,500. 500
Putnam av, s e cor Sumner av, runs east 750 to Lewis av, x south 200 to Jefferson st, x west 750 to Sumner av, x north 200. G. Winslow Powell to Fannie W. Cogswell. Mort. \$68,400. 76,000
Putnam av, s w cor Lewis av, runs west 750 to Sumner av, x south 200 to Jefferson st, x east 750 to Lewis av, x north 200. William Ziegler to G. Winslow Powell. Ms. \$68,400. 76,000
Prospect av, s s, 116.8 w 7th av, 16.8x90.2. Patrick J. Grogan and William R. Baulch to William Fitzpatrick. 2,200
Prospect av, s s, 100 w 7th av, 16.8x90.2. Same to same. 2,200
Prospect av, s s, 100 w 7th av, 33.4x90.2. Release mort. Asa W. Parker, Hempstead, L. L., to Patrick J. Grogan and William R. Baulch. nom
Tompkins av, No. 430, w s, 20 s Halsey st, 20x100. David J. Van Winkle to Henry Van Winkle. Sub. to mort. \$2,000, taxes, &c. 1/2 part. nom
Van Cott av, n s, 49 w Lorimer st, 25x99.4x25.11 x92.7. Foreclos. L. R. Stegman to George F. Ferris. 700
Vernon av, s s, 150 e Marcy av, 20x100, h & l. Patrick Sheridan to Josephine H. Egan. 7,700
Williamson av, w s, 100 n Livingston av, 150x100, New Lots. John J. Drake to Philip Sullivan. 1,200
Willoughby av, s s, 475 w Marcy av, 20x100.
Arthur Taylor to Mary E. wife of Joseph L. Chapman. nom
Willoughby av, s s, 120 e Nostrand av, 20x100, h & l. Daniel B. Norris to Lizzie Seton. 8,500
Willoughby av, s s, 125 e Stuyvesant av, 75x100. John Deller to The Deutsche Presbyterische Friedens Kirche. Mort. \$8,000 and taxes. nom
Wythe av, e s, 91 s Rodney st, 18x60, h & l. Mary E. wife of William G. Peabody to John T. Ingraham, East Providence, R. I. 3,000
3d av, w s, 100 s 6th st, 20x100. Edward Cheers to George W. Purdy. Mort. \$700. 850
Same property. George W. Purdy to Eileen Cheers. Mort. \$700. 850
3d av, s e s, 74 n 16th st, 17x44. Florence M. Cobb, heir L. Cobb, also heir W. L. Cobb, to John Ruff. 1,950
6th av, e s, 64.3 s St. Johns pl, 21x100, h & l. John Monas to Jessie T. wife of Warren G. Smith, Bloomfield, N. J. Mort. \$9,000. 14,500
6th av, n cor 45th st, 100.2x200. Amalia wife of Walter Fuchs to Delia A. Damen. 900
7th av, No. 530, and Braxton st, No. 26. Contract. Edward Driscoll to James H. Darrow. 1,501
7th av, w s, 75 n 18th st, 25x60, h & l. James H. Darrow to Helen K. wife of Edward Driscoll. Mort. \$2,825. nom
8th av, north cor 17th st, 100.2x100. Alice M. Jennings, widow, Saratoga Springs, to James H. Darrow. Q. C. nom
Same property. James H. Darrow to Helen K. wife of Edward Driscoll. Mort. \$21,200. nom
Coney Island & Brooklyn R. R., e s, plot bounded by J. Gerritsen, R. Waters and R. J. Still-

well, Gravesend. Dennis O'Connell to Katie O'Connell. nom
Lots 137 and 138 map of Henry Concklin et al. property, Canarsie, 50x150. Franz Fiederline to Julia Boesch. 700
Same property. Julia wife of Mathias Boesch to John Muller. 700
Same property. John Muller to Mathias Boesch. Mort. \$600. 700
Varkins Hook road, s e cor Public road, 327x412 x300.3x294, Flatlands. Sylvester D. Tuthill, Brook Haven, L. I., to Hermann Lohmann. 500
Same property. Hermann Lohmann to Heinrich A. Schlichting. Mort. \$1,000, being the purchase money. 1,000
Agreement annulling covenant as to building line between Henry C. Baker, Effingham H. Nichols and Mary J. Evans. nom
General assignment for benefit of creditors. Charles F. Risley to Charles H. Fuller. nom
General release, especially from claim for damages to grantor's child. Andreas Reder to John and John, Jr., Christman. 80
General release, especially from contract. Frederick M. Delano and ano. to James R. Robbins. nom

MORTGAGES.

NEW YORK CITY.

JANUARY 9, 10, 12, 13, 14, 15.

Auld, Thomas, to Maretta W. wife of Frederick S. Howard. 109th st, n s, 25 e Lexington av, 75x100.11. Jan. 10, due Jan. 12, 1886. 3,500
Bussell, Samuel D., and Joseph B. Wray to THE NEW YORK SAVINGS BANK. 75th st, n s, 182 w 4th av, 18x102.2. Jan. 9, due June 1, 1886. 5%. 20,000
Bauer, Friederich and Karl, to George Mulligan. 31st st. P. M. Jan. 5, 5 years, 5%. 6,000
Bornkamp, Henry, to Martin Disken. Water st, No. 660, n s, 300 w Jackson st, 25x 1/2 block. Jan. 8, due Mar. 1, 1885. 1,350
Same to John H. Butler and John C. Constant. Interior lots, being rears of Nos. 306 and 308 West 127th st, beginning 99.11 s 127th st and 135.2 e St. Nicholas av, runs south 97.11 to point 2.1 n of 126th st, x northeast to centre of block, x west 41.5. Jan. 6, 2 years. 2,000
Browne, Emma, wife of Philip C., to George Gayner. 146th st. P. M. Jan. 5, due Jan. 1, 1890. 2,200
Bliss, Fred. C., to John Ross. 1st av, s e cor 72d st, 202x113. Jan. 10, 4 months. 33,000
Same to James L. Montgomery. Same property. P. M. Sub. to mort. \$54,000. Dec. 31, due July 1, 1885. 17,000
Buerkle, Christian, to Frederick Dillemath. 152d st, s s, 275.3 e Morris av, 25x116.10x25x117. Jan. 3, due Jan. 1, 1888. 1,650
Bach, Joseph, to St. Lukes Hospital, New York, Broome st, No. 496, n s, 40 e Laurens st, 20x75. Jan. 14, 5 years, 5%. 25,000
Bailey, Charlotte M., to John E. Lockwood, trustee S. F. Lockwood, dec'd. Broome st, n w cor Elizabeth st, 26.9x97.2x25x103. Jan. 10, due Jan. 12, 1888, 5%. 9,000
Bartnett, John, to Joseph B. and Lyman G. Bloomingdale. 64th st, n s, 230 w 2d av, 25x100.5. Jan. 13, 2 years. 2,000
Bernard, James M., to Millard Wines. Alexander av, e s, 60 s 135th st, 20x75. Jan. 9, 1 year. 1,000
Buek, Charles, to THE GERMANIA LIFE INS. Co., City New York. 61st st, s s, 241 w 3d av, 19x100.5. See Conveys. Jan. 15, due Nov. 30, 1887. 15,000
Borkel, John, and William McKean, to THE NEW YORK LIFE INS. Co. 8th av, n e cor 130th st, 25x100. Jan. 7, 3 years, 5%. 19,000
Same to same. 8th av, e s, 25 n 130th st, 2 lots, each 25x100. 2 mort. each \$15,000. Jan. 7, 3 years, 5%. 30,000
Same to same. 8th av, e s, 75 n 130th st, 24.11x100. Jan. 7, 3 years, 5%. 15,000
Bunn, Julia A., wife of Charles H., to Edward Smith. 2d av, No. 350, e s, 58.6 n 20th st, 19.6 x90. Jan. 14, 3 years, 5%. 2,500
Burnett, Henry L., to Robert W. Tailer. 12th st, No. 7 E., 25x120.9x26x114.2 Sub. to mort. \$10,000. Jan. 13, due May 1, 1886, 5%. 5,000
Corlies, Benjamin F., Charles A. Macy, Jr., and Francis H. Macy, Jr., to Fanny G. Russell et al., exrs. Chas. H. Russell. Nassau st. P. M. Jan. 15, 3 years, 5%. 60,000
Cornell, Michael, to Martin Walker. Central av, w s, 65 n Talmadge st, 35x200 to Lafayette av. Jan. 15, 2 years. 300
Coyle, Thomas K., to Alexander Brown, Philadelphia. 2d av, n w cor 42d st, 25.4x80. Jan. 14, 5 years, 4 1/2%. 10,000
Cohen, Bernard, to THE EAST RIVER SAVINGS INST. 33d st, s s, 337.6 e 7th av, 37.6x82. Dec. 23, 3 years, 5%. 16,000
Carey, Edward L., to Adam P. Pentz. Chambers st. P. M. May 16, 1883, due May 17, 1888. 2,000
Clark, James, to John Duer, trustee for Ann McManus. 136th st, n s, 446 e Southern Boulevard, 25x100. Jan. 5, due Jan. 1, 1889. 200
Crane, Edith H., to Thomas McBride. 27th st. P. M. Jan. 1, 3 years. 4,000
Cromwell, John, Cranford, N. J., to John H. Cromwell. 125th st, n s, 200 w 8th av, 50x110. Jan. 9, 5 years, 5%. 12,000
Same to same. 125th st, n s, 275 w 7th av, 50x99.11. Jan. 9, 5 years, 5%. 14,000
Same to same. 125th st, n s, 150 w 8th av, 50x150. Jan. 9, 5 years, 5%. 14,000
Cahn, Benjamin, to Mary Fowler. Madison st, s s, 257.8 e Clinton st, 23.5x100. Lease. Jan. 10, 3 years. 2,500
Cross, Henry, St. John, N. B., to John H. Riker, extr. and trustee Sampson Simson, dec'd. 131st st. P. M. Dec. 6, due Jan. 10, 1888, 5%. 4,500
Dexheimer, John, Sophie, Mary and Madeline, to Louis Geissler. 7th st, s s, 125 w Av A, 25x90.10. Leasehold. Jan. 9, due Jan. 1, 1888. 21,000
Diegel, Jacob, to Herman E. Wagner, Brooklyn. Bleecker st, No. 373, e s, 68 n Charles st, 18.9x61.11. Jan. 9, due Jan. 10, 1890, 5%. 7,000
Davidson, John, to Robinson Gill. 64th st, s s, 192 w 4th av, 41x100.5. May 12, note. 15,000
Demorest, William J., to George W. Frost, Brooklyn. 14th st, s s, 142 e 5th av, 33x103.3. Lease. Jan. 12, 3 years. 25,000
Same to Charles M. Marsh. Same property. Jan. 12, 3 years. 25,000
Same to same. 57th st, n s, 49 w Madison av, 23.1x100.5; 14th st, s s, 107 w 5th av, runs south 103.3 x west 18 x south 103.3 to 13th st, x west 25 x north 206.6 to 14th st, x east 47. Jan. 12, 3 years. 25,000
Decker, John W., to Isabella McCormack. Forest av, w s, 25 n 161st st, 63x91; Forest av, w s, 133 n 161st st, 21x91. Jan. 13, demand. 3,444
Dunn, Mary A., to Thomas Dunn and Thomas Lyons. 126th st, No. 143, n s, 315 e 7th av, 15 x99.11. Dec. 12, 6 months. 2,500
Dahlman, Isaac H., to William H. Kirby and ano., exrs. Wm. H. Kirby. 24th st. P. M. Jan. 15, 5 years, 5%. 17,500
Downey, Alexander, to John Downey. 6th av, w s, 114.1 s 28th st, 20x60. Jan. 8, 3 years, 5%. 5,500
Eggers, Margaretha, wife of and George W., to Elizabeth H. Theall. 3d av, e s, 25 s 85th st, runs south 26.1 x east 100 x north 51.1 to 85th st, x west 25 x south 25 x west 75; 100th st, n s, 100 w 8th av, 100x100.11. Jan. 2, 2 yrs. 5,000
Endel, Wolf, to THE EAST RIVER SAVINGS INST. 33d st, Nos. 134 and 134 1/2, s s, 300 e 7th av, 37.6x82. Dec. 23, 3 years, 5%. 16,000
Eastman, T. C., mortgagor, certifies to the receipt from Henry Harbeck of \$16,000 on account of mortgage, leaving due \$6,000.
Fleming, Charles L., to Charles H. Bailey, Brooklyn. St. Nicholas av, w s, 38.10 n 152d st, 18.10x88.9x18.5x92.9. Jan. 12, 5 years, 5%. 9,500
Same to same. St. Nicholas av, w s, 57.9 n 152d st, 18.10x84.9x18.5x88.9. Jan. 12, 5 years, 5%. 10,000
Fox, John, with Alexander Valentine, both mortgagors. Agreement as to priority of mortgages owing by Mary Duffy. Jan. 10.
Fischlowitz, Isaac, to Max S. Korn. Greenwich st. P. M. Jan. 12, 3 years, 5 1/2%. 6,000
Same to same. Same property. P. M. Jan. 12, installs. 1,500
Fitzpatrick, Edward, to Frederick Prine. 1st av, w s, 68.5 n 62d st, 16x64. Jan. 9, 3 years, 5%. 4,000
Same to same. 1st av, w s, 84.5 n 62d st, 16x64. Jan. 9, 3 years, 5%. 4,000
Frankfeld, Emanuel, to THE CITIZEN'S SAVINGS BANK, City N. Y. 2d av, s e cor 52d st, 25.5x100. Jan. 10, 1 year, 5%. 15,000
Frame, William, to THE NEW YORK LIFE INS. Co. 4th av, s e cor 79th st. P. M. Jan. 6, 3 years, 5%. 25,000
Same to same. 79th st, s s, 74 w Lexington av, 18x102.2. Dec. 30, 3 years, 5%. 20,000
Same to same. 79th st, s s, 20 w Lexington av, 3 lots, each 18x84. 3 mort. s, each \$19,000. Dec. 30, 3 years, 5%. 57,000
Same to same. 79th st, s s, 111 w Lexington av, 19x102.2. Dec. 30, 3 years, 5%. 20,500
Same to same. 79th st, s s, 40 e 4th av, 20x84. P. M. Jan. 6, 3 years, 5%. 21,500
Same to same. 79th st, s w cor Lexington av, 20x84. Dec. 30, 3 years, 5%. 22,500
Same to same. 79th st, s s, 20 e 4th av, 20x84. Jan. 6, 3 years, 5%. 21,500
Same to same. 79th st, s s, 92 w Lexington av, 19x102.2. Dec. 30, 3 years, 5%. 20,500
Same to Archibald G. King, Weehawken, N. J. 4th av, e s, 84 s 79th st, 18.2x80. Jan. 15, due Nov. 1, 1887, 5%. 10,000
Gutmann, Christian, to Jacob Mussel. 2d av, e s, 75.10 s 113th st, 16.8 x 100. Jan. 8, due Jan. 12, 1888, 5%. 2,900
Gillen, Thomas, to Henry P. Degraaf. 163d st. P. M. Jan. 8, 1 year. 6,500
Goldsmith, Pauline, to Catharine H. Hagemeyer. 19th st, n s, 328 e 1st av, 24x92. Jan. 8, 5 years, 5%. 1,000
Green, Antoinette L., wife of Frank G., to Edward H. Faulkner and ano., exrs. J. Faulkner. 209th st, centre line, at centre of road to residence of A. R. Van Nest and ano., runs northeast along road 64.10 x southeast abt 435 x southwest 64.10 to centre of 209th st, x northwest 435; Nichols pl, n w s, lots 514 and 515 Dyckman homestead property, runs northwest 225 x southwest abt 86 x southeast 190 to Nichols pl, x northeast 84.10. Jan. 1, 3 years. 5,000
Same to Edward H. Faulkner. Same property. Jan. 1, 6 months. 5,000
Gardner, William, to Oliver L. Gardner, Brooklyn. 61st st, s s, 215 w 1st av, 160x100.5. Sept. 15, notes. 15,000
Garside, Abraham, to Luman S. Woodmansee. 130th st, No. 225, n s, 281.3 w 7th av, 18.9x99.11. Jan. 12, due July 12, 1888, without int. 10,000
Hunter, Irving, to Ellen M. Walsh. Jones st, No. 15, n s, 250 e Bleecker st, 25x100; Jones st, No. 13, n s, 25x100. Jan. 13, 2 years. 2,000
Hassett, Johanna, widow, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 121st st. P. M. Jan. 10, 1 year. 6,500
Heck, Ludwig, to George Kilian, Oyster Bay, L. I. 6th st, s s, 298.7 w Av A, runs south 50.8

x west 0.6 x south 9 x northerly 65.6 to 6th st, x east 27.11. Lease. Jan. 1, installs, 5 1/2, 5,000
 Heller, Elizabeth, wife of John A., to John Eichler. 119th st, s s, 318.9 w 1st av, 18.9x100.11. Jan. 5, 3 years, 5 1/2. 3,500
 Henderson, William, to Alexander McSorley. 84th st, s s, 154.2 e 3d av, 100x102.2. Dec. 18, due Jan. 15, 1885. 3,000
 Hirsch, Rebecca and Joseph, to Louis Strasburger and ano., trustees Henrietta Heyman. 2d av, e s, 77.2 s 73d st, 25x100. Dec. 23, due Jan. 1, 1890, 5 1/2. 8,000
 Hollings, John, to John Schluter. Washington st, n e cor Jane st, 25x—x—x56.5. Jan. 8, 10 years, 5 1/2. 3,000
 Hunter, Thomas, to THE MANHATTAN SAVINGS INST. 80th st, s s, 19.2 w Lexington av, 18.4x102.2. Jan. 10, 1 years, 5 1/2. 8,000
 Harmon, George, mortgagor, with Mary F. Stoughton and ano., exrs. E. W. Stoughton. Agreement extdg mort. July 12, 1882. nom
 Same to same. Similar agreement. July 12, 1882. nom
 Henderson, William, to William Dempsey. 84th st, s s, 154.2 e 3d av, 100x102.2. Sub. to all morts. Jan. 5, due Mar. 1, 1885. 500
 Hurlbut, Anna A. F., wife of and Joseph M., Brooklyn, to James H. Coleman. Hubert st, bulkhead north of pier at foot of street, extdg, north 53 feet. Jan. 9, due Jan. 1, 1887, 5 1/2. 2,500
 Hattemer, Philipp, to Caroline B. Babcock, widow, Paris, France. 33d st, No. 262, s s, 134.9 e 8th av, 20x90.5x20x91.10. Jan. 13, due Nov. 1, 1887, 5 1/2. 7,000
 Halpin, Hannah M., wife of and Zachariah J., to New York Produce Exchange. 130th st, n s, 125 w 7th av, 40.6x99.11. Jan. 14, 1 year, 5 1/2. 17,000
 Holly, Margaret A., wife of Henry H., to Caroline Wandell. 10th st, No. 125, n s, 331 e 3d av, 14x94.7. Jan. 14, 4 years, 5 1/2. 9,000
 Jameson, Joseph, mortgagor, with Benjamin Parker, party of first borrows \$11,000 of party second part, who is to take assignments of outstanding mortgages and become first lienor, &c. Dec. 23.
 Kane, Elizabeth, wife of William, with Dennis J. Quirk. Union av, w s, 269 n 165th st, 37.6x135. Party second part agrees to loan party first part for building loan 1,000
 Koen, Elizabeth, widow, and Catharine C. Mary, Terence A. and Joseph J. Koen, children T. Koen, to Richard Lathers, trustee for Ietitia Fairbrother. 26th st, s s, 150 e 2d av, 25x98.9. Jan. 9, 5 years, 5 1/2. 5,000
 Jencks, Francis M., to James E. Dewey, Fort Plain, N. Y. 73d st, n s, 225 e 11th av, 3 lots. P. M. 3 morts., each, \$3,000. Jan. 15, 2 years, 5 1/2. 9,000
 Kyle, Robert J., to Elizabeth U. F. Jones. 25th st, n s, 425 w 9th av. P. M. Jan. 12, 2 yrs. 4,000
 Same to Mary E. Miller, New Windsor, N. Y. 25th st, n s, 400 w 9th av. P. M. Jan. 12, 2 years. 4,000
 Same to Benjamin Floyd. 25th st, n s, 375 w 9th av. P. M. Jan. 12, 2 years. 4,500
 Kauffeld, Margaret A., wife of and Johann G. T., to THE EAST RIVER SAVINGS INST. 110th st, n s, 500 w 3d av, 20x100.10, sub to mort. \$3,500; 110th st, n s, 480 w Lexington av and abt 15 east of w s of Lexington av as now laid out, 20x100.10, with flagging on sidewalk in front of premises not being in roadway of Lexington av. Jan. 10, 1 year, 5 1/2. 4,000
 Kempf, Mary, widow, to Rosina Schriever. 9th av, w s, 50.5 s 52d st, 25x100. Jan. 1, 5 years, 5 1/2. 6,500
 Kneibert, Philipp, to George Widmayer. Av A, w s, 76.8 s 74th st, 25.6x100. Jan. 2, 3 years, 5 1/2. 11,000
 Lutz, Charles, to Adam Weber. 113th st, s s, 125 e 3d av, 15x100.10. Jan. 1, 5 years, 5 1/2. 1,976
 Lynch, Thomas, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 9th av, 25th st. P. M. Jan. 10, 1 year. 10,000
 Loughran, Thomas, to Archibald Rogers. New or Diagonal av and 140th st. P. M. Jan. 5, due Jan. 6, 1890, 5 1/2. 8,000
 Larney, Patrick, to Orleans R. E. Pell. 38th st. P. M. Jan. 14, 3 years. 3,000
 Levy, Mary, wife of and Morris to Susan L. Smith et al., trustees Sarah A. Walker, dec'd. East Broadway, s s, abt 293.8 e Catharine st, 25x75. P. M. Jan. 12, due Feb. 1, 1890, 5 1/2. 15,000
 Levy, Mary, wife of Morris, to Jacob Webster. East Broadway. P. M. 2d mort. Jan. 12, due Jan. 15, 1889, 5 1/2. 4,000
 Martin, Florence, by Mary K. Martin guard., and Mary K. Martin individ. to Timothy Gaffney. 73d st, s s, 140 w Lexington av, 15x102.2. Jan. 14, 3 years. 1,100
 McDonald, William, to John H. Mooney. Indefinite lane, n w s, 415 n e of Kingsbridge to Williamsbridge road, 250x92x132.6x117.6x86; Kingsbridge to Williamsbridge road, n cor of indefinite lane, 103x63x60.7x114.6x85.6; 175th st, s s, 25 w 11th av, 50x65. Jan. 1, 2 years. 3,000
 McGillivray, Hugh, and Peter G. Arnot to Virginia L. Dunhan and Mary E. Lowe. 89th st, No. 110, s s, 184.5 e 4th av, 25.7x100.8. Jan. 14, 3 years. 16,500
 Same to Anson P. Stokes et al., exrs. and trustees Caroline P. Stokes. 89th st, s s, 158.11 e 4th av, 25.7x100.8. Jan. 14, 3 years. 16,500
 Same to Julius Lipman. 89th st, s s, 158.11 e 4th av, 51.1x100.8. Jan. 14, 6 months. 3,000
 Same to Thomas R. A. and William H. Hall, of William Hall's Sons. 89th st, s s, 158.11 e 4th av, 51.1x100.8. Sub. to morts. \$36,000. Jan. 14, 3 months. 3,390
 Same to Hugh McQuade. Same property. Sub. to morts. \$39,390. Jan. 14, 3 months. 1,200
 Molo, Elisa, wife of William P., to THE FAR-

MERS' LOAN AND TRUST CO., trustees H. Wallace, dec'd. 76th st, s s, 105 e 3d av, 25x102.2. Jan. 13, due Feb. 1, 1887, 5 1/2. 10,000
 Murphy, Margaret, to Samuel Cardwell. 3d av, No. 325. Lease. Mortgagee has power to collect rents. Jan. 13, 5 months. 696
 Mead, Garret J., to THE DRY DOCK SAVINGS INST. 2d av, No. 1126, e s, 25.2 n 59th st, 25x76.8. Dec. 31, 1 year, 5 1/2. 6,000
 Montgomery, James L., mortgagor, with Nathaniel P. Rogers. Party of second part modifies covenant in mortgage, and agrees to release parts of mortgaged premises. Aug. 14.
 Mansfield, William F. and John H., to George F. Langbein. Division st, Nos. 117 and 117 1/2, s s, 25x61. Jan. 6, 1 year. 500
 Martin, Francis, to Mayer Katzenberg. 58th st, s s, 140 w 2d av, 20x100.5. Jan. 9, 2 years. 10,000
 Martin, John, to Louis Kammerer and ano., exrs. F. C. Gloeckner. 2d av, w s, 51.6 n 76th st. P. M. Jan. 1, 1 year, 5 1/2. 6,000
 Same to same. 3d av, w s, 74.1 s 36th st. P. M. Jan. 1, 1 year, 5 1/2. 7,000
 Same to same. 115th st, No. 227, n s, 289.10 e 3d av, 16.4x100. Jan. 1, 1 year, 5 1/2. 1,500
 McGarity, Bernard, to James M. Briggs, exr. S. Briggs, dec'd. Kingsbridge road, n w cor Elm av, 96 in two courses, x70.5x73. Jan. 7, 3 years. 500
 Neumann, Hermann F., to Emily F. Currier and ano., trustees for F. A. Woodward. Av A, n w cor 59th st, 23x80. Jan. 14, 5 years, 5 1/2. 7,000
 Oakley, Rosalie A., widow, to THE GREENWICH SAVINGS BANK. 36th st, No. 69, n s, 100 e 6th av, 25x98.9. Jan. 14, due July 1, 1886, 5 1/2. 5,000
 O'Connor, Thomas H., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 28th st, s s, 199 e 6th av, 26x98.9. Dec. 23, 1 year. 25,000
 O'Brien, Patrick J., to John Sloan, exr. and trustee Douglas Sloane. 7th av, s w cor 135th st, 49.11x100; 135th st, s s, 100 w 7th av, 25x99.11. Lease. Nov. 1, 5 years. 20,000
 Ogilvie, Clinton, to Ida M. Ingersoll. 115th st, s s, 225 e 6th av, 100x100. Nov. 28, due Dec. 2, 1889, 4 1/2. 10,000
 Pieper, Lueder, to THE GERMAN SAVINGS BANK, City New York. 3d av, n e cor 110th st, 50x110. Jan. 13, due Jan. 15, 1886. 20,000
 Provost, John H. and Catharine T., to THE CITIZENS' SAVINGS BANK, New York. 123d st, n s, 80 w 1st av, 20x100.10. Jan. 14, 1 year, 5 1/2. 8,000
 Polhamus, Mattie H., mortgagor, with Cornelius Walke, New Windsor, N. Y. nom
 Pawel, Adolph, to George Warst. Rivington st, No. 189, s s, 50.7 w Ridge st, 25x102.11. Jan. 12, 5 years, 5 1/2. 17,000
 Painter, Emlen, Bloomfield, N. J., to Eliza A. Shedden. Broadway, Nos. 1311. Lease of store and basement, with good will, &c. Jan. 10, note. 3,500
 Petersen, Ebbe, to Carl Greibe. Monroe av, s w cor Spring st, 10x110. Jan. 9, 1884, 2 years, 5 1/2. 1,000
 Reichardt, Anthony, to Esther E. Allan, Plainfield, N. J. 3d st, s s, 115 w 2d av, 20x61. Jan. 12, 5 years, 5 1/2. 1,500
 Same to John Allen, Plainfield, N. J. Same property. Jan. 12, 5 years, 5 1/2. 2,500
 Reichardt, George, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 2d av, Nos. 989 and 941, s w cor 50th st, 44.4x80. Jan. 12, 1 year. 10,000
 Rapp, Henry, and George Hoehn, to Hermann Heydt. 11th av, e s, 80.11 s 45th st, 19.7x100. Jan. 2, due Jan. 1, 1888, 5 1/2. 5,000
 Rabadan, Charles W., to Charles W. Opydke, trustee. St. George's Crescent. P. M. Dec. 6, installs. 1,000
 Roe, Elizabeth M., wife of Alfred, to Alexander Brown, Philadelphia, Pa. Wooster st, No. 149, w s, 195 s Houston st, 25x100. Dec. 27, due Jan. 1, 1890, 5 1/2. 10,000
 Reason, Charles L., to Philip A. White, as trustee Mary E. Thompson, dec'd. 53d st, s s, 152.2 w 2d av, 18.10x100. Jan. 10, 5 years, 5 1/2. 4,000
 Richards, John, to Henry Riehl. 61st st, s s, 200 w 10th av, 50x100.5. Jan. 8, due Mar. 15, 1885, 5 1/2. 3,725
 Ruger, Peter, to Charles Brenner and Margareth Brenner. East Houston st, s s, 56.5 e Suffolk st, 18.10x60.10. Jan. 1, 3 years, 5 1/2. 2,500
 Schildwachter, Charles C., to Henry Fulging. 4th av, e s, 24.11 n 128th st, 24.11x80. Jan. 1, 3 years, 5 1/2. 6,000
 Schneider, Jacob F., to Elizabeth Schoen. 123d st, No. 437, n s, 221.9 w Pleasant av, 16.8x100.11. Jan. 14, installs, 5 1/2. 2,700
 Schumacher, Theodore, to Eliza Jacobs, extrx. Aaron Jacobs. Av A, s e cor 58th st. P. M. Jan. 14, due Jan. 15, 1890, 5 1/2. 20,000
 Same to same. 58th st. P. M. Jan. 14, due Jan. 15, 1890, 5 1/2. 10,000
 Sander, John, to John Bunke. 77th st, n s, 144 w Av A, 25x102.2. Jan. 2, due Jan. 1, 1888, 5 1/2. 1,250
 Schell, Theodore C., to Louise T. Kneeland, extrx. and trustee C. Kneeland, dec'd. 20th st, s s, 100 w 3d av, 25x109. P. M. Jan. 5, 3 years. 10,000
 Same to Henry A. and Edward C. Bogert, trustees for Mary A. Steward. 29th st. Same property. P. M. Jan. 5, 3 years. 15,000
 Schmidt, August F. W., to THE GERMAN SAVINGS BANK, City New York. 69th st, n s, 99.6 w 1st av, 25.6x100.5. Jan. 6, 1 year. 10,000
 Same to same. 69th st, n s, 125 w 1st av, 25x100.5. Jan. 6, 1 year. 10,000
 Same to same. 69th st, n s, 150 w 1st av, 25.1x100.5. Jan. 6, 1 year. 10,000

Same to Frederick Ernst. 69th st, n s, 99.6 w 1st av, 75.7x100.5. Jan. 6, 1 year. 6,000
 Smith, Wincheter B., Brooklyn, committee of Wm. Valleau, lunatic, to Catharine A. Smith. 12th st, n s, 83 w Greenwich st, 18x80. All title. Dec. 18, due July 17, '85, or sooner, 5 1/2. 2,000
 Smith, Gustavus, to Sarah Myers. 30th st, s s, 286.10 e 2d av, 21x98.9. Jan. 10, note, 4 mos. 600
 Stern, Bernhard, mortgagor, with William D. Warden, England. Agreement extdg mortgage, with interest at 5 1/2. Nov. 10. nom
 Styles, Silas M., to Mary E. wife of George P. Nelson. 82d st, n s, 115 w 4th av, 100x102.2. Jan. 8, demand. 35,500
 Sampter, Otto, to William P. Mulry. 126th st. P. M. Jan. 12, 3 years, 5 1/2. 11,000
 Schwedes, Henry, to John Gray and Ellen his wife, Long Island City. Av A, w s, 52.2 n 77th st, 25x94. Jan. 10, 3 years, 5 1/2. 600
 Smith, Phebe, to Chester W. Palmer. 122d st, n s. P. M. Jan. 9, due July 10, 1885. 5,000
 Schofield, Joseph L., Westchester Co., to Mary Heydon. 62d st, n s, 75 e 3d av, 25x50, error. Jan. 12, 3 years, 5 1/2. 13,000
 Slattery, Patrick H., to Lyman Tiffany et al., trustees for Mary P. Tucker. 165th st and Kelly st. P. M. Dec. 8, 3 years. 300
 Smith, Mary, to Alexander T. Watson, Dresden, Germany. 13th st, n s, 125 w 3d av, 25x100. Lease. Jan. 10, due Oct. 1, 1886. 500
 Stastny, Peter, to Maria H. Crane. Av A, w s, 75 s 72d st, 50x100. Jan. 13, demand. 22,000
 Schoen, Elizabeth, wife of Henry, to Ignatz Eisert, Brooklyn. 123d st, n s, 221.9 w Pleasant av, 16.8x100.11. Jan. 12, 3 years, 5 1/2. 3,300
 Schwarzler, Joseph, to C. M. Du Bois & Co. 5th av, e s, 50 n 86th st, 75.11x102.2. Sub. to all morts. Dec. 29, due April 1, 1885. 2,500
 Stanley, Maria, wife of and James, to Abigail Hughes, widow. 22d st, s s, 100 w 10th av, 25x98.9. Jan. 12, due Jan. 1, 1888, 5 1/2. 4,000
 Stastny, Peter, to Jacob Lawson, Brooklyn. Av A, w s, 75 s 72d st, 50x100. Sub. to mort. \$22,000. Jan. 13, demand. 5,400
 Stevenson, Clinton, to Richard S. Bacon, Flushing. Westchester av, s e cor Sydney st, 300 to Troy st, x 300 to commencement of curve of Troy st, x — along curve to Westchester av, x — along curve of avenue x again along avenue 259, contains 2 acres 1 rood and 3 perches. Nov. 24, 1883, due Oct. 30, 1884. 230
 Stevenson, Margaret A., widow, to Richard A. Kipling, trustee of Francis I. Kipling. Mott av, w s, 150 s 150th st, 25x100. Jan. 12, due Jan. 1, 1890, 5 1/2. 3,500
 Tiffany, Henry D., to Joseph S. Auerbach. 167th st, s s, 22.7 e Fox st, 25x82x106, two courses, x 26.7x25x72.6; 167th st, s s, 72.7 e Fox st, 25x100.7x26.7x91.3. Aug. 26, 1884, due Feb. 26, 1886. 140
 Tubbs, George W., to Edward Rafter. Lexington av, e s, 75.5 n 51st st. P. M. Jan. 13, due Jan. 10, 1886, or sooner, 5 1/2. 20,500
 Same to L. Napoleon Levy. Same property. P. M. Jan. 13, 1 year. 3,000
 Tyler, Samuel E., to Thomas Nelson. Washington av, e s, in left, 50x124.4x50x123, 23d Ward. Jan. 10, due Jan. 1, 1887. 1,000
 Tobin, Thomas J., to Alexander Lutz. 21 av, s w cor 115th st, runs west 100 x south 82.5 x southerly to point 87 w of 2d av and 100 s 115th st, x east 87 to 2d av, x north 100. Jan. 10, 6 months. 15,500
 Tiers, Joseph, to Elkan Blumenthal. 78th st. P. M. Jan. 10, 3 years, 5 1/2. 8,000
 Umberfield, John C., to Henry B. Auchincloss and ano., exrs. J. Auchincloss. 1st av, w s, 25.5 s 65th st, 3 lots, each 25x90. 3 morts., each \$15,500. Jan. 14, 1 year, 5 1/2. 46,500
 Same to same. 1st av, w s, 100.5 s 65th st, 2 lots, each 25x100. 2 morts., each \$17,500. Jan. 14, 1 year, 5 1/2. 35,000
 Same to James M. Varnum. 1st av, w s, 25.5 s 65th st, 75x90; 1st av, w s, 100.5 s 65th st, 50x100. Jan. 14, 1 year. 3,000
 Van Dolsen, John, to Robert R. Willets, treas. of the Monthly Meeting of Friends, &c. 110th st, n s, 155 e 4th av, 25x100.11. Jan. 10, 5 years, 5 1/2. 13,000
 Same to Robert Willets et al., exrs. S. Willets. 110th st, n s, 180 e 4th av, 3 lots, each 25x100.11. 3 morts., each \$13,000. Jan. 10, 5 years, 5 1/2. 39,000
 Vogel, Isaac, to Oscar T. Marshall. 3d av, Nos. 1364 and 1366, w s, 63.11 s 78th st, 38.8x100. P. M. Jan. 14, due Jan. 15, 1888, 5 1/2. 25,000
 Vosseler, Mathias, to the French Benevolent Soc., City New York. 17th st, No. 429, n s, 394 e 1st av, 25x92. Jan. 15, 5 years, 5 1/2. 2,000
 Watkins, William W., Charles and Joseph, to Matthew Farris. 26th st, s s, 225 w 9th av, 25x98.9. Jan. 10, 6 months. 9,000
 Same to Jessie Clark. 26th st, s s, 250 w 9th av, 50x98.9. Jan. 10, 6 months. 16,000
 Weiher, Lorenz, New Rochelle, to Oscar C. Ferris et al., trustees for Blanche A. Ferris. 122d st, n s, 85.11 e 8th av, 14x100.10. Jan. 12, 3 years, 5 1/2. 5,000
 Same to same. 8th av, e s, 50.11 n 122d st, 25x71.10. Jan. 12, 3 years, 5 1/2. 11,000
 Same to same. 8th av, n e cor 122d st, 25.11x71.10. Jan. 12, 3 years, 5 1/2. 15,000
 Same to same. 122d st, n s, 71.10 e 8th av, 14x100.10. Jan. 12, 3 years, 5 1/2. 5,000
 Same to Fanny Weinfeld. 8th av, e s, 76 n 122d st, 24.6x71.10. Jan. 14, 3 years, 5 1/2. 11,000
 Same to Dwight H. Olmstead et al., exrs. and trustees N. T. Pike. 8th av, e s, 25.11 n 122d st, 25.1x71.10. Dec. 31, 3 years, 5 1/2. 12,000
 Wilson, H. Josephine, wife of and Robert, to Richard H. L. Townsend. 8th av, s w cor 123d st, 50.11 x west to St. Nicholas av, x north to 123d st, x east to beginning. Building loan. Dec. 18. 20

Warst, George, to Elias M. Sperling. 55th st, n s, 100 e 2d av, 25x100.4. Jan 12, 1 year. 1,500
 Wilson, John A., to Judith Hecht. 36th st, n s, 182 w 8th av, 24x98.9. Jan. 1, 2 years, 5%. 5,000
 Ward, Caleb T., to THE MUTUAL LIFE INS. CO., New York. 117th st, n s, 275 e 7th av, 50x100.11; 118th st, s s, 275 e 7th av, 50x100.11. Jan. 10, due Mar. 1, 1886. 13,000
 Wright, Dexter R., New Haven, Conn., to William T. Whittemore et al., trustees for Adrianna L. Whittemore. 31st st, n s, 400 w 5th av, 16.8x98.9. Nov. 22, due Jan. 15, 1889, 5%. 16,000
 Wetmore, George W., Victory E., John McE. and Benjamin C., to Virginia C. Mathews. Broad st, No. 52, w s, about 214.2 n Beaver st, 20.11x12.6x18.2x111.8; New st, e s, 222 n Beaver st, 25.3x67x21.4x74.2. Nov. 1, due Dec. 1, 1885. 42,000
 Wild, George H., Red Bank, N. J., to THE EMIGRANT INDUST. SAVINGS BANK, City New York. Broome st, No. 458, n s, 50 w Mercer st, 25x100. Jan. 7, 1 year. 16,000
 Wise, Frank E., with Alexander Valentine, both mortgagees. Agreement as to priority of mortgages owning by Mary Duffy. Jan. 12.
 Yung, Frederick, to John E. Brodsky. Av A, w s, 38.6 s 12th st, 18x70. Jan. 6, due Jan. 1, 1887. 2,500
 Zwinge, Henry, to James W. Merritt. Glen Cove, L. I. 11th st, n s, 83 w Av C, 25x103.3. Aug. 21, 1 year. 400
 Zittel, Frederick, to Isaac Metzger, trustee for Amelia Williams. 3d av, w s, 23.5 s 61st st, 20 x85. Jan. 14, 3 years, 4%. 9,300

KINGS COUNTY.

JANUARY 9, 10, 12, 13, 14, 15.

Atkin, David, to John Englis, Sr. Norman av, n s, 20 e Diamond st, 3 lots, each 16x95. 3 morts., each \$2,800. Jan. 9, 5 years. \$8,400
 Same to same. Norman av, n e cor Diamond st, 20x95. Jan. 9, 5 years. 3,000
 Adamson, John, to Annie Y. Fowler. Halsey st, Nostrand av. P. M. Jan. 2, 3 yrs., 5%. 2,000
 Archer, Mary R., wife of Robeson, to Adelaide V. wife of Eugene B. Magnus. Clinton st, w s, 33.2 n Carroll st, 16.6x65. Jan. 5, due Oct. 1, 1886, 5%. 1,600
 Andrews, John, to Robert Willets et al., exrs. Samuel Willets. Sterling pl, s s, 335.5 w 6th av, 20x100. Jan. 14, 5 years, 5%. 6,500
 Ackerly, Ernest B., to James R. Sparrow, Jr. Guernsey st, s e cor Norman av, 95x75. Jan. 14, 1 month. 6,000
 Andrews, William, to Matilda S. wife of Edward L. Taylor. Clifton pl, s s, 368.8 e Bedford av, 3 lots, each 18.8x100. 3 morts., each \$4,500. Jan. 14, 3 years, 5%. 13,000
 Same to Spencer Aldrich, New York. Clifton pl, s s, 525.4 w Nostrand av, 3 lots, each 18.8x100. Each sub. to mort. \$4,500. 3 morts., each \$1,000. Jan. 14, 1 year. 8,000
 Ashfield, James and Frederick J., to A. Orville Millard. Brooklyn av. P. M. Jan. 14, due Jan. 1, 1887, 5%. 2,000
 Baur, Margaretha, wife of and John, to Patrick G. Hughes. Monroe st, n s, 366.8 e Ralph av, 16.8x100. Jan. 15, due May 1, 1885. 550
 Same to John M. Graff, William M. Seymour and John H. Forshev, of Graff & Co. Monroe st, n s, 350 e Ralph av, 16.8x100. Jan. 15, 4 months. 450
 Bergen, Evert, to J. M. Ward Kitchen. Pacific st, n s, 197 e Smith st, 14x100 x west 11 x south 10 x west 3 x south 90. Jan. 15, 3 years, installs. 3,500
 Berry, George H., to Sarah and Kate E. Stohard. Bergen st, n s, 356.3 w Nevins st, 18.9x100. Jan. 15, 3 years, 5%. 1,000
 Braun, Matthias J., to Barbara Krebs. Seigel st, s s, 223 w Morrell st, runs south 50 x west 2 x south 50 x west 29.4 x north 100 x east 31.4. Jan. 15, due Jan. 1, 1888, 5%. 1,600
 Bushfield, John C., to Samuel H. Vandewater. Bainbridge st, n s, 100 w Lewis av, 39.10x100. Nov. 18, due Dec. 1, 1884. 12,000
 Bolger, John, to Joseph Going and Helen L. his wife. Court st, n w cor Degraw st, 16x83. Jan. 13, 5 years, 5%. 5,000
 Burke, John G., to Charles J. Baker. 39th st, s s, 400 w 3d av, 50x100.2. Jan. 12, demand. 654
 Beach, Moses S., to Emile Hurlitz. Columbia Heights, n w s, 27.3 s w Cranberry park, 28.9 x— to Furman st. Jan. 13, 3 years, 5%. 20,000
 Same to same. Columbia Heights, westerly cor Cranberry park, runs northwest to Furman st, x southwest 27.3 x southeast to Columbia Heights, x northeast to beginning. Jan. 13, 3 years, 5%. 5,000
 Beck, Andrew, to Leopold Michel. Varet st, Bogert st. P. M. Sept. 26, due April 1, 1888, 1,500
 Bauer, Henry C., to John Moller. Stanhope st, n s, 200 w Evergreen av, 20x100. Jan. 1, 3 years, 5%. 2,000
 Baur, Margaretha, wife of and John, to James Foster, Jr. Monroe st, n s, 350 e Ralph av, 16.8x100. Jan. 9, installs. 3,000
 Same to same. Monroe st, n s, 366.8 e Ralph av, 16.8x100. Jan. 9, installs. 3,000
 Same to James H. Hart. Monroe st, n s, 383.4 e Ralph av, 4 lots, each 16.8x100. 4 morts., each \$3,000. Jan. 9, installs. 12,000
 Baush, Mary L., widow, to Wilkins U. Greene. St. Marks av, n s, 100 w Albany av, 100x— to Bergen st. Jan. 8, due Jan. 1, 1888, 5%. 2,000
 Borman, John H., Warrenville, N. J., to Frederic A. Ward. Prospect av, n w cor Jackson pl, 23.5x73x15.9x74.10. Jan. 6, 5 years. 1,000
 Boyd, Isabella, to Samuel T. Valentine et al., exrs. S. Valentine. Quincy st, s s, 272 e Reid st, 100. Jan. 9, 3 years, 5%. 4,000

Same to Richard P. Betts, Newtown, L. I. Quincy st, s s, 254 e Reid av, 18x100. Jan. 9, 3 years, 5%. 3,600
 Carroll, Margaret, to William J. Gaynor. Winthrop st. P. M. Jan. 8, 3 years. 250
 Clarke, John, to John Lefferts and ano., exrs. and trustees Sarah L. Cornell. De Kalb av, n s, 60 e Marcy av, 40x95. Dec. 26, 3 years, 5%. 4,500
 Clirehugh, William A., to Charles H. Boyer and John Taylor. 3d pl, No. 100, s s, 20.10 w Court st, 20.10x133.5. Nov. 25, note. 6,000
 Same to Helen G. Stoddard, extr. E. Lammer. Same property. Jan. 10, due May 1, 1888, 5%. 3,000
 Campbell, James, to Thomas Hanlon. Sackett st, n e cor Hicks st, 20x75. Jan. 12, due May 1, 1886, 5%. 2,000
 Cooper, Nicholas, to William Mackenzie, Great Britain. Fulton st, s s, 127 w Smith st, 22.5x74.2x18.4x127.1. Jan. 12, 5 years, 5%. 5,000
 Colberg, Ferdinand, to Alfred C. Clark. Johnson st. P. M. Jan. 12, 5 years, 5%. 2,200
 Costigan, Mary J., wife of John, to Fred Ingraham, Hempstead, L. I. Wyckoff st, n s, 453.6 w Smith st, 22.6x100. Jan. 12, due May 1, 1887. 300
 Chamberlain, Charles, Concho Co., Tex., to Lucy M. Shepard. St. James pl, e s, 135.5 n Lefferts st, runs east 45 x southeast 30.8 x north 19.6 x northwest 42 x west 42.7 to St. James pl, x south 22.6. Dec. 24, due Jan. 10, 1888, 5%. 2,200
 Cochran, William, to Robert Porterfield and ano., exrs. A. Alexander. Lafayette av, s s, 60 e South Portland av, 20x80. Jan. 12, due in Jan., 1890, 5%. 5,000
 Cogswell, Fannie W., wife of Benjamin F., to George G. Reynolds. Greene av, southerly cor Myrtle av, runs southwest along Greene av to n e cor Hamburg st or av, x southeast to n w s Blecker st, x northeast to s w s Knickerbocker av, x northwest to Myrtle av, x westerly to beginning. Jan. 14, 5 years, 8,000
 Clyne, John H., to George W. Mann. 21st st. P. M. Dec. 20, 1 year. 1,565
 Concannon, Patrick, to John McLoughlin, New York. Lafayette av. P. M. Jan. 15, due Jan. 1, 1886. 9,750
 De Revere, Mary A., wife of Gilbert, to William J. Sayres. Madison st, n s, 175 e Stuyvesant av, 50x100. Jan. 15, due May 1, 1885. 2,000
 Dougherty, Ann, to George W. Green. North 3d st, s w s, abt 140 s e 2d st, 25x83.6x25x83. Jan. 13, 2 years. 300
 Dodge, Pauline L., Cold Spring, N. Y., to Correa M. Walsh. Monroe st, s s, 40 e Nostrand av, 20x80. Jan. 12, due Nov. 1, 1885. 600
 Desmond, Cornelius, to The Germania Savings Bank, Kings Co. Bridge st, e s, 42 s York st, runs east 75 x south 80 to Talman st, x west 25 x north 17 x west 50 to Bridge st, x north 63. Jan. 9, 1 year, 5%. 4,500
 Doyle, Annie G., wife of and Thomas A., to Edgar E. Duryea. Jefferson st, s s, 150.4 e Franklin av, 16.9x100. Jan. 9, due May 1, 1886. 1,200
 Doyle, Catharine, wife of James, to Patience C. Haydock. 18th st, n s, 233.4 e 4th av, 16.8x100. Jan. 7, due Feb. 1, 1886. 700
 Davis, Edward A., to Annie L. Fernald. Bremen st, e s, 220 s Prospect st, 21x101.8x100. Jan. 5, 1 year. 50
 Doerschuck, Charles, to The Bushwick Savings Bank. Jefferson st, s e s, 153.10 s w Evergreen av, 50x100. Jan. 1, 1 year. 2,000
 Enggren, Charles A., to Charles N. Peed. Cheever pl, w s, 20 n Degraw st, 19x80. Jan. 1, 3 years. 4,250
 Fitzpatrick, William, to Sophie G. Parker, Hempstead, L. I. Prospect av. P. M. Jan. 8, 2 years. 1,600
 Same to same. Prospect av. P. M. Jan. 8, 2 years. 1,700
 Forbell, Isaac S., to Hendrick R. Wyckoff. High st. P. M. Dec. 26, due Jan. 1, 1890, 5%. 1,500
 Fries, William A., and Alice his wife, to Edward T. Hunt et al., exrs. and trustees Thomas Hunt. 45th st, westerly cor 4th av, 160x200.4 to 46th st. Jan. 6, 1 year. 1,000
 Furst Michael, to Louise R. Edey. Berkeley pl. P. M. Jan. 1, 1 year. 5,000
 Fardon, Anna A., wife of and Alfred A., to Anna S. Mallett, Bridgeport, Conn. Van Buren st, s e s, 244 n e Broadway, 37.6x100. Jan. 8, 1 month. 2,000
 Same to Phebe R. wife of George Kissam. Van Buren st, s e s, 244 n e Broadway, 4 lots, each 18.9x100. 4 morts., each \$2,800. Jan. 10, 5 years. 11,200
 Franz, Magdalena, to Edwin C. Litchfield. 4th st, s w s, 185.10 s e 5th av, 100x100. Jan. 5, demand. 1,500
 Froelick, Louis W., to George Freygang. Sterling pl, w s, 295.5 n 6th av, 20x100. Jan. 12, due Jan. 11, 1888, 5%. 4,000
 Glover, William H. H., to J. Robert Sparrow. Van Buren st, s e s, 136 n e Broadway, 18x100. Dec. 30, due Feb. 1, 1885. 500
 Grant, Letitia B., wife of Frederick, to Henry S. Terbell, trustee G. Smith, dec'd. Henry st, e s, 101 s Harrison st, 24x110x27x110. Sub. to mort. \$5,000. Jan. 15, 1 year. 4,000
 Grzeszkiewicz, Francis, to The Dime Savings Bank of Williamsburg. Montrose av, s s, 79 w Bushwick av, 25x78. Jan. 12, 1 yr., 5%. 1,500
 Godfrey, William, to Hannah Enston, Philadelphia, Pa. Van Buren st, s s, 90 w Stuyvesant av, 60x100. Jan. 10, due Jan. 1, 1888. 2,250
 Godwin, Charlotte, widow, to Richard J. Godwin. Macon st, n s, 365 e Nostrand av, 27x100. Jan. 6, 5 years. 2,500

Grindal Maria J., wife of Augustine, to John Layton. President st. P. M. Jan. 10, installs. 1,000
 Goetschins, Sarah F., to Henry L. Betts. Summer av. P. M. Jan. 12, 3 years, 5%. 950
 Hartman, Conrad, to William Schroeder. Summer av, w s, 25 s Hopkins st, 25x100, error. Jan. 9, due Jan. 1, 1886, 5%. 3,000
 Hendrickson, William, to Albertina J. Lankau. Chauncey st, s s, 125 w Patchen av, 25x100. Jan. 8, due Jan. 1, 1890. 1,500
 Hiller, Theodor and Wilhelmine, to Richard Chidwick. Plot in New Lots, adj Fobells. P. M. Dec. 8, 3 years. 400
 Heesch, Maria, wife of and John, to The Dime Savings Bank, Brooklyn. 88th st, n s, 222.10 w 7th av, 4 lots, each 18.9x100. 4 morts., each \$1,750. Jan. 15, 1 year, 5%. 7,000
 Hoffmann, Henry, to Joseph and Margaretha Alb. Locust st, n s, 125 e Broadway, 25x100. Jan. 1, 5 years, 5%. 2,500
 Huelat, John D., to Robert Wilson, New York. Lafayette av, s s, 425 w Summer av, 20x100. Jan. 10, 1 year. 800
 Hines, Daniel, New York, to Samuel B. Rogers, Jersey City. Livingston st. P. M. Dec. 18, due July 1, 1885. 1,000
 Hodgson, Rachel B., wife of and Jacob, to Francis K. McCully and ano., trustees Thomas B. Penrose, dec'd. Pacific st, s s, 400 e Franklin av, 100x220 to Dean st. Jan. 10, 3 years, 5%. 8,500
 Horan, Bridget, widow, to Alice M. La Grove. Stanhope st, n w s, 250 n e Irving av, runs northwest 100 x northeast 50x25 x southwest 25x75 to Stanhope st, x southwest 30. Jan. 10, 5 years. 800
 Harms, Elizabeth, as widow and sole legatee and extr. of H. M. Harms, to Elise Hoffmann, widow. Partition st, w s, 200 s Conover st, 25x100. Jan. 13, due Jan. 1, 1886. 2,000
 Higgins, Thomas C., to Edward A. Tuttle. Broadway. P. M. Jan. 12, 3 years, 5%. 5,000
 Hines, Daniel, to William B. Collins. Poughkeepsie, N. Y. Butler st. P. M. Jan. 12, 3 years. 7,000
 Ives, John H., to Lydia Winant, Rossville, N. Y. Orient av. P. M. Jan. 12, 5 years. 750
 Jackson, George W., to Mathias Neger. Lawton st, s e s, 93.9 s w Bushwick av, 20x90. Dec. 31, due Jan. 1, 1888, 5%. 2,000
 Jeffers, John, to James A. Bradley, Neptune, N. J. Lynch st. P. M. Dec. 31, due Jan. 2, 1889. 1,675
 Jensen, Neils, to John E. Tousey. Webster st, s s, 585.4 e Canarsie av, 50x200 to Collins st, Flatbush. Dec. 1, installs. 900
 Keveney, Mary L., to Patrick Dunn. Stone av, n w cor Sumpter st. Jan. 14, 2 years, 5%. 1,200
 Kirchner, John, to Jacob Pirrung. Liberty av, s s, 50 e Sackmann av, 50x100. Nov. 8, due Nov. 1, 1889. 1,600
 Krey, Harm, to Richard F. Carpenter. Division av, n e cor 6th st, 20x50. Jan. 12, due Jan. 1, 1888, 5%. 2,500
 Lamb, Mary, to Deborah Naegle, New York. St. Johns pl, n s, 224.7 e 7th av, 20x100. Jan. 1, 2 years, 5%. 3,000
 Luck, C. C., Albany, N. Y., to Ernst A. Hintz, Palmyra, Pa. Carlton av. P. M. Jan. 7, 5 years, 5%. 2,500
 Leonard, Patrick J., to The South Brooklyn Savings Inst. Henry st, w s, 160 s Harrison st, 20x88.6. Jan. 13, 1 year, 5%. 1,000
 Lott, Albert, to Stephen L. Vanderveer. Road from Flatbush and Flatlands to Canarsie, adj land J. Lott, contains 25 acres, excepting portion thereof conveyed to New York, Bay Ridge & Jamaica Railroad Co. Jan. 12, due Nov. 5, 1886. 1,000
 Lutkins, Theodore L., to Clifford L. Lutkins. St. Marks av, n s, 60 e Carlton av, 20x90. Jan. 13, 3 years. 4,500
 Manvell, Richard, to Lang & Co. Java st, n s, 100 w Manhattan av, 50x100. Jan. 15, 1 year. 5,500
 Mount, Sophia A., Orange, N. J., to William Cochrane. Hoyt st, w s, 66.9 n Dean st, 22.3 x81. Jan. 15, 5 years, 5%. 200
 Mulholland, George, New York, to The Emigrant Industrial Savings Bank. Main st, s e cor Water st, 50x75. P. M. Dec. 17, 1 yr. 7,000
 Murphy, Andrew J., to Archibald Young. Bay 17th st. P. M. Jan. 7, 10 years, 5%. 2,300
 Murtagh, John, to William C. Breen. Nelson st, s s, 115 w Clinton st, 25x64.9x27x75. Jan. 14, 1 year, 5%. 150
 McDicken, John, to Thomas S. Strong, New York. Lewis av, e s, 90 s Lafayette av, 20x100; Lewis av, e s, 130 s Lafayette av, 20x100. Jan. 10, due May 1, 1885. 500
 Maloney, John, to Warren A. James. 28th st, s s, 350 e 3d av, 25x100.2. Jan. 12, 3 years. 200
 Meyerholz, Elizabeth, wife of Henry, to Henry Wills. Atlantic av, n s, 425 e Utica av, 25x99.1. Jan. 13, 3 years. 1,000
 Moissen, Mary L. C., wife of and Francis J., to Jacques Helmstetter. Douglass st, s s, 25 w Smith st, 25x76. Jan. 1, 1 year. 300
 Moore, Elizabeth, to Martha Frith. Powers st, s s, 125 w Ewen st, 25x100. Jan. 5, 2 yrs. 400
 Muller, Peter, to Bernhard Haussner. Troutman st, n w s, 175 s w Central av, 25x100. Jan. 10, due Jan. 1, 1887. 200
 Martin, William B., and Patrick J. Lee to Edwin Packard, trustee for Clara E. Hutchinson. 1st st, n s, 134.10 e 7th av, 19x100. Dec. 10, due May 1, 1887. 4,500
 Same to same, as trustee for Emma Packard. 1st st, n s, 96.10 e 7th av, 19x100. Dec. 10, due May 1, 1887. 6,000
 Matthew, Josiah J. and Margaret L. his wife, to William J. Sayres. Putnam av, n s, 400 w Nostrand av, 25x100. Jan. 9, 3 months. 100

McCarte, Alexander, to William J. Gaynor. Wintthrop st. P. M. Jan. 8, 3 years. 200
 Miller, Abel, to John H. Heynen, Huntington, L. I. Quincy st, s s, 172 e Reid av, 18x100. Jan. 9, 3 years, 5%. 4,000
 Same to same. Quincy st, s s, 190 e Reid av, 16x100. Jan. 9, 3 years, 5%. 3,400
 Miller, William M., to Lydia M. Eastman et al., exrs. Henry W. Eastman. Hopkinson av, Marion st. P. M. Nov. 26, due Dec. 1, 1885. 1,000
 Monahan, Patrick, to Thurber, Whyland & Co. Park av, s w cor Steuben st, 50x90. Sub. to mortg. \$3,200. Dec. 30, note. 800
 Morgan, Mary, wife of and William, to The Williamsburgh Savings Bank. Leonard st, e s, 50 s Frost st, 25x100. Jan. 10, 1 year. 1,000
 Mother, Gustave, to Lippman Thorn, New York. Scholes st, n s, 81.3 e Lorimer st, 18.9 x66. Jan. 9, due Jan. 1, 1890, 5%. 2,000
 Mulligan, Jane, wife of and Joseph P., to Maria L. Sackett, South Amenia, N. Y. Fulton av, n s, 50 w Eldert av, 50x87.2. Dec. 16, due Jan. 1, 1887. 700
 Melzer, John, to John B. Bloth. McKibbin st, n s, 200 e Humboldt st, 25x100. Jan. 10, 5 years, 5%. 700
 Mortimer, John C., to Virginia W. Sniffen, as extrx. John Sniffen, Jr. Gates av, n s, 245 w Marcy av, 30x100. Jan. 10, 3 years, 5%. 2,500
 McGuigan, James, to Lydia Winant, Rossville, N. Y. Van Sielen av, w s, 300 s Fulton av, 50x100. Jan. 12, 1 year. 1,500
 Morville, Agnes, wife of Emanuel and sole heir Charles T. Meyer, dec'd, to Charles H. E. Scheiter. Sheffield av, e s, 200 s Fulton av, 80x100. Nov. 24, due Oct. 1, 1885. 1,700
 Northridge, William J., to Charles M. Marsh, New York. Lexington av. P. M. Dec. 30, demand. 9,360
 Nuss, Frank, to The Williamsburgh Savings Bank. Broadway, easterly cor Locust st, 25x100. Jan. 14, 1 year, 5%. 7,000
 Nelson, John F., to Nicholas Luquer. Hamilton av, e s, 30 n Luquer st, 20x40x28x63.2. Jan. 2, 6 months. 1,500
 Same to same. Hamilton av, n e cor Luquer st, 30x10.7x51.9x45. Jan. 2, 6 months. 1,500
 Neal, Mary B., widow, Mary D., Catharine O'B., Elizabeth B., Jane S., Anna R. and Edward T. and Walter H. Neal, heirs Dennis K. Neal, to James Cubberly. Vermont av, w s, 100 s Broadway, 50x100. Dec. 11, 1 year. 250
 Nugent, Richard A., to Mary A. Downey. 40th st. P. M. Jan. 15, 3 years, 5%. 650
 O'Hara, Patrick, to Calvin Burr, New York. 19th st, n s, 275 w 8th av, 50x100. Jan. 1, 3 years. 1,000
 Phelan, Elizabeth, wife of and James, to Mary H. McCord. Madison st, n s, 335 e Patchen av, 2 lots, each 18x100. 2 mortg., each \$2,600. Jan. 12, 3 years. 5,200
 Same to Julius B. Davenport. Same property. 2 mortg., each \$400. Jan. 14, due Feb. 1, 1887. 800
 Piel, Wilhelm, Gottfried and Michael, to Sebastian H. Appel. Liberty av, s s, extdg from Sheffield av to Georgia av, 200x100. Jan. 13, 2 years. 2,000
 Parker, Elijah S., to Charles St. John, Port Jervis, N. Y. St. Marks av, s s, 385.4 w 4th av, 40.8x100. Jan. 3, note. 10,000
 Platt, Charity, to William J. Sayres, exr. Henry Brinck. Quincy st. P. M. Jan. 10, 1 yr. 500
 Parsons, Elizabeth, widow, to William and Robert Spence. 19th st, n e s, 175 n w 3d av, 300 100. Dec. 15, 1 year. 677
 Partridge, Alfred, to Patrick Lambert. Monroe st, n s, 327.3 w Franklin av, 17.9x85. Nov. 8, 3 years. 1,000
 Same to same. Same property. Nov. 3, 3 years. 1,000
 Porter, John H., to James S. and George F. Simpson. Park pl, n s, 78.10 e 5th av, 53x100. Jan. 12, demand. 417
 Post, Samuel W., to James H. Watson and James H. Pittinger. Van Buren st, e s, 100 n Broadway (?), 36x100; Van Buren st, e s, 172 n Broadway (?), 72x100; Van Buren st, e s, 319 n Broadway (?), 81x100. Jan. 14, 6 months. 4,000
 Same to James D. Lincoln. Van Buren st, e s, 190 n e Broadway, 18x100. Jan. 10, due July 1, 1885. 550
 Powell, G. Winslow, to William Ziegler. Jefferson st, n s, extdg from Sumner av to Lewis av, 750x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 7,600
 Same to same. Putnam av, s w cor Lewis av, 235x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 9,000
 Same to same. Jefferson st, n s, 235 e Sumner av, 280x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 8,600
 Same to same. Putnam av, s s, 235 e Sumner av, 280x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 8,600
 Same to same. Putnam av, s s, extdg from Sumner av to Lewis av, 750x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 7,600
 Same to same. Putnam av, s e cor Sumner av, 235x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 9,000
 Same to same. Jefferson st, n w cor Lewis av, 235x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 9,000
 Same to same. Jefferson st, n e cor Sumner av, 235x100. P. M. Dec. 13, due Jan. 1, 1887, 5%. 9,000
 Reeber, Joseph, and George W. Millman, of J. Reeber & Co., to Cornelius Donovan. Nostrand av. P. M. Jan. 8, 3 years. 2,500
 Robbins, Thomas H., Keyport, N. J., to Elizabeth W. Aldrich, New York. Lexington av,

n s, 100 e Bedford av, 250x100. Jan. 9, demand. 34,500
 Rumpf, John, to Susanna C. Kinkel. 3 d av, s e s, 74 n e 16th st, 17x44. Jan. 2, due Jan. 1, 1890, 5%. 1,500
 Remsen, Agnes, wife of William, to Nancy C. Simmons. Plot at Gravesend, at high water mark Gravesend Bay, adj land John J. Hart, 452.8x306.5, irreg. Jan. 9, 1 year. 1,000
 Reynolds, Margaret J., wife of and William, to The Williamsburgh Savings Bank. Jefferson st, n s, 110 w Throop av, 3 lots, each 20x100. 3 mortg., each \$3,500. Jan. 10, 1 year, 5%. 10,500
 Ross, Robert S., to Alexander F. Reid, New York. Hancock st, s s, 25 e Ralph av, 25x100. Jan. 1, 5 years. 1,500
 Roussel, Augustine, to Agnes S. Clayton Dur-yea av. P. M. Jan. 1, 3 years. 300
 Sackett, Gertrude R., to Elizabeth W. Aldrich, widow. Greene av. P. M. Jan. 15, 1 year, 5%. 4,000
 Seaman, Elizabeth, wife of Edwin, to Mary wife of George A. Smith. Kosciusko st. P. M. Jan. 9, due Jan. 1, 1890, 5%. 1,000
 Smith, Helen J., to Thomas B. Saddington. Hewes st. P. M. Jan. 1, 6 months, 5%. 1,450
 Stanley, Samuel G., Parkville, L. I., to John P. D. Angus. Franklin av. P. M. Jan. 8, 1 year. 1,000
 Sullivan, Philip, to John J. Drake. Williamson av. P. M. Nov. 11, 1 year. 600
 Schlichting, Heinrich A., to Annie M. Winterberg. Varkins Hook road. P. M. Dec. 29, due Jan. 1, 1890. 1,000
 Sweeney, Elizabeth A., wife of and Job L., to James Rodwell. South 1st st, n e s, 133 s e 10th st, 17x77. Jan. 5, due Jan. 7, 1888, 5%. 1,100
 Sussmann, Margareta, to Charles W. Balz. Johnson st. P. M. Jan. 13, 1 year. 200
 Szabo, Pauline, widow, to Henry J. Wills. Park av, s s, 31.8 w Broadway, 25x100. Jan. 2, due Jan. 1, 1888. 1,200
 Sailer, Christian, to Christian Pfeiff and Magdalena his wife. Thornton st, s e s, 96.5 s w Broadway, 25x72.11x29.5x88.5. Jan. 2, due Jan. 1, 1890, 4%. 2,000
 Schmidt, Christina C., to Caroline Hesse. President st, n s, 112 w Van Brunt st, 19x50. Jan. 14, due Jan. 1, 1888. 2,500
 Schulte, Anton, to Barbara Kraus. Troutman st, n s, 60 w Hamburg av, 20x100. Jan. 10, due Jan. 1, 1888, 5%. 1,200
 Staples, George, to James (?) S. Voorhies. Snipe st, being part plot 8 map D. D. Stillwell, Gravesend, Dec. 1, 7 years. 1,475
 The St. Francis Monastery to Bernard Gallagher. South 4th st, s s, 100 e 4th st, runs south 147.4 x east 69 x north 45.8 x west 23 x north 100 to South 4th st, x west 46. Dec. 18, 1 year, 5%. 4,000
 Tilton, Edgar, to John H. Ireland. Clifton pl. P. M. Jan. 12, due Jan. 1, 1892, 5%. 8,000
 Same to same. Clifton pl. P. M. Jan. 12, due Jan. 1, 1892, 5%. 8,000
 Theim, George, to William Huttenlocher. Adams st, w s, 100 n Baltic av, 50x90. Jan. 3, due Jan. 1, 1890, 5%. 800
 Taylor, Mary S., wife of and John B., to Eliza T. wife of Hassan H. Wheeler. Greene av, s s, 173 w Lewis av, 16x100. Jan. 8, 3 years, 5%. 3,600
 Vanderveer, Lucy, to The Long Island Savings Bank. Vanderveer pl, n w cor Courtlandt st, 145.9x75x146.3. Jan. 9, 6 months. 4,000
 Van Doorn, George F., to Michael S. Springsteen, Newtown, L. I. Franklin av, e s, 97.9 n Park av, abt 16.8x100. Jan. 12, 2 years, 5%. 2,000
 Voorhees, John S., to Franklin Chase. President st, n s, 112.8 w Hoyt st, 16x98. Jan. 13, 3 years, 5%. 3,000
 Weidig, Gustav C., to The Mutual Life Ins. Co., New York. Park av, n e cor Graham st, 85x 57.7. Jan. 7, due Mar. 1, 1886, 5%. 5,000
 Wagner, Maria, wife of and John, to The Williamsburgh Savings Bank. Garden st. P. M. Jan. 6, 1 year. 700
 Wardell, W. Bennett, to Harriet R. Hurd, New York. Bay Ridge av, s e cor Narrows av, 58.6x100x50x100.4. Jan. 13, 3 years. 3,500
 Wolfe, Charles J., to Samuel M. Wood. Gold e s, 37 n Concord st, 19x49. Jan. 12, 5 yrs. 1,000
 Whitworth, James, to James L. Voorhies. Lake st, e s, 290 s from road running past southerly side village cemetery, 25x113. Jan. 7, 5 yrs. 200
 Williams, Elizabeth A., to William L. Cameron. Knickerbocker av, n w cor Magnolia st, 123x —x97.6x100. Jan. 10, 6 months. 250
 Winship, James, Buffalo, N. Y., to John H. Elliott, Barrett Ripley and Royal H. Porter, Keene, N. H. Bushwick av or Boulevard, n w cor Kosciusko st or pl, 98.9x141. Dec. 1, 6 months. additional security and 5,000
 Wittenborg, Johanna M. S., wife of and Julius, to Sarah Valentine, Richmond Hill, L. I. Dean st, n e cor Stone av, 35x80. Jan. 13, 3 years. 800
 Wagner, Charles A., to Mary E. Marks. Varet st, s s, 225 e Morrell st, 25x100. Jan. 13, due Jan. 1, 1890, 5%. 2,500
 Walke, Henry, to Samuel M. Meeker, exr. and trustee Wm. Wall. Rush st, s e s 0 s w Wytbe av, 20x100. Jan. 15, 5 years. 4,000
 Younge, Louisa, to Mary Schock, widow. Sheffield av, e s, 150 n Liberty av, 25x100. Jan. 27, due Jan. 1, 1890, 5%. 800

MORTGAGES -- ASSIGNMENTS

NEW YORK CITY.

JANUARY 9 TO 15—INCLUSIVE.

Bailey, Charles H., Brooklyn, to Lydia A. Fleming. \$19,500

Bates, Mary H., wife of Edward C., to William W. Howe. 3,500
 Bogert, Henry A. and Edward C., trustees for Mary A. Stewart, to Addison Brown and ano., trustees C. H. Noyes, dec'd. 15,000
 Same to same. 15,000
 Breslin, Michael P., to William J. Fanning. Brown, William S., exr. Harriet Bates, to Thomas H. Faile, trustee for Sarah A. Bates. 8,033
 Same to Harriet E. Gillespie, trustee for Mary Griffith. 6,015
 Same to same, as trustee for Laura V. wife of J. C. Rushton. 6,015
 Same to same, individ. 5,592
 Bussing, John, Jr., to Ronald Ketcham. 1,700
 Baeder, William, exr. F. Mann, to Gottlob Gunther. 17,500
 Connor, Charles, to Theresa Nathan. 2,000
 Cromwell, John H., of Cranford, N. J., to Adelaide B. wife of John Cromwell, Cranford, N. J. 12,000
 Same to same. 14,000
 Same to same. 14,000
 Daniels, George E., Brooklyn, to Frederic de P. Foster. other consid and 1,600
 De Graaf, Henry P., to Edward Cunningham. 2 assigns. of mortg. nom
 De Witt, Theodore, Nyack, N. Y., to Mary C. wife of Charles D. Smith. nom
 Elias, Katharine, to Anna Weber. nom
 Fitch, Martha A., to The Mutual Life Ins. Co., New York. 13,000
 Furniss, Sophia R. C., et al., trustees, &c., to Daniel D. Lord, exr. and trustee G. Griffin, dec'd. 1883. 2,000
 Gillender, Augustus T., to Edward D. Cowman, exr. Hester E. Trotter. 10,000
 Guggenheimer, Eliza, to Alexander Katzenberg. 8,011
 Same to Randolph Guggenheimer and Isaac and Samuel Untermeyer. 11,000
 Guggenheimer, Randolph, and Isaac and Samuel Untermeyer, to Anna Weber. 11,000
 Guttenberg, Hannah, wife of Joseph B., to Jonas Stolts. 3,500
 Hagan, Catharine, to Hugo Weil. 1,500
 Hassey, Edward F., to August Hassey. 1,500
 Keckeissen, Franz, to Lina Dorn, Brooklyn. 6,000
 Kelly, Thomas, to Stephen T. Gordon. 5,000
 Kern, George, to William Schmidt. 675
 Kaufmann, Sigismund, Brooklyn, to Richard L. Peter. 3,500
 Same to Gottlob Gunther. 15,000
 Middlebrook, Frederic J., Brooklyn, to Alexander S. Webb and ano., trustees for Cath. S. Coles, dec'd. 6,500
 Milford, Sarah A., to Nathan Necarsulmer and ano., trustees. 12,020
 Nebenzahl, Jacob, to Benjamin Parker, Bergen Co., N. J. 2,500
 Peter, Richard L., to Pauline Ettlinger. 3,500
 Powell, Sarah H., to Sarah H. Emerson. 6,750
 Sands, Anna, wife of Samuel S., Jr., Hempstead, L. I., to Aimee G. Johnson. consid omitted
 Schoen, Elizabeth, to Simon Wolf. nom
 Smith, Charles D., to Theodore De Witt, Nyack, N. Y. nom
 Sone, Isabel K., to Benjamin Parker. 5,000
 Same to same. 3,500
 Thayer, James B., et al., exrs. T. B. Mackay, to Amelia M. Goodwin. 17,000
 The Standard Fire Ins. Co. to Samuel D. Babcock and ano., exrs. and trustees J. Wolfe. 9,000
 Umstadter, Michael, and ano., exrs. Samuel Cohen, to John S. McWilliam, as substituted trustee Thomas McDonald, dec'd. 2,000
 Van Fleet, Charles, to Joseph Rowa. 6,000
 Varnum, James M., John C. O'Conner and Charles A. Peabody, Jr., to Lloyd Aspinwall et al., exrs. W. H. Aspinwall. 9,000
 Webber, John, et al., exrs. S. D. Moulton, to Franklin W. Moulton. 6 assigns. of mortg. nom
 Wilson, William M., Mt. Vernon, to Christopher B. Keogh. 2,000
 Wright, Samuel O., Rockville Center, L. I., to Jarvis B. Smith. 4,750
 Wittendorfer, Casper, to Charles P. Shultz. 2,000

KINGS COUNTY.

DECEMBER 26 TO JANUARY 15.

Austin, Chauncey T., to Martin Byrne. \$3,015
 Bartholdt, William C., Lansing, Kansas, to John N. Schumacher. 80
 Bates, George W., to John Williamson. 8,000
 Beach, Elias J., to Alfred Dickinson. 1,000
 Bergen, Leffert T., exr. Mary Bergen, to Joanna Barkeloo. 1,510
 Buhler, William, to Ellen J. Lewis. 1,500
 Cable, Elizure, New Canaan, Conn., to Jason H. Tuttle. 3,000
 Collins, William B., admr., &c., S. Griffen, to Sarah E. Youmans. 3,000
 Curren, Patrick H., to Abraham Lott. nom
 Campbell, John J., and ahc., exr. Patrick Walsh, to George B. Abbott, public admr. in Kings Co., as admr. of Julia A. Walsh. 5,000
 Currier, Emily F. and ano., exrs. and trustees Samuel Woodward, to Asa W. Parker. 2,652
 De Witt, Theodore, Nyack, N. Y., to Mary C. wife of Charles D. Smith. nom
 Drake, John J., to Laura T. Ames, Trenton, N. J. 600
 Duggan, Julia, to Henry C. Murphy. 2,000
 Day, Edward P., to John H. Becker. 3,135
 Denyse, Morton, to Harriet D. Denyse. nom

Ernst, Mary A., admrx. Minnie D. Heissenbuttel, to John D. Heissenbuttel et al., guard. William F. and Nettie C. Heissenbuttel. nom
Egolf, Edward, to Janette F. White. 500
Ferris, Oscar C., exr. Cath. A. Ferris, to Julia A. Smith, North Hempstead, L. I. 900
Files, John, to Martin Van B. Mattison and John Files, of Mattison & Co. 1,500
Fittell, Joseph, to Harriet H. Heath. 1,000
Fish, John D., admr. Mary E. Fish, to William Johnston. 9,500
Forbell, Isaac S., to Garritt H. Wyckoff and Ellen his wife. 5,000
Grening, Paul C., to Annie F. Seal and ano., trustees of Harry E. Seal. 1,000
Gubbins, William, to David S. Arnold. 2,000
Goldschmidt, Ellen C., to Francis S. Freeman, Jr. 1,000
Graf, Frederick, to Joseph Schwarzschild and Ferdinand Sulzberger, of Schwarzschild & Sulzberger. 1,200
Grasman, Louisa, to Sarah H. Powell. 4,000
Haacke, Frederick W., to John Tietjen. 3,000
Hale, Joshua, trustee Thomas Hale, dec'd, to Benjamin Hale et al., trustees. nom
Hinrichs, Charles F. A., Jr., and ano., exrs. A. T. Hinrichs, to Emanuel M. Friedlein. 1,800
Hallock, George G., Jr., to Elizabeth A. Hallock. 1,000
Hofer, Eugenie, widow, to Miles A. Stafford. 675
Hughes, Mary T., to Josephine M. Remer, Goshen, N. Y. 500
James, Barbara J., guard. Sarah A. Henry, to Theodore S. Miller. 3,544
Jenkins, William, Huntington, L. I., to Darius G. Crosby. 2,700
Jenks, Augusta C., wife of Frank, to Margaret A. Nerney or Nurtney. 2,000
James; Barbara J., to Oscar H. Stearns. 4,000
Jordan, Conrad N., to The Brooklyn Elevated Railroad Co. nom
Judson, Charles N., and Cornelius S. Van Wagoner, to The Treasurer of the Plymouth Memorial Fund Soc. 1,000
Koch, Paul, to Ferdinand Engelhaupt. 1,000
Koebler, David, to Herman B. Scharmann. 650
Kuhn, John R., admr. Jane R. Kuhn, to Henry C. Mangels. 1,000
King, Sarah, to Charles M. Englis. 1,500
Kunzer, Rudolph, to Andreas Meth. 2,500
Koetter, Sophie, wife of Gustave, to Marie Friedrich. 1,100
Libby, William P., to Richard L. Wyckoff. 10,000
Livingston, Jasper H., to Caroline Brandt, widow. 1,000
Loeffler, Sophia, to Frederick Miller. 1,000
Loewenstein, Henry, to Henry Balz. 150
Lott, Abraham, to Sarah Curren. nom
Lyman, Edward H. R., to The Brooklyn Hospital. 7,500
Mattison, Martin Van B., and John Files, of Mattison & Co., to Hiram D. and Charles A. Hurd and Alfred G. Hauenstein, of Hurd & Hauenstein. 1,540
McWilliam, John S., substituted trustee T. McDonald, dec'd, to George F. Simpson, trustee Thomas Simpson, dec'd. 5,000
Meyer, Ernst E., to Bernhard H. Wohlers. 2,000
Muller, John D., to Jacob Berg and James Day. 800
Magrath, George B., to George B. Magrath, exr. Margaret Kelly. 300
Mulleddy, Margaret, to Samuel Dean. 1,000
Mooney, John H., guard., to Sarah A. Yates, guard. nom
Martine, John et al., exrs. T. Martine, to Lucy E. Stoddard. 100
Mason, James H., to Patrick Lambert. 2,250
McCord, Mary H., to Lizzie B. Constantine, as admrx. Allen C. Constantine. 5,000
Miner, Harriet T., to T. B. Carruthers. 2,000
Moskopf, Marie, wife of Augustus, to George H. Roberts. 2,800
Millard, A. Orville, to Samuel Van Wyck. 2,000
Northridge, William J., to Charles M. Marsh. 500
Nostrand, John, et al., exrs. G. Nostrand, to Ralph Pomeroy, trustee, &c. 1,010
Nostrand, John, et al., exrs. G. Nostrand, to Mary L. Campbell. 4,037
Same to Peter P. Schoonmaker. 2,022
Nexsen John A., and ano., exrs. Wm. W. Nexsen, to Asa W. Parker. 975
Onderdonk, Horatio G., exr. Anna C. Onderdonk, to Frank S. Onderdonk. nom
Same to same. nom
Same to same. nom
Onderdonk, Horatio G., exr. Anna C. Onderdonk, to John C. Onderdonk. nom
Same to same. nom
Orr, John H., and ano., exrs. and trustees Isaac Orr, to Maria A. Hartung. nom
Penniman, George, to Jacob Ryerson. 487
Peterkin, John A., to Frank Peterkin. 2,300
Peterkin, John A., and ano., admrs. John Peterkin, to Bella C. Peterkin. 5,000
Same to Frank Peterkin. 2,000
Phelps, Richard G., Huntington, L. I., to Paul C. Grening. 1,000
Prevost, Annie L., to Edwin P. Merritt. 400
Plander, Frederick, to Henry Rohrs. 500
Porterfield, Robert, and ano., exrs. A. Alexander, to Robert Porterfield. 10,047
Rose, Thomas J., exr. Jeffrey Rose, to Stephen Rose. Assigns 13 morts. 13,550
Same to Thom as J. Rose. Assigns 11 morts. 12,450
Same to Abram Rose. Assigns 5 morts. 13,800
Rice, Samuel, to James Clark. 1,500
Schoch, Josepha, individ. and admrx. Carl A. Schoch, to The German Savings Bank, Brooklyn. 2,500
Savres, William J., to Abraham P. Leech,

Scott, William M., to Samuel M. Meeker, as trustee for George D. Watson. 4,000
Stockwell, Austin P., to R. L. Van Kleek. 206
Strong, Frances A., to August Merkel. 1,987
Stiles, William H., Scarsdale, N. Y., to John H. Mooney, guard. nom
Sayres, William J., to Elizur Cable. 3,000
Same to George H. Smith. 1,600
Same to John and J. Adrian Ditmis. 3,000
Scott, William M., to Marie E. Schneider. 1,000
Shea, John, to Bernard Cruse. 1,375
Smith, Charles D., to Theodore De Witt. nom
Stearns, Oscar H., to Barbara J. James, guard. of Sarah A. Henry. 4,000
Thorn, William K., as admr. of Cordelia Coles, to Harriet R. Hurd. nom
The Mechanics' and Traders' Fire Ins. Co. to Leonard W. Lott. 1,000
Taber, Elizabeth, to Jane Bonnett. 1,400
Same to same. 1,400
Tumbridge, William, to Henry N. Hooper, guard. 2,000
Terry, Edmund, to Miles A. Stafford, New York. 300
The First Nat Bank, New York, to Edwin C. Litchfield. 4 assigns., each \$2,500. 10,000
Van Hoesen, Thomas C., Sing Sing, New York, to William D. Marvel, Flushing, L. I. 5,037
Wiltze, Ann L., to Orlando Dorsy. 3,099
Watson, William, to Jennie Friedman. 400
Welwood, John C., to Isabella D. Bronson. 2,400
Wheeler, Godfrey, and William S. Bennett to William S. Bennett and John Rudge. £2,000
Williamson, Cornelius S., to Emanuel M. Friedlein. \$1,800
Williamson, William, to Emanuel M. Friedlein. 1,800
Wiecken, John H., and ano., exrs. Henry A. Haack, to Frederick Black. 404
Wills, Henry J., to Maria Tag. 1,200
Zeiss, Katharina W., to Frederick Miller. 3,000

10 Crane, Edward—L. M. Price, as recvr., &c., of Pacific Nat. Bank, of Boston, Mass. 113,000 00
10 Collins, Joseph H.—The Unexcelled Fire Works Co. 5,156 76
10 Collins, John, alias John Hays—Mary A. Haste. 115 50
10 Carlisle, James C.—Benjamin Dietz. costs 317 75
12*Conway, John H.—Adolph Vanrien. 222 92
12 Combs, Robert H.—Gorham Mfg. Co. 1,046 79
12 Cragg, Gowen H.—Anton Kayser. 48 17
12 the same—R. L. Moorhead. 886 92
12 the same—J. B. Richardson. 562 00
12 Cohen, Jacob—Morris Katzenstein. 158 54
12 Coffin, Frederick W.—E. M. Fulton. 149 80
13 Cochran, Robert—W. S. Alley, as admr., &c. 5,016 37
13 Cobb, Daniel L.—H. M. Braem. 2,036 02
13 the same—the same. 2,035 36
13 Cohen, Charles S.—A. T. Sullivan. 722 00
13 Clarke, William D.—The Importers' and Traders' Nat. Bank. 1,518 86
13 Cohen, Hyman—Edwin Hooper. 435 30
13+Cazauran, Albert R.—Willard Parker. 195 24
13 Cohen, Charles S.—Frederick Boos. 1,805 64
13 Carson, Frank M.—C. C. Sewall. 116 98
14 Cohen, Charles S.—Gustav Mielehr. 1,627 01
14 Cowpland, Charles C.—J. A. Rogers. 72 91
14 Caldwell, Adelaide G.—Hattie A. Bennett. 100 51
14 Cokefair, Charles C.—J. F. Wyckoff. 493 37
14 Coar, John—James McLaughlin. 83 05
14 Chapman, Peter—T. L. Ball. 1,196 71
14*Cahn, Leon—W. D. Ryder. 83 65
15 Cobb, Daniel L.—W. R. Ellis. 1,103 07
15 Colgate, Clinton G.—Timothy Stevens. 165 80
15 Cohen, Jacob H.—Samuel Corn. 1,453 70
16 Colman, Richard B.—Louis de Gumecous. 327 69
16 Cargill, Albert H.—A. L. Freeman, as admr., &c. 4,842 75
16 Cohen, Charles S.—Herman Fleitmann. 1,987 00
16 the same—Jane Holland. 529 25
16 the same—Pene Salomon. 1,029 23
16 Collins, Joseph H. B. A. Beale. 791 46
16 Collins, Richard M. } costs 182 08
12 Dickinson, Henry A.—Austin Kimball. }
13 Deane, John H.—Charles Pratt } 8 judgments, total 9,140 84
13 De Berg, Helene—A. E. Massman. 899 51
13 Deen, Ann Maria—William Milne, as exr., &c. costs. 77 72
13 Denman, Richard N.—Tobias New. 1,042 12
15 Drennan, William—M. A. Coleman assigned to Mary F. Coleman, Jan. 16, 1885. 800 67
15 Dayton, Abram H.—Samuel Budd. 274 32
15 Dillingham, Horace E.—C. K. Billings. 15,052 05
16 Davis, Erwin—M. L. McDonald. costs 121 27
16 Dietrich, Henry—Pierre Arnault. 274 50
16 Doux, Valerie } Leontine Ponchot. 296 22
16 Doux, Noemi }
13 Elkin, Isaac N.—Celia Shapiro. 69 50
14 Edelman, Albert—Reuben Isaacs. 687 77
15*Edelman, Simon—S. R. Leshar. 152 70
9 Franck, Alfred W.—W. H. Tomford. 158 80
10 Finberg, David—J. F. Bennett. 409 86
10 Fowler, Edward—J. F. Talmage. 1,139 94
12 Frankel, Moses—Tobias Cohen. 67 10
13 Fingleton, Henry W. } G. E. Hyatt. 80 00
13 Fingleton, Hugh S. }
13 Fowler, William A.—W. A. McGrann, as exr., &c. 16,836 58
13 Fiala, Franz—Waclaw Feyman. 289 51
13 Ferguson, Orson J.—Charles Reiche. 661 22
13*Fish, Charles A.—The Importers' and Traders' Nat. Bank. 1,518 86
14 Fremont, John C.—Loren Jones. 5,000 00
14 Ferris, David C.—David Bruhl. 797 54
14 Friedman, Abraham } Rachel Friedman, Daniel } man 603 69
14 Fellerman, Abraham—Alexander Klinkowstein. 121 44
14 Friedman, Francis—John Palmer. 71 69
15 Fettesch, Catharine—The Buffalo Door and Sash Co. (Limited). 503 73
15 Franke, Louis—W. W. Merrill. 93 74
15 Fox, Maria A.—The Second Avenue R. R. Co. costs 121 07
16 Fitzpatrick, John R. } K a t e L.
16 Fitzpatrick, Thomas B. } Reilly. 126 55
16 the same—Thomas Frost. 422 19
16 Fowler, Edward—S. B. Smith. 303 68
10 Gassner, James—H. A. Rieker. 242 98
10 Gambier, Marc—David Henessy. 81 70
10 Gego, Andrew—Patrick Kerrin. 50 87
12 Groebisch, Otto—Emanuel Eising. 50 13
12 Gillham, Edward—Louise Prime. 155 71
12 Green, Charles C.—William Schlesinger. 12,381 15
14 Greenbaum, Solomon H.—William Sulzbacher. 1,518 09
14 Granberry, Theodore—Emil Bredow. 1,766 89
14 Gutheim, Saahra—John Nuffer. 654 22
14 Gale, William L.—Hasbrouck Innis. 78 63
14 Gorton, Edwin G.—T. L. Ball. 1,196 71
15 Goldsmith, Herman—Moritz Colleder. 491 85
15 the same—the same. 1,725 41
15 Goldsmith, William I.—F. L. Renault. 113 61
15 Gerwein, William—The Second Avenue R. R. Co. costs 121 19
15 Goggin, Joseph R.—Anna Moore, admrx., &c. 189 09

JUDGMENTS.

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

NEW YORK CITY.

Jan.
13 Adam, Hugh W.—H. M. Braem. \$2,036 02
13 the same—the same. 2,035 36
13 Albertson, George S.—Lewis May. 76 31
13 Anway, Joseph D.—Willard Parker. 240 20
14 Ackerson, James W.—American Net and Twine Co. 135 75
15 Adams, Hugh W.—W. R. Ellis. 1,103 07
15 Algie, Peter } Neil McCallum. 135 95
15 Algie, William H. }
10 Buchman, Raphael—S. M. Cohen. 1,208 72
10 the same—W. H. Seymour. 5,034 22
10 Blumenfeld, Israel—Solomon Zipsper. 1,919 62
10 Brooks, Hobart—The Homer Lee Bank Note Co. 400 32
10 Brumagin, Mark } Adolph Mat-
and separately, } thiessen, asBirmingham, Mark } (D) 56,910 18
10 Baker, Franklin—O. S. Carter. 211 56
10 Boylan, John } James McKenney
12*Boylan, John F. } 6 judgments, total 11,073 33
Basch, Jacob }
12 Basch, Henry L. } John Wheeler, as
13 Brennan, Michael—The N. Y. Life Ins. Co. (D) 583 59
13 the same—the same. (D) 682 79
Basch, Jacob }
13 Basch, Henry L. } J. W. Mason. 5,809 03
Basch, Charles J. }
13*Boylan, John F. } James McKenney. 1,125 04
13 Baker, Clinton G.—The Importers and Traders' Nat. Bank. 1,083 04
13 Burgess, Alexander—J. F. Black. 719 67
13 Brown, Francisca—Abraham Stern. 40 95
13 Bridgeman, Andrew—S. T. Willetts. 377 53
13 Buckman, Raphael—E. C. Dillingham. 6,609 17
13 Burger, Henry S.—The Fourth Nat. Bank, City N. Y. 10,669 02
14 Butler, William H.—William Alexander. 98 32
*Burbridge, Francis } Leopold Vogel
14 Burbridge, James } 98 84
14 Barrett, John—J. F. Pidcock. 4,170 00
14 Birdsall, Wallace P., as exr., &c., of Marcelina V. Birdsall, dec'd—Eras-tus Brainerd. 1,892 31
14 Ballou, George F.—T. C. Blake. 305 98
15 Brooks, Samuel A.—G. H. Studwill. 134 57
15 Bach, Julius—F. S. Kaliske. 393 09
Bram, George A. } Henry Bram,
Bram, Clara } costs 116 90
15 Banta, Jacob J.—James Naughton. costs 276 86
15 Bronson, Willett—F. A. Baldwin. 1,777 77
15 Bofinger, Augustus—Moses Adler. 194 50
15 Brederhorst, Henry—J. H. Mohlman. 828 39
15 Brehorst, Henry—W. H. Duckworth. 174 37
16 Brooks, J. Wilton—J. M. Brown. 5,446 25
16 Bean, Fannie—G. W. Carlton. 97 54
16 Beyer, Frederick—Peter Lang. 203 07
16 Bates, Charles J.—T. J. Houtman. 30 80
9 Cohen, Charles S.—Max Japha. 1,037 61
9 the same—the same. 1,498 52
10 Clark, Henry V.—C. B. Keogh. 140 43

16 Gunther, Frederick J.—J. H. Evers.	921 28	13 Moore, Thomas W.—The Importers' and Traders' Nat. Bank.	1,083 04	12 Selig, Louis—Sarah Tannenbaum.	1,725 02
6 Garrish, John P.—G. W. Archer.	51 73	13 Morton, Michael—Ferdinand Bing.	493 66	12 Seaman, Frank—Helen C. Lewis.	115 09
9 Heilbronner, Isaac—The Commercial Nat. Bank of Pennsylvania.	884 40	13 Meyers, Abraham—A. T. Sullivan.	722 00	13 Spaulding, Bernard—The N. Y. Life Ins. Co.	910 17
10 Hall, Charles B.—H. B. Turner.	88 84	13 MacKay, John—Robert Haydock.	151 93	13 the same—the same.	1,610 87
10 Horton, Charles—G. W. Spencer.	153 14	13*Myers, Abraham—Frederick Boos.	1,805 64	13 the same—the same.	2,319 37
10 Huser, Albert—O. S. Carter.	211 56	13 Marks, Benjamin—C. G. Taylor.	1,245 71	13 the same—the same.	627 98
10 Holland, Kenyon E.—Emanuel Eising.	122 50	14 Meyers, Abraham—Gustav Milehner.	1,627 01	13 Simon, Louis—Harry Albers.	815 66
10 Hamlin, John C.—J. E. Ware.	474 70	14 Matschinski, Thomas—Katharina Smazewska.	1,586 95	13 Siegel, Isaac—Arnold Kohn, as assignee, &c.	39 50
10*Hays, John, alias John Collins—Mary A. Hastee.	115 50	14 Mord, Alter—Celia Shapiro.	112 35	13 Schwarz, Gottfried—Peter Deehl.	88 02
12 Hill, Henry—A. D. Canter.	159 50	15 Merchant, Morris R.—Joseph Hemphill.	631 31	13 Schuster, Samuel—Moses May.	1,443 37
12*Hamilton, Sylvester M.—Fire Dept. City N. Y.	238 00	15 Maher, John E.—D. E. Donovan.	1,532 76	13 Solomon, Herman—Edwin Hooper.	318 02
12 Heermance, William L.—Austin Kimball.	182 08	15 Mundorff, Bernhard—The Second Avenue R. R. Co.	117 00	13 Sayman, Abraham—C. E. Moller.	79 78
12 Hoffman, Sophia—W. H. Thorne.	229 78	15 Muller, Rosy, as admrx., &c., of Theodore Muller, dec'd.	82 87	13 Stratton, Hudson V.	117 00
12 Hume, Henry—C. D. Anderson.	292 61	15 Mautner, Julius—Jacob Hahn.	71 78	13 Stratton, Valentine, as gen. assignee of H. V. Stratton.	110 50
12 Hennion, Andrew J.—J. L. R. Wood, as trustee, &c.	70 81	15 Mautner, Louis—L. F. Fechtman.	130 06	14 Schaeffer, William—James Madden.	304 23
13 Hermann, Carl—William Kramer.	1,783 50	15 Moore, Francis, Jr.—L. F. Fechtman.	130 06	14 Swan, Charles A.—C. H. Bass.	112 56
13 Hussey, William—T. C. Lyman.	31 00	15 Meyers, Abraham—Herman Fleetmann.	1,987 00	14 Schneider, John—A. E. Person.	517 05
13 Halsey, William, as exr. of William Halsey, dec'd—Maria Halsey.	32 12	16 the same—Jane Holland.	529 25	14 Stewart, Daniel Jackson—Purdy Van Vleit.	170 00
13 Hyllested, Charles, Jr.—Albert Reynaud.	68 14	16 the same—Pane Salomon.	1,029 23	14 Scott, Samuel—Abraham Hyman.	210 05
13 Hurlbut, Richard W.—Fourth Nat. Bank, City N. Y.	10,069 02	9 McGrath, Michael—Thomas Cockerill.	291 51	14 Silberman, Joseph—Sigmund Schmidt.	600 00
14 Hagen, Ferdinand—J. H. Jackson.	173 79	9 McCloskey, Felix—W. H. Tomford.	158 80	14 Swan, Charles A.—L. F. Duparquet.	240 66
14 Herlein, Chris.—J. G. H. Ahrens.	292 87	12 McWilliams, James—Campbell Printing Press and Mfg. Co.	159 39	15 Schleier, Charles S.—Henry Lindemeyer.	138 93
14 Halbert, Delancy M.—New Britain Halbert, Delancy G.—Knitting Co.	128 28	12 McNamara, Francis—William Honig.	161 58	15 Steinkampf, William C.—Peter Ballantine.	103 78
14*Hall, Thomas—J. A. Rogers.	72 91	13 McNulty, John C.—Emily J. McNulty.	3,293 00	15 Seebeck, Frederick—H. W. Leonard.	318 46
14 Hamilton, George W.—Simon Bache.	794 03	13 the same—Philip Malone.	3,278 24	15 Stern, Michael—F. S. Kaliske.	393 09
14 Hogan, Christopher V.—W. H. Stone.	8,038 88	13 the same—J. J. Byrne.	1,031 40	15 Shapiro, Myer—S. R. Leshner.	152 70
14 Hecht, Martin H.—Sigmund Schmidt.	600 00	14 McAuliffe, Cornelius W.—Thomas Clarke.	564 73	15 Sullivan, Michael—The Second Av. R. R. Co.	122 19
15 Hinners, Frederick—Emily Weeks.	80 46	15 McNulty, John C.—E. T. Tefft.	890 11	16 Sherman, Henry Franklin—J. D. Caswell.	815 48
16 Hoyt, William S.—I. E. Taylor.	159 48	15 the same—the same.	1,614 95	16 Stevens, O. Spencer—W. J. Glenn.	152 82
12 Irvine, Florina B.—Adolph Vanrien.	222 92	16 McCarthy, Jeremiah—J. A. Nesbit.	553 64	16 Stone, Elias—The Franklin Ins. Co., of Boston.	96 95
10 Julian, Henry—W. K. Miller.	433 12	Norton, Hart Z.—Thomas Mad-	160 05	16 Schnepf, Johann Nicolaus—Max Doctor.	568 68
10 Jenny, Jacob—Elizabeth Sweeney.	445 24	10 Norton, Eldridge D.—doct.	75 33	10 Smith, Clinton H.—Jacob Graf.	217 70
13 Jones, Robert—John Burlinson.	791 94	13 Nagel, Charles—Frederick Hollender.	17,441 68	14 Smith, Bryan H.—Peter Bowe.	91 74
13*Jackson, William J.—Charles Reiche.	661 22	13 Noble, John—The N. Y. Life Ins. Co.	110 50	14 the same—Peter Bowe, as Sheriff, &c.	6,118 33
13 Jehu, James F.—Willard Parker, as surviving partners, &c.	161 27	13*Nash, Eugene, as general assignee of H. V. Stratton—F. J. Rennekamp.	117 00	14 Smith, Willard L.—Hasbrouck Innis.	78 63
13 Johnson, Frank M.—T. J. Sullivan.	117 83	13 Northcote, Ernest C.—B. A. Beal.	791 46	15 Smith, Frank—Moses Adler.	194 50
14 Jobe, Thomas—Michael Laracy.	88 46	12 O'Reilly, Edward J.—A. D. Canter.	159 50	15 Smith, Charles E.—George Peat.	71 50
14 Jones, J. Wynne—Gorman Mfg. Co.	1,424 73	13 Oppenheim, Julius—The Mercantile Safe Deposit Co.	70 81	16 Smith, William F.—F. M. Robinson.	151 46
14 Juilliard, Augustus D.—Peter Bowe.	91 74	13 O'Friel, James—Tobias New.	1,042 12	9 Throckmorton, William N.—C. W. Von Glahn.	1,133 12
14 the same—Peter Bowe, as Sheriff, &c.	6,118 33	14 O'Connor, John—Julius Frankel.	47 50	10 Tisch, Arnold—J. F. Zebley.	700 04
9 Kirkland, William W.—W. C. Wilson.	169 63	14 Osborn, Charles S.—Edward Vaughan.	84 61	10 Treacy, Thomas—David Welch, as assignee, &c.	127 27
10 Kahn, Baruch B.—D. S. Walton.	275 01	14 Osborn, Robert A.—the same.	74 46	10 Tidden, Otto—C. W. Smith.	44 88
10 Keveney, Louisa J.—Cornelius Callahan.	785 38	16 O'Brien, Sarah—Green Wright.	404 13	12 Traux, Henry S.—Ernest Henriot.	49 37
10 Kane, Matthew, Jr.—E. H. Aidickes.	157 82	10 Peet, Charles B.—Henry Clews.	634 92	12 Terry, George E.—C. R. Hickox.	67 94
12 Kohn, Henry—James O'Shea.	1,677 88	12 Paige, Wilbur F.—Gorham Mfg. Co.	1,046 79	13 Tasket, Ann—The Mayor, Aldermen, &c., N. Y.	126 12
12 Kulef, Jacob—Alois Kohn.	105 25	12 Petite, Victor—Charles Kohler.	97 69	Toell, George H., by J. Thomas 'McToell, John C., his guardian—Cormack.	57 61
12 Krowl, John—Henry Schroder.	80 00	13 Porter, Rachel—J. P. Albright.	200 21	14 Tapking, Adolph—I. Christian.	232 78
13 Ketcham, C. L.—J. W. Morrison.	111 33	14 Plewe, Robert E.—Gorman Mfg. Co.	1,424 73	15 Tucker, Robert—Philip Ebling.	342 49
13 Kehoe, Alfred—Charles Pratt.	9,140 84	14 Pfliferling, Jenny—John Nuffer.	654 22	15 Thompson, John C.—W. M. Ryan.	789 67
13 Klein, William—H. B. Wheatcroft.	233 92	14*Pfeiffer, Alois—A. E. Person.	517 05	9 The Mayor, Aldermen, &c., N. Y.—Jane Reilly, as extr., &c.	1,396 44
13 Koenigsburger, Gustave—C. H. Butler.	153 00	14 Praet, Frank—T. L. Ball.	1,196 71	10 The Mexican Match Co., limited—A. B. Scott.	2,651 63
13 Kent, John—Enos Richardson.	204 88	14 Pilon, Emil—W. D. Ryde.	83 65	10 The Morey and Sperry Mining Machinery Co.—Journal of Commerce Co.	119 85
13*Kones, George E.—Louis Stiner.	827 38	15 Pollock, Louisa A.—C. T. Sanford.	118 59	10 The New York Plumbing, Building and Mfg. Co.—Thomas Maddock.	160 05
13*Kurlowsky, Abraham—Daniel Le-Kurlowsky, Mary—vinsky.	51 45	15 Prescott, Henry—The Second Av. R. Co.	109 94	10 The Mississippi Valley Bank—The Laclede Bank.	1,887 09
15 Knight, George S.—J. W. Thorne.	74 54	15 Parks, Robert H.—C. K. Billings.	15,052 05	10 The Flintolithic Stone and Marble Co.—Frederick Vogel.	1,497 55
15 Kramer, Sarah—Romaine Van Riper.	51 38	15 Plate, Herman—J. H. Mohlman.	828 39	12 The Mayor, Aldermen, &c., N. Y.—C. H. Ford, as extr., &c.	864 32
16 Kolm, Henry—Robert Roethlisberger.	106 20	16 the same—W. H. Duckworth.	174 37	12 The Merchant's Steam Ship Co.—The German American Bank.	4,048 24
16 Keiler, Raphael—James Houghton.	710 19	16 Platt, Clayton—The Richmond, York River & Chesapeake R. R. Co.	350 42	12 The Cleveland, Youngstown & Pittsburgh Railway Co.—W. T. Riggs.	80 50
10 Lewthy, Emile—H. A. Ricker.	242 98	Phillips, Lewis J.—Phillips, Isaac—Phillips, Henry J.—Phillips, Asher L., exrs., &c. of Matilda Phillips, dec'd.	1,363 58	13 The Mayor, Aldermen, &c., N. Y.—Timothy McBride.	500 00
10 Lecombe, Charles—Frederick Kinsker.	25 65	10 Rindskopf, Morris—W. H. Seymour.	5,034 32	13 Empire Medicinal Plaster Co.—The Homer Lee Bank Note Co.	95 68
10 Leventhal, Martin—Julius Friend.	176 67	10 the same—S. M. Cohen.	1,208 72	13 The New York & Harlem Railroad Co.—Charles Burger.	76 72
10 Lawton, George B.—E. H. Aidickes.	157 82	10 Ringer, Isaac—H. J. Weil.	257 44	14 The Butcher's Hide and Melting Assoc.—T. B. Asten, commissioner, &c.	52 19
10 Lee, Ambrose—A. A. Hill.	7,075 47	10 Rosenthal, Joseph W.—Sellig Housah.	3,444 09	14 The New York Wire and Wire Rope Co.—S. W. Knevals.	1,483 08
12 Lamb, Hugh—Fire Dept., City N. Y.	238 00	10 the same—Herman Schwietering.	2,705 00	14 The Kemble Coal and Iron Co.—Raphael Pumpelly.	2,741 40
13 Lovering, Albert W.—John Cromwell.	563 32	10 Rimpler, Adelbert—C. A. Goepel.	96 31	14 The Atlantic Hill Gold Mining and Milling Co.—C. A. Andrews.	79 13
13*Laurence, William H.—Felix Brown.	153 38	10 Rosenthal, Joseph W.—W. A. Hardt.	1,829 38	14 The Security Publishing Co., N. Y.—John Scott.	358 61
14 Lee, Patrick—N. Y. Cab Co. (Limited).	29 14	12 Rankin, William—Schubel Kelly.	2,280 68	16 The North River Construction Co.—J. F. Alden.	27,272 46
14 Leyendecker, Henry—Henry Behning.	281 46	12 Rowe, Alfred L.—Julia A. Monaghan.	2,500 00	16 The Calaveras Water and Mining Co.—A. H. Cargill.	30,198 90
15 Laimbeer, William E.—The Jonson Foundry and Machine Works.	87 27	13 Rowan, D. Noble—The Importers' and Traders' Nat. Bank.	1,083 04	16 The Consumers' Ice Co.—W. E. Smith, Jr.	618 47
15 Lisner, George—Louis Sussfield.	362 59	13 Richardson, Spencer D.—James McCreery.	341 72	16 The Stoner Automatic Scale Co.—Robert Milbank.	647 94
15 the same—the same.	515 69	13 Rowe, Anthony O.—Tobias New.	1,042 12	16 The Mayor, Aldermen, &c., New York—William Austin.	355 07
15 Lang, Levi—J. B. Lincoln.	207 35	13 Rindskopf, Morris—E. C. Dilling-Rosenthal, Jacob—ham.	6,639 17	16 the same—the Lafin Rand and Powder Co.	246 77
15 Lowenstein, Carrie—J. J. Jones, as exr., &c.	74 58	13 Reticker, Jacob—Felix Brown.	153 38	16 the same—S. B. Vial.	325 51
16 Lawson, H. Graham—J. D. Caswell.	79 36	13 Richard, Julius—Achille Dreyfus.	87 76	16 the same—the same.	215 56
16 Lisner, George—Leon Rheims.	769 30	13 Riggs, William T.—Minnie F. Bunyon.	353 16	16 The Hebrew Leader Assoc.—W. M. Schoenfeld.	40 65
16 Lavery, Michael—A. J. Koehler.	123 98	14 Rittershofer, Katharine—Jonas Mehl.	161 00		
9*Meyers, Abraham—Max Japha.	1,498 52	14 the same—Christine Gerlicher.	188 79		
9 the same—the same.	1,037 61	14 Reichenberg, Nathan—A. A. Thomson.	126 14		
10 Mock, Max—W. A. Hardt.	1,829 38	15 Riker, E. Stanton—T. J. Drum-Riker, Nathan W.—mond.	448 69		
10 Mackellar, William—E. B. King.	4,785 64	16 Risley, Charles T.—B. A. Beal.	791 46		
10 Morrissey, James—David Welch, as assignee, &c.	127 27	10 Strauss, Bernhard—E. T. Tefft.	579 44		
10 Mock, Max—Sellig Housah.	3,443 09	10 Solomon, Edward L.—Gonzalvo De Cordova.	2,956 14		
10 the same—Herman Schwietering.	2,705 00	10 Scheibel, Adolph—Mary Hasenmaier.	314 33		
10 Mandelbaum, Jacob—Julius Friend.	176 67	10*Spencer, Jared W.—J. F. Talmage.	1,139 94		
10 Malcomson, Clara—The Metropolitan Life Ins. Co.	71 09	12 Streeter, William H.—W. T. Doremus.	142 70		
10 Macdonald, John J.—Thomas Sanderson.	3,275 43				
10 Michels, Joseph—Frederick Beilmann.	83 68				
12 Murray, Daniel—Isaac Silberman.	71 50				
12 Malloy, Rowland B.—Jane W. Wood.	412 50				
12 Marx, Louis—Martin Fechtman.	189 14				

Table listing names and amounts for various individuals and firms, including Urner, Benjamin, Henrietta Lash, Underhill, John T., Van Arnam, Frank, etc.

Table listing names and amounts for various individuals and firms, including Raymond, Cadwallader M. and Jeremiah M., Ringholm, John A., Spencer, Jared W., etc.

Table listing names and amounts for various individuals and firms, including Feltman, William-G. B. Forrester, Frevoort, Charles-A. Fauvell, Griffin, Catharine F., etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Atkinson, Sarah E., Basch, Jacob, Bauer, Paul, Brown, George F., etc.

SATISFIED JUDGMENTS. NEW YORK.

Table listing names and amounts for Satisfied Judgments in New York, including Biow, Gabriel L., Barstow, Amos C., Brennan, Patrick, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City, including Fifty-fourth st, No. 554 W., One Hundred and Twenty-third st, etc.

KINGS COUNTY.

Table listing names and amounts for Mechanics' Liens in Kings County, including Sandford st, No. 102, w s, 400 s Park av, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Archer, Henry A., Same-Juliana S. Share, Camp, Charles H., etc.

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

January 24, 1885

Table listing property owners and addresses in Kings County, including names like Jacob Willman, Jacob Herle, and John Holz.

54th st; architect, M. L. Ungrich; builder, not selected. Plan 29. Broadway, No. 545, extgd through to No. 116 Mercer st...

BETWEEN 14TH AND 59TH STS. 29th st, No. 220 W., one five-story brick workshop, 24.10x60, with extension 8x19...

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE. 2d av, s e cor 64th st, two two-story brick dwellings...

101st st, n s, 250 w 11th av, one three-story and basement brown stone front dwellg, 20x50, with 13x14 extension...

71st st, n s, 500 w 8th av, seven four-story brown stone front dwellg's, 18x50, tin roofs; cost, each, \$12,000...

10th av, e s, 26 n 156th st, one three-story frame dwellg, 24x48, tin roof; cost, \$6,000; owner, Josephine O'Neill...

130th st, n s, 225 w 6th av, four three-story and basement brown stone front dwellg's 18 and 19x50, tin roofs; cost, each, \$12,000...

7th av, e s, 35 s 134th st, one one-story frame shed, 15x75, felt roof; cost, \$75; owner, John Bradt, on premises. Plan 13.

Audubon av, n e cor 168th st, rear, one one-story frame stable, 12x12, gravel roof; cost, \$—; owner, John J. Organ...

Union av, w s, 269 n 165th st, one two-story frame dwellg, 20x30, gravel roof; cost, \$1,200; owners, Mrs. Elize Kane...

Ackerman st, e s, 300 n N. Y. C & H. R. R. R., one two-story frame dwellg, 15x31, tin roof; cost, \$1,800; owner, Albert E. Putnam...

Robbins av, No. 591, one two-story frame dwellg, 22x30, tin roof; cost, \$1,300; owner, Christy Cassons, 150th st and Brook av. Plan 22.

Woodruff av, n s, 180 w Boston av, one one-and-a-half-story frame dwellg, 16x22, shingle roof; cost, \$600; owner, Denison P. Noyce, West Farms. Plan 23.

163d st, n s, 310 e Courtland av, one one-story brick foundry building, 30.8x100.8, with extension, 10x50, tin roof; cost, \$6,000; owner, Francis Keil...

16—De Kalb av, n s, 100 e Reid av, two three-story brick flats, 25x45 and 50; cost, each, \$5,000; owner, Ella Ellis...

17—55th st, s s, 307 e 3d av, one two-story and basement frame dwellg, 18.3x40, tin roof; cost, \$2,200; owner, Simon Sterner...

18—Hamilton av, n w cor Gowanus Canal, one one-story frame store sheds, 125 and 103x103 and 113, felt and gravel roof; cost, \$24,000; owner, American Cotton Oil Co...

19—Smith st, n e cor Hamilton av, one four-story brick and blue stone as a steam cotton oil mill, 100 and 92x60, also one-story extension, boiler house, 36 and 25x70, also two-story extension office, 25x17, composition roof, brick and iron cornice; cost, \$30,000; owner, &c., same as last.

20—10th st, s s, 95 w 5th av, five two-story and basement brick dwellings, 16.8x42, tin roofs, wooden cornices; cost, \$3,500; owner and builder, Robert Little...

21—Lexington av, s s, 200 w Throop av, five two-story and basement brick dwellg's, 15x40, tin roofs, wooden cornices; cost, each, \$3,000; owner and builder, Jas. W. Stewart...

22—Conover st, n s, 79 w Sullivan st, one two-story frame stable, 25x15, tin roof; cost, \$350; owner, George Neuneman...

23—14th st, s s, 247.10 w 6th av, three-story, two-story and basement dwellg, 16.8x30, gravel roof; cost, \$2,000; owner, M. A. McCormick...

24—Broadway, s w cor Jefferson st and Saratoga av, four three-story frame tenem'ts, two 20x36, one 20 front, 9 rear, x27, and one 23 front, 4 rear, x36 and 27, tin roofs; cost, total, \$10,000; owners, R. & H. Goodwin...

25—26th st, s s, 246 w 4th av, three two-story frame dwellg's, 18x35, tin roofs; cost, each, \$2,500; owner, M. Dalton; builder, not selected.

26—44th st, s s, 175 w 4th av, one two-story and basement frame dwellg, 18x38, tin roof; cost, \$2,000; owner and builder, James Montgomery...

27—Dean st, s s, 175 w Franklin av, one two-story brick ice house, 97x46, tin roof; cost, \$8,000; owner, Budweiser Brewing Co...

28—Jefferson st, s s, 190 e Throop av, six three-story and basement brown stone dwellg's, 16.8x45, felt and gravel roofs, wooden cornices; cost, each, \$5,000; owner and architect, William V. Studdiford...

29—Bergen st, n s, 200 w Vanderbilt av, one one-story brick blacksmith shop, 24.8x95, gravel roof, wooden cornice; cost, \$1,000; owners, Theo. Hunger & Co...

30—Evergreen av, w s, 50 n Troutman st, one three-story frame (brick filled) store and dwellg, 25x50, tin roof; cost, \$4,000; owner and builder, Geo. Loeffler...

31—Van Buren st, s s, 179 e Bushwick av, three two-story and basement frame (brick filled) dwellg's, 17.6x40, tin roof; cost, each, \$3,000; owner and builder, Samuel Post...

32—Evergreen av, w s, 75 n Troutman st, one three-story frame (brick filled) store and dwellg, 21x50, tin roof; cost, \$3,800; owner and builder, George Loeffler...

33—Van Buren st, s s, 195 w Bushwick av, one two-story and basement frame (brick filled) dwellg, 20x42, tin roof; cost, \$3,800; owner and builder, Samuel Post...

34—Cook st, n s, 100 e White st, one two-story frame (brick filled) dwellg and blacksmith shop, 25x35, tin roof; cost, \$2,000; owner, Anton Fluegel...

35—Grand st, n s, 125 w Catharine st, one two-story frame dwellg and shop, 25x45, gravel roof; cost, \$2,000; owner, M. Barr...

36—Grand st, n s, 125 w Catharine st, rear, one two-story frame stable, &c., 25x25, gravel roof; cost, \$1,000; owner, &c., same as last.

37—Van Buren st, n s, 100 e Broadway, one two-story and basement frame (brick filled) dwelling, 12.6x36, tin roof; cost, \$3,000; owner and builder, Samuel Post...

38—Franklin st, e s, 100 n Greene av, one two-story brick carpenter shop, 25x50, with one-story extension, 25x21; cost, \$1,800; owner, architect and carpenter, Myron C. Rush...

39—Stuyvesant av, s w cor Madison st, five three-story and basement brown stone dwellg's, 20 x40, tin roofs, wooden cornices; cost, each, \$5,000; owner, Kate M. McCormick...

40—Bergen st, n s, 268 e Clason av, three three-story brick tenem'ts, 25x48, felt, cement and gravel roofs, wooden cornices; cost, each, \$4,000; owner and builder, T. W. Swimm...

41—Central av, e s, 40 s Prospect st, one three-story frame (brick filled) tenem't, 40x50, tin roof; cost, \$5,000; owner, Henry Matheis...

42—Stagg st, n s, 350 w Waterbury st, one three-story frame (brick filled) tenem't, 25x50, tin roofs; cost, \$4,000; owner, H. King...

43—Stagg st, n s, 350 w Waterbury st, rear, one two-story frame stable, 25x40, tin roof; cost, \$3,000; owner, architect and builder, same as last.

44—Hull st, n s, 265 e Stone av, two two-story frame (brick filled) dwellg's, 20x50, tin roofs; cost, each, \$2,600; owner, Wm. H. Miller...

45—Stagg st, s s, 350 w Waterbury st, two three-story frame (brick filled) tenem'ts, 25x55, tin roofs; cost for both, \$7,500; owner and builder, Ulrich Maurer...

46—Morrell st, No. 61, w s, 75 s Moore st, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,000; owner, Chas. Kappell...

47—Moore st, No. 186, s s, east of Bushwick av, one three-story frame (brick filled) store and tenem't, 25x48, tin roof; cost, \$4,000; owner and builder, George Zoeterlein...

48—Prospect pl, n s, 150 e Vanderbilt av, two

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including dates and amounts like 'One Hundred and Fifth st, n s, 363 e 1st av' for \$237.23.

KINGS COUNTY.

January 10 to 16—inclusive.

Table listing mechanics' liens in Kings County, including addresses like 'Putnam av, s s, 355 e Tompkins av, 80x100' for \$475.00.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including addresses like 'Plan 15—Union st, n s, 250 w 3d av' for \$100.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH STREET.

New Chambers st, Nos. 24-34 and 50-58 Rose st, one six-story brick store, 118.6 on New Chambers st, 103.5 on Rose st...

Orchard st, No. 21, one four-story brick store and dwellg, 17.4x43, and extension 7, tin roof; cost, \$7,500; owner Jacob Zimmermeier...

three-story and basement brick dwell'gs, 20x42, tin roofs, wooden cornices; cost, each, \$7,000; owner, Robert Furey, 149 Prospect pl.; architect, John Mumford; builders, Owen Nolan and Joseph Sims.

49—Lexington av, s s, 225 e Sumner av, six two-story and basement brick dwell'gs, 16.8x42, tin roofs, wooden cornices; cost, each, \$3,000; owner and carpenter, Wm. Godfrey, 548 Monroe st; mason, Wm. M. Gibson.

50—Chauncy st, No. 7, one two-story brick stable, 20x23, gravel roof; cost, \$900; owner, H. Neeland; builders, J. Bentzer and H. J. Smith.

51—3d av, No. 975, rear, one one-story frame wagon shed, 8x16, felt roof; cost, \$30; owner, Jos. Saunders, on premises.

52—Clinton st, e s, 80 n 3d pl, one four story brown stone flat, 20x55, tin roof, iron cornice; cost, \$8,000; owner and builder, F. W. Fowler, 8 Verona pl; architects, Parfitt Bros.

53—Sullivan st, No. 62, n s, 135 w Richards st, one two-story frame store and dwell'g, 25x28, tin roof; cost, \$1,500; owner, Samuel Loring, 286 Van Brunt st; architect and builder, Daniel L. Bennett.

ALTERATIONS NEW YORK CITY.

Plan 35—Liberty st, Nos. 92 and 94, iron entrance porch to front door; cost, \$—; owner, Chas. Schlesinger, 143 West 14th st; builder, not selected.

36—Christopher st, s e cor West st, new iron columns and girders put in first story fronts; cost, \$2,000; owners and architects, McKeever Brothers, 386 West st; builders, M. Reid and Steele & Costigan.

37—7th st, No. 262 W., internal alterations; cost, \$500; owner, Kate Doherty; architects, Thayer & Robinson; builder, A. Beinhauer.

38—36th st, No. 435 W., repair damage by fire; cost, \$—; owner, —; builder, John D. Miner.

39—Bleecker st, No. 152, repair damage by fire; cost, \$—; owner, —; builder, John D. Miner.

40—65th st, No. 27 E., bay window in first story and basement; cost, \$1,500; owner, Thos. H. Wood, 573 Broadway; architects and builders, Chas. Buek & Co.

41—5th av, No. 240, one-story brick extension, 28x12, iron and glass roof, take out 1st and 2d story front and put in new store front, put in new elevator, chimney stack, stairs, &c.; cost, \$10,000; owner, Timothy M. Cheesman, 12 West 23d st; lessee, Ed. M. Knox; architects, D. & J. Jardine; builders, Chas. T. Wills and W. H. Gedney & Son.

42—33d st, No. 212-239, put mansard roof on extension; cost, \$600; owner, F. J. Kaldenberg, on premises; builders, Van Dolsen & Arnot and Jeans & Taylor.

43—124th st, No. 74 W., one-story frame extension, 11x11; cost, \$—; owner, John Bates, 141st st and 3d av.

44—Fulton st, No. 206 and 208, internal alterations; cost, \$1,500; owner, Martin B. Brown, 49 Park pl; builder, Henry Wallace.

45—146th st, s s, 137 e 3d av, one-story frame extension, 13x13, tin roof; cost, \$200; owner, Louis Mand, owner, on premises.

46—Broadway, No. 879, put up storm doors on front; cost, \$200; lessees, A. A. Valentine & Co., on premises; builders, Christie & Dykes.

47—Rivington st, No. 258, one-story brick extension, 10x16, tin roof; cost, \$500; owner, Chas. H. Kranichfeld, on premises; architect, Ernst W. Greis.

48—155th st, n s, 250 e Morris av, one-story frame extension, 12x10, tin roof; cost, \$—; owner, Adam Horn, on premises; builder, A. Ferguson.

49—10th av, e s, 25 n 157th st, dig out cellar and put stone foundation under building; cost, \$300; owner, Wm. Drennen, on premises.

50—New Bowery, No. 50, repair damage by fire; cost, —; owner, Louis H. Niemeister, 55 Henry st; builders, J. Miller and H. Doerfler.

51—16th st, n e cor 3d av, take out stone arch and put in iron girder, &c.; cost, \$800; owners, J. & L. F. Kuntz, on premises; builders, Jos. Schaeffer & Son.

52—Prince st, n e cor Marion st, cover over vacant part of lot on east side; cost, \$—; lessees, Gallo & Gundetti, on premises.

53—155th st, s e cor New av, enclose dancing platform and lay new floor, 42x120, and put up posts for awning, &c.; cost, \$—; lessees, Keely & Marsh, on premises.

54—Madison st, No. 167, change door and show window in store front; cost, \$175; owner, Edward Pennyfether, on premises; builder, Thos. Joyce.

55—Allen st, No. 5, new partitions in first and second story; cost, \$400; owner, Charles Pfeiff, 17 Eldridge st; builder, Thos. Joyce.

56—North 3d av, w s, 225 s 167th st, new plate-glass front; cost, \$750; owner, Mary E. Danfield, 167th st and Union av; architect, A. Pfeiffer; builders, Wiswell & Gardner.

57—Broadway, No. 697, s w cor 4th st, interior alterations; cost, \$5,000; owners, Wm. E. Davies, Demarest, N. J., and Isaac W. Maclay, 324 Palisade av, Yonkers, N. Y.

58—Broadway, No. 597, repair damage by fire; cost, \$5,350; owner, Chas. C. Halsey, 13 East 77th st; architect and builder, Henry Wallace.

59—Broadway, Nos. 557 and 559, passenger elevator, &c.; cost, \$3,000; owner, C. E. Detmold, 27 West 10th st; architect and builder, Jno. Downey.

60—Maiden lane, Nos. 41 and 43, six-story brick extension, 40.9 and 41.8x48 and 37.8, old rear building removed, interior and front alterations to main building; cost, \$—; owner, Charles

Knapp, on premises; architects, De Lemos & Cordes; builder, not selected.

61—Grand st, No. 271, n e cor Forsyth st, new side wall, vault, balcony, interior alterations, new stairs, &c.; cost, \$8,000; owner, Samuel Cohen, 281 Grand st; architect, J. Boekell.

KINGS COUNTY.

Plan 6—Freeman st, No. 211, add one-story flat, tin roof, also one-story brick extension, 12x12, gravel roof; cost, \$1,000; owner, Mrs. Springstead, 435 W. 24th st, New York.

7—Fulton st, No. 474, cor Elm pl., front alterations; cost, \$300; owner, Ed. Smith, 154 Greenwich st, New York; architect and builder, W. N. Sternkopf.

8—Oakland st, No. 266, raised 6 feet wall beneath; cost, \$500; owner, &c., Philip Riley, on premises.

9—6th av, No. 650, front and interior alterations, cost, \$150; owner, G. Lewis, 652 6th av; builder, E. Matthiesen.

10—Court st, No. 614, n w cor Lorraine st, one-story frame extension, 20x12, tin roof, wooden and tin cornice; cost, \$250; owner, F. Gillman, 600 Court st; architect and builder, F. Seidfried.

11—9th st, No. 166, new foundation, also three-story and basement brick extension, 22x19, tin roof, wooden and tin cornice; cost, \$600; owner, George Cordes, 1 Summit st; architect, F. Gibson; builders, H. Sivers and L. Gebhard.

12—Gold st, No. 305, brick wall under extension and interior alterations in basement; cost, \$125; owner, John Raynold, on premises; builders, M. Reily and F. Gibson.

13—Devoe st, s s, 125 w Ewen st, substitute flat roof in place of peak; cost \$600; owner, Mrs. A. Cunningham, 144 Rodney st; builders, — Doyle & —.

14—Bridge st, Nos. 231 and 233, add half story, also three-story frame extension, 10x12, tin roof; cost, \$700 for each building; owner and architect, Sam'l Lippencott, 171 Bridge st.

15—Clinton st, No. 359, area wall; cost, \$200; owners, &c., M. Webster & Son, 359 Clinton st.

16—McKibben st, No. 63, build stone foundation, also interior alterations; cost, \$2,500; owner, F. Schwab, on premises; architect, Frank Holmberg; builder, John Rueger.

17—Stagg st, No. 202, add one story, also front of present building taken out and extended 3 feet; cost, \$1,800; owner, Leonard Feuerbacher, on premises; architect, Geo. Hillenbrand, builder, Dan. Kreuder.

18—Magaolia st, No. 186, one-story frame extension, 16x23, gravel roof; cost, \$400; owner, William Shaffer, 186 Jay st; mason, not selected; carpenter, Thos. Phillips.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 16:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Bruck, Geo., Bagley, S. V., Ballin, Selig, etc.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- List of business assignments including: 12 Bruck, George (liquors, 633 9th av), to Adolph Kruger; 15 Cisco, John A., and Frederick W. Foote (firm of John J. Cisco & Son, bankers, 59 Wall st) to Lewis May; 13 Fascher, J. Henry (dry goods, 48 Greenwich st), to Herman Bolte; preferences, \$8,500; 10 Gee, Thomas H. (fancy goods, 2055 2d av), to Thomas H. Smith; preferences, \$375; 12 Jacobson, Selly, and Nathan Nathanson (firm of S. Jacobson & Co., stationery specialties, 12 White st) to Richard H. Lane; 15 Menger, Louis R. (picture frames, 35 Dey st), to Henry H. Bowman; preferences, \$3,502; 13 Risley, Charles F. (drug specialties, 64 Cortlandt st), to Charles H. Fuller; 10 Sheilds, John H. (hardware, 3d av and 37th st), to W. H. Clarkom; preferences, \$1,436; 16 Schwensen, William, to Solomon Hyman; 15 Wallach, Joseph R. (ribbons and silk goods, 383 Broadway), to Nathan Klein; preferences, \$3,800.

KINGS COUNTY.

- GENERAL ASSIGNMENTS. 12 Rhodes, Thos. H., to John H. Van Kirk.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

NEW YORK, January 12, 1885.

- REGULATING, GRADING, &c. 147th st, from North 3d to St. Anns av.* 149th st, from Morris av to Southern Boulevard.* 150th st, from North 3d to Railroad av.* 151st st, from North 3d to Railroad av.* 156th st, from North 3d to St. Anns av.* WIDTH OF SIDEWALKS. 66th st, bet 4th and 5th avs; 30 feet.*

- MAINS, ster. (1884)... 412 07 136th st, bet 6th and 7th avs; C (1884)... 436 67 10th av, from 79th to 95th st; geeter. (1878)... 140 59 Eagle av, from 149th st to Westsider. (1884.) Hull av, from Southern Boule... 67 Croton.* r. (1871)... 1,0 Walnut st, from Wake st to Jero(1883.) (Va-Westchester av, from Prospect a. to Bronx River; gas.* North and south depot squares, from Bedford Park railroad station to Berrian or Webster av; gas.*

REPAIRING.

- Bank st, from Hudson to West st.† 11th st, from Av B to Av D.† 9th st, from 1st av to Av A.† 12th st, from Av A to 2d av.†

FLAGGING.

- 62d st, s s, bet 1st and 2d avs.* 121st st, s s, bet Lexington and 4th avs, an additional course.*

CHANGE OF GRADE.

- 55th st, from Av A to East River.* 10th av, from 139th to 137th st.*

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE EXCHANGE SALES-ROOM, NO. 111 BROADWAY.

- 107th st, No. 220, s s, 266.2 e 3d av, 21.16x103.11, four-story brick dwell'g, by P. F. Meyer. (Amt due, abt \$3,300)... 17 93d st, No. 241, n s, 450 e 3d av, 25x100.8, five-story brick flat... 19 94th st, s s, 375 e 3d av, 25x100.8, five-story brick flat, by W. B. Lynch. (Amt due on 94th st abt \$3,150, and on 93d st \$1,450; prior mort., \$11,500 on each) 19 94th st, No. 237, n s, 450 e 3d av, 25x100.8, five-story brick flat, by J. F. B. Smyth. (Amt due \$3,150; prior mort. \$11,500)... 19 Alexander av, w s, extd from 137th to 138th st, 200x100, by J. L. Wells. (Amt due \$38,700)... 19 121st st, No. 52, s s, 83 e Madison av, 17x100.11, three-story stone front dwell'g, by H. Henriques. (Amt due, abt \$10,400)... 19 93d st, No. 235, n s, 375 e 3d av, 25x100.8... 19 93d st, No. 237, n s, 400 e 3d av, 25x100.8... 19 93d st, No. 239, n s, 425 e 3d av, 25x100.8... 19 Three five-story brick flats. (Three 2d morts., amt due on each, abt \$1,350, prior mort. of \$11,500 on each)... 19 Av A, s e cor 62d st, runs south abt 187.11 x irreg; 7 gores bounded east by East River, with part of dock foot 62d st, vacant, by E. H. Ludlow & Co. (Amt due \$9,871)... 20 76th st, n s, 155 w 4th av, 60x102.2, six-story stone front flat, by L. J. Phillips. (Amt due \$104,022)... 20 122d st, s s, 100 e Madison av, 50x100.11, vacant, by H. Henriques... 20 3d av, No. 743, e s, 25.5 n 46th st, 25x75, five-story brick flat, by J. F. B. Smyth. (Partition sale)... 21 Jackson av, w s, 75 n Cliff st, 19.9x75... Jackson av, w s, 94.9 n Cliff st, 19.9x75... by L. Mesier. (Amt due on each, abt \$2,350)... 20 Tinton av, w s, 47 n Cliff st, 29x135, by L. Mesier. (Amt due, abt \$2,900)... 20 Mitchell pl, No. 5 (49th st), n s, 72 e 1st av, 18x80.10, three-story stone front dwell'g, by S. De Wall-tearss. (Judgment roll not filed)... 22

KINGS COUNTY.

- Myrtle av, n s, 25 w Ryerson st, 25x84, by T. A. Kerrigan. (Partition sale)... 21 Clermont av, No. 128, w s, 237.11 n Myrtle av, 21.7x 78.3, by T. A. Kerrigan, at 35 Willoughby st... 21 Franklin av, w s, 47 s Van Buren st, 27.9x80, by J. Cole, at 389 Fulton st... 24

LIS PENDENS, KINGS COUNTY.

- York st, s s, 50 e Green lane, runs south 70 x east 25 x south 30 x east 50 x north 100 to York st, x west 75. Sarah W. Swords agt John Burke et al.; att'y, Wm. H. Willis, Jr... 7 Sterling pl, s s, 104.7 e 6th av, 20x100. John B. Williamson agt Edward J. Morse et al.; att'y, J. Ridgeway... 8 Putnam av, s s, 500 e Bedford av, 50x133.7x50.3x 138.7. William R. Redwood agt John Heyzer; att'y, R. D. Harris... 9 Baltic st, No. 246, s s, 153.9 w Court st, 25x99.11. Erastus S. Spencer, recvr. of R. H. Berdell, agt Harriet B. Berdell, otherwise Harriet Barnard and Niels Jensen; action to recover premises; att'y, H. Aaron... 9 Baltic st, No. 250, s s, 103.9 w Court st, 25x99.10. Same agt Harriet B. Berdell and Orion A. Furnas; action to recover premises; att'y, same as last... 9 Baltic st, No. 248, s s, 128.9 w Court st, 25x99.10. Same agt Harriet B. Berdell and Frederick Geldman; action to recover premises; att'y, same as last... 9 Harrison st, No. 249, n s, 107.3 w Court st, 24x100. Erastus S. Spencer, recvr. R. H. Berdell, agt Harriet B. Berdell or Barnard and W. R. Saunders et al.; action to recover premises; att'y, H. Aaron... 9 Harrison st, No. 251, n s, 80 w Court st, 27x100. Same agt Harriet B. Berdell & Co.; action to recover premises; att'y, same as last... 9 Columbia Heights, No. 84, n w cor Cranberry st, 25x150. John Kelly agt Harriet L. Packard; foreclos mechanics' lien; att'y, M. J. Earley... 10 Jefferson st, n s, 311.8 e Tompkins av, 16.8x100. John J. Cable, exr. Margt. Stewart, agt Daniel T. Macfarlan et al.; att'y, Wm. H. Willets... 10 Ormond pl, s e cor Jefferson st, 74.9x130. Edward T. Hunt et al., exrs. T. Hunt, agt The Church of the Mediator; att'ys, Hubbard & Rushmore... 10 Union st, n s, 253 w 7th av, 20x90. Margie B. Lacey, extr., and trustee F. Lacey, agt Edward J. Barber; att'ys, A. P. & W. Man... 10 Union st, n s, 273 w 7th av, 20x90. Same agt same; same att'y... 10 49th st, s s, 115 e 3d av, 15x100.2. Edward P. Day agt Margaret Wandell and Charles E. Rogers; att'ys, Riggs & Denman... 10 Varet st, s s, 100 e Morrell st, 25x100. Anna Fingering agt John H. Stegman; action to recover unpaid purchase money; att'y, I. N. Williams... 10 John st, s s, 223 e Bridge st, 23x100. Thomas O'Connor agt Mary O'Connor et al.; att'y, O. J. Wells... 13 7th av, s e s, 100 s w Lincoln pl, 20x90. Thomas Harwood agt Margaret Flanagan et al.; att'y, W. H. Greene... 13

January 24 1885

100, Christian and Alexander Johnson et al.; agreement; att'ys, Wakema... Fulton st, s s, 179.8 w 1 rd av, 20x80, The Metropolitan Life Ins. Co, agt Allen C. Dickens et al.; att'y, S. Arnoux, Ritch & Woodford... Fulton st, s s, 199.8 w Bedford av, 20x80. Same agt same

RECORDED LEASES.

NEW YORK. Per Year. Broadway, No. 527, all lofts. David W. Bruce et al., trustees Cath L. Wolfe, to The Metropolitan Telephone and Telegraph Co.; 7 1/2 years, from Nov. 1, 1884. 5,000 Broadway, Nos. 921 and 923, rooms 1 to 5, inclusive, and 7 on top floor. Davis Collamore and S. D. Bonfills to The Metropolitan Telephone and Telegraph Co.; 5 years 5 months, from Dec. 1, 1884. 2,100 Broadway, s w cor 34th st, store and basement. Thomas N. Lawrence to Emlen Painter; 3 years, from May 1, 1885. 4,000 Bayard st, No. 68, front house. Phebe T. Smith, Mt. Vernon, N. Y., to John Schaefer; 2 years, from May 1. 800 Chrystie st, No. 175, all except cellar. Henry C. Miner to Frederick H. Berneker; 3 years, from May 1, 1885. 1,100 Catharine st, No. 64, store. Ann M. Miller to Margaretta Steitz; 3 1-12 years, from April 1, 1884. 1,100 Madison st, s s, 187.5 e Clinton st, 23.5x100. Catharine A. Hedges to Abraham Cahn; 10 years, from May 1, 1878. 200 Same property. Assign. lease. Benjamin Cahn, admr A. Cahn, to Benjamin Cahn. Park pl, Nos. 82 and 85. Emily C. Watson, Charles E. and Laura V. Rhineland and Gertrude R. Waldo to the Coccaud Mfg. Co.; 3 years, from May 1, 1885. 4,000 47th st, No. 629, shop. Mary A. Gore to Michael Ryan; 5 years, from May 1, 1885. 96 58th st, No. 128 W, s s, 283.4 w 6th av. Mary J. Coar to Pamela C. Stratton; 5 years, from Nov. 1, 1884. 2,750 and 3,000 64th st, n s, 230 w 2d av, 25x100.5. Abraham B. Cox et al., exrs. A. B. Cox, to John Bartniet; 10 years, from May 1, 1885; taxes in excess of \$3,000 valuation. 425 and 475 83d st, No. 204 E, store. Susan McEvoy to Cornelius O'Shea; 5 1-12 years, from Dec. 1, 1884. 420 Same property. Assign. lease. Cornelius O'Shea to Michael O'Mara. nom Alexander av, s e s, 65 s w 143d st, 20x105, three-story brick building. John M. Beck to Fred Kiar; 5 years, from May 1, 1884. 1,200 1st av, No. 443, corner store and cellar, with four rooms second floor. Samuel Hassell to Nickolaus Silvery; 3 years, from May 1, 1885. 960 1st av, No. 2392, store. Amelia F. Berg to Charles F. Reichmann; 5 years, from Jan. 2d av, No. 355, store, &c. George C. Reisenweber to John Eichler; 5 1/4 years, from Feb. 1, 1885. 1,500 3d av, No. 629, store, basement and loft. Louise Rollwagen to Morris Frohmann; 10 years, from May 1, 1884. 1,500 6th av, No. 672, s e cor 39th st, 2d, 3d, 4th and 5th floors and all of roof and part of cellar. Caswell, Hazard & Co. to The Metropolitan Telephone and Telegraph Co.; 4 years, from May 1, 1884. 12,000

MARKET QUOTATIONS.

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

Table with columns: BRICK, Cargo afloat, Pale, Jerseys, Up River, Haverstraw seconds, Haverstraw firsts, Choice cargoes, Hollow Fire Clay Brick.

Table with columns: FRONTS, Croton and Croton P'ts, Philadelphia, alongside pier, Trenton, Baltimore, on pier, Baltimore, moulded, Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick.

Table with columns: FIRE BRICK, Welsh, English, English, choice brands, Scotch, Silica, Lee-Moor, Silica, Dinas, White, Enamelled, English size, do do domestic size, Warm Buff facing, domestic size, American, No. 1, American, No. 2.

Table with columns: CEMENT, Rosendale, Portland (English), ordinary, Portland, K. B. & S., Portland, J. B. White & Bro., Portland, Hemmorr, Portland, German, Portland, Saylor's American, Keene's coarse, Keene's fine.

Table with columns: DOORS, WINDOWS AND BLINDS, DOORS, RAISED PANELS, TWO SIDES, 3.0x6.0, 3.6x6.6, 3.6x6.8, 3.8x6.8.

Table with columns: DOORS, MOULDED, Size, 1 1/4 in., 1 1/2 in., 1 3/4 in., 2.0x6.0, 2.0x6.8, 2.6x6.8, 2.6x7.0, 2.6x7.0, 2.8x7.0, 2.8x7.0, 2.10x6.10, 3.0x7.0, Hot Bed Sash Glazed, 3.0x6.0, Hot Bed Sash Unglazed, 3.0x6.0.

Table with columns: OUTSIDE BLINDS, Per lineal foot, up to 2.10 wide, Per lineal foot, up to 3.1 wide, Per lineal foot, up to 3.4 wide.

Table with columns: INSIDE BLINDS, Per lineal foot, 4 folds, Pine, Per lineal foot, 4 folds, Ash or Chestnut, Per lin. ft, 4 folds, Cherry or Butternut, Per lineal foot, 4 folds, Black Walnut.

Table with columns: FOREIGN WOODS, Cedar—Small, do—Medium, do—Large, Mahogany—Small, do—Medium, do—Large, do—Extra Large, Rosewood, ordinary to good, Rosewood, good to fine, Lignumvitae, 8@12 in., Lignumvitae, other sizes, Satinwood, superficial foot.

Table with columns: GLASS, Window Glass, Prices Current per Box of 50 feet, SINGLE, Sizes, 6x8-10x15, 11x14-16x24, 18x22-20x30, 15x36-24x30, 26x28-24x36, 26x36-26x44, 26x46-30x50, 30x52-30x54, 30x56-34x56, 34x58-34x60, 36x60-40x60.

Table with columns: DOUBLE, 6x8-10x15, 11x14-16x24, 18x22-20x30, 15x36-24x30, 26x28-24x36, 26x36-26x44, 26x46-30x50, 30x52-30x54, 30x56-34x56, 34x58-34x60, 36x60-40x60.

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket. Discount 60 and 20@70 per cent. single thick on French; 70@70 and 5 per cent. on American. Per square foot, net cash.

Table with columns: GREENHOUSE, SKYLIGHT AND FLOOR GLASS, 1/8 Fluted plate, 1-16 Fluted plate, 1/4 Fluted plate, 1/4 Rough plate, 3/8 Rough plate, 1/2 Rough plate, 3/4 Rough plate, 1 Rough plate.

Table with columns: HAIR—Duty free, Cattle, Goat.

Table with columns: IRON, Pig, Scotch, Coltness, Pig, Scotch, Glengarnock, Pig, Scotch, Eglinton, Pig, American, No. 1, Pig, American, No. 2, Pig, American, Forge.

Table with columns: BAR IRON FROM STORE, Common Iron, 3/4 to 1 in. round and square, 1 to 6 in. x 3/8 to 1 in., Refined Iron, 3/4 to 2 in. round and square, 1 to 6 in. x 3/8 to 1 in., 1 to 6 in. x 1/2 and 5-16, Rods—3/8 to 1-16 round and square, Bands—1 to 6x3-16 No. 12, Norway nail rods.

Table with columns: Sheet, Common American, R. G. American, Nos. 10 to 16, Nos. 17 to 20, Nos. 21 to 24, Nos. 25 to 28, Nos. 27 to 28, Galvanized, 10 to 20, do 21 to 24, do 25 to 26, do 27, do 28, Patent planished, Russia, Rails, American steel.

Table with columns: LABOR, Ordinary, per day, Masons, do, Plasterers, do, Carpenters, do, Plumbers, do, Painters, do, Stone-setters, do.

Table with columns: LIME, Rockland, common, Rockland, finishing, State, common, cargo rate, State, finishing, Ground, Add 25c. to above figures for yard rates, LATH—Cargo rate.

Table with columns: LUMBER, Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other for extra selection. Pine, very choice and ex. dry, Pine, good, Pine, shipping box, Pine, common box, Pine, common box, Pine, tally plank, 1 1/4, 10 in., dres'd ea, Pine, tally plank, 1 1/4, 2d quality, Pine, tally plank, 1 1/4, culls, Pine, tally boards, dressed, good, Pine, tally boards, dressed, common, Pine, strip boards, m'ch'able, dres'd, Pine, strip boards, culls, Pine, strip boards, clear, Pine, strip plank, dressed, clear, Spruce boards, dressed, Spruce plank, 1 1/4 inch, each, Spruce plank, 2 inch, each, Spruce plank, 1 1/4 inch, dressed, Spruce plank, 2 inch, dressed, Spruce wall strips, Spruce timber, Hemlock boards, each, Hemlock joist, 2 1/2x3, Hemlock joist, 3x4, Hemlock joist, 4x6, Ash, good, Oak, Maple, cull, Maple, good, Chestnut, Cypress, 1, 1 1/2, 2 and 2 1/2 inch, Black Walnut, good to choice, Black Walnut, ordinary to fair, Black Walnut, 5/8, Black Walnut, selected and seasoned, Black Walnut counters, Black Walnut, 5x5, Black Walnut, 6x6, Black Walnut, 7x7, Black Walnut, 8x8, Cherry, wide, Cherry, ordinary, Whitewood, inch, Whitewood, 5/8 inch, Whitewood, 3/4 panels, Shingles, extra shaved pine, 18 in, Shingles, extra sawed pine, 18 in., Yellow pine dressed flooring, Yellow Pine girders, Shingles, clear sawed pine, 16 in., Shingles, heart, cypress, 2 1/2x7, Shingles, heart, cypress, 20x6.

Table with columns: PLASTER PARIS, Calcined, ordinary city, Calcined, city casting, Calcined, city superfine, Calcined, Eastern.

Table with columns: PAINTS AND OILS, Chalk block, Chalk in barrels, China clay, Whiting, gilders, &c., Whiting, common, Paris White, English, Lead, white, American, dry, Lead, white, American, in oil pure, Lead, English, B. B. in oil, Lead, red, American, Litharge, Ochre, French, dry, Venetian, red, American, Venetian red, English, Tuscan red, Indian red, Vermillion, American Lead, Vermillion, English, Carmine, American, No. 40, Orange Mineral, Paris green, Sienna, lump, Sienna, powdered, Umber, Amer., raw and powdered, Umber, Turkey, lump, Umber, Turkey, powder, Drop Black, English, Drop Black, American, Prussian blue, Ultramarine blue, Chrome green, Oxide zinc, American, Oxide zinc, French, V M G S., Oxide zinc, French, V M R S.

Table with columns: SLATE, Delivered at New York, Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City).

Table with columns: STONE—Cargo rates, delivered at New York, Amherst freestone, in rough, Amherst do do C ft No. 1, Berlin freestone, in rough, Berea freestone, in rough, Brown stone, Portland, Ct., Brown stone, Belleville, N. J., Granite, rough, Carlisle (Corsehill) Scotch, ft.

Table with columns: NATIVE STONE, Common building stone, Base stone, 2 1/2 ft. in length, Base stone, 3 ft. in length, Base stone, 3 1/2 ft. in length, Base stone, 4 ft. in length, Base stone, 4 1/2 ft. in length, Base stone, 5 ft. in length, Base stone, 6 ft. in length.

Table with columns: SOLDERS, Half and half, Extra, No. 1, No. 2.

Table with columns: TIN PLATES, I. C. Charcoal, 10x14, I. C. coke, 10x14, I. X. charcoal, 10x14, I. C. charcoal, 20x28, I. X. charcoal, 14x20, I. C. coke, 14x20, I. C. coke, terme, 14x20, I. C. charcoal, terme, 14x20.

Table with columns: ZINC, Sheet, cask, Sheet, open.

MISCELLANEOUS.

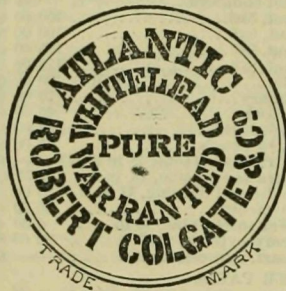


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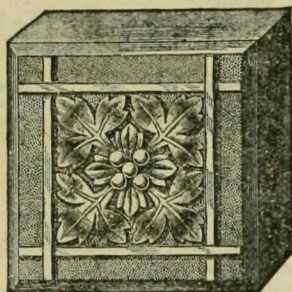
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HOME

Insurance Company of New York,

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Sixty-Third Semi-Annual Statement, January, 1885

CASH CAPITAL	\$3,000,000 00
Reserve Premium Fund.....	2,847,565 00
Reserve for Unpaid Losses and Claims.....	405,798 64
Net Surplus.....	1,141,726 91

CASH ASSETS.....	\$7,395,090 55
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SUMMARY OF ASSETS.

Cash in Banks.....	\$251,736 41
Bonds and Mortgages, being first lien on Real Estate.....	1,005,400 00
United States Stocks (market value).....	2,845,625 00
Bank and Railroad Stocks and Bonds (market value).....	1,699,400 00
State and City Bonds (market value).....	222,000 00
Loans on Stocks, payable on demand.....	254,050 00
Interest due on 1st January, 1885.....	105,682 45
Premiums uncollected and in hands of Agents.....	356,002 72
Real Estate.....	655,183 97
Total.....	\$7,395,090 55

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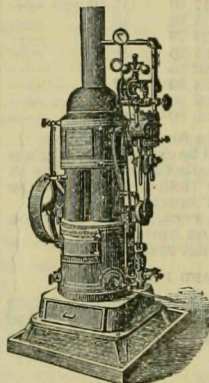
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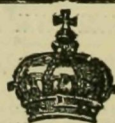
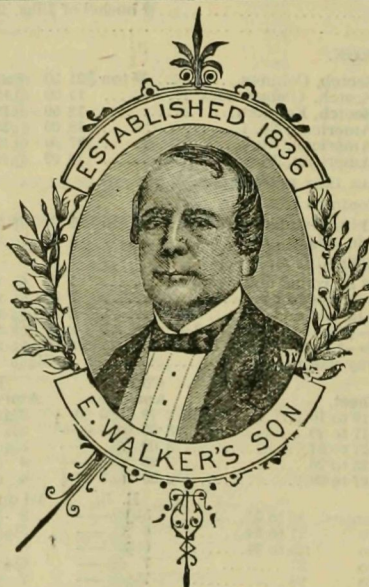
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