

THE RECORD AND GUIDE,

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Public Measures and the Real Estate Exchange.

The new Real Estate Exchange has a great future before it, if it continues in the course in which it has begun. The aim of those who originated the Exchange was much higher than to establish a mere salesroom for trading in real estate. The other exchanges have nothing to say about our government or laws, probably for the reason that the price of stocks, grain, cotton, petroleum, metals, coffee and the like are not affected by bad State or municipal enactments. It is otherwise with real estate. That greatest of interests is directly injured by laws now on the statute book and is in danger of others which may be passed by the State or local legislatures. Hence the moment the recognized representatives of the real estate interests got together they were confronted by legal impediments in the transaction of their business, and were naturally tempted to see if something could not be done in the interest of taxpayers. One of the first acts of the directors of the new Exchange was to appoint a committee of fifty on legislation whose functions it would be to watch everything done at Albany and in the City Hall affecting the interests of owners of realty. This committee did some excellent work last year and it promises to be still more efficient this year. Its meetings are largely attended and a new force in local politics has been set in motion which it is to be hoped will take the place of the various reform organizations which in times past have tried to accomplish so much, but all of which were finally captured by the politicians. As soon as the Exchange is recognized as a power in politics an attempt will of course be made to run it in the interest of the tax eaters; but as the leading members of the Exchange are hard headed men of business, representing great realty interests, and are, moreover, not ambitious of office for themselves or their friends, it is not likely that this institution will become a prey to the politicians.

The Exchange has seen fit to memorialize Congress for ample appropriations to put this city in a state of defence. Should a foreign fleet bombard or capture New York, or should a ransom be exacted to ward off an attack, it is the holders of realty who would be the chief sufferers. It seems entirely proper therefore that an institution representing the real estate of New York and its neighborhood should call the attention of the Federal Government to this vital matter. The Real Estate Exchange has also invited the Stock, Cotton, Produce and other exchanges to second its efforts and those of the Chamber of Commerce in having New York put in a state of defence. In view of the facts the apathy of our own people as well as Congress is simply amazing. Every recognized military and naval authority in the country has pointed out how defenceless are our sea coast cities, especially New York. It would take us three years if we commence at once to make New York reasonably safe against the attack of any fifth rate naval power. Senator Hoar, of Massachusetts, said in the Senate recently:

Our condition is well known to foreign nations. The absolutely defenceless condition of all our coast is well known abroad. The late Minister of Foreign Affairs in France said to one of our own statesmen not long since: "How about your defences? In the Intelligence Department of our War Office," said he, "we have a drawing of every military work of consequence on the whole American coast line, with comments on their strength. There is not a first-class fortification among them all. Do you know how long it takes to build a first-class modern gun?" said this French Minister. The American replied that he did not. Lacour said: "It takes a whole year. Your cities would be shelled and sacked and laid under tribute while you were creating a navy; and how could you rebuild your fortifications with 1,000-pound shells falling about the ears of your working men? Be sure"—now mark this—"Be sure that the defenceless condition of your country is thoroughly well known and commented upon by every power in Europe, that would gladly see you humbled, for, as I said, your prosperity is a dangerous menace to all the nations of the Old World except France."

It is idle to say that if we give no offence there is no danger of war. No nation ever escaped international conflicts, and there is no instance in history of rich unprotected communities that were not spoliated by unscrupulous rivals who had the advantage of being prepared for war.

If the other exchanges will second the efforts of the Real Estate Exchange and Chamber of Commerce it may be possible to secure liberal appropriations from the sitting Congress, and this united

action of our great business organizations may be usefully employed hereafter for other public objects.

British and American Legislation Contrasted.

Mr. Simon Sterne delivered a very interesting address before the legislative committee of the Real Estate Exchange recently, which deserved to be very widely published in the press, but, the latter made no mention of it. Our newspapers do not seem to care for reporting any matter of real public moment. James R. Keene's rough and tumble with a conductor, the bout between Sullivan and Ryan, or a discussion about the office cat of our "esteemed contemporary", seems to consume the energies of our journals; hence they can find no place for reporting discourses which are full of valuable information and weighty suggestions.

Mr. Sterne's address was on the superior methods of British as compared with American legislation. In our Congress and Legislatures immense numbers of bills are offered, some with public and others with private objects in view; but in the struggle for life it is the enactments which have most backing, and these are often of a malign character, which are finally passed. Governor Hill is authority for the statement that over fifty of the bills passed by the last Legislature were so crudely drawn and so inconsistent with previous legislation that they all should have been vetoed, although many of them had worthy objects in view. So thoroughly bad is our legislation that the annual meeting of the State Assembly and Senate is regarded with alarm and their final adjournment is always hailed with pleasure.

In the British Parliament matters are managed very much better. The system of ministerial responsibility puts all the bills having a public character in the hands of the existing Cabinet. This cuts off the consideration of swarms of projects which in this country consume the time of the committees and the legislatures. Then as regards private bills, such as those for railroads, canals, bridges, public improvements, the organization of industrial enterprises and the like, they are put through a severe ordeal before they are considered at all. Notice of these bills must be filed sixty days before Parliament meets, and they must be passed upon by what is really a Parliamentary Court before they can be placed upon the docket of the House of Commons. Every private bill has to stand upon its own merits and the authorities must be satisfied that it injures no vested interest and is otherwise unobjectionable before it is submitted to Parliament. Experts examine these private bills and parliamentary lawyers are employed to discuss them *pro and con*. These parliamentary lawyers by the way, are respectable practitioners and must not be confounded with our lobby, though they do some of the same work; but the final result is that nine-tenths of the proposed bills are killed and only the fittest survive. These last are resubmitted to committees of the House itself but not until after experienced experts have got them into proper shape. The work done by the ministry in accepting or rejecting public measures and by the preliminary parliamentary court in selecting unobjectionable private bills reduces the work of Parliament to a minimum; and hence legislation in England is well considered and wise, while in this country our laws are a hap-hazard jumble because Congress and the Legislatures undertake to do too much and employs wrong methods in dealing with matters brought before them.

There is one peculiarity which distinguishes American legislators from British members of parliament which Mr. Sterne did not touch upon. The British parliament has been called the "first club in England." It represents the great interests of the British Empire. The landlord class is the most powerful and much of the evil legislation of the empire is due to the influence of the great landlords especially in the House of Lords. The manufacturers are very largely represented in membership; also the merchants and bankers. A very influential section of English legislators are men of wealth, education and oratorical ability who make imperial politics a profession. They are not politicians in the questionable sense with which we regard that class in this country, but public spirited gentlemen who have a laudable ambition to shine in the affairs of state. Of lawyers proper there are very few in the Commons. They find their place in the parliamentary court and represent the interests of private bill promoters in what we would call the lobby.

The composition of our legislatures is, of course, entirely different. We hand over all legislation to the legal fraternity. Nearly every president, cabinet minister, governor, members of Congress and of the State legislatures is a lawyer. Every other profession and pursuit is unrepresented except in the most casual way and the result is before us in the deplorable chaos so ably described by Mr. Simon Sterne. There is no instance in history of any one class ruling all others wisely. Insensibly lawyer legislators, lawyer governors and lawyer judges will do what they can to promote litigation. This is the legacy of lawyer rule continued through a generation.

There does not seem to be any means to cure this evil. Our wealthy and educated classes are unpopular with the average voter. The lawyers are trained to public business. They cultivate the art of oratory and persuasion and are familiar with parliamentary

usages. They are preferred for every office over representatives of all other classes. Their only rivals in popularity are the keepers of liquor saloons whom our city voters as a general thing prefer for members of the Board of Aldermen and other local offices. The only improvement that seems to be possible in our government is in giving greater authority to the heads of departments, mayors, governors, presidents and all executive officers and abate as far as possible the nuisance of lawyer infested legislative bodies. This will give us at least responsible government. The powers conferred upon the mayors of Brooklyn and New York show the tendency of things.

Land Transfer Reform.

By invitation, several members of the press and a committee from the Real Estate Exchange were invited to be present at a meeting of the Land Transfer Reform Commission last week, to hear what recommendations on the subject they were about to make to the Legislature. A report of President Southmayd's remarks, which were very interesting, will be found elsewhere. Every real estate owner and dealer and all lawyers interested in real estate cannot afford to be without this full report. The remarks of the chairman and others show the monstrous injustice of the laws affecting realty in this State. There is a great deal of intelligent work to be done to correct the iniquities sanctioned by existing enactments.

The commission, it seems, have agreed upon all points save one. Unfortunately the dispute is on a vital matter. Mr. Southmayd and three of the committee have decided to recommend an index of conveyances and mortgages by lot, while Mr. Dwight H. Olmstead is of the opinion that indexing by block is the most practical method. What was said on both sides is given in the report.

We do not propose to take part in this controversy, but we fear it will delay the consideration of this vital matter of land transfer reform by the Legislature. The commissioners ought to have made up their minds to agree or to disagree before the Legislature met and have had its report or reports ready before the beginning of the session; but as yet they have not put pen to paper, and it will probably be some time before the report and the proper bills are prepared. The recommendations which the majority of the commission will make on other points are all of them wise and to the point, and it is to be hoped that prompt action will be taken, even if the matter of indexing should be postponed for another year.

There are powerful monied influences which will oppose any change in the present costly and burdensome system of conveying real estate. There is one city official who receives \$11 for every search made. The sum total amounts, as Mr. Southmayd points out, to three times the annual salary of the President of the United States. There are other officials and many lawyers who will lose money by any cheapening or expediting in the transfers of real property. The Legislature in session has already achieved a dubious reputation. The composition of its committees is very bad, and it will be hard work to fight through any reform when powerful monied interests are opposed to it.

Pelham Park.

A committee of the Real Estate Exchange and Auction Room—Limited—has, during the past week, been investigating the subject of the proposed Pelham Park. There is, it seems, no objection in any quarter to the other parks proposed by the Commission. These last are all situated in the Twenty-third and Twenty-fourth Wards, but Pelham Park is on the Sound outside of the city limits. It is alleged, this location is such that it would be unavailable for park purposes for many long years, while the cost and maintenance, and the construction of the parkway from Bronx Park to Pelham Bay Park, would all prove very costly to the present generation of taxpayers. Pelham Park is six miles from the Harlem River, is near no railway, and its only approach for the public would be by way of the East River and the Sound. Then, it is alleged, that much of the land to be purchased is a swamp, and that its sale to the city would involve a job of very great magnitude.

Still another objection is in the grievous burdens which taxpayers must assume if all these lands for parks are condemned right away. If the legal fiction of a debt of \$125,000,000 instead of our real debt which is \$92,000,000 is sustained by the courts, there can be no issue of bonds to pay for the condemned lands. The law is so framed that upon the authorization of the Supreme Court condemned park lands pass into the possession of the city, and the former owners of the land can enter a judgment against our tax authorities and force the payment at once. In other words the city tax levy would be swollen ten, fifteen or perhaps twenty million dollars in one year, which would be an exasperating burden upon owners of New York realty. If bonds could be issued running 25 or 30 years, there would not be so much opposition, for the payment would then be gradual, but the newly adopted constitutional amendment prohibits the issue of bonds increasing our debt to more than 10 per cent. of the real estate valuation of the city. The

city's real estate debt, as we have said, is \$92,000,000 (1884)... 412 07
not reach our limit until the debt of \$120,000,000 (1878)... 436 67
here comes in the preposterous sinking fund which (1884)... 140 59
Mayors and our present Corporation Counsel declared... 6c
counted as a part of the permanent debt of the city. (Va.) 1c

There is one way out of this tangle. It is for the Legislature to get rid of this fictitious debt. Its existence is a constant temptation to speculation. Are we certain that all the bonds credited to the sinking fund are really in the possession of the commissioners? May not the representatives of the party machines have made away with some of them? It is folly unspeakable for our citizens to permit the existence of a great mass of negotiable securities to remain uncanceled in the possession of city officials. The existence of the sinking fund is not only a peril in itself, but necessitates the employment of unnecessary officials. The Legislature should end it this year, and then there will be no difficulty about the new parks or paying the bills for the construction of the new aqueduct.

Our Prophetic Department.

OBSERVE—The market is a puzzle to most people. Even the oldest heads cannot understand why prices should be so well maintained in the Stock Exchange when the skies in the railway world look so cloudy. All the pools and combinations have broken to pieces. The Pennsylvania Central, the most conservative and best managed of our corporations, will have nothing more to do with combinations, and even refuses to enter the coal syndicate. This would seem to mean general demoralization. Then the Vanderbilts are bears, and general business certainly is not active enough to give the roads anything like their former business. The West Shore is still fighting, the Lackawanna, and New York Central have lost their profits, the Erie is accumulating a heavy floating debt, the outside public are not buying stocks, the Pittsburgh and Cisco failure occur, and yet prices remain strong. All this is very remarkable.

SIR ORACLE—Superficially considered it is, but those who have read these conversations are aware that I have steadily held that prices would be better in January, due primarily to the large crops, especially the corn crop. There were \$4,000,000,000 of agricultural products produced in the year 1884, and these have to be marketed, and despite the wars and cuttings it will be found that railroad earnings, especially in the corn regions, will show an increase for the next two months over last year. Then, there is a better feeling in business circles, as I have frequently pointed out. People cannot remain depressed always, and they are disposed just now to indulge in hopefulness. Commodore Tooker, who has forgotten more about theatrical matters than most people know, and who now runs a large theatrical printing office, tells me that since the 1st of January an entire change has come over the theatre-going public. Local and traveling companies are all doing well. Look at the theatres in this city, for instance. The Metropolitan Opera House is thronged nightly; Booth and Barrett are drawing immense houses; Wallack's, Daly's, and the other really good theatres are prosperous. In speaking of failures which might occur, I said in a conversation which appeared in the RECORD AND GUIDE of January 10:

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

The failure of the great Pittsburgh iron firm, and of Cisco, which was announced during the following week, confirmed the judgment I expressed above. Of course, there may be a catastrophe which would upset the "street," but the strength of the market in face of all kinds of bearish news and rumors, shows that for the present, at least, capitalists and investors have discounted any ordinary bad news, and are disposed to take a hopeful view of the future.

OBSERVER—Are you then converted to the bull side of the market?

SIR O.—I believe in stocks for the present, but I look for serious set-backs further along. I think there is danger of a crisis in the dry goods trade in February. I have said this repeatedly during last fall, and I certainly am not a bull on real estate values or on rents.

OBSERVER—How about grain and cotton?

SIR O.—The speculative fraternity have, as usual, got the better of the agriculturalists. It is estimated that 75 per cent. of the wheat, and rather more of the cotton, produced in 1884 was sold to the speculators at its lowest price between harvest and the beginning of the present year. The great operators in Chicago have resold this wheat at a very handsome advance to the outside miscellaneous operators. Cotton, I think, has also generally got into the hands of the less conservative speculators. The advance in price came too

much by to the bulk of the farmers. It was the
 fits in the exchanges which have made the money.
 I thing grade and speculation always discriminate
 against the necessaries and the impoverished. This is why the
 cities grow in wealth at the expense of the country. Still I see no
 prospect of any great decrease in the value of agricultural products.
 Indeed, I look for much higher prices for wheat, corn and cotton
 before the close of the crop year.

OBSERVER—Are there any signs of complications abroad likely to
 affect the commerce of this country?

SIR O.—If there is no foreign war the tendency of things in
 Europe will be to injure the trade of this country. The shrinkage
 in prices caused by the constantly added value of gold, our only
 measure of prices, will cheapen all the products we sell to the rest
 of the world. We ought to be importing gold, but the scramble for
 the yellow mettle, due to Italy and Austria resuming upon a gold
 basis, may force us next spring to send some gold abroad, although
 the balance of trade will be in our favor. To do this Europe will
 send us back our own securities. The higher market value of
 money in London and Paris, than in New York also checks gold
 importations.

OBSERVER—But suppose a war should break out, what would be
 its effect on our markets?

SIR O.—A partial panic in our stock market, a decline in cotton
 and manufactured goods, accompanied by an exciting speculation
 in breadstuffs and provisions. Chicago could at once make im-
 mense profits out of a war in Europe.

OBSERVER—I can understand how the movement of great armies
 would put a stop to agriculture in Europe and create a demand for
 American breadstuffs and meat. I can also see that the sale of
 cotton goods might be interfered with. But why should our stock
 market be affected?

SIR O.—Because a war abroad would force European bankers to
 strengthen their reserves of cash. They would sell every security
 they could spare so as to have cash on hand to meet home emer-
 gencies. Gold would be drawn from all parts of the world, and we
 would send many millions across the water. This would create
 with us a depressed stock market for a time. Eventually there
 would be a recovery of prices, for we would profit by a foreign war
 in many ways if we did not get entangled ourselves.

OBSERVER—Could we escape being involved?

SIR O.—I think not. An enterprising power like Germany, for
 instance, would be pretty sure to take advantage of our national
 idiocy in allowing our great seaport cities to be utterly unprotected.
 New York, Boston and Baltimore would be glad to give an indem-
 nity of several hundred millions of dollars to buy off the German
 fleets. That nation is enterprising, war-like and poor, and our
 national folly and the richness of our seacoast cities would be an
 irresistible temptation to any nation that had a fleet.

OBSERVER—Do you look for any war abroad?

SIR O.—I think the outbreak of one is very probable early in the
 year. Europe is full of explosive materials. There are a dozen
 burning questions, anyone of which may set all the armies of
 Europe in motion. There has, I believe, been large speculative
 purchases of wheat in Chicago based on the probabilities of war.
 There is so much distress among the working classes due to the
 operations of the gold unit of value, that a war would be welcomed
 by the reigning families to put an end to socialistic and nihilistic
 agitation among the masses.

OBSERVER—But is there money available for great wars? Could
 Russia, for instance, secure funds to keep vast armies in the field?

SIR O.—There is always money for campaigns and battles. Want
 of money never yet prevented a war. When the Southern rebellion
 broke out it was supposed the Confederacy would collapse for want
 of means. The fight was kept up four years, and it was military
 exhaustion not the want of money which put an end to it. I could
 enlarge upon this topic at great length, but I have said enough this
 week.

The selection of William M. Evarts to be Senator from New York
 is an occurrence which makes one have faith in popular govern-
 ment. The working politicians of the Republican party had deter-
 mined upon selecting a very respectable banker whose abilities are
 not of a character to have made him the peer of the Senators from
 other States; but he was not satisfactory to the great mass of the
 Republican voters, and the latter insisted that the Empire State
 should be represented by the one available Republican in the State
 who could hold his own with Senator Edmunds of Vermont or
 Senator Bayard of Delaware. It is curious to note how tenacious
 the American people are for having their best legal talent in the
 Senate of the United States. Really able men are continued in
 public life if members of the upper house. In this connection
 one recalls the names of Clay, Calhoun, Benton, Webster, Crittend-
 on, the Bayards, Edmunds, Morrell, Anthony and Conkling. The
 latter terminated his Senatorial career by his own act. Curiously
 enough, while demanding first-class legal talent in the Senate, the

American people deliberately set aside such of their leading
 Senators as are aspirants for the Presidency. To be elected chief
 magistrate of the nation a candidate must be a successful general
 or a third-rate lawyer. Speaking or literary ability is fatal to
 presidential aspirations. Many of the views held by Mr. Evarts are
 not those advocated in this publication, but he will make a Senator
 of unusual ability, and will bring to the discussion of national and
 international topics a ripe experience, sound judgment and an
 earnest desire to serve the highest interests of the nation.

The report of the proceedings before the Land Transfer Reform
 State Commission is so full that we are reluctantly forced to omit
 this week Mr. Geo. W. Van Sicken's admirable paper giving instruc-
 tions to buyers and sellers of real estate so that they may avoid
 legal pit falls. It will be given next week.

The Philadelphia journals are felicitating the inhabitants of the
 Quaker city over the opening of the first cable line. Reference is
 made to the wonderful changes wrought in Philadelphia by the
 horse cars, the first of which was propelled on the 20th of January,
 1858. Previous to that date all public travel was by cumbrous
 omnibuses, but the horse cars, it is alleged, in five years made
 changes greater in city transportation than did the hundred years
 previously. Philadelphia has no "L" roads to bring the ends of
 the city together as in New York, but it is thankful for the cable
 roads which it is hoped will give much swifter travel than the horse
 car lines. Undoubtedly, means of rapid inter-communication is of
 immense benefit to any great centre of population. No city is so
 blessed in this particular as New York, yet from the way the jour-
 nals and our courts regard the Manhattan Company one would sup-
 pose that it was an intolerable nuisance which ought to be abated.

The work of the State Legislature has begun early as will be seen
 by reference to our Albany letters of this and of last week. Of course
 we do not pretend to keep the run of legislation only so far as it
 affects our city government and realty interests, but it will be
 seen that a swarm of bills of vital moment to the taxpayers have
 already been introduced. There is no publication which gives this
 news in anything like its fullness and thoroughness save alone THE
 RECORD AND GUIDE.

David Dudley Field made a remarkable speech at the sixteenth anniver-
 sary of the Ladies' Sorosis Club, held at Delmonico's last Thursday even-
 ing. He declared himself in favor of woman's rights, including suffrage
 and all that is demanded by the most advanced woman's rights advocates.
 Within the last thirty years, he said, there had been a revolution in the
 law respecting the status of women as regards property rights. When he
 commenced the work of codifying the laws of the State woman had no
 right to her own personal property. The husband and wife were one, and
 that one was the husband. He could see no reason why the women should
 not vote and hold office just the same as men. As to the objection that
 women would not look well at a crowded poll he believed that the time was
 coming when some machinery would be devised by which the invalid and
 the aged, as well as women, could do their voting in their homes. Citizens
 should not be disfranchised because of physical disability. Mr. Field was
 very emphatic in the position he took, and was listened to and liberally
 applauded by the brilliant assembly of ladies and gentlemen who filled
 Delmonico's dining hall. Among the notabilities present were Judge Noah
 Davis, Judge Fancher, Rev. Dr. Collyer, Courtland Palmer, Dr. Morris
 Henry, Manager A. M. Palmer, Mrs. Martha J. Lamb, Mrs. Erminie
 Smith, Mr. Charles Congdon, W. Jennings Demarest, Charles F. Wingate,
 H. M. Balliss and others equally noted.

The National Mining Board and Petroleum Exchange have wisely decided
 not to spend \$1,200,000 in erecting a new office building with only \$200,000
 in its treasury. The office building business has been overdone, tempora-
 rily at least. There is no doubt but all in existence will eventually be
 required, but in the slang of the day we must wait until the growth of the
 down town business "catches on" before putting up any more of these great
 costly office structures. We will be delighted to see such evidences of
 immediate prosperity as would call for many more of such edifices, but it is
 unwise to encourage the spending of money in splendid buildings in advance
 of the demand for them. It is a real injury to the best real estate interests
 of New York when investments are made which prove unproductive. It
 would add, of course, to the appearance of the city, and would be tempora-
 rily profitable to architects, builders and others interested, if capitalists
 and corporations should continue to put their money into great office and
 apartment buildings, but the community suffers finally when money is sunk
 in this way. The investors whose means are already tied up in these great
 structures should have a chance to get some return from their investments
 before new rivals enter the field. The swarms of brokers who now throng
 the various exchanges below Wall street should remember that an ebb tide
 has set in, and that literally thousands of them must get into some produc-
 tive business before three years are over. There are hard times ahead for
 the speculative fraternity. The Mining Exchange should keep its \$200,000;
 it will need all its assets before many years pass by.

The widespread complaints expressed against the contractors for the
 work on the Real Estate Exchange on Liberty Street has evidently borne
 fruit. The work is now progressing very rapidly and it is expected that
 the exchange will be opened in the middle of February. The designs for

the interior show that the Exchange will be one of the finest in the country. In addition to the marble flooring and wainscoting, the walls and ceilings are to be handsomely decorated and frescoed by W. V. D. Ford.

Home Decorative Notes.

- Have plenty of flowers upon your table, but mass them low.
- Tile finished walls are now made in many shades; they begin above the base with a color almost matching the floor and gradually become darker and change to another color, the first appearing in the frieze.
- Ropes serve various ends; a novel picture frame is of antique oak, with three cords as thick as the little finger stretched over the wood, interlacing at the corners into a pretty ornament; the ropes are both silvered and gilded.
- Table cloths are worked in the French pattern, that is the cloth is folded in three triangular folds and so ironed: the creases are in diamond pattern, and the effect is very pretty.
- Brass hanging-clocks should be mounted on a plush-covered board.
- There are some new Royal Worcester vases in which the ground is veiled with gold and the color beneath is of a tint varying from the deepest to the palest tea-rose; upon this surface are rose branches, delicately shaded, and birds so carefully executed that one may almost count the feathers.
- Violets tied with yellow ribbons are the favorite favors at ladies' lunch parties.
- Prints which have grown yellow with age can be given a rich effect by being framed in white mats, the contrast of the white mats will give the print much of the beauty of an impression on India paper.
- A very elegant fire screen is in the form of a brass peacock with a spread tail of natural feathers.
- Butter forks instead of knives are used for rolled butter balls.
- A bunch of dark grapes is a favorite ornament for panels or baskets, they are quite effective when fastened on to a large cream satin bow.
- Small cut glass vinagrettes hanging on silver chains have superseded charity boxes.
- A bright colored Japanese parasol opened wide and fastened to the back of a bamboo chair adds a bit of bright color to the dark corner of a room.
- A number of little and big pug dogs in a graduated row is one of the novelties in paper weights.
- Ancient kinds of embroidery are gaining favor each day and everything antique is hunted up with the greatest avidity.
- Cameo glass cologne bottles make a sumptuous furnishing for the dressing table.
- A rather unique but useful toilet device is composed of hooks screwed upon it for hanging buttons and rolling pin with small brass and other small necessities; sty and button hooks, scissors, whisk brooms and real esparto in oil of the rolling pin may be covered with plush, satin, or other colors; an extremely pretty one lately noticed was painted turquoise blue and decorated with the lovely delicate arbutus flowers, and suspended by means of blue satin ribbon.
- Griffins and other fanciful monsters are among choice mounting for fire irons; also circular forms of bands of metal representing beaten work.
- No style that was ever invented offers a more common-sense solution of the problem how to unite elegance with comfort in furniture than the style called by the name of Louis XV. The sofas, fauteuils and arm-chairs, with arms in which one can recline with ease, along with the woodwork and panelling, dispels an air as if made expressly for comfort; many beautiful pieces of this period are displayed at the warerooms of Herter Brothers, Fifth avenue and Twenty-first street.
- Flower-pots and jardinières are in polished and burnished brass.
- Colored Japanese lanterns distributed about a room shed a bright and pleasing light.
- Mexican feather work is used on dinner cards.
- Scarfs for five o'clock tea tables are of Canton silks which are washable.
- A copper hot water urn is more fashionable than one of brass.
- Admirers and lovers of quaint Japanese goods will find a most perfect museum of art treasures at H. C. Parke's, No. 186 Front street.
- An exquisite little cigar case is in the shape of three cigars, gold lined, with outside of oxidized silver irregularly hammered; this holds three cigars and when closed has the semblance of being fastened with a gold tape strap.
- Brass fire irons are decorated with dragon's heads.
- The low court chairs with square backs are in favor, but they are embroidered instead of being cushioned in solid colors.
- Substitutes for stained glass known by many names have come into extensive demand; they consist of designs specially prepared for the purpose on thin porous paper felt attached by cement and then varnished; considerable brilliancy is attained, and the effects produced are all the more pleasing from the simplicity of the means; there is no more pleasing phase of furnishing than that which admits the presence of stained glass and the cost has been an obstacle to many who would gladly indulge in it; for many decorative purposes there should be no hesitancy to indulge in the imitation; for instance there are many windows so situated as to make it undesirable to remove the glass, and for such an imitation may be justly advised, and to meet these requirements may attractive designs may be procured of C. L. Steib, of 853 Broadway, who offers a variety of pleasing styles.
- Ice cream forks are a sort of trident in shape, partaking thereof both the nature of a fork and spoon.

State Guarantees Titles.

Editor RECORD AND GUIDE:

My letter published in your paper of Jan. 7th, set out the important part which insurance of title by the government lays in the Prussian system of the transfers of titles, and that that system would not have been adopted without such guaranty. A similar provision is found in the Australian or "Torrens" systems. A tax is levied on all land when first registered, which forms an insurance fund, to indemnify persons injured by errors of the registers, and the consolidated revenues of the country are declared liable for any deficiency in this fund.

Allow me to cite the eminent author of that system, Sir R. R. Torrens, on the importance which he attributed to this insurance feature of the system. In a paper read before the Dublin "Society for Promoting the Amendment of the Law," he says, in comparing the Australian law with the English statute (25 and 26 Victoria, C. 53):

"The first anomaly that strikes us on perusal of the act in question, is the absence of any provision for compensating parties who may be deprived of land by the indefeasible title granted under it... the striking out of the provisions of the bill, as it originally stood, framed in contemplation of this contingency, will sooner or later be found to occasion hardships and injustice to individuals." And again on p. 21, referring to the Irish acts (12 and 13 Vict., C. 77 and 21 and 22 Vict., C. 72): "Another point of divergence between these measures sufficiently important to require special notice is this: that as, whatever may be the precautionary provisions prescribed—however high may be the qualifications of the functionaries to whom the carrying out of these provisions is entrusted—error will ever remain a possibility. The Australian Act provides an 'Assurance Fund,' out of which rightful owners, deprived by any such contingency, may be compensated; whereas the Irish acts, in common with the English act of which we have been treating, contains no provision of this sort, and the consequence is that grievous injury and injustice have in some instances been inflicted."

The object of my two letters has been to show that neither the Prussian or Australian law can be cited in favor of an improved system of indexing, without an insurance of the title by the government, and that this view was held by the promoters of those systems; and since all admit that there is no present prospect of introducing such a government guaranty in this country. It is in vain for New York real estate dealers and owners to expect practical and substantial relief from any change in our system of indexing, and consequently it would seem to be a mistake on their part to fail to support heartily an institution, which offers to give them the best which is now to be had, and whose practical, successful working in insuring titles, after a careful examination, is now to be seen in the neighboring city of Philadelphia, where the principal financial institutions loan money without a new examination on presentation of the guaranty of the title, by the REAL ESTATE

REMARKS.

Our correspondent's object is, of course to say, a good word for a title guarantee company, which we are willing he should do in view of the intrinsic interest of the matter to real estate owners and dealers. But anyone who peruses the remarks made at the conference between the Land Transfer Reform Commission and the members of the Real Estate Exchange will be struck with the fact that great advantages will result, not only from proper indexing, but from getting rid of the burdensome charges on real estate and obstructions to its transfer. The truth may as well be told. These title guarantee companies have been very successful in Baltimore, Philadelphia and Boston, because they saved dealers and purchasers a great deal of anxiety and possible loss in view of the general "cussedness" of the laws relating to real estate. But the guarantee of these companies involves a heavy tax upon real estate purchasers. The lawyers of this State who would not move to correct any of the defects of our land laws are now, it is said, willing to get rid of many of the incumbrances on conveying real estate so as to head off the guarantee title companies, which have monopolized the title searching business in Baltimore, Philadelphia and Boston to the serious loss of the lawyers. If our laws can be amended there will be less need of guarantee companies, and the real estate lawyers will retain their clients. The dilemma they are in involves the acceptance of a half a loaf or no bread at all, in other words to lose their real estate business or to consent to such amendments as would simplify and cheapen the transfer of titles. Neither the lawyers nor the title companies want the State to go into the guarantee business, but this is what must eventually be done to assimilate real and personal property in ease and cheapness of transfer.

New Rochelle Doing Well.

There seems to be something of a real estate revival in the old town of New Rochelle. Mr. E. Roosevelt, who is interested in New Rochelle real estate, says there have been a great many building improvements in that town during the past year, and a number of new residences and stores are projected. Through the efforts of Mr. Iselin, who owns some 300 acres of land in and near the town, New Rochelle is to be supplied with pure water. This will be a great advantage to the town, and will put an end to all the talk about malaria. A horse-car scheme has been projected. The property holders on the north side of the railroad talk of organizing a company to run cars to the beautiful and attractive plateau known as Huguenot Park. If this is done Colonel Richard Lathers intends to build quite a number of houses on his finely located property in and near Huguenot Park. Mr. Roosevelt did not think that after the experience of the annexed district that New Rochelle, during the present generation at least, would become a part of New York. Taxation will always be lower in Westchester County than in the great city to the south of it. New Rochelle had been kept back by rumors of malaria by want of railroad facilities and by the unenterprising character of the old inhabitants, especially those of French descent. The malaria myth was long ago discredited, and the introduction of pure fresh water will set it at rest forever. The old French families are dying out and property is getting into more enterprising hands, while the Portchester

branch of the New Haven Road has shortened the distance to New York, and when the Second Avenue Bridge is built over the Harlem River there will be steam communication from the Battery to New Rochelle, which would yearly pour thousands of new settlers into this most beautiful suburb of New York. Mr. Roosevelt regarded the proposed Pelham Bay Park as a very bad thing for the New York taxpayers, but would be a great help if made into a pleasure ground to New Rochelle. It would keep vacant large area of ground, and so invite settlement in New Rochelle. Pelham Park, in his opinion, would be profitable to the property holders near by, as the city would be forced to buy at a high price marshy and useless land. The proposed parkway leading to it would be a very costly work. The scheme was popular with the contractors, but in his view the best interests of New York should oppose the Pelham Bay project. New Rochelle, however, has started on a new career of prosperity to which it has long been a stranger.

Realty at Albany.

[From our own Correspondent.]

ALBANY, January 22.

The numerous measures that are talked about and being prepared indicate that there is to be more than the usual amount of legislation, or, at least, attempts at legislation, which directly or indirectly affects realty interests in the city of New York. The measures broached cover all varieties of subjects touching the interests of property holders.

To meet the question raised since the adoption of the amendment to the Constitution, limiting the bonded debt to 10 per cent. of the assessed valuation in any municipality in the State—whether the bonds held by the Commissioners of the Sinking Fund should be included in the computation of the city debt in order to determine whether the 10 per cent. limit had been reached—Mr. Van Allen to-day introduced a bill to improve the condition and operations of the Sinking Fund in the city of New York. The first section provides that no bonds or stocks of said city hereafter issued shall be made payable from the Sinking Fund or be a charge upon the same. The law of 1878, requiring that they should be, is repealed by the bill.

The act also directs the Commissioners of the Sinking Fund to cancel all bonds and stocks of said city which may hereafter be purchased by them out of the surplus income of said Sinking Fund for the redemption of the city debt, or in which said surplus income or any portion thereof may be hereafter invested.

The Commissioners are also directed to cancel immediately stocks and bonds of said city now held as an investment by said Commissioners of the Sinking Fund, to an amount equal to the excess of the amount of said fund, over the amount of all the stocks and bonds of said city, not held by the Sinking Fund Commissioners and now a charge on said fund. It is probable that this will be further extended before its final passage.

The decision of the Court of Appeals that the Department of Public Works had no power under the law to allow or authorize the extension of the approach to the Brooklyn Bridge over Chatham street, has been followed by the introduction of a bill in the Senate authorizing that extension on posts over that street. This is to permit a connection of the bridge with the elevated road at that point.

A resolution is pending in the Assembly providing for the appointment of a commission by the Governor of seven persons skilled in the construction of buildings, two to be master masons, two master carpenters, two master architects and one master in iron construction, all engaged in active work in their respective lines in the construction of buildings in New York and Brooklyn, for the purpose of preparing and reporting to the present Legislature proper laws for the construction, regulation and inspection of buildings in the two cities.

The appointment of such a commission is not generally considered necessary by the members, in view of the fact that a bill is already before the Legislature which embodies most of the matter necessary for the regulation of the construction of buildings in New York, also in view of the fact that the tenement house commission appointed last year, is preparing measures touching the construction and regulation of tenement houses, as indicated by their preliminary report already made.

The amendment to Section 2,231, of the Code, relative to landlords obtaining possession of demised premises, given in my letter of last week, has passed the Senate and awaiting its final reading in the Assembly. None of the other bills affecting realty, referred to last week, have made any progress.

There was introduced in both houses to-day a bill to change the map or plan made by the Park Department in the Twenty-third Ward, at Morris avenue and One Hundred and Sixty-second street. It provides that all that portion of Morris avenue, which lies between One Hundred and Sixty-second street and Overlook avenue, and that part of One Hundred and Sixty-fifth street, which lies between Winfield place and Sheridan avenue, as laid down on the map of the Commissioners of the Department of Parks, are hereby stricken from the map and discontinued. The Commissioners of Parks are authorized and directed to alter and revise, as may appear to them best for the general good, the plans heretofore made for laying out that portion of the city, between Railroad avenue West, Webster avenue, Sheridan avenue, and One Hundred and Sixty-second and One Hundred and Sixty-seventh streets and Overlook avenue, and file a new map showing the changes.

Those who are unfortunate enough to have their property sold for taxes, and the purchasers of such property at tax sales, will be interested in the following bill introduced by Mr. Shea, the representative of the wards north of the Harlem River.

"No action for the recovery of the possession of lands and premises heretofore sold or leased, or hereafter sold or leased for non-payment of taxes or assessments, whether a deed or lease pursuant to such sale shall have been made or not, shall be hereafter maintained unless such action shall be brought in the case of sales heretofore made within two years from the passage of this act, and in the case of sale hereafter to be made within three years after the period fixed by law, when the purchaser at such sale shall be entitled to a lease or deed thereof, and a notice of the rendering of such action be filed within the times respectively limited, as aforesaid, in the office of the Clerk of the County in which said premises shall be situated. Such a notice shall state the names of the parties to the action, the residence of the plaintiff, the object of the action, and a brief description of the property effected thereby."

This act shall not apply to any case of purchase by the State, or any

county, town, village or municipal corporation at any sale mentioned in the first section of this act, so long as said purchases shall not have been disproved of.

Assemblyman Earle has introduced the mechanics' lien law again. The points which Governor Cleveland objected to in the bill of last year have been eliminated, and it is changed in several other respects. It is neither like the bill as introduced last year, nor as it finally passed. It, however, embodies some of the provisions of both. It has one section repealing all acts inconsistent with it; also repeals by direct mention chapter 2,178 of the laws of 1862, which is the mechanics' lien law for Kings and Queens Counties; also chapter 379 of the laws of 1875, which applies to New York city; also chapter 486 of 1880, which applies to all cities of the State.

The first section provides that any person who shall hereafter perform any labor or furnish any materials which has been or is to be used in building, altering or repairing any house or other improvements upon lands by virtue of any contract with the owner, his agent, or with any contractor, or sub-contractor, or any person contracting with the owner of such lands to build or repair, alter or improve, within any city of this State, shall upon filing a claim as prescribed in this act, have a lien for the value of such labor and materials upon the house appurtenances and the lot upon which the same stands, to the extent of the right, title and interest at that time existing of such owner; but the owner shall not be obliged to pay for on account of such house or other building, in consideration of all the liens authorized, any greater sum than the price stipulated and agreed to be paid therefor, nor shall the liens in the aggregate exceed the amount which the owner would be otherwise liable for at the time of the filing of the claims.

The second section provides, that any persons or firms furnishing materials or rendering any services or labor pursuant to any contract, expressed or implied with any person other than the owner, may give the owner or his authorized agent notice containing a brief statement of the terms of his contract, and that such materials have been furnished or are being furnished, or that such labor has been or is being performed pursuant to such contract, such owner shall thereupon retain from the amount due, and unpaid the contractor, sufficient to pay for such material or labor.

Section 3, sets forth, that if after the giving of such notice the owner shall by collusion or otherwise, pay to the contractor or persons entitled to receive compensation for erecting or repairing a building, and there should not remain sufficient to pay for such material or labor, the owner shall then be liable to the amount that would have been due, had no payment been made after the giving of such notice, and the persons or firms furnishing such material or rendering such service or labor, shall, by filing claim and serving notice thereof, have a lien upon such house or other building and the lot of land, for the value of such services or labor or materials to the amount unpaid at the time of giving said notice.

Section 4, sets forth that, any person or firms furnishing material or performing labor, to or for any other person than the owner, may at the time of giving notice as provided in Section 2, demand of the owner of the building or his agent, the terms of the contract or agreement under which the house or building is being erected or repaired, and the amount then due or unpaid to the persons or firms erecting or repairing the same, and if such owner, or his agent at the time of said demand shall refuse or neglect to inform the persons making such demand of the terms of the contract and the amount due or unpaid on the same or, shall knowingly, or intentionally, falsely state the terms of the contract and the amount due, or unpaid thereon, and the persons performing the labor or furnishing the material shall sustain loss by reason of such refusal or neglect, or false statement, the owner shall be liable to them in an action. The return of an execution unsatisfied against the party to whom such materials was furnished or for whom labor was performed shall be sufficient proof of such loss, and they shall by filing claim within the time provided by this act, have a lien upon such house and the lot on which it stands.

Section 5 provides that every original contractor within three months after the completion of his contract, and any person or persons, save the original contractor claiming the benefit of this act, must within sixty days after the performance of the work or the furnishing of materials for which the lien is claimed, file with the County Clerk of the county in which the work is done or materials used, a claim containing the names and residence of the claimant, the notices and amount of work performed or materials furnished with the name of the owner, the name of the person by whom employed or to whom he furnished materials with a statement of the terms, time given and conditions and whether all the work for which the claim is made has been actually performed, if not, how much, and also a description of the property to be charged with a lien, sufficient for identification, verified under oath, within ten days serve a copy upon the owner either by delivering to him personally, or upon his authorized agent or attorney, or by serving such copy on the person in possession of the premises.

Section 6 provides that the County Clerk shall keep a lien docket in which shall be kept the record of the claims filed.

Section 7 provides that the liens provided for in this act shall be preferred to any conveyance, judgment, mortgage or other incumbrance of which the lien holder had no notice and which was not docketed or recorded at the time of filing of the claim referred to in the fifth section of this act, in cases in which the owner has made an agreement to sell and convey the premises to the contractor or other person. Such owner shall be deemed to be the owner within the intent and meaning of this act, until a deed shall have been actually delivered, conveying said premises in fee-simple, pursuant to such agreement.

Section 8 declares that all persons entitled to liens, except those who contracted with the owner, shall be deemed sub-contractors, and the court in the judgment shall direct the amount due sub-contractors to be paid out of sale before any part of such proceeds shall be paid the contractors. Persons standing in equal degree as co-laborers, or persons furnishing materials, shall have priority according to the date of filing their liens. In case where different liens are asserted against the property the court in the judgment must declare the work of each lien or class, and the proceeds of sale must be applied to such in the order of its work.

Section 9 provides that an action may be brought in any court of record, and may be instituted and prosecuted in like manner as an action for the foreclosure of a mortgage upon real property. REGULAR.

The Iron Beam Manufacturers will shortly hold a meeting at Philadelphia to discuss the advisability of reducing the cost of their material. The present rate is three-and-a-half cents per pound, which is equal to \$70 per ton for beams, while steel rails cost between \$27 and \$28. Contractors and builders claim that the combination of iron beam manufacturers is charging exorbitant figures and that the beams could be produced at two-and-a-half cents a pound with profit, thus reducing the cost \$20 per ton. They say that the policy of the manufacturers in maintaining such high rates in the face of the low price of iron now ruling is very short-sighted, as it reduces immensely the number and size of their orders.

There is great complaint among gas consumers. Their bills, they say, are larger than ever, although the consolidated gas company have reduced their tariff from \$2.25 to \$1.75 per 1,000 feet. The charge is that the companies have been deliberately making poorer gas so as to force consumers to use

more of it to get the same light as formerly. This is clearly a fraud on the community, if it is true, and the law ought to afford some protection to gas consumers. It may be that the new company, the Equitable, will furnish a better gas for the price; if they do not and there is no remedy at law, it would be in order to discuss the question of the city supplying its own gas, as is done in Philadelphia and other municipalities. If we have an efficient civil service as promised there will be less objection to the city becoming the manufacturer of gas than when all our departments were under control of the party machines. Even under the old system our water supply was far more satisfactory and cheaper than if the work had been done by private corporations as in London and other large cities of Europe.

Land Transfer Reform.

WHAT THE STATE COMMISSION PROPOSES.—PRESIDENT SOUTHMAYD'S ADDRESS.

A meeting of the Land Transfer Reform Commission took place on Saturday last, at the office of the chairman, Charles F. Southmayd. Amongst those present were Commissioners Olmstead, Coggshall, Strong and Riker; Messrs. Andrews and Beekman, representing the Real Estate Exchange and Auction Room (Limited), and Messrs. Hinsdale and Turner, of the Land Transfer Reform Association.

MR. SOUTHMAYD—Have the gentlemen representing the Real Estate Exchange any suggestions to make, or do they wish to hear from us?

MR. STRONG—I think it would be well for you first, Mr. Chairman, to state briefly the conclusions at which the committee has already arrived.

MR. SOUTHMAYD—Well, gentlemen, we are agreed upon the plan of devising short forms for mortgages, conveyances and leases. We do not propose to say that the people shall be absolutely compelled to use those forms on the pain of having the instruments void, but we do propose to exercise what we believe would be an effective compulsion of them by making it somewhat expensive for them at the record office, or somewhere else, if they undertake to lumber up the records with these old and useless and cumbersome forms. I have no doubt that practically, without any serious objection, after the laws devised by this committee on this subject are passed, if they are passed at all, that the forms of deeds, mortgages and leases will be altered to the short forms by universal consent, and that there will be no difficulty about it.

The subject upon which we have had the most discussion, and upon which there has been some difference of opinion among the committee, has been that of the form of indices. We all agreed at once that it was requisite that we should change the form of indexing by substituting local indices against the property in the place of an index against the person making the conveyance, and then the question arose as to the shape that local index should be, whether as proposed by some of the gentlemen of the commission, that there should be an index aggregating all the property in a block, and requiring instruments relating to any lot in that block to be recorded in the place designated in the index of the block, or whether we should further sub-divide it and assign a separate space to each lot on the map of each lot contained in the block. I believe we have now agreed, with possibly one dissent, that the true course is to adopt a separate index for each lot, so that we will be able by looking at the index itself to tell at once, without any searches, what there is in the shape of mortgages or conveyances, or liens against that particular lot, without any searches at all. We propose to have, I should say, one index—one of these local indices assigned for what are called conveyances. That is, it would include deeds and leases and all instruments which now go in the books of conveyance; another one for mortgages, assignments of mortgages, &c., things which now go in the book of mortgages; and then another index to be kept in the County Clerk's office, and likewise a local index in which all liens which are now required to be filed there shall be entered. That would include the mechanics' liens and judgments, and various other liens, which now go in their places.

In regard to judgments we have all agreed on recommending this: That in place of a judgment being a lien on the property as it now is, by literally docketing it in the office of the Clerk of the Court, and indexing against the name of the person, that in order to make a judgment a lien upon all of the land in the city of New York, in addition to that docketing, the person who claims a lien in virtue of the judgment shall file some specification of the judgment in the local index on the property on which he claims a lien—a specification of the mortgage or of the judgment answering to the transcript of the docket, with a statement that by virtue of that judgment he claims a lien on this or that particular lot; so that by merely looking at the index in the County Clerk's office you will know at once whether there are any judgments which are liens on that property against any of the people now owning it, or through whose hands it has passed within the time for which judgments remain to be a lien. And in order that the benefit of that system will be speedily realized without waiting for the expiration of ten-year liens on the plaintiff's judgment, we propose, if it can be done without legal objection, that the lien of every judgment in existence at the time this act takes effect be seized at the expiration of six months from that date, unless within the six months a notice of claim under it is filed in the local index here mentioned. The effect would be that after six months on the passage of this act the necessity of searching for judgments will be entirely done away with and at an end.

We propose, in regard to taxes and assessments, that there shall be a requirement at the proper office that they shall make notice of all unpaid taxes and assessments, and of all unredeemed sales for taxes and assessments from the beginning, and that they shall transfer them to local indices in some shape. It would not be necessary there, of course, to take a separate page and assign to each lot. There is not enough of that. I should then provide that all assessments hereafter made, in order to be a lien, shall be put upon this local index.

As to taxes—current year's taxes—they would not be put on that list when laid, because that would encumber the thing; but that sometime, say in January or February, the unpaid taxes of the preceding year shall be carried over to this ledger, and of course you will have to have some careful provisions for checking them off when paid. With such a system as that we think there is not the slightest difficulty in providing by law that any one shall be entitled to go and demand from the city official a certificate which shall bind the city, and which the city can well afford to furnish for fifty cents, to show whether there are any taxes or assessments on a given lot, whereas now it costs \$11 when a transfer of real estate is made to ascertain that.

Of course if you propose any reform the leeches who are now sucking the community will be opposed to it. It has been suggested by some that in order to disarm opposition that we shall undertake to placate these people. That we totally decline to do. If the law proceeds on that belief or on that theory of satisfying the people who are living under the abuses that are to be removed, I shall decline to be a party to any such scheme or plan; and our judgment is that the slightest attempt to satisfy the greed of these people who are now living on the abuses that are now existing would not be judicious, and we may as well declare war on them from the start. If these people who have general indices made for private use are willing to dispose of them it may be possible to buy them out, but that is comparatively a small matter. It is merely our business to report a scheme, or devise a plan which we consider a proper one, and for the Legislature to say whether they will or will not act upon it.

There are various things which tend to render titles now unnecessarily

complicated and uncertain which are part of the general law of the State, and we certainly cannot undertake to alter them by any special act relating to the State of New York. There are certain evils that are very obvious to all of us, and which clearly ought to be corrected and can be corrected, and a correction can only come by general law, and all that we propose to do in regard to that is to make to the Legislature some very brief suggestions as to the propriety of enacting laws on these particular subjects which we have under consideration. The things that occur to me at present as most important in this respect are the statute of limitations in regard to real estate. We have no doubt that ought to be shortened very greatly, and the existing provisions by which the statute is prevented from running for long terms in certain exceptional and rare instances, that the law in those respects should be altered so that disability should not prevent the running of the statute of limitations except for certain limited terms.

The old disabilities which were most troublesome were infancy, coverture of married women and lunacy. In regard to infants it is probably necessary to ask that during their minority, and for some specified moderate length of time afterwards, say five years, would be enough, but that is a point which is easily measured. We can tell by examining a title where we have to impose on the statute of limitations. The disability for coverture, which has been a very troublesome one, has been in a great measure wiped out by the law of 1870. The main thing that is left is lunacy. The occasions of lunacy are of course comparatively rare, but so long as any disability of that sort, or any sort, where this disability is for a perfectly indefinite length of time to prevent the running of the statute of limitations, it is entirely impossible to repose on the statute of limitations as a possible protection. We hold that for the public interests if that right of action should be given to a guardian of a lunatic, or a guardian representing the lunatic, that the lunatic's estate shall be bound just like anybody else's is, and if injustice is done to him let him have his personal remedy, but not allow him to disturb, by reason of his disability, the title of a bona fide purchaser. Let him go for the proceeds, or against his guardian, or whatsoever the name of the officer of the law is, having charge of his interest. Then another difficulty is that the physical possession which is necessary to make out a defence for the statute of limitations is very difficult to prove in cases of outlying lots in the city of New York, where there is not any real possession about it. The law is good for nothing practically, and there is not any actual possession of it while it lies as an outlying lot up town. As the law now stands, although you have been the owner of that lot for forty years, and have regularly paid the taxes upon it, and done every act which might characterize ownership, yet still you have not had physical possession and the statute of limitations does not avail you. We esteem it to be quite clear that the exercise of the only acts of ownership which can be exercised over property of that kind will be by being the only man who claims to be the owner—that some acts of that sort should be defined in the statute, and it should be deemed in law equivalent to the physical possession of a house and lot of land or property. The term of twenty years is too long in my opinion, certainly as against a bona fide purchaser. It is an ancient idea as to the sacredness of land claims, which enables very stale claims against land to be revived at a very distant lapse of time, and almost always, whenever any such claim is sustained, results in a practical injustice and not justice. If anybody discovers that their ancestors had title to a piece of land fifty years ago, and there has been some mistake or flaw in regard to the transfer of the title, they are allowed to rip up the title, and they get something which they never had, or those under them would not have had, and to enable people to come forty years afterward, when the land has got to be fifty times as valuable as it ever would have been to them if the mistake or wrong had not happened to enable them to recover it back, operates, I say, as a practical injustice.

MR. TURNER—Does the commission propose to change the law in regard to these particulars?

MR. SOUTHMAYD—No. We propose to recommend to the Legislature some general laws on this subject. We do not propose to devise any law, but we do propose to state to the Legislature as a reason why we cannot do certain things in the way of the modification of the general law, which are essential to be done in order to produce anything like a reform on the subject which will be satisfactory to the people. It is not our province under this act to make the law. We can only make a recommendation to the Legislature, and it can act upon it if it sees fit. It is perfectly manifest that we cannot effect any reform unless we get rid of these doubts and uncertainties affecting the title of land. You cannot reach the system of holding and transferring real estate in the condition which we maintain that the interest of the public really requires. I have no patience, and never have had, with the system of law which entitles a man to pick up some flaw fifty years old, and by virtue of it rip up the title to a block of land in the city of New York, when it has been honestly bought and paid for, when, if it had not been for the flaw, he would have never got one-fiftieth part of what was now paid for it. If any one thinks that the present system ought to be perpetuated, well and good; we do not. It is not our province to devise a present law, but simply to make a recommendation upon the subject. Another defect in the law which we think might be very easily cured by a general law operating over the whole State is this: That we propose to recommend—at least I should propose to recommend it—the present law is that where real estate is devised by last will and testament of the testator, although the will is regularly admitted to probate, or either with or without probate recorded in the Surrogate's office, and the land is held by the devisee or executors, it is still open to the heirs at law of the testator within any time for twenty years to contest—we don't see any earthly reason why the law should not provide that after a will is regularly admitted to probate and to remain so for six months or a year, and nobody comes forward to contest it by way of bill or otherwise, that the title held by the bona fide purchaser under that will shall be protected against any assault by any of the heirs at law of the testator. They should come forward to contest it at the proper time, instead of lying back for an indefinite number of years, and then come in and endeavor to impeach the title at the end. I think what I have said covers the main substantial point that our committee is to consider. There may be some others.

MR. BEEKMAN—My idea is that you should assimilate real estate to personal property and give every administrator and every executor such a power of sale for the purpose of paying the debts on all the real estate for a period of a year or eighteen months, and then give the devisee or heirs at law the same rights which a legatee has now, to proceed in the Surrogate's Court for an order to compel the executor to pay over. That is the way they do it in Louisiana.

MR. SOUTHMAYD—There are some alterations that we have not considered, and no doubt some alterations on the subject will be made. People do annoy you by insisting that they will sell the real estate of an intestate within a short time after the death. I don't think it expedient to provide by law that after the man's death his heirs at law should be entitled to sell half his real estate and put the money in their pockets, and I do not see any objection to providing in some words that the real estate shall not be sold at all by anybody for so many fixed time, say eighteen months after the death of the intestate.

MR. BEEKMAN then repeated his proposition.

MR. SOUTHMAYD—You would not propose the law that has been suggested in some quarters, and I think it is in the Field code, by which all real estate was passed through the executor or administrator so that there shall be no such thing as a title by devise.

MR. WHITEHEAD—That law will be passed in England inside of two years.

MR. SOUTHMAYD—I shall not go into that. Our people ought to have a law by which all real estate of the testator has got to pass into his executor or administrator. Title by devise is an excellent mode of conferring title. Now, it is a matter regarded by property owners, not only very rich

people, but people who are only moderately rich, that there should remain in existence such as there is now, a system of law under which a man who is leaving a family can give his real estate in such a way that nobody can sell it until his children become of age, so that the land cannot run away or be embezzled.

I find that I have forgotten one thing which I will speak of, and that is in reference to indices of liens, &c., and that, of course, would have to operate from this time forth as a system of law or recording of instruments.

Now we have an immense field to go over. Lawyers now on the passing of real estate have, as you know, printed indices of the conveyances under the heading of grantor and grantee, and had it from the commencement of the recording system down to the year 1856. We have no indices in that form at all of unsatisfied mortgages, and we have had no such indices from 1856 down to the present time. It is very clear that in order to facilitate the examination of the passed title we need to have some very good index of the mortgages and conveyance of all unsatisfied mortgages from the beginning. We need an index of unsatisfied mortgages, and a printed index, and an index of conveyances from 1856 down to the present time. We are inclined to suppose that the true form of making that would be in the first place to have an alphabetical index, and in the next place a local index of either lots or blocks—you would have to put them in blocks; I do not think you could make them in separate lots. I should not propose that, and we would have to have, I think, the alphabetical index with it. The difficulty in dealing with that subject is practically one, and that is, if we judge of the future by the past, whenever any such thing as that is proposed there is always a huge job immediately started. If the thing can be done honestly I suppose it could be accomplished at a very reasonably moderate expense; it could not be done without costing a considerable sum of money, but if it is to be done in the "job," in the way that politicians here are accustomed to do things, the Lord knows what it would or would not cost; but something will have to be done on that subject.

MR. BEEKMAN—It can be done under the direction of the commission as it was before.

MR. SOUTHMAYD—The memory of that commission is not all sweet or savory. It was one of the worst jobs that ever existed. They spent a-half-a-million of dollars and a great deal of money was wasted by printed indices of judgments which have been utterly useless. Their object apparently was simply to run up bills and give immense jobs to stationers. I have no idea how it can be done under anybody's administration short of costing a great deal of money. In the next place it must be done with a very intelligent and careful supervision, or it is not of any use at all. But that something or other must be done about that is clear.

Now, there are two or three things that I want to speak of. There have been abuses that no one will dispute can be or ought to be corrected. The absurdity by which a few hundred thousand dollars of mortgages to the Loan Commissioners of the United States is to be a lien without being recorded, so that every man that transfers a piece of real estate has to make a separate search to find out whether those people have ever had any mortgages is an absurdity. There would be ten times reason for inquiring of each of the savings banks, and each of the life insurance companies, whether they have any mortgages because they have held 100 times as many as these loan commissioners have. Then there is one other kindred thing that I would mention in this connection. We need to have indices of notices of *lis pendens* and that should be a property index. You know, as it is now, it is a mere index against the person, and under the practice of making judgment creditors parties to foreclosure suits a great deal of unnecessary work is done. Persons are given notice by *lis pendens* not because the foreclosure suits affected their property, but because they, as judgment creditors, have been made parties to the foreclosure suits. Prudent lawyers always consider it to be necessary to make a notice *lis pendens* cover long periods of time. I always do it when I examine property, and I am clear that there ought to be some system as well for the past as for the future, which would make it easy and comparatively inexpensive to make any necessary searches for notice of *lis pendens*. I believe now I have stated the substance of what our views are.

Now, Mr. Turner, Mr. Riker suggested to me that he believes you are inclined to favor this system of a local block index instead of a lot index. Mr. Olmstead favors the block index, but all of our four members of the commission are united. I believe that was not the original view taken by them, but they have come to the conclusion, I believe, that the separate lot index is the true system, and that whatever objections can be stated to it will, upon careful consideration, disappear. But we should be glad to hear any suggestions on that subject from you. We have considered the subject and the proposed objections to it very thoroughly.

MR. OLMSTEAD—I do not agree to the method entirely which you have stated as the method to be pursued. I think there are certain things to be done first, and that is simply the mechanical process of getting these papers properly indexed. I do not say I agree entirely with the methods in which you propose to have those things done.

MR. SOUTHMAYD—No. I have stated, Mr. Olmstead, that there was a majority of the commission who agreed with me, but I did not undertake to state any of my own personal views which were not concurred in by a majority of the commission, but we stand, four of us, united on all I have said. Isn't that so, Mr. Strong?

MR. STRONG—Yes, sir.

MR. OLMSTEAD—I was not here, and I did not have the pleasure of hearing your views.

MR. CROLY—Will these reports be accompanied by one bill or by several bills?

MR. SOUTHMAYD—Very likely there may be several bills; we won't run any risk on that subject though.

MR. CROLY—Is there any danger of the report of the commission being so late that it would be unacted upon this session?

MR. SOUTHMAYD—We have lost a great deal of time by reason of the committee's coming to the conclusion as to the best course to adopt. The main difference that is between us is as to the lot and block index, about which we have had an immense amount of talk and discussion, and we have had two or three persons here from the Bar Association who have had considerable experience in real estate matters, who have expressed their opinions in regard to it, and one of the gentlemen who has been here is Mr. A. P. Man, who addressed the committee, and who thought that the block index was subject to a great deal of objection.

MR. OLMSTEAD—He said that a separate paper should be filed with each deed.

MR. SOUTHMAYD—He stated the view which I had from the outset, that if we started with the block index there would be for instance in blocks between the long distant avenues, Fifth and Sixth avenues for instance, and all such avenues as those, seventy-two lots if they were all 25 feet by 100 feet, and if there were smaller lots there would probably be an average of ninety lots, and if you aggregate in one place on the index everything relating to the ninety lots instead of separating them, I think in time the new system will be probably worse than the old, or would be unless you adopt also the alphabetical index for these blocks—a separate alphabetical index for each block.

But the view which I have maintained from the start upon this question of separating the index into lots instead of aggregating a great mass and allowing them to be picked out by searchers is, that there is no practical difference at all when the matter is carefully considered in providing for a separate lot, so that if you do establish that system when it has borne its fruits, the result of it is that you don't have to make any searches at all—that is, for the time that this system covers—but that you simply find by getting specified copies of the record papers relating to the particular lot all that there is on record in regard to it, either of mortgages, conveyances, liens, or anything else. That is, you start your examination with your

skeleton abstract and the returns which you now make. Shows a gain of \$218,073, the figure you now make. Put perhaps the then the lawyer's duty is confined to seeing that it is made by the considering any questions of law that may arise in regard to the title itself. That is the true function of the lawyer in examining a title, and no system can dispense with it. If you adopt the block system you will still get the searches, and that is a thing we want to get rid of. As to the illustration that I use, it might be perhaps a little experimental, and the proposition to amalgamate them all instead of separating them is very much the same as if you proposed to make a directory of the city on the plan of the old directory of 1798, making all the A's together instead of having it as you now do. If you once had the system which we now propose, and you had that sort of record index for everything relating to lots in the city of New York, and then proposed to alter it for the block system or anything else I don't think anybody would think it would bear a moment's discussion.

MR. TURNER—Pardon me; I will come to that in a few minutes. I came here to-day as vice-president of the Land Transfer Association, through whose efforts I believe the commission was appointed, and I am glad to be here, and I am sure that everybody interested in this matter of reform must be exceedingly sorry to know that there is any difference of opinion in the committee as to how its works shall be carried out. I have myself undertaken to speak to a great many real estate men, without expressing any opinion myself, and I have asked them whether the system of lots was feasible in their opinion, and I have met with no one who has not said that they thought the system by lots was not feasible, and that if it were adopted it would lead to an organized effort on the part of the Bar to defeat the bill or else it would amount to a practical defeat of the measure by its being shown to be impracticable in the future. There was one admission that Mr. Coggeshall made when we tried to have a meeting the other night that instead of changing the law in regard to notice, and they seem to think it would be necessary in the lot system if adopted, that unless an instrument was indexed against a lot it would not be notice to the person owning that lot, and there were a large number of personal objections raised and the proposition of indexing by lots seemed to them to be so great and serious that I am very sure the committee, if they finally report a bill of that matter will meet with organized opposition at Albany, which will be of course very unfortunate. I don't wish to be understood as speaking for the Association which I represent, although we tried to have a meeting as a committee, but we did not succeed in doing so. I am only speaking for myself, and for a number of real estate men with whom I have undertaken the trouble to speak on the subject. I am here to express a very great hope that the commission will not divide on the matter of the practical details of the business, and that the matter might not take shape to result in two bills before the Legislature, in which case we would get nothing.

MR. RIKER—What are the things that you consider impracticable?

MR. TURNER—I would suggest one, but there seems to be a good many. I would suggest this: For instance, you divide a block into 25-foot lots and, to begin with, the lot, we will say, is vacant; but by-and-by a man comes around and he builds a row of 20-foot houses, and you then change your map or make a new map for your 20-foot lots; but this man who builds is like a good many other builders, and perhaps the surveyor has not been altogether correct. Now, I come along up there and I buy a house that stands on lot No. 10. He gives me a conveyance beginning, for instance, 100 feet from the corner, thence running along the street 20 feet to the centre of the party wall and then back again, etc. Now, as a matter of fact, that party wall stands, we will say, 2 inches over lot No. 11, but I do not know it and he does not know it, and we do not find it out at that time at all, but I enter on that lot and take possession.

MR. RIKER—Ought not every man who purchases a piece of land to make a survey?

MR. TURNER—And every man ought to build his house exactly on the line. We all ought to do a good many things that we do not do.

MR. RIKER—He can build where he pleases; we have to consider the index as a notice. What is the trouble with the index?

MR. TURNER—If you allow me to go on I will do so. I have imagined a case in which a man conveys by deed a 20-foot house and has drawn a description which by the law as it now stands conveys to me 20 feet and 3 inches because it goes to the centre of a party wall, and to the centre of the party wall it is exactly 20 feet and 3 inches; and then I imagine that man taking possession of his property and entering upon it. Now that is lot No. 10, and the 3 inches are on lot No. 11. In the direction on the deed he has been directed to index that as against lot No. 10, and nothing is said about indexing it as lot No. 11. Now, time passes on—a week or a month (it makes very little difference as to time), and the man who is the same owner makes another deed, and he begins the description of this deed say 125 feet from the corner, without saying anything in regard to the party wall, and runs it to the centre of the block, and he does not make any reference at all to the boundaries; and that is directed to be indexed as against lot No. 11, and it is so indexed. It is immaterial for my illustration, whether there is any house on lot No. 11 or not. Now, according to the present law there would be no question that the man in possession of the house on lot No. 10 owned it with the 20 foot and 3 inches. But Mr. Coggeshall tells me it is proposed to provide by law and acted by the Legislature that in the city of New York a deed shall be no notice to anybody unless it directs it to be indexed against a certain lot, and then only notice as to the lot itself.

MR. COGGESHALL—That is hardly a true enough statement. It was that every man should state in some part of the deed what lots or parts of lots that he claims to be affected by his description.

MR. TURNER—I understand you, but the question we ask is whether it would not be necessary to change the law of the State in such a case I mention, or else a first purchaser would have the ownership, and his being in possession should give notice to the second purchaser as to the 3 inches; and I understood you to admit then that it was necessary, and it was proposed to change the law of the State in that particular.

MR. SOUTHMAYD—I have never imagined, Mr. Turner, that it was necessary or would be the result of this system to change the law of the State respecting deeds between the parties; but still I had proposed this, that if we establish the local indices we should require a man who brings a paper for record to declare what particular pieces of property on the public maps he claims his property to affect; that if he has been careless enough to leave out something which ought to be put in, that the consequences shall fall on him, just the same as if he had not recorded the deed. If there are no circumstances in the law which are equivalent to actual notices irrespective of recording the instrument, the legal effect of that would be as it is now; but I do propose that when we establish the system of local notices we shall call on the person who brings his property for record and who claims the benefit of the notice to the world which the record furnishes that he shall take the trouble to find out where his property is, and to inform the public officer against what property he is to index it, or take the consequences of his carelessness. The grantee, when he pays his money, had better see that his deed correctly described the property, or describes the property sufficiently to have it recorded in the proper place. If there is ever any doubt as to whether or not it impinges on the adjoining lot; why, the man who is accepting the deed will of course give himself the benefit of the doubt, whether it touches the other lot or not, and he will say to himself "I will index against the two;" but if he should not do that, I say, let him take the consequences. I do not consider he has a right to render a system of indexing instruments against property inefficacious and fruitless, because he wishes to exercise his divine right of being as careless as he pleases. I do not propose to introduce any system to invite that carelessness. No man with ordinary care would ever take a conveyance of a deed to property in the city without a reliable survey.

MR. CROLY—Is it not true that a great many blocks in this city are not

more of it to get the same where a block is said to have 700 or 800 feet in it, case that it has less or more than the official record, as community city maps?

MR. SOUTHMAYD—There is no doubt of this, that the fashion of making surveys when you examine title has come into vogue, and has become useful of late years, because of the uncertainties as to placing the walls to the right places, and now it is a matter of course that every careful lawyer when he examines a title to building property to have in addition to the searchers a survey made to find out where the property exactly is. We intend to have a system so that all the liens in the book of liens shall be on a certain lot assigned to that particular lot; in the block system there is always an accumulated mass of stuff to be gone over in searching. In the instruments relating to my lot I have got to pick it out from ninety others, and we want to devise a system by which you can find everything relating to your lot in one place, and not have to be picking it out from an ever-lengthening mass of property belonging to eight or nine other people.

Mr. Turner then said that he doubted the system proposed would be a useless one.

MR. SOUTHMAYD—I am not a theorist. It has not been my reputation. I think if I am not a practical man I don't know who is.

MR. STRONG—I thought the block system was the ideal system, but I have heard so many objections to it that I have come over to the other side.

MR. SOUTHMAYD—As to these objections, Mr. Turner, of course no practical man pays any particular attention to a general statement. When you say that this thing which we propose is ideally the true thing but it is impracticable, my answer is show me the impracticability of it. State your objections seriatim.

MR. TURNER—I have given you one of my objections.

MR. SOUTHMAYD—And I have given you the answer.

MR. TURNER—My idea was that the conveyance to be proper should be indexed against the adjoining lot, and under that system; a gentleman in order to avoid any uncertainties would index his deed against every lot in the neighborhood, of the lot adjoining and the lot in the rear.

MR. SOUTHMAYD—Under the system we propose you would not have to make any searches at all; all you would have to do would be to send up and get a certificate of the copy of the page relating to your lot, and so far as any objection is founded on the idea that under the system of local notices it is a hardship to require a man who brings his deed in for registration on the local index to point out to the index officer where his property is, or where it is proposed to be, if that is a grievance, then we should go on with the old system.

MR. OLMSTEAD—A man makes a deed to another party—to John Doe or Richard Green, or whoever it may be—and he cannot, by any statement of his own, change his ownership. The ownership is settled by the law. The idea of indexing is not to index according to the lots at all. That is not the theory; we do not index according to location or locality. Indexes are not instruments. You do not index the location, but you index the instruments; that is, you take a body of ground, it may be a lot or a block, and you put on that block what it is, and everybody will know what it is. It seems to me that the block system will work. I want to say that the block index can be adopted and put in operation and will in three months entirely change the method of doing the business, and after that is adopted we can go into dower and courtesy and those other questions. And I want to say in this connection that I feel opposed to any change in the fundamental law, and it would be unwise in the commission to do anything more. We should now merely get the indexes made and get them in operation, and then when that is done we can get rid of the abuses that exist here in New York. I wish to state, also, that under the lot system 1,280 libers would be required for indexing, while under the block system only 192 would be necessary. There are, we will say, about 160,000 lots in New York city, which would make 640 libers of 250 pages each, which duplicated would mean 1,280 volumes. On the other hand there are only 3,000 city blocks. Allowing eight pages of a liber for a block there would be ninety-six libers of 250 pages each, which duplicated would be but 192 libers, as against 1,280.

MR. COGGESHALL—Mr. Olmstead is mistaken in his figures. It will take over 700 libers at least under any system. Besides the number of libers required is immaterial as long as you have a system whereby you can put your finger on the property wanted at a moment's notice.

MR. SOUTHMAYD—It is quite clear in my own mind that this system which we all agree upon is the best one, and that all the apparent difficulties which surround it will, upon a critical examination, be found to disappear. I should be wholly unwilling to put myself in what I regard as a ridiculous position recommending a form which amounts to nothing.

[Mr. Hinsdale then made his appearance and stated in substance that the block system on the whole was better than the lot system in his opinion.]

A Block of New Down-Town Stores.

Situated on the east side of Greenwich street, extending from Desbrosses to Watts street, are the massive and handsome warehouses that are being erected for Henry Welsh, the retired grocer, from plans by Geo. W. da Cunha. There are six stores in all, extending 175 feet on Greenwich, 75 feet on Watts and 100 feet on Desbrosses street. The latter is one of the busiest streets on the west side of the city and is undoubtedly destined to become one of our most important thoroughfares, as it is a direct outlet for the Pennsylvania Railroad's upper ferry, Greenwich, Washington, Grand and other streets, with the horse car lines and elevated railroad's enormous travel, and these facts have been kept in view in designing the buildings. Stores have been provided on the first stories on both Desbrosses and Greenwich streets, and the buildings are evidently being constructed to stand the wear and tear of any business for which they may be occupied. Ample courts have been provided in the rears, insuring good light, should they be used for manufacturing purposes. The buildings are six stories in height, with deep, dry cellars, the first story being 14 feet high, with a view to accommodating the glass trade which is now centering around this section.

The fronts on the first story are a combination of granite piers and iron columns; the stories above the first are faced with Philadelphia brick and granite sill and band cornices, with segmental and camber terra cotta arches over all the windows.

The stone and terra cotta in these warehouses have been used judiciously, enough having been introduced to lighten up the fronts without detracting from their solidity. The front on Greenwich street is divided into six distinct bays by pilasters which run from the first story piers to the under side of the sixth story; the pilasters are divided at the third story by a plain cut cap of granite; two of these pilasters act as buttress piers to the gable wall of the corner store facing on Desbrosses street. The sixth story is surmounted by a brick and stone cornice of simple design.

Amongst the features of the construction are the floors, which throughout the entire buildings are laid double, with fire-proof paper between, to prevent the spread of fire from story to story.

Large vaults are to be provided on Greenwich street, to contain two one-hundred horse power boilers and ample room for coal, and each store is to

have one of Otis & Co.'s steam freight elevators and engines of the newest and most approved pattern. These buildings will be completed about the first of April next.

A Question of Brokerage.

CITY COURT—GENERAL TERM—CHARLES L. RORER vs. EDWIN M. KELLOGG.

HAWES, J.—The question here presented is continually before the courts, and usually in the same phase which is here presented.

A real estate broker introduces a party to the owner of property, and if this party at any time purchases the property, an action is brought to recover commissions.

It would be well if it could once for all be understood in business that such proof, standing alone, constitutes no basis for a claim for commissions. The misapprehension, however, is a very natural one, and arises mainly from the anomalous character of the employment. In all other kinds of business a person who wants any work done employs a broker or agent to act for him and in his behalf, and when his work is completed, he expects to pay him either a stipulated price, or what his services were reasonably worth. Occupying such a relation to one another their duties and obligations are well defined, and each knows what has been done by the other, and consequently the liability for compensation on the one hand, and the legal right to it on the other, are left in but little doubt. If, however, a person wishes to purchase a house he employs a broker to buy it for him, but the custom of the business, which has received all the sanction of law, compels the owner of the property to pay the brokerage. Technically, the law applies the rule of agency to all such cases, and the courts charge the jury that they must find employment, but it is a well known fact in the court room and out of it, that all the general conditions surrounding such employment are wanting. The agent in all his dealings recognizes the purchaser as his principal; he is in hearty sympathy with him, and feels bound to work for his interests. This conflict between interest and duty creates antagonism, and involves the parties in constant litigations.

If a broker has introduced a customer and has made some little progress towards effecting an agreement between the parties, he is very naturally suspicious of the owner, who is apparently opposed to his claim, and if a trade is finally effected through another party and his claim to commissions is ignored, he naturally charges bad faith upon the owner, and a jury will almost always express their sympathy in a substantial manner by giving him a verdict.

I have referred to this custom of the trade at length, in view of the fact that there seems to be no end of cases of this character. Now, the unquestioned duty of the court is to see that the broker offers substantial evidence that he has performed all the duty which he undertakes, and if no such proof is established, the broker is no more entitled to a verdict than if he had done nothing. Applying these general rules to the case at bar, it will be apparent that the order setting aside the verdict in this case was correct beyond any doubt.

The plaintiff saw a bill to rent on the premises of defendant, and at an interview plaintiff asked him if he had any objection if another broker offered him a tenant, and that defendant said that he had no objection if it did not conflict with other brokers interested. He therefore introduced a Mr. Raffler, who offered \$20,000 for the house, which offer was declined and the parties separated. Clearly no contract was then made and no commissions earned. The mere introduction in no sense justified a recovery by the plaintiff, for he could not be deemed the primary cause of the sale, as he failed to bring the parties to any mutual understanding. It appears that Mr. Raffler then went to another broker, Birdsall, who negotiated the loan, and who, it must be assumed, persuaded him to increase his offer to \$22,500, the asking price, and was the person who brought the minds of the parties into accord upon the price, which was the determining element of the contract, and furnished the only basis for a claim for commissions. Dale rented a portion of the premises, Mr. Raffler taking the balance, although the lease was taken out by Mr. Dale. The plaintiff does not pretend that he saw the defendant or had any communication or any relations with him after the introduction when an offer of \$20,000 was made and refused.

It seems that Raffler subsequently went to the broker, Birdsall, and authorized him to make the offer of \$22,500, in view of the negotiations with Dale, and that Birdsall actually carried through the arrangement. The plaintiff, Rorer, was of undoubted service to the defendant, but he failed in a critical moment. In any ordinary employment he would have an unquestioned claim upon defendant on a quantum meruit, but he consents to bring himself within the rule governing this class of cases, and he certainly cannot be heard to complain, for he relies upon his claim for commissions which, by usage of the business, is often times a large compensation for the work performed, but it is deemed equitable in view of the further fact that such commissions are earned only when he carries through the sale in its entirety, and in case of failure he impliedly consents to receive nothing, and fails of his compensation altogether. It must not be left to inference to establish his right to these commissions, for he is bound, in my opinion, to show it affirmatively before a prima facie case is established.

It is claimed by the plaintiff in his brief that "that he was the original procuring cause of bringing the attention of the defendant to the tenant first introduced," and I think that the evidence fully justifies this claim, and that it must be conceded, yet this is wholly insufficient to take the case to the jury.

W. W. Culver attorney for plaintiff and appellant; Benj. C. Wetmore attorney for defendant and respondent.

The Jumel Searches.

EDITOR RECORD AND GUIDE:

Is not your learned contributor somewhat in error respecting the enormous expense of searches connected with a title to a tract embracing 300 lots, like the Jumel estate? At the sale in 1883, we examined, for several purchasers, the title to 120 of these lots and the searches did not exceed in the aggregate, \$125. And is not the Jumel title now accepted from the date of the referee's deed, as the Dyckman title is assumed to have been in the executor's?

We concur in the conclusion you have often expressed that the cost of searches ought to be substantially reduced. Legislation might provide for the record of original searches and a method of duplicates at a mere cost of engrossing them. Legislation should promptly abolish general liens. The Land Transfer Commission will probably make a report this month.

Meanwhile, it does not help the cause to over-rate the difficulties now encountered.

M. S. & I. S. ISAACS.

In the new building erected corner of Houston street and Bowery it will be noticed that the structure is set back from the street so that the "L" station does not obstruct the light on the first and second floors. It is curious that other property-holders who put up buildings do not do likewise. The houses in time on the line of these roads should all be set back from the street, but the force of habit is very strong and owners continue to build up to their street lines and leave the vacant spaces in the rear of their lots when they should reverse the practice.

The World of Business.

The Business Situation.

It is vastly more important to a business man to know what is going to happen than what has happened, and while it is to be hoped that the lessons of the disastrous year 1884 will not be forgotten, it is now in order to inquire if we have not a prospect of better things during the year on which we have just entered. It by no means follows because the failures in 1884 were more numerous than in any other year of our history, because many classes of goods are selling below the cost of production, and because a large number of laborers are out of employment that the present year is to be one of depression. The situation is a very unnatural one and will certainly find its corrective before long. The stagnation in business has been due to a surplussage of articles of common use, which has resulted in prices so low as to deprive producers of a motive for effort. The result is idle laborers, idle capital, and diminished purchasing power. Stocks of manufactured goods have in consequence run down, and in some cases agricultural products have been as lavishly used as if the supply were unlimited. The consumption and export of our wheat, for instance, have been enormous, and it is only within a short time that the people have begun to suspect that there may be a bottom to the bin after all. The scramble for wheat in this city Saturday afternoon is a sort of thing that is likely to happen in the markets for other commodities before the year is out. When traders realize that, after an advance of 10 cents a bushel, wheat is still 10 cents below the average of the last quarter of a century, and when they see that other articles have been almost as badly depressed, they will begin to think that the buying side is the one to be on. It is not an advantage to any class of people except bear speculators for any article to sell below a price that will give to the producer a fair profit, and it is therefore a matter for congratulation that wheat has advanced, even though the rise has been somewhat too rapid. The cheapness of food has made it possible for the laborer to live at a small cost, but it has also limited the market in which he sells his work. The millions of dollars that will go to the West through the advance in wheat, if that advance shall prove permanent, it will be a strong stimulus to trade. The signs of recovery elsewhere are not numerous, but it is alleged that the iron trade has been made to appear worse than it is, either to shake out some weak operators or to impress the help with the necessity for reductions in their wages. In the textile industries there have been no very unfavorable developments recently, and here and there a mill is starting up. It is the opinion of the best judges that the curtailment of production has been greater than the falling off in consumption. Anyhow the stocks in the hands of wholesalers are small, and whatever supply there may be is mainly at the mills. Any resumption of operations by a mill may therefore be taken as an evidence that new goods are wanted, for after a factory is once stopped there is no motive for resumption except in response to actual demand. Industrial and trade reports from the South are encouraging, and that part of the country can perhaps boast more evidence of a revival than any other. The condition of the coal trade is decidedly uncertain on account of the difficulty the companies have in coming to an agreement as to the output this year. Of other commodities it may at least be said that there are no new symptoms of an unfavorable nature, and that bottom prices seem to have been touched in most cases. England and the Continent seem not to have gone so far in the process of liquidation as we have, and great distrust prevails there. Any improvement on this side will, however, meet a response in the Old World. The feature of the money market is the immense amounts of funds paid out for interest and dividends, and there is great curiosity as to how much of this will be reinvested in securities. There is every indication of quite free purchases. The vast accumulation of funds in the banks of New York and other cities has been a sort of nightmare to many people, but it is pretty safe to say that we have seen the top of that pile for the present. There will be no difficulty in disposing of those funds if a little revival of business starts up. And in addition to home requirements we are likely to be called on by Europe for some of our gold in the spring. Money is high in London, and if Australia is in earnest in its movements for the resumption of gold payments we shall have to contribute to its supply of the metal. The largest profits in selling stocks on account of the business depression have evidently been reaped. The prices of some of them may go lower, but rather because of the intrinsic weakness of the stock than from any general business trouble. The bears will, of course, not have on their side this year such an array of failures, defalcations and shrinkages in the prices of goods as they had in 1884. Just at present the weak spots are the uncertainty as to railroad rates all over the country, the demoralization of the coal trade, and the rivalry of the telegraph companies.—*Chicago Tribune.*

The Telephone Extortion.

The Bell Telephone Company is getting rich so fast that it is ashamed of its own hogghishness, and it has asked the State of Massachusetts to legalize its act in watering its stock up to double the already inflated capital, making 20 millions. It now pays 15 per cent. on its nominal capital. If the stock is doubled it will still keep up its rates so as to pay big on the whole. The charges of this company are absurdly excessive, and this is only a step away from the possibility of any relief. It is to be hoped that some inventor will soon produce an improvement in telephones; that he will be able and willing to refuse to sell it to the Bell Company; that it will be put in operation by men who will be willing and able to compete to bring down the extortionate charges for telephone service.—*Merchant's Review.*

The Business Revival.

Having listened about as long as its nerves would permit to the croakers who have gone about crying that everything in the business world was going to smash, and believing that whatever trouble there might be was caused by lack of confidence, THE GLOBE some weeks since determined to make a very thorough examination and learn the exact truth in connection with the matter for the benefit of its readers and the public generally, but more particularly for the business portion thereof. That examination has now been completed and the result is decidedly satisfactory, as a perusal of our special business edition of this day will demonstrate. First of all, the lowest point in the business depression, which began immediately after the assassination of President GARFIELD, has now been reached. Firm after firm and company after company of doubtful financial stability has succumbed, until now about all, probably, of the weak timber has been removed. Wild-cat concerns have been mercilessly rooted out and sent to the wall. Few, indeed must be the weak institutions now left in existence. But thousands of sound, wholesome institutions remain, and solid ground having fully been reached, all are ready for a good, legitimate, profitable advance. The very failures of the year just closed go to prove that we have been getting down to bed-rock, and that point once reached, the favorable reaction must, according to precedent, very soon set in. There were 11,600 failures in 1884, with liabilities of \$240,000,000. In 1878, the closing year of the last depression, there was 10,500 failures, with \$234,000,000 of liabilities. With all the weak concerns weeded out by the terrible strain of 1878, times improved in 1879, and there were in that year only 6,652 failures, with liabilities of \$48,906,000. And THE GLOBE does not hesitate to state its belief, founded on careful examinations and comparisons, that the year on which we enter to-day, 1885, is to be, like 1879, one of marked prosperity. Many features of the past year point to the coming improvement. Here in Boston the number of new buildings erected has been almost unprecedented. They number 1,438, and add no less than \$7,500,000 to the valuation of the city. The amount of money paid out in dividends in Boston has likewise been very large, far exceeding the average since 1878. Our eight broad-gauge railroads had an income in 1884 of \$29,777,453, against \$29,967,970 in 1883, a falling off of

only \$190,517. The net income, however, shows a gain of \$218,073, the figures being \$7,340,387 in 1883, against \$7,558,460 in 1884. Put perhaps the most striking feature of the year just closed is the showing made by the savings banks. While the croakers have been endeavoring to make everything dismal, the people have deposited \$10,100,000 more than in 1883, and 19,998 new accounts have been opened. If a recent straw were needed, a very significant one might be found in the decided improvement in breadstuffs this present week. The signs are propitious. The new year will be one of gratifying prosperity.—*Boston Globe.*

The Denver Convention on Silver Money.

There will be a State and national convention of the friends of silver money held at Denver, Col., on January 28. A letter from D. B. Harris, chairman of the executive committee promoting this movement, gives some additional information, and urges the matter upon the attention of Texans with the observation that the stock-raising States find a market for a large share of their surplus cattle in the silver-producing regions, and the same sort of remark may be made as to the western grain-raising States and their cereal products. The committee has, therefore, made bold to address the governors of several Western and Southwestern States, asking them to call conventions for the purpose of sending delegates to Denver, so that the convention may be highly representative and influential. The object of the convention is to influence President Cleveland and Congress to establish the coinage of silver on a basis as free as that of gold, thus, as the promoters believe, relieving the country of monetary difficulties which result from the present irrational embargo upon the minting of the precious metal as it comes from the mines. It is hoped that several of the governors will see their way to render a public service by calling such conventions. The object is a legitimate one and Congress cannot too early and distinctly know the mind of the people. The national bank circulation is bound to come to an end unless the government perpetuates the national debt, which is not desirable, or unless Congress takes some new and singular method of securing the bank circulation. There is not enough gold, as conditions and relations of business are now defined, to serve as money. There is a good deal of silver and the use of silver certificates is a practical means of obviating the inconvenience resulting from the weight of the metal. The *News* will simply remark that the practical objection to silver coinage comes from the creditor class, and to avoid a formidable antagonism. Congress acted inconsistently with Democratic principles in the manner in which it remonetized silver. It should have established unlimited coinage, and if the lawmakers saw that a decided change had come over the value of silver, so that they could not expect the "daddy dollar" to circulate equally with gold, the remonetization should have been accompanied with such an adjustment as would have given debtors and creditors as nearly as possible a fair start. The objection to the gold standard is not that it is not nice in theory, but that it is oppressive in practice on account of the scarcity of that metal, while prohibition of natural and substantially secured currency expedients is the greatest of all such oppressions, even surpassing the mischief of silver demonetization.—*Galveston News.*

Are We to Have Still Lower Prices.

The marked shrinkage in values in 1884, following, as it did, a decline of much longer duration, brings out in strong relief for 1886 the question of whether prices will still continue downward. The question is one of grave concern, and being so, opinion is widely and uncompromisingly divided. Those who suffered most the past year look upon a lower level for prices, especially for products in which they are interested, as impossible of attainment, while others who have fared better or are natural born pessimists think the end is not yet. Between these two opinions there is no halting ground; prices have either touched "rock bottom" or they have not. Considering the importance of the question it is to be regretted that intelligent study and research can bring us little nearer to a safe conclusion than can the most superficial knowledge. Like in many other things the more thought we give to the subject the greater is our confusion; we look anxiously for the light, but it does not appear. Investigation, instead of clearing the future, befores it with uncertainty. We realize that conditions have changed in almost every branch of industry, and that no conclusion applicable to the business of 1885 can, with safety, be based upon examples or precedent. The country under conditions dissimilar to those which now obtain has seen high prices and low prices; and upon this solitary fact must we hang our hopes and fears. At best, comparisons show us that present prices are nominally very low, and many people may insist that they are *actually* very low, also; but, unfortunately for these comparisons, their force is greatly weakened by the one question, "How much has production been cheapened in the time considered?" But if by comparison of prices we cannot arrive at conclusions wholly satisfactory to ourselves, we can at least draw valuable inferences therefrom. It is from study, based on comparisons, that observing business men form their opinions as to the probabilities of the future. Considered in this way comparisons possess a certain, definite value, and if not always inviting as to results, are certainly interesting in a general way. And a number of very complete comparisons have been made by exchanges since the new year opened, showing the movement of prices in detail in recent years. Those made in last week's *Bradstreet's* we shall refer to at some length. The time treated of by *Bradstreet's* is from July 1, 1878 to 1884, inclusive, with quarterly and highest and lowest prices for the past year. Several things are made plain by these comparisons. Firstly, that all leading food products, with the exception of meats and dairy products, have touched a lower level during 1884 than during the depression existing in 1878 and 1879—wheat 22 per cent., flour 25 per cent., sugar 25 per cent., coffee 38 per cent., Japan teas 10 per cent. and rice 4 per cent. Butter and Indian corn, on the other hand, have been sustained in price, the lowest price of the latter in 1884 being still 10 per cent. above the lowest figures noted in the previous period of depression. Tobacco shows a steady and continuous advance. Fresh beef and mutton in 1884 ranged 2 to 2½ cents per pound above the low prices in 1878. Secondly, that among the textile staples the lowest prices of cotton and wool in 1884 have each been 11 per cent. below the lower range prior to the period of inflation two years ago. Print cloths have been over 20 per cent. lower in 1884 than in 1878, and flannels are quoted quite low. Thirdly, that all the metals have ranged as low, and some have been materially lower during the past year when compared with the levels of 1878 and 1879. Pig iron, as shown by trade is (lowest for 1884) 8 per cent. above the bottom price in 1878, but is nearly as low as it was during the greater portion of the two years specified. Bar iron (refined) is 5 per cent. higher than it was for a short time in January, 1879, but is quite as low, even lower, than was the range over the two years referred to. Nails are, or have been, 12 per cent. below; steel rails, 40 per cent.; copper, 33 per cent.; lead, 22 per cent., and tin plates, 13 per cent. below the most depressed quotations for those articles six and seven years ago.—*Age of Steel.*

Hold Fast to the Bland Act.

Not a few of the newspapers of the State which are now advocating the necessity of continuing the coinage of silver with commendable earnestness and vigor, are demanding that Congress shall pass an act making coinage free and unlimited. This undoubtedly is the very perfection of the aspirations of a silver-producing State, and this journal would be among the first to congratulate the miners of Colorado upon the return of the good times when one could deposit his silver at the mint and have it coined into money or receive its value. Under the present coinage act the miners of Colorado are deprived annually of many thousands of dollars that would go into their pockets instead of into the Treasury of the General Government if a free

coinage law were in force. There is no disputing this, and it is to be deplored. But, when the agitation in Congress concerning the coinage of silver has resolved itself into the bare question of whether the present coinage act by which the Government is compelled to coin at least 2,000,000 silver dollars every month shall be maintained, or silver demonetized, as it practically would be under an act providing for the suspension of the coinage, it strikes us that the districts interested in having silver continued as a money value will have all they can conveniently attend to in making a fight to hold the privileges and rights which they now possess, without wasting their energies or scattering their forces in the vain attempt to wrest a free coinage act from an unfriendly Congress. It would be foolhardy for any advocate of silver to introduce into Congress at this time a bill providing for free coinage. It would almost certainly invite the opposition of men who, though not so ardently the friends of silver as they might be, are yet inclined to maintain the Bland act now in effect. It will be wise for the States and Territories which produce silver and whose prosperity would be crippled by the passage of either Buckner's or McPherson's bill, to concentrate their forces in a supreme effort to resist the attack, which is sure to be made next winter if not this spring, on the Bland bill. If the West should say to Congress that it demands a free coinage bill, even those Eastern Congressmen who are favorable to the continuance of the present act would be apt to say that, in view of the opposition of the East to a coinage act of any kind, the silver districts were asking too much, and the logical effect would be to solidify the entire East in opposition to what it might term a sectional measure. It is true that such a bill would be no more sectional than the high tariff is, inasmuch as the tariff gives much more direct benefit to some sections than to others; and we believe it to be a fact that a free coinage act would be of as much indirect good to the East as the protective tariff is to the West, which would be considerable. The time is fast coming when the West and the South can demand of the bondholding East such privileges as will balance the almost special privileges which the East enjoys, and of which the high tariff may be termed as one. The sentiment of the West is largely in favor of the tariff because it now realizes that its benefits are distributed over the entire country; but the East will never forget how bitterly the West opposed the measure before time proved that it was a just one. There is no reason why the East should not be made to realize that a coinage act, while it benefits and enriches the West just as a protective tariff does the East, also indirectly adds to the prosperity of the East, just as the high tariff does to the welfare of the West. We sincerely believe that the East is more benefited by the coinage of silver than the West by a protective tariff, and for this reason: The great masses of our population live east of the Missouri river. The working classes are always more prosperous when money is cheap, and the more the volume of currency is inflated the cheaper money becomes. Thus, while the silver States are directly benefited by silver coinage, because it makes work for the men who are employed in their mines, the masses of the East are at the same time made more prosperous, because the silver which is mined in the West adds to the volume of currency which is needed most where the population is the greatest. There is no doubt that the people of the East realize this, and that their representatives in Congress are misrepresenting them when they antagonize silver. If we can maintain the ground which we gained in '78 by the passage of the Bland act, and have so far held, we believe it will not be long before the real sentiment of the East will overcome the moneyed classes which oppose silver and the coinage will be as fixed as the Constitution. Then will be the time to advocate free coinage, and with some hope of getting it. But just at this time we must fight hard to keep our hold on the coinage act we have. Let us concentrate our energies to this one end.—*Denver Tribune, Repub.*

Foreign Finance.

The changes noted this week by the leading national banks of Europe are, on the whole, unfavorable. The Bank of England shows but the slight increase of \$136,360 in the specie line, while the proportion of the reserve has fallen to 33½ per cent., a decline of one-fourth of a point for the week, and of eight one-sixteenth points during the last four weeks. The increase of specie came entirely on the foreign side of the counter. The bank gained \$230,000 gold from abroad, and parted with \$93,640 gold in its domestic business. The rate of discount rests at 5 per cent. The Bank of France notes for the week a loss of \$628,800 gold and \$539,200 silver, a reduction of \$1,168,000 in its specie line. The Imperial Bank of Germany reports the loss of \$5,046,000 specie since its previous statement. The three banks show for the week a decrease of \$1,754,440 gold and \$4,323,200 silver, a reduction of \$6,077,640 in their specie lines. We present below a comparison between the amounts reported respectively at the corresponding date last year:

COMPARISON OF SPECIE.

	Jan. 8, 1885.	Jan. 10, 1884.
Bank of England:		
Gold.....	\$103,613,850	\$107,411,905
Bank of France:		
Gold.....	\$199,655,004	\$189,418,364
Silver.....	205,138,575	198,262,160
Specie.....	\$404,793,579	\$387,680,524
Imperial Bank of Germany:		
Gold (estimated).....	\$32,364,000	\$34,911,000
Silver (estimated).....	97,091,000	104,734,000
Specie.....	\$129,455,000	\$139,645,000
The three banks:		
Gold.....	\$335,632,854	\$331,741,269
Silver.....	3,229,575	302,996,160
Specie.....	\$637,862,429	\$634,737,429

The Bank of France stands alone in showing an improvement. It has gained during the twelvemonth \$17,113,055 specie. Of this increase \$10,236,640 is in gold and \$6,876,145 in silver. The rate of discount has remained at 3 per cent. during the entire twelvemonth. The Bank of England exhibits a decrease of \$3,798,055 in the specie line. The proportion of the reserve also marks a deterioration, having fallen off from 36½ per cent. last year to 33½ per cent. at present, a loss of three and three-eighths points. The discount rate ruled at 3 per cent. a twelvemonth back against 5 per cent. at present. The Imperial Bank of Germany shows a decrease of \$10,190,000 specie for the twelvemonth. Its rate of discount was 4 per cent. one year ago, as at present. The three banks, reckoned together, have gained for the twelvemonth \$3,891,585 gold and lost \$766,585 silver, a net addition of \$3,125,000 to their joint specie line. The excess of gold over silver has risen from \$28,745,109 to \$33,403,279, an improvement of \$4,658,170.—*Boston Herald.*

California Quite Prosperous.

We continue to hear of improvements going on in all parts of the State; an excellent indication of popular confidence in its future. This is shown by the following reports from the interior: Tehama wants more houses to accommodate its influx of immigrants; Santa Rosa has ordered a 600-pound bell for its new town clock; San Diego is to be lighted by electricity; a new Catholic church is ready for erection in Redding; work has commenced on the new iron bridge at Humboldt; Calico, San Bernardino county, is having quite a business boom; the Fresno vine growers want a bonded warehouse; San Joaquin county has cash in the treasury amounting to \$120,574, and the people desire to invest it in a new court house and a freight canal. All the drift mines in Butte county are reported as doing well. A street railway company has been organized in San Bernardino, with a capital stock of \$20,000. The party which has been surveying the Los Angeles and Hueneme

Railroad has completed its work. When the estimates of cost are completed it is expected that the work will be at once commenced. The road will be about sixty miles long, with one tunnel of 2,000 feet and few bridges.—*San Francisco Grocer.*

Capital Going South.

Much Northern capital has sought investment in the South, but much more may be expected. It is manifest destiny. The Baltimore *Manufacturers' Record*, referring to the statement that Gen. Samuel Thomas, president of the Thomas Iron Company, of Philadelphia, has decided to put \$1,000,000 in furnaces in Alabama, says: "Gen. Thomas, who already owns 20,000 acres of coal and iron lands in Alabama, has for some time past been considering the advisability of erecting a furnace on this property, and has just decided to do so. The addition of this large amount of money to the capital already invested in the iron industry in Alabama is a matter of great importance, not only to the State, but to the whole South itself; but the subject has a much greater importance in another way. The fact that Gen. Thomas should turn his attention to Southern fields in preference to investing his money in iron lands in the North is worthy of note. Gen. Thomas being already largely interested in blast furnaces in Pennsylvania, and his connection with the Lehigh Valley furnaces make it a noteworthy event for such a man to turn from the mines of that State to the great possibilities of the South. The fact that Gen. Thomas, largely interested as he is in Northern iron, should turn his money into the rival fields of the South, while not proving that he has lost entire faith in the ability of well-located Northern furnaces to compete with the Southern furnaces, indicates that a Northern iron manufacturer, after due deliberation, has come to the conclusion that the advantages possessed by the South for making cheap iron are unsurpassed. His willingness to show his faith in the South as an iron-producing country by investing \$1,000,000 in that section is the best proof of his earnest belief in the future possibilities of the iron lands of Alabama.—*Nashville American.*

The Brooklyn elevated road is helping real estate along its route. Mr. J. C. Hoagland says he is just considering the sale of a front on Greene and Sumner avenues to a capitalist who wishes to build a block of good houses as there is to be a station on the corner. There is activity near all proposed stations and the valuation of realty will be largely increased next year because of the opening of this elevated line. As soon as it becomes a great public benefit the press will abuse it and the courts and officials will harass it, judging by the experience of the Manhattan company on this side of the East River.

The Committee on Legislation of the Real Estate Exchange held an interesting meeting yesterday. The Committee on Land Transfer Reform made a report of what was said at the meeting of the State Commission last Saturday, which will be found fully reported in our columns to-day. The committee were instructed to take the whole subject of the evils of the present land system under consideration with a view to proposing bills for legislative action and correcting glaring evils. The object being to co-operate with rather than antagonize the commission, of which Mr. Southmayd is chairman. Col. William C. Church, from the Committee on City Improvements made a report on the Pelham Bay Park question, recommending that for the present the Exchange should take no definite action. This recommendation was endorsed and nothing will be done until the matter is further considered. John H. Sherwood sent in a vigorous protest against the Pelham Bay Park project. Other matters of importance were acted upon and the committee was very fully attended.

Real Estate Department.

It would be premature to make any assertion respecting real estate at so early a date as this in the season of 1885. Down-town dealers report a duller future since the Cisco failure in Wall street, but why it should affect real estate is hard to understand. Up-town brokers speak more encouragingly than do dealers whose business lies in the lower part of the city. There is, it seems, some inquiry about property in the up-town wards. There is specially a demand for small houses. Mr. Richard V. Harnett recently remarked that 12-foot 6-inch houses are always in demand in New York city; they are never empty; they rent readily and are never for sale. This is because they are necessarily cheap, and the class who want such small houses is always very large in a metropolis like New York. There is at present very little demand for costly houses, either for sale or to rent. Then the high valuations put by the assessors upon First, Second and Third Ward property seems to have frightened many would-be investors.

D. Birdsall & Co. state that renting in the drygoods district has not been as satisfactory this year as in previous years. There has been a reduction all round. Expired leases have been renewed at an average reduction of 10 per cent., in some instances more, and in a few cases 20 per cent. Very few renewals have taken place at last year's rentals, the figures being maintained only for very desirable stores, for which in some few instances a slight advance has taken place. People seem to be searching for smaller quarters and are desirous of curtailing their space so as to escape a large rental. Broadway has in this respect suffered more than the side streets. You cannot divide a wareroom, 50x100, into two or three rooms, as you cannot then get sufficient light. There is a decided disposition to get into buildings with elevators. The cause for the reduction in rentals is that the past has been a bad year for drygoods merchants and they are anxious to economize as much as possible.

Leon Tanenbaum says that rents have decreased in the drygoods district very appreciably this year. Tenants are trying to better themselves for less money. Reductions have taken place from 5 to 33 per cent. from last year's rentals; of course the latter in only a few instances. Still, I think it would be within the truth to say that the reductions have averaged between 10 and 20 per cent. Broadway lofts have come down largely and the owners have accommodated themselves to the times, recognizing that as they received higher rentals during prosperous years they must be content with lower rentals during unprosperous ones. There will be a good deal of moving this year. There is a general anticipation of better times in the drygoods district during the present year, and in that event we shall see an advance in rents in 1886.

There are more new plans in the architects offices than for the past six or seven months, and there is every presage of an active building season during the forthcoming spring.

CONVEYANCES.

	1884. Jan. 18 to 24, inc.	1885. Jan. 16 to 22, inc.
Number.....	213	191
Amount involved.....	\$2,577,877	\$2,794,231
Number nominal.....	66	67
Number 23d and 24th Wards.....	41	25
Amount involved.....	\$46,216	\$36,230
Number nominal.....	10	12

MORTGAGES.

	1884.	1885.
Number.....	191	220
Amount involved.....	\$3,035,617	\$1,912,045
Number at 5 per cent.....	59	97
Amount involved.....	\$469,898	\$923,412
Number at less than 5 per cent.....	5	12
Amount involved.....	\$531,700	\$125,000
Number to Banks, Trust and Ins. Cos.....	29	28
Amount involved.....	\$947,850	\$388,300

On January 29, John F. B. Smyth will sell the fine house and lot No. 305 West Fourteenth street, and on January 30 the same auctioneer will sell the brown stone dwelling No. 229 East Forty-eighth street.

Riker & Son, of 998 Sixth avenue, offer a very choice lot for sale on Fifty-seventh street, between Sixth and Seventh avenues. It is an exceedingly desirable position for a first-class house and will not remain long on the market.

Gossip of the Week.

The New York Cotton exchange has sold the old exchange building, fronting on Hanover square 75.5 feet, on Pearl street 64.1 feet, and on Stone street 78.2 feet, to Moss S. Phillips for \$165,000; brokers, L. J. & I. Phillips. The Cotton Exchange bought the building from the Maitland estate in May, 1871, paying therefor \$115,000, and subsequently expended about \$75,000 in remodeling and furnishing the building.

Riker & Son have sold for Jardine Bros. the new four-story stone front dwelling No. 159 West Fifty-seventh street between Sixth and Seventh avenues. 20x60x100.5 to Lyman Brown for \$52,500.

Wise & Rosenblatt have sold for E. H. Pirsson the three four-story double brick tenements Nos. 361, 363 and 365 East Seventy-sixth street, each 25x75x102.2, to Henry J. Davison, for \$45,000.

Richards & Sause have leased for a term of years the store Nos. 158 and 160 Fifth avenue, to J. R. Franklin, for Herter Bros.

George R. Read has sold the three-story high stoop brick house No. 346 West Twenty-second street, 20.10x45x98.9, for \$13,500, to J. Drake.

L. Froehlich has sold for Charles Riley the two four-story brown stone flats Nos. 1,431 and 1,433 Lexington avenue each 20x65x85 for \$18,000 each.

Four five-story brown stone front stores and tenements on the east side of Third avenue between Eighty-sixth and Eighty-seventh streets, have it is reported, been sold for \$80,000.

Six lots on the north side of One Hundred and Twenty-second street commencing 155 feet east of Third avenue with mansion, have been sold by the Reformed Dutch Church of Harlem for \$30,000.

J. O. Higgins has sold for Anthony McReynolds, the three-story brown stone front house No. 239 West One Hundred and Twenty-eighth street, 16x50x99.11 to Wm. T. Woodruff for \$11,500, and a similar dwelling No. 253 West One Hundred and Twenty-eighth street, 15x50x99.11 for \$11,000.

Philip Hauseman has sold a five-story double flat, and a five-story tenement on the south side of Forty-seventh street, between Ninth and Tenth avenues, for \$58,250.

James Netter has sold the two five-story brown stone flats Nos. 116 and 118 West Sixty-seventh street, 25x75x100, to L. R. Kinney for \$46,000.

Geo. Muller has purchased twenty-six lots on the southeast corner of Second avenue and Eighty-fourth street.

John C. Raymond has sold for Andrew Thompson two lots on the north side of Ninety-third street, commencing 255 feet east of Fourth avenue, to Charles Redman for \$20,000, and the latter has taken in exchange from the former the four-story brick flat, No. 1631 Park avenue, 28x80x96, for \$21,500.

William Taylor has sold the Lexington flats on the northwest corner of Third avenue and Forty-ninth street, to Wolf Scherick, for \$148,000.

George W. Pell has sold the two-story frame building No. 369 Third avenue, 24.2x85, for \$19,000, to Peter Miller, Jr.

V. K. Stevenson & Co. have sold the three four-story brick stores and dwellings Nos. 65, 67 and 69 Fourth avenue, 50 x about 70, opposite Stewart's, between Ninth and Tenth streets, for the estate of the late Anthony Arent, for \$41,000. The property is said to rent for \$4,200 per annum.

F. T. Walton, better known as the "Plunger," and formerly proprietor of the St. James, has purchased the lease of the Grand Central Hotel, on Broadway, opposite Bond street, and proposes to alter and refurnish the structure to some extent when he enters into possession.

M. B. Baer & Co. have sold for O. C. Ferris the four-story brown stone flats, Nos. 252 and 254 West One Hundred and Twenty-fourth street, for \$38,500; the three-story frame houses and stores, Nos. 112 and 114 Lawrence street, for Richard Kehoe, for \$24,000; the two-story brick stable, No. 229 West Thirty-sixth street, for Mr. Sully, for \$11,750, and the three-story stone front dwelling, No. 1034 Lexington avenue, 17x45x100, for Henry Knickerbacker, for \$15,000.

Brooklyn.

Paul C. Grening has sold the two-story brown stone dwelling, No. 396 Madison street, 20x42x100, to A. C. Tate, for \$6,850.

W. F. Corwith has sold the house and lot No. 217 Manhattan avenue, to William Heinrichs, for \$5,000.

PROJECTED BUILDINGS.

	1884. Jan. 19 to 25.	1885. Jan 17 to 23.
No. of buildings.....	29	33
Estimated cost.....	\$83,000	\$133,040

Out Among the Builders.

The New York Stock Exchange is having competitive plans drawn for alterations to their building to include more room, light and ventilation. Architects Post, Mook, Lindsey, Thomas and Gilbert & Thompson are the competitors.

McKim, Mead and White are the architects for the palatial residence to be erected for Mrs. Mark Hopkins, at Great Barrington, Mass. Eastern and Western papers have estimated the cost at \$5,000,000, and the New York press has placed it at \$1,000,000. We are enabled to state on the best authority that the actual cost will be about \$500,000. The structure will have a frontage of some 200 feet and a depth of 140 feet. The stone used in its construction will be taken from a Massachusetts quarry owned by the above lady, who will use the house as a summer residence.

Ferdinand Fish has the plans on the boards for alterations and additions to the Germania Fire Insurance Company's buildings at Nos. 177 and 179 Broadway. These will be connected, and the whole turned into a first-class office structure, with an elevator and other improvements, at an estimated cost of \$25,000.

John Brandt has the plans under way for three five-story brick and brown stone tenements and stores, 26x62 each, to be built on the east side of Avenue A, commencing 75 feet north of Eighty-fourth street, for Frank White, to cost \$45,000, and a four-story brick and stone factory, 54 feet front, 85 feet rear and 100 deep, to be built on the northside of Sixty-fourth street, 175 feet west of Eleventh avenue, for Henry Raabe, to cost \$18,000.

Peter Miller, Jr., will shortly commence the erection of a six-story brick, stone and terra cotta factory, 25x85, at No. 369 Third avenue.

Ernest W. Greis has the plans under way for a five-story brick and free-stone double tenement, 25x85, to be built at No. 28 Columbia street for B. Rosenstock at a cost of \$15,000. He also has the sketches for a three-story brick and frame store and dwelling, 22x100, to be built at Jamaica, L. I., for Louis Miller.

Martin Diskin will erect two five-story brick flats at Nos. 320 and 322 Cherry street.

A. B. Ogden has the designs for a five-story brick and brown stone tenement, 25x83, to be built on the south side of Seventy-sixth street, 150 feet west of Avenue A, to cost \$16,000. The two tenements for Marks Rinaldo mentioned last week are to be erected on the south side of Delancey street, 25 feet west of Sheriff street, and will cost \$24,000.

F. Charles Merry has the plans for a frame cottage, 66x76, to be erected at Newburg, N. Y., for F. C. West, at a cost of \$20,000, and a similar cottage, 45x65, to be built at Budds Lake, N. J., to cost \$10,000, for F. H. Man.

Rossiter & Wright have plans for a cottage to be built for Col. Barber, at Washington, Conn., to cost \$10,000, and another at the same place for David Orr, to cost \$8,000.

E. E. Raht has the plans for a five-story brick factory, 70.6x75, to be built on the north side of Twenty-second street, between Avenue A and First avenue, for Carl H. Schultz, to cost about \$25,000. The building will be occupied by F. Rhoner & Co., furniture makers, on May 1.

John C. Burne has the plans under way for seven three-story and basement dwelling houses, to be erected on the southwest corner of Lexington avenue and Eighty-ninth street, for ex-Judge McQuade; five three-story and basement brown stone houses, to be built on the north side of One Hundred and Twenty-second street, commencing 175 feet west of Sixth avenue, for F. Aldhous, and a five-story tenement and store, 25x66, to be built on the southeast corner of Eleventh avenue and Fifty-first street, for Alderman Quinn.

Jacques Bach, the piano maker, proposes to build two five-story tenements at Nos. 231 and 233 East Twenty-sixth street.

Theo. Schumacher, of Schumacher & Ettliger, intends to erect thirteen three-story and basement brown stone private dwellings on the southeast corner of Avenue A and Fifty-eighth street; size, 16.8x50 each, to cost about \$110,000. We understand that Hugo Kafka & Co. are the architects.

R. Rosenstock has the plans on the boards for a first-class private residence, 48x66, to be erected for John Fink on One Hundred and Fiftieth street and St. Nicholas place. The first story will be of Wyoming blue stone, the second of brick and the roof of terra cotta tiles. The interior will be in hardwood finish throughout, and the house will contain steam heat, electrical apparatus and other improvements. The architecture will be in the early English style. A two-story brick and stone stable will be attached. The total cost is estimated at between \$50,000 and \$60,000. The above architect also has plans for two five-story brick and brown stone tenements, 25 and 15x85, to be built at Nos. 342 and 344 East Sixty-first street, for J. O'Sullivan at a cost of about \$30,000.

Anthony Pfund has the sketches under way for an eight-story malt house, to be erected on the south side of Charles street, commencing 80 feet west of Washington street. It will be 60x73, and of brick, iron and stone. The owners are Beadleston & Woerz, the well-known brewers. Adjoining this improvement will be erected an eight-story brick and iron extension to their present brewery, which will connect with the new structure. The dimension will be 17.10x27x60.8. The cost has not yet been estimated.

Brooklyn.

J. C. Hoagland of the Royal Baking Powder Company, intends to improve the lots purchased by him on the southeast corner of Throop and Lexington avenues, by the erection of six brick dwellings; the corner will contain a store, and be three stories high while those adjoining will be two-story private dwellings. Mr. Hoagland will also improve the lots on the north side of Lexington avenue between Throop and Sumner avenues, by the erection of twenty two-story front, and three-story rear brick dwellings, each 16.8x40, with brown stone stoops; and will also erect twenty similar dwellings on the south side of the same street, between Throop and Sumner avenues; the houses will be built 20 feet back from the street.

E. F. Gaylor is preparing plans for a five-story brick extension, 18x36, and a one-story brick addition, 37.6x42, to the southeast corner of Grand and First streets; owner, D. Allers.

Th. Engelhardt has plans under way for a four-story frame double tenement, 27x60, to be erected at No. 436 Graham avenue, for Mr. Weingard, the cost will be about \$6,000; three three-story frame flats, each 18.5x55, to be erected on the south side of Cedar street, 137.9 east of Evergreen avenue, for C. & G. Spoerl; cost, about, \$3,500 each; and two three-story frame stores and tenements, 25x55 each, on the southeast corner of Central avenue and Melrose street, for Leonard Eppig, at a cost of \$4,500 each.

Robert Dixon is about to prepare plans for a two-story and attic frame dwelling, 20x40, to be erected at Sheepshead Bay, for the pastor of the Sheepshead Bay Methodist Church, the cost of which will be about \$2,000.

H. Vollweiler has the plans for three two-story frame dwellings with brick basement, each 18.6x35, to be erected on the north side of Ivy street, 150 west of Central avenue, for Franklin Phillips; the cost will be about \$3,000 each. Three three-story frame double stores and tenements, 20x57.6 each, to be erected on the north side of Broadway near Linden street, for Mr. Gehring, to cost \$4,600 each, and a three-story frame with brick store and dwelling, 22x38.6, on the north side of Wall street, 125 feet west of Bushwick avenue, for B. Wolf; the cost will be about \$3,900.

Amzi Hill has the sketches for a two-story brick building with stores, to be erected on the north-west corner of Fulton street and Bedford avenue; it will have a frontage of 80 feet on Fulton street, x 118 feet on Bedford avenue; the second floor will be used as an assembly room for balls, meetings &c., and will contain a dressing and hat room; the owner is Mr. A. Scott of the Ridgewood Ice Company; the cost will probably be about \$18,000. Also a two-story frame dwelling, 22x38, with one story extension 22x12, to be erected on the north side of Herkimer street, 250 east of Ralph Avenue, for Philip Post, to cost about \$3,000.

It is rumored that Mr. Wray S. Littlefield will improve the lots just purchased by him on the northeast corner of Nostrand avenue and Quincy street, but no definite plans have yet been arranged.

Notes and Items.

Notice is given that the petitions of the property-owners, with maps and plans, for changing the grades of Fifty-fifth street, from Avenue A to East river, Sixty-fifth street, from First avenue to Avenue A and Tenth avenue, from One Hundred and Thirty-sixth to One Hundred and Thirty-ninth streets, are now pending before the Common Council. All persons interested in the above change of grades and having objections thereto, are requested to present the same, in writing, to the Commissioner of Public Works on or before the 31st day of January, 1885. The maps showing the present and proposed grades can be seen at Room 7, No. 31 Chambers street.

The Commissioners of Estimate and Assessment in the matters relative

BUILDING MATERIAL MARKET.

BRICKS.—The market for Common Hards has not varied to an important extent since our last. If there be any change at all, however, it is in favor of the seller and latterly the feeling seems to have become a trifle firmer. This is due less to a growth of demand than to a falling off in the amount of stock available; the shipments from the Hudson River base of supplies running very light, the New Jersey yards in many cases becoming cut off and buyers finding it necessary to depend upon such straggling cargoes as could push through from the Sound. As a result the offering generally found some one waiting and sales were comparatively prompt with operators of late talking as high as \$6.40 for best Haverstraws, and \$6.00 for Long Islands. When deliveries are made from yard, dealers want full margin though looking for no more than usual at this season of the year. The cold snap has had some influence as a check upon consumption, but this is not likely to be as lasting as the effect upon supplies and the feeling now is that North River brick will be difficult if not impossible to reach for some time, though in view of stocks here and the desire of holders of Long Island product it will require a much fuller demand to greatly stimulate values. Pale bricks are not very active, but fine quality could be placed fairly at \$3.25@3.50 per M. Fronts are not meeting with any great call and so far as sales from first hands may be concerned are more or less nominal, though the rates would probably be about the same as last noted.

LATH.—Sellers have retained very fair advantage, and the market remains about steady all around. Demand has probably been a little less snappish than anticipated, and many of the calls were for comparatively small lots, but as arrivals kept within narrow limits the moderate amount available could be handled without difficulty and on a basis of \$3.50 per M. The position may now be quoted firm. There is considerable stock here as against current consumption, but it appears to be unevenly distributed, and many dealers would not be in a position to compete with their neighbors should demand quicken to any extent.

LIME.—The market continues uniform and closely sold up. Now and then a cargo works its way into port, but if not already engaged receivers find plenty of customers ready to take it and pay former rates. Possibly an advance could be established, but such a course does not appear to be thought judicious at the moment.

LUMBER.—All trading continues careful and in a general way slow, no buyers feeling at all inclined to invest against the possibilities of the future, and even those who know where stock is likely to become useful, discovering nothing to bring them upon the market, except the pressure of actual wants. Still the tone is by no means depressed, but on the contrary inclines to some what more cheerful form, and there is a growing disposition to take a more hopeful view of the situation. Even with the limited prevailing demand the distribution has tended to exceed the supply of most grades for some time past, and stocks have naturally run down, and with no indications that it will pay to bring anything in by rail, accumulations become more valuable as they grow smaller. Aside from that, however, the prospects for general business are thought to be improving, and operators are looking for a gradual expansion of the call for building, manufacturing and shipping purposes, with corresponding hardening of

values. The feeling, however, is not of a buoyant character, and all reports in that vein regarding trade in this city must be received *cum grano solis*.

Eastern Spruce shows considerable uniformity in all general features. It is hardly possible that at this season of the year more stock will run in here than can be disposed of, and receivers naturally assume a steady position, with the usual few who always expect an advance talking about the full rates they are to get "on the next sale." Buyers, however, are not allowing themselves to exhibit any undue anxiety, and while ready to negotiate on a desirable offering see no reason to bid freely in anticipation of arrivals. Specials are firm owing to the number of accumulated orders now at the mills. About \$14@15 per M are now generally quoted on randoms, and from that the range runs up to \$17 for specials.

White Pine holds its own very well on the general run of stock while the better qualities of box boards and shippers are also hardening. Possibly the same reports would apply to choice uppers, but they have at no time been particularly weak and there is no important recovery to make. The most positive complaint is against the immediate local demand which comes in the main from the manufacturing interest and is very cautious. Still even there some improvement can be found, and with the relief shippers have afforded and continue to promise the feeling is hopeful as a rule. 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 meets with continued attention on shipping orders, and the reduced competition in bidding on the specifications indicates that manufacturers in some sections at least have a fair amount of work before them and are commencing to feel a little more independent. This naturally carries with it a steadier and more hopeful tone and operators are gaining confidence to believe that this much-battered class of lumber will soon be on the turn for the better. Local trade does not as yet offer much encouragement but signs of a little more life among consumers of railway supplies may be noted and further developments are likely to help trade. 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 a trifle irregular but after all it is only in the old form. A really fine and attractive parcel of almost any description of wood is either openly or quietly seized upon as soon as offered, but when buyers can find fault they do so loudly and persistently and make it an excuse to crowd down values to the lowest possible notch. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@35 do.; maple, \$30@32.50 do.; chestnut, \$25@30 do.; cherry, \$54@80 do.; white-wood, \$27@35 do. do.; elm, \$22@25; hickory, \$45@50 do.

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE,
BAY CITY, Mich.

During the past week several lumberman from the east have been vacillating from one city to the other on the Saginaw river without any perceptible object other to see and be seen. A few lots of small stuff have

to the opening of One Hundred and Sixtieth street, between Kingsbridge road and Eleventh avenue, and One Hundred and Sixty-first street, between Tenth and Eleventh avenues, have completed the estimates and assessments, objections, if any, must be in writing and presented before March 2, 1885, at the commissioners office, 73 William street.

Contractors Notes.

The offices in the County Court House set apart for the justices of the Supreme Court are to be altered, painted, fitted up and furnished at a cost of \$15,000. The work will be done under the direction of the Commissioner of Public Works, subject to the approval of the judges.

Estimates for heating and steam fitting apparatus at administration, kitchen and boiler house buildings, on North Brother Island, will be received at the office of the Health Department, 301 Mott street, until February 3, 1885.

Special Notices.

A new patent for sliding doors has just been placed on the market by which all the inconveniences of the old style of rail are overcome. This consists of a track, which is level with the floor, thus removing the obstruction to walking, dancing, moving furniture, &c. The door cannot get off the track, and runs smoothly and noiselessly. The cost is not more than the rails now in use and it can be adjusted to old houses. The agent is Geo. F. Taylor, No. 134 Water street, New York, from whom price lists can be obtained.

The Berea (Ohio) stone in the Presbyterian chapel on the northeast corner of One Hundred and Twenty-eighth street and Seventh avenue, looks exceedingly well. It is to be used in the church to be built adjoining on the avenue. It will be remembered that the architect of this church was J. R. Thomas, and the stonecutters Gill & Baird.

Attention is called to the card of Harry Muldoon, mason and builder, who has erected a large number of houses during the past few years. Amongst those recently built by him may be mentioned the eight buildings on Eighty-eighth street and Third avenue for Mr. Gray, several on Eighty-eighth street for J. J. Macdonald, and several on One Hundred and Second street and Fourth avenue. His address is at No. 367 East Seventy-sixth street.

The West Broadway Wire Works manufacture all kinds of wire-railing for banks, offices, cemeteries and buildings of every description. They supply wire enclosures for elevators, wire window-screens, and brass and iron wire-cloth, which they make to order. Architects and builders should address them at their works No. 122 West Broadway, New York, opposite White street; Achille Bataille, proprietor.

been picked up by them, apparently as a sort of a feeler, but no purchases of any extent have been made. A few commission men from the river have also been making the rounds of the eastern lumber markets, but their trips have proved rather profitless ones, some of them returning home without a single order to show for the outlay necessitated by the trip. The fact is, there seems to be a feeling of vague uncertainty existing among dealers in regard to the future. There is one thing, however, of which they may rest assured, that whatever may be the outcome at other manufacturing centres, there is very little prospect of any further decline in prices in the Saginaw valley. The undoubted curtailment of the log crop in Michigan warrants the prediction that lumber has touched bottom here, and that there is no risk in purchasing at present prices. It is the belief of those usually reliable in their opinions that the curtailment of the log crop will amount to at least 50 per cent, and that lumber secured at present extremely low prices on the Saginaw river will prove a profitable investment. But it is quite apparent from present indications that the slackness will continue for several weeks yet, and the manufacturers have evidently arrived at that conclusion, and have quietly settled back to await the results of the future.

The Chicago Northwestern Lumberman says:

In regard to present prices not much can be said, for the reason that not enough trading is going on to really give tone to the market. Probably blocks of yard stock could be bought at prices considerably under the printed list, but when lumber is sold to the country trade in car lots prices are made as near the list as possible. As has been said there is some uneasiness manifest on the part of holders, and no one can tell what prices will be until there is trade enough to make a test. As matters are now drifting along each house is watching for indications, holding for the list with one hand and feeling around for his neighbor's prices with the other. Such desultory sales as are made cannot be taken as a positive test of the market. When the demand actually revives, and there is a calling between yards for assortments, and the traveling men are out with offers, then the value of yard stocks will be ascertained. An exception to this general statement must be made in reference to shingles, which are firm at quite or nearly quoted prices. It is well known that the stock in the yards here is much less than it was last year at this time, the comparative decrease probably being 129,000,000. The effect of this knowledge is to give a positive strength to the prices of shingles, and cause inquiry for them to be more frequent than for other stocks.

STOCK ON HAND JANUARY 1.

	1885.	1884.
Lumber and timber.....	623,910,097	635,348,561
Shingles.....	332,533,611	461,930,496
Lath.....	88,160,599	65,981,140
Pickets.....	2,528,738	1,529,287
Cedar posts.....	397,825	397,822

LUMBERMAN AND MANUFACTURER,
MINNEAPOLIS, Minn.

The lumber trade at all reported points continues nominal and will likely remain so for the next sixty days. We hear of a few inquiries for round lots, but holders are so confident of a fair trade, and some advance that there is a large difference between buyers and sellers which prevents any transactions. The new price lists of St. Louis of January 5th makes but slight changes on any items. This list is reported as being selling figures.

Chicago is in the dumps and complains of the great

scarcity of orders. They are willing to make concessions to suit purchasers.

The principal interest of the time centers in the wonderful success of logging operations thus far. It is now beyond question that the log cut will be at least 50 per cent. larger than the estimates of two months ago and in many localities will be doubled owing to the unusually favorable season.

The following statistics of the lumber and log business of the State are from the Governor's message. It will be seen that 1884 is a little in advance of the previous year:

Table with columns for 'Feet Log Scaled' and 'Feet Lumber Man'd.' for years 1883 and 1884, broken down by district (First, Second, Fifth) and totals.

FOREIGN.

The London Timber Trade Journal says of the Glasgow market.

Stocks of Quebec goods are nearly all, as might be expected from the smallness of the year's imports, under the quantities on hand a twelvemonth ago; but of pitch pine the stock now held is rather heavier, although there have been no arrivals since the month of August.

METALS—COPPER—Ingot is in fair shape but at the moment showing no features of an unusual character.

On the pool purchase made in December last the largest consumers are to receive during the first five months of the present year about 7,500,000 lbs., so that current demand is confined largely to small lots by outside operators. That basis, however, makes a reasonably full movement and the line of value is held steady.

Manufactured Copper has shaded somewhat since our last report but now shows a steadier tone and rather more business. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 18c. per lb.; do. do. do., 16. oz. and over 12 oz. per sq. foot, 18c. per lb.; do. do., 10 and 12 oz. per sq. foot, 22c. per lb.; do. do., lighter than 10 oz. per sq. foot, 25c. per lb.; circles less than 84 inches in diameter, 23c. per lb.; 84 inches in diameter and over, 24c. per lb.; segment and pattern sheets, 22c. per lb.; locomotive fire-box sheets, 20c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 16c. per lb.; and Bolt Copper, 18c. per lb.

IRON—Scotch Pig is without much animation and the market undergoes but little change in general features. Supplies appear to be ample for all wants and holders willing to let them go when opportunity admits. We quote at \$18.50@21.50 per ton according to brand etc. American Pig has found rather a slow market, both buyers and sellers moving with a considerable degree of caution and neither gaining any great advantage. There does not however, seem any oppressive accumulation of stocks and the average feeling is steady on most grades. We quote \$18.00@18.50 per ton for No. 1 X foundry, \$17.00@17.50 for No. 2 X do. do., and \$16.00@16.50 for gray forge. Old material has been quiet; the orders covering only a few small odd lots and holders generally meeting the market readily on comparatively easy terms. We quote at \$17.00@17.50 for old tee rails, \$18@19 for double heads, \$17.00@17.50 for No. 1 wrought scrap ship, \$18.00@19.00 for selected do., \$16.00@16.50 for old car wheels, and \$19.00@19.50 for crop ends. Steel rails not very active and rumors are current of easier terms. Agents, however, deny any weakness and generally quote the market as well in hand at \$28@29 per ton. Manufactured iron is quoted nominally steady, but the movement has been small and unimportant and buyers have rather the greatest advantage. We quote Common Merchant Bar, ordinary sizes, at 1.70@2c. from store and Refined at 1.90@2.40c.; Rods, round and square, 2.00@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods, 5/4@6c., and domestic sheet on the basis of 2.70@3.00c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig not very active for actual consumption, but the market has a speculative support that tended to keep values well up and infuse an appearance of strength. At the close, however, holders are unloading and the tone is easy. We quote at about 3 1/2@3 3/4c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 4 1/2@4 3/4c.; pipe, 5 1/4c.; sheet, 6 1/4c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. TIN—Pig found considerable support through the advices from abroad and holders offered carefully and sparingly. A fair jobbing trade was done but not many large invoices could be placed. We quote 17@17 1/4c. for Straits, 17@17 1/4c. for Australian, 17@17 1/4c. for English and 19@19 1/4c. for Banca. Tin plates, have been in good general supply without much of a counteracting demand and the average tone was easy on most leading grades. We quote I. C. Charcoal, third-class assortment, \$5.00@5.05 for Allaway grade, and \$5.30@5.40 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke \$4.40@4.45 for B. V. grade; \$4.50@4.55 for J. P. grade; Charcoal, tone, \$4.40@4.57 1/2 for Allaway and Dean grades 14x20; \$8.90@9.35 for do. 20x28; Coke terme, \$4.30@4.35 for Glais grade 14x20; and \$8.75@8.87 1/2 for do. 20x28—all in round lots. Spelter barely steady in tone, and showing no great animation the movement embracing only small odd lots is wanted for special use. We quote at 4 1/2@4 3/4c. for domestic and foreign, according to brand, quantity, etc. Sheet Zinc selling slowly on ordinary outlets and ruling steady at 5@5 1/4c. according to quantity, quality, etc.

NAILS.—The market is supposed to be improving in tone and possibly it is, but reports are of such a contradictory character that it is difficult to arrive at any positive conclusion. Demand from some quarters has no doubt increased, but against that we have claims of a withdrawal of buyers who seem to have suddenly ob-

tained a supply and concluded to stop operations. Altogether, however, the tendency of the market is to better itself and sellers feel reasonably confident. We quote at \$2.05@2.10 per keg for 10d. to 60d. on the average run of invoices.

PAINTS, OILS, ETC.—Demand still has more or less slow form and the very evident intention of buyers is to move with a cautious non-committal system in developing their wants. Dealers, however, adhere to the belief that all supplies in the hands of actual distributors are small with every chance of early attempts to replenish valuations in the meantime are well preserved and stocks offered sparingly. Linseed Oil in about the usual demand and steady at 51@52c. for domestic, and 53@55c. for foreign. For Spirits Turpentine the inquiry fair at slightly easier rates closing at 30 3/4@32c. per gallon, according to quantity, style of package, etc.

PITCH AND TAR.—Demand moderately active, but fairly met and as a rule former rates readily accepted. We quote Pitch \$1.75@2.00 per bbl. Tar \$2.00@2.25 do., according to quantity, quality and delivery.

For Market Quotations see page 99.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending January 23:

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

Table listing various real estate sales with details like address, description, and price. Includes entries for R. V. HARNETT & CO., E. H. LUDLOW & CO., JOHN F. B. SMYTH, D. M. SEAMAN, H. MESIER, H. HENRIQUES, FAIRCHILD & DE WALLTEARSS, and OTHER AUCTIONEERS.

BROOKLYN, N. Y.

The following sales took place in the City of Brooklyn for the week ending January 23:

Small table listing sales in Brooklyn, including Van Brunt st, e s, 70 n Sackett st, 30x73. John Tomy, \$4,600. Corresponding week 1884, \$37,400.

CONVEYANCES.

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

NEW YORK CITY.

Table listing real estate sales in New York City for January 16, 17, 19, 20, 21, 22. Includes entries for Boulevard, s e cor 131st st, 25x100, vacant. Partition. George B. Newell to P. Henry Whalen, \$2,100. Boulevard, e s, abt 50 s 131st st, abt 25x100, vacant. Partition. Same to John Rankin, 1,600. Boulevard, e s, abt 75 s 131st st, abt 25x100, vacant. Partition. Same to same, Jan. 20, 1,600. Boulevard, e s, abt 50 s 131st st, 49.11x100. John Rankin to William Rankin, Jan. 21, 10,000. Broome st, No. 63, s e cor Cannon st, 25x80, two-story brick front store and dwelling on Broome and two-story brick shop on Cannon st. Foreclos. Jerome Buck to Edward Maass, 9,400. Cannon st, No. 20, e s, 80 s Broome st, 20x50.

Table listing real estate sales in New York City for January 19, 20, 21, 22. Includes entries for Foreclos. Jerome Buck to Emmet H. Smith, 3,075. Christopher st, No. 51, n s, 177 e 4th st, 25x93.2. Bleecker st, No. 314, s w cor Grove st, 20x83. Bleecker st, No. 308, w s, 80 s Grove st, 20x83. Benjamin H. Vose, London, Eng., to William Haxtum, Clifton, S. I. All title. Sub. to attachment, Jan. 17, 1,500. East Broadway, lot 908 map Mary E. G. Beekman property, 25x87.6. Madison st, lot 476 same map, 25x100. Isabella L. wife of Henry R. Beekman to Charlotte B. Sands, John B. and William B. Foulke and Mary E. B. Taylor and Catharine B. Neilson. Release mort. 17-18 part, Jan. 16, nom. Same property. Release mort. 1-6 part. Isabella L. wife of Henry R. Beekman to same, Jan. 16, nom. East Broadway, No. 49, 25x75, five-story brick tenem't. Harris Baum to Jonas Holzwasser, Mort. \$14,000. Jan. 13, 21,500. Elizabeth st, s e cor Hester st, runs east 74.6 x south 75 x west 24.6 x north 25 x west 50 to Elizabeth st, x north 50, six-story brick factory. Foreclos. James D. Hewett to Jacob Bookman and Simon Bing, Jr. Jan. 22, 37,000. Grand st, No. 18, n w cor Sullivan st, 22x45.10x40x32, four-story brick building. Michael Umstadter and ano., exrs. S. Cohen, to Die-drick and Henry Knabe, Jan. 15, 16,250. Grand st, No. 16, n s, 22 w Sullivan st, 21x58.2x24.4x45.10, with use of alley along side of premises, three-story frame (brick front) building. Same to same, Jan. 15, 7,150. Grand st, No. 145, s s, 61.1 w Elm st, 17.9x80, three-story brick building. Sarah Salomon, widow, to Otto Wagner. Mort. \$14,000. Dec. 19, 23,950. Same property. Release mort. Joseph C. Levi, trustee, to Sarah Salomon, Jan. 19, 6,000. Greenwich st, Nos. 264 and 266, w s, 35.4x80, two three-story brick stores. Partition. Charles P. Latting to Catharine wife of Robert Ferguson, Jan. 5, 29,800. Greenwich st, No. 293, e s, 79.9 s Chambers st, 13.2x79.3x14.10x79.3, three-story brick store. Partition. Charles P. Latting to John Sullivan, Jan. 5, 12,050. Hester st, No. 144, s s, 74.6 e Elizabeth st, 25.6x75, five-story brick store and tenem't. Foreclos. James D. Hewett to John G. Wendell, Jan. 22, 20,250. Hillside st, centre line, s w s, plot 139 map I. Dyckman's Fort George property, 50x27.6x50x226.9. Isaac M. Dyckman, trustee for Caleb Smith and Hannah Fulton to Sarah M. Smith, Yonkers. Dec. 1, 1875, 1,730. Marion st, Nos. 23 and 25. Declaration by Antonio Aliano and Raffalli Guiditte, joint tenants of above premises, as to proportion owned by each one, Jan. 14. Madison st, s s, lot 476 map Mary E. G. Beekman property, 25x100. Joseph Foulke, Charlotte B. Sands, widow, John B. and Joseph Foulke, Jr., Babylon, William B. Foulke, Mary E. B. wife of and Cortlandt M. Taylor, and Catharine B. wife of and John Neilson to Catharine O'Neil, Jan. 15, 7,750. Madison st, lot 476 map Mary E. G. Beekman property, 25x100. Release mort. Isabella L. wife of Henry R. Beekman to John B. Foulke, Babylon. 1-6 part, Jan. 16, nom. Ridge st, No. 38, e s, 100 s Delancey st, 25x100, six-story brick tenem't. Solomon Jacobs to Joseph Levy and Louis Goodman. C. A. G. Jan. 17, nom. Rose st, No. 25, s e s, 38.4x88.3x28x87.10. Rose st, No. 27, s e s, 300.1 n e Frankfort st, 27.4x108.6x19.9 x southeast 24.3 x southwest 38.7 x northwest 21.10 x northwest 14.6 x northwest 8.10 x northwest 88.6 and including the strip 3.6 adj the n e s of the rear portion. Rose st, No. 29, e s, 27.3x108x26.2x108. Rose st, No. 31, s e s, runs southeast 109.3 x southwest 31.1 x west 12.7 x north 24.1 x east 5.4 x northwest 108.1 to Rose st, x east 27.4. Four five-story brick warehouses. Susan I. wife of and Richard Baxter, Jr., to Joseph T. Preston, 1/2 part, Nov. 24, 17,500. West Broadway, Nos. 120, 122 and 124, n e cor Franklin st, 50x60, six-story brick building. James M. Dunbar, Morrirstown, N. J., and Frederick W. Haynes, to John L. Bremer, Boston, Mass. Jan. 15, 100,000. 3d st, No. 28, s s, 115 w 2d av, 20x61, three-story brick dwell'g. Anthony Reichardt to Katharina wife of George Stanger. C. A. G. Jan. 17, 11,000. 6th st, Nos. 337 and 339, n s, 125 w 1st av, 50x90.10, two five-story brick stores and tenem'ts. Foreclos. Charles E. Lydecker to Levi Samuels, Jan. 15, 50,000. 7th st, No. 35, n s, 200 w 2d av, 25x74.10, three-story brick dwell'g. William Wicke to George Roll, Jan. 20, 14,500. 7th st, No. 217, n s, 202.9 w Av C, 13.7x97.6, five-story brick tenem't. Joseph Hechinger to Carl Glomb. Mort. \$5,000, Jan. 19, 10,000. 10th st, n s, 100 e 5th av, 49x94.9; No. 3, two-story brick building; No. 5, one-story frame building. Estelle C. Tucker, formerly Chappell, of Nyack, N. Y., to Eliakim L., William T., Mary F., Emma C. and Abbie E. Bolles. Confirmation deed. Q. C. Jan. 9, nom. 16th st, No. 549, n s, 114.6 w Av B, 18.6x92, four-story brick tenem't. Thomas Middleton to Fried Solinger. Mort. \$5,500, Jan. 19, nom. 16th st, Nos. 431 and 433, n s, 375 e 10th av, 50.5 x92, two five-story brick tenem'ts. Enoch L.

Richardson to Philomene Monarque. Q. C. Nov. 14. nom
 Same property. John W. Monarque to George N. Veriztan. Q. C. All liens. Jan. 12. nom
 Same property. Philomene, wife of Henry G. Monarque to same. All liens. Jan. 13. ncm
 17th st, No. 455, n s, 100 e 10th av, 25x92, two-story brick building with two-story frame extension. Charles H. Byron, Pleasant Mount, Pa., to Charles H. Lott, assignee Mary A. Fogarty. Q. C. Dec. 16. nom
 18th st, No. 146, s s, 526 w 6th av, 23.4x92.1x21.5 x92, two-story brick stable. Manuel E. de Rivas, described in deed as Rivas, to Thomas Kelly. Jan. 20. 12,000
 21st st, n s, bet 4th and Lexington avs. Party wall agreement. Catharine A. Palmer with Charles W. Cooper, Brooklyn. Jan. 17. nom
 25th st, n s, 300 w 9th av, 25x98.9, vacant. Partition. Charles P. Latting to Anne M. Barnes. Jan. 5. 6,500
 25th st, Nos. 425 and 427, n s, 325 w 9th av, 50 x98.9, vacant. 12,000
 9th av, No. 253, w s, 32.11 n 25th st, 16.5x100, four-story brick building with store. Partition. Charles P. Latting to Anne M. Barnes. Jan. 5. 22,800
 26th st, No. 229, n s, 225 w 2d av, 25x98.8, two-story brick dwell'g. William H. Kirby and ano., exr. W. H. Kirby, to Maria Miller. Jan. 13. 12,950
 28th st, No. 427, n s, 354.6 w 9th av, 20.6x98.9, three-story brick dwell'g. Contract. Mariechen or Hauchen Moral to Charles S. Fischer. Jan. 16. 8,000
 28th st, Nos. 123 and 125. Subordination of power of sale of 1/2 of premises to a mortgage. Sarah B. Smith et al., exrs T. H. Smith to James A. Trowbridge. Jan. 19. dom
 29th st, No. 121, n s, 100 w Lexington av, 25x98.9, two-story brick dwell'g. Auguste Potier to Cosmo Brailly. Jan. 17. 16,000
 32d st, No. 242, s s, 162.6 w 2d av, 18.9x98.9, four-story brick dwell'g. Catharine Frazier, widow, to Thomas B. Owen. Mort. \$5,500. Jan. 20. 13,000
 35th st, No. 329, n s, 331.3 e 2d av, 18.9x98.9, four-story brick dwell'g. Eliza wife of and Peter Brown, Brooklyn, to John Mitchell. Mort. \$6,000. Jan. 19. 8,350
 36th st, No. 3, n s, 125 w 5th av, 25x98.9, two-story brick stable. Partition. Richard M. Harison to John T. Hall, Catharine T. Schiefelin and Margaret T. Ludlow. Dec. 18. 34,000
 38th st, No. 313, n s, 200 e 2d av, runs east 25 x north 122.6 x west 125 x south 11.9 x southerly 110.3 x southerly 64.4, four-story brick building and two-story brick stables on rear. Ellen Yeaman, widow, to Rachel Greenbaum. Mort. \$10,000. Jan. 21. 18,000
 41st st, No. 117, n s, 162.4 w 6th av, 12.8x98.9, four-story brick dwell'g. Michael Umstadter and ano., exrs. S. Cohen, to Julia Ludwig. Jan. 15. 11,900
 41st st, No. 115, n s, 150 w 6th av, 12.4x98.9, four-story brick dwell'g. Same to same. Jan. 15. 11,900
 41st st, No. 447, n s, 175 e 10th av, 25x98.9, four-story brick dwell'g. Julia wife of Otto A. Krauss to William Wettig and Frederick his wife, joint tenants. Mort. \$7,000. 12,000
 41st st, No. 14, s s, 202.6 e 5th av, 20.10x98.2, four-story stone front dwell'g. John R. Suydam, Sayville, Conn., to George W. Ellis. Mort. \$20,000. Jan. 19. nom
 Same property. George W. Ellis to Harriet wife of John R. Suydam, Sayville, L. I. Mort. \$20,000. Jan. 19. nom
 42d st, No. 425, n s, 300 w 9th av, 25x100.4, five-story brick flat. 12,000
 42d st, n s, 350 w 9th av, 50x100.4, two five-story brick flat. 12,000
 Margaret F. Dodd, Robert Taylor, Janette C. Williams, William S. Taylor, James L. and Homer F. Taylor, heirs Jane Taylor, to James R. Taylor. Q. C. Morts. \$20,000. Jan. 7. nom
 43d st, No. 118, s s, 225 w 6th av, 21.5x100.5, four-story stone front dwell'g. Walter H. Close to Harriet A. wife of David Close. C. A. G. Jan. 19. nom
 Same property. David Close to Walter H. Close. Jan. 19. nom
 43d st, No. 304, s s, 81 e 2d av, 17x100.5, three-story brick dwell'g. Matilda C. Bull, extr. W. G. Bull, to Hetty B. Beatty, Morristown, N. J. Jan. 17. nom
 44th st, No. 202, s s, 80 e 3d av, 25x100.5, two-story frame building. Martin Mahon to Martin Disken. 1/2 part. Mort. \$7,500. Jan. 21. 900
 46th st, No. 339, n s, 180 w 1st av, 20x100.5, four-story brick building. Mina Kroehle, widow, and Charles J., Frederick W. and Wilhelmina Kroehle, heirs of Fred. N. Kroehle, to Ernst Keil. Jan. 15. 9,500
 46th st, No. 160, s s, 140 w 3d av, 16x100.5, four-story stone front dwell'g. Bernard Spaulding to Robert W. Forbes. Mort. \$12,500. June 19, 1884. 22,000
 47th st, No. 424, s s, 275 w 9th av, 25x100.5, five-story brick (stone front) flat. John S. Smith and Helene Smith to Eliza G. Board, Arcola, N. J. Mort. \$12,000. Jan. 15. 34,500
 48th st, No. 220, s s, 363 w 2d av, 13x100.5, three-story stone front dwell'g. James R. Scott, Philadelphia, Pa., to Margaret A. wife of D. A. Shotwell. Oct. 30. 1,000
 49th st, n s, 450 w 10th av, 100x100.5, four five-story stone front tenem'ts (unfinished). Foreclos. Frederick P. Forster to Harmon Hendricks et al., exrs. M. M. Hendricks. Jan. 17. 30,000
 50th st, s s, 400 w 9th av, 139.6x100.5, vacant. John H. H. Cushman et al., exrs. D. A. Cushman, to Martin J. Brophy. Nov. 1. 45,000

50th st, s s, 400.6 w 9th av, 139x100.5. Martin J. Brophy to The Mayor, &c., New York. Jan. 14. 52,000
 50th st, No. 308, s s, 76.6 e 2d av, 18.6x80, four-story brick dwell'g. Marianna Rolando, widow, Rafaela Rolando, Rosa L. wife of Henry W. Livingston formerly Rolando, Marianna wife of Francis Yraola formerly Rolando, Charles J. and Francis B. Rolando to Moses Sahlein. Mort. \$6,000. Jan. 10. 9,000
 53d st, No. 36, s s, 370.2 e 6th av, 25x100.5, four-story stone front dwell'g. Richard W. Buckley to Mary R. wife of Nathaniel W. T. Hatch, Brooklyn. M. \$50,000. Jan. 15. 15,000
 54th st, No. 126, s s, 90 w Lexington av, 25x100.5, two-story brick stable. Henry Villard to William H. Harbuck. Feb. 14. 25,000
 54th st, No. 343, n s, 160 w 1st av, 20x100.5, four-story brick dwell'g. John and Fritz Bauer, Eliza wife of and Anthony Kellner, heirs of Cath. Kaiser, and Margaretha Berg, widow, to John Baum. Q. C. Jan. 8. nom
 Same property. John Baum to Jan Cermak. Mort. \$3,000. Jan. 22. 9,150
 61st st, n s, 275 e 11th av, 25x100.5. Release mort. John Ross to Abraham H. Jonas. Jan. 14. nom
 Same property. Release mort. Stephen H. Thayer to same. Jan. 15. nom
 61st st, n s, 250 e 11th av, 25x100.11. Release mort. Same to same. Jan. 14. nom
 Same property. Release mort. Stephen H. Thayer to same. Jan. 15. nom
 61st st, n s, 225 e 11th av, 25x100.5. Release mort. John Ross to same. Jan. 14. nom
 Same property. Release mort. Stephen H. Thayer to same. Jan. 15. nom
 61st st, Nos. 535-539, n s, 225 e 11th av, 75x100.5, three five-story stone front flats. Abraham H. Jonas to Ferdinand Boehm, Brooklyn. All liens. Jan. 16. 73,500
 Same property. Release mort. The Mutual Life Ins. Co., New York, to Stephen H. Thayer. Jan. 19. 1,500
 61st st, Nos. 355-359, n s, 225 e 11th av, 75x100.5, three five-story stone front flats. Ferdinand Boehm, Brooklyn, to Moss S. Phillips. Mort. \$48,000. Jan. 19. nom
 62d st, s s, extgd from 10th to 11th av, 80cx102.2, new buildings projected. George H. Morris to John B. Smith. Mort. \$100,000. Nov. 17. nom
 Same property. John B. Smith to Gotthold Haug. Mort. \$100,000. Nov. 28. 230,000
 64th st, n s, 175 w 11th av, 54.4x104.3x85x100.5, vacant. Standard Oil Co., New York, to Henry Raabe. Jan. 15. 6,500
 65th st, s s, 250 w 8th av, 25x100.5, vacant. David Davies, assignee J. Freedman, to Elizabeth wife of Joseph Freedman. C. A. G. All liens. Aug. 5. 200
 Same property. Certificate of receipt of part payment of mortgage. Catharine Hays to Joseph Freedman. 11,900
 65th st, n s, 110 e 1st av, 100x100.5. Release mort. Nathaniel A. Williams, Saybrook, Conn., to Abraham Downey. Jan. 15. nom
 66th st, No. 326, s s, 300 e 2d av, 16.8x100, three-story brick dwell'g. Bernhard Gies to Jacob Orth. Jan. 17. nom
 Same property. Jacob Orth to Lisette Gies. Jan. 17. nom
 68th st, No. 240, s s, 166.8 w 2d av, 16.8x100, three-story brick dwell'g. John D. Crimmins to Robert Froese. Mort. \$6,500. Jan. 14. 12,000
 71st st, No. 416, s s, 155 w 9th av, 19.6x100.5, four-story stone front dwell'g. Charles S. Van Loon to Caroline F. and Kate B. Weed. Morts. \$22,250. Jan. 17. 33,500
 73d st, No. 432, s s, 485 e 10th av, 15x102.2, four-story stone front dwell'g. Anna wife of and Charles McDonald to Margaret A. wife of Henry H. Holly. Mort. \$15,500. Jan. 15. 25,000
 76th st, No. 218, s s, 254.10 e 3d av, 25.2x102.2, five-story brick dwell'g. Eleanora wife of Conrad Maier, Brooklyn, and John and Henry H. Bittmann, individ., and as the only heirs of Henry Bittmann, dec'd, to Wendel Mischler. Mort., \$8,000. Jan. 12. 2,000
 76th st, s s, 125 w 8th av. Release of covenants, &c. Robert C. Ferguson to William M. Patterson. Jan. 22. 150
 Same property. Release of covenants. William M. Patterson and Robert C. Ferguson to Enoch L. Fancher. Dec. 21. 600
 84th st, No. 11, n s, 225 e 5th av, 26x102.2, four-story brick dwell'g. Julius Freudenthal, Englewood, N. J., to Charles Lesinsky. Jan. 17. 60,000
 89th st, n s, 153.4 e 5th av, 25.7x100.8, vacant. John K. Creevey to Mathilde S. Stern. C. A. G. Mort. \$10,000. Jan. 6. nom
 90th st, n e cor Lexington av, 20x100.4, two-story brick dwell'g. Mary Bell, widow, to Theodore A. Corder. Jan. 16. 9,625
 91st st, n s, 57.4 w 4th av, 20x67, three-story stone front dwell'g. Andrew J. Kerwin to Sallie Myers. Mort. \$12,000. Jan. 20. 19,500
 93d st, No. 239, n s, 425 e 3d av, 25x100.8, five-story brick flat. Foreclos. John H. Glover to Lewis C. Tufts. Jan. 21. 1,505
 105th st, n s, 188 e 1st av, 25x100. Release from agreement to sell. Mary Miller, San Francisco, Cal., to Thomas Dougherty. Jan. 13. nom
 105th st, s s, 225 e 10th av, 50x100.11, vacant. Thomas Wall to Charles R. Parfitt. Jan. 17. uom
 105th st, s s, 200 e 5th av, 75x100.11, vacant. James Connor to Thomas C. Ennever. Mort. \$15,000. Nov. 25. nom
 107th st, No. 155, n s, 82 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Charles De K. Townsend to same. 11,900

Bulky and ano., trustees for Caroline J. Bulky. Jan. 19. 8,000
 107th st, No. 161, n s, 133 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Same to Mary A. Bulky. Jan. 19. 8,000
 107th st, No. 163, n s, 150 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Same to Justus L. Bulky and ano., exrs. Jos. E. Bulky. Jan. 19. 8,000
 107th st, No. 165, n s, 167 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Same to same. Jan. 19. 8,000
 107th st, No. 153, n s, 65 e Lexington av, 17x100.11, four-story stone front dwell'g. Foreclos. Same to same. Jan. 19. 8,000
 107th st, n s, 133 e Lexington av, 3 lots, each 17x100.11. Release mechanic's lien. Michael Reilly to Elizabeth Meehen. 3 releases, each \$100. Aug. 30. 300
 107th st, n s, 82 e Lexington av, 17x100. Release mechanic's lien. Same to same. Aug. 30. 100
 107th st, n s, 65 e Lexington av, 17x100.11. Release mechanic's lien. Same to same. Aug. 30. 100
 109th st, s s, 125 w 1st av, 43x100.11, vacant. 15,000
 109th st, s s, 125 w 1st av, runs east to Roosevelt lane, x southeast along lane to centre of block at point near 1st av, x west to point 125 w of 1st av, x north 100.11 to beginning. Johanna wife of and Siegel Bernhard to Philip Bohnet. Jan. 5. 15,000
 109th st, s s, w of 3d av. Ratification of party wall agreement. Ambrose Snow et al., trustees J. S. Young, to John W. Warner. Jan. 16. nom
 110th st, No. 234, s s, 385 e 3d av, 25x110, four-story brick dwell'g. John Cullen to Joseph and Augusta Falvella. Mort. \$8,000. Jan. 21. 11,500
 113th st, s s, 450 e 8th av, 25x100.11, vacant. Benjamin Richards, Jr., to George C. Holerith. Jan. 20. 3,500
 113th st, No. 212, s s, 155 e 3d av, 15x100.10. Edith W. wife of Christopher M. Beekman to Benjamin Waldron. Mort. \$5,000. Feb. 13, 1884. 7,500
 Same property. Benjamin Waldron to John Sherman. Mort. \$5,000. Feb. 13, 1884. 7,600
 113th st, No. 123, s s, 254.7 e 4th av, 17.1x100.11, three-story frame building. 11,900
 113th st, No. 212 E., s s, 155 e 3d av, 15x100.10, two-story stone front dwell'g. John Sherman to Louisa wife of Benjamin Waldron. Morts. \$9,000. Jan. 19. 13,950
 114th st, Nos. 164-168, s s, 220 w 3d av, 50x100.10, three three-story brick dwell'gs. Dudley R. Terrett, Jr., Brooklyn, to Sarah A. Terrett, widow. Q. C. Jan. 9. nom
 115th st, No. 116, s s, 130 e 4th av, 25x100.11, five-story brick flat. Frank M. Clemens to Charles Schafer and Maria his wife, Astoria, L. I., joint tenants. M. \$14,000. Jan. 15. 25,750
 119th st, s s, 110 w 2d av, 14.5x100.10. Agreement to give party second part entire income of above premises for life after expenses are paid. Susan P. Jordan, Brooklyn, to Anson Frazee. Sept. 30, 1884. nom
 121st st, s s, 300 w 4th av, 5x100.11, being a portion of No. 52 East 121st st. Amey R. wife of Frederick Sheldon, Newport, R. I., to John J. Hughes. Jan. 10. nom
 121st st, s s, 300 e 3d av, 25x100.11. William Taylor to John L. Colby. Agreement as to completion of buildings and ultimate joint ownership. June 5, 1884. 25,000
 122d st, No. 303, n s, 80 e 2d av, 29.6x100.11, two-story frame building. Cornelia B. wife of George S. Drew to Mary E. wife of James T. Barry. Jan. 19. 7,500
 122d st, n s, 109.6 e 2d av, runs north 9.6 x south-west 12.5 to 122d st, x east to beginning. William Austin to Cornelia B. Drew. Q. C. Dec. 1. nom
 Same property. Release mort. Margaret M. and Maria L. Tillotson to Cornelia B. Drew. Dec. 1. nom
 123d st, No. 130, s s, 315 e 4th av, 25x100.11, five-story brick flat. Stephen J. Wright to Henry H. Meise. Morts. \$18,000. See 132d st. Jan. 12. 25,000
 123d st, No. 103, n s, 35 e 4th av, 35x100.11, five-story brick flat. Harry Hendrie to George M. Mackellar, Castleton, S. I. Morts. \$41,000. Jan. 19. 70,000
 123d st, Nos. 237 and 239, n s, 333.4 e 8th av, 33.4x100.11, two three-story stone front dwell'gs. Charles A. Peabody, Jr., to William Mulry. Q. C. July 15. nom
 124th st, No. 342, s s, 226.6 w 1st av, 18x100.11, three-story stone front dwell'g. Clarkson Crolius to George W. McCormick. Jan. 15. 9,000
 124th st, No. 138, s s, 350 e 7th av, 25x100.11, four-story stone front flat. Joseph E. McCormack to John J. Hughes. Brooklyn. Morts. \$19,600. Jan. 15. nom
 132d st, No. 259, n s, 253 e 8th av, 16x99.11, three-story stone front dwell'g. Henry H. Meise to Stephen J. Wright. Mort. \$8,500. See 123d st. Jan. 15. 12,750
 135th st, n s, 235 w 5th av, 50x99.11, three three-story stone front dwell'gs. Foreclos. Joseph Koch to Philip Bohnet. April 7, 1884. 5,300
 135th st, n s, 235 w 5th av, 33.4x99.11, two three-story brick (stone front) dwell'gs. Philip Bohnet to Rachel Bernhard. Jan. 15. 24,000
 135th st, Nos. 19 and 21, n s, 235 w 5th av, 33.4x99.11. Release judgment. Johanna Bernhard to Rachel Bernhard. Jan. 17. nom
 170th st, s s, 100 w Audubon av, 25x95. Matthew Cox to Charles Scheidecker. Jan. 20. 675
 Av A, e s, 75 n 84th st, 78.2x98, vacant. John L. Brewster, Plainfield, N. J., to Frank White. Nov. 17. 20,335

Greenwich av, e s, 229.2 s 10th st, runs northeast 211.8 to centre of 10th st on map No. 2 of John Rogers' lands, x northwest along said centre line 34.5 x southwest 191.3 to avenue, x southeast 25.7. Joseph Park, Harrison, N. Y., and Charles Park to John M. Tilford, White Plains. Q. C. All title. Mar. 1, 1884. nom

Lexington av, e s, 75.5 n 51st st, 50x100, vacant. George W. Tubbs to Mitchell A. C. Levey. Sub. to mort. Jan. 13. 23,525

Lexington av, No. 714, w s, 60.5 s 58th st, 20x68.9, three-story stone front dwell'g. Charles A. Seeley to Adolphus Price. Mort. \$8,500. Jan. 20. 16,500

Lexington av, No. 1348, s w cor 90th st, 20.4x81, four-story brick dwell'g. Eliza wife of and Frederick Aldhous to Joseph A. McLaughlin. Mort. \$16,200. Jan. 20. 25,000

Lexington av, n e cor 106th st, 20x82.9.

Lexington av, s e cor 107th st, 20x82.9. Release mort. Eugene Kelly to John Davidson, Elizabeth, N. J. Jan. 17. nom

Lexington av, No. 1703, e s, 50.11 n 107th st, 16.8x65, four-story stone front dwell'g. Foreclos. Richard M. Henry to Rebecca E. Williams and ano., exrs. Francis B. Williams. Etc. 17. 9,800

Lexington av, No. 1729, e s, 67.7 n 108th st, 16.8x65, four-story stone front dwell'g. Foreclos. Frank A. Ransom to The University of Rochester, Rochester, N. Y. Jan. 20. 5,000

Lexington av, No. 1731, e s, 84.3 n 108th st, 16.8x65, four-story stone front dwell'g. Foreclos. Frank A. Ransom to The University of Rochester, Rochester, N. Y. Jan. 20. 6,000

Lexington av, No. 1707, e s, 84.3 n 107th st, 16.8x65, four-story stone front dwell'g. Foreclos. Same to same. Jan. 20. 7,000

Madison av, No. 178, w s, 84 n 33d st, 24.8x95, four-story stone front dwell'g. Ellie R. wife of and William F. Morgan to Margaret T. wife of Edward L. Ludlow. Dec. 19. 55,000

Vermilyea av, n s, 100 w Isham st, 75x125. Isidor Hymes to Bennett Hymes. 1/2 part. All liens. July 28. nom

1st av, No. 799, w s, 41.4 s 45th st, 19.8x70, five-story brick dwell'g. Theodore M. Lilienthal to Abraham Vanderbeck. Jan. 14. 12,000

2d av, No. 798, e s, 60.5 s 43d st, 30x81, four-story stone front dwell'g. Rachel Greenbaum wife of Louis to Wilhelm Schroeder and Henriette his wife, joint tenants. Mort. \$5,000. Jan. 15. 14,000

2d av, No. 1634, e s, 50 s 85th st, 25x88, four-story stone front flat. Peter Freitag to George C. Pfaff. Jan. 8. 24,000

2d av, s e cor 84th st, 51x100.

84th st, n s, 100 e 2d av, 500x100.2.

84th st, s s, 300 w 1st av, 100x100.2.

Jane A. Colwell, widow, and devisee W. H. Colwell to Eva wife of George Muller. Contract. Jan. 17. 63,000

2d av, n w cor 99th st, 75.9x105. Charles A. and William L. Dean, individ. and exrs. Margaret Dean, to Smith Ely, Jr. Q. C. Oct. 30, 1880. 50

2d av, Nos. 1909 and 1911, w s, 42 s 99th st, 56x100, two five-story flats. Henry Herrmann to Joseph Blumenthal. Q. C. Jan. 12. nom

2d av, No. 2074, e s, 50.4 s 107th st, 25x99.1x25x99.2, four-story frame building. Katie wife of George H. Benner to Ferdinand R. Minrath. Q. C. Jan. 16. nom

3d av, No. 369, e s, 49.10 s 27th st, 24.2 x 85 two-story frame building. Contract. George W. Fell to Peter Miller, Jr. Jan. 17. 19,000

3d av, Nos. 798 to 806, n w cor 49th st, The Lexington Flats, five five-story brick flats. Contract. William Taylor to Wolf Scherick. Jan. 12. 148,000

3d av, No. 1686, w s, 75.8 s 95th st, 50x100, five-story brick flat. Levi Jacobs to Minna Lissner. Mort. \$18,000. Jan. 15. 46,500

3d av, w s, extdg. from 100th to 101st st, 201.10 x 100.

100th st, n s, 100 w 3d av, 25x100.11.

101st st, s s, 100 w 3d av, 25x100.11. Vacant.

William Henderson to Whitfield Terribery. Mort. \$106,000. Jan. 3. 107,000

4th av, w s, 84 s 75th st, 18.2x70, three-story brick dwell'g. Jakob Keller to Edward J. Blesson. Mort. \$20,000. Feb. 20. 30,000

4th av, e s, 50.5 s 121st st, 25.3x90, vacant. Isaac L. and Wm. W. Kip, exrs. L. W. Kip, to Henry Gieschen. Jan. 21. 5,000

5th av, Nos. 35 and 37, n e cor 10th st, 80.8x100, six-story brick apartment house. Foreclos. Hoffman Miller to The Mutual Life Ins. Co. Jan. 15. 190,000

5th av, No. 398, w s, 76.11 n 36th st, runs north 27.7 x west 120 x south 5.9 x west 5 x south 21.10 x east 125, four-story stone front dwell'g with extensions. Partition. Richard M. Harison to John T. Hall, Catharine T. Schieffelin and Margaret T. Ludlow. Dec. 18. 133,500

8th av, n e cor 126th st, 24.11x100. Release mort. The Emigrant Industrial Savings bank to Maria T. McCormick. Jan. 17. nom

9th av, No. 257, w s, 65.10 n 25th st, 16.5x100, four-story brick building, with store. Partition. Charles P. Latting to Anne M. Barnes. Jan. 5. 9,650

9th av, No. 305, w s, 59.3 s 25th st, 19.9x64, four-story brick store and tenem't. Foreclos. William Sinclair to Peter Dohm. Nov. 22, 8,000

Same property. Peter Dohm to Margaretha Reisberger. Nov. 28. 8,000

9th av, No. 334, e s, 20.9 n 29th st, 21.1x70, four-story brick dwell'g. Margaret J. Beaver, widow, Brooklyn, to Mary W. Thomson, widow. Life estate. July 28. In considera-

tion of the satisfaction of taxes, assessments, expenses incurred in repairs, and also monthly payment to grantor of 31

9th av, e s, 50.5 s 99th st, 25.3x100, vacant. Henry D. Clark to Philander Palmer, North Salem, N. Y. C. a. G. Dec. 19. 2,000

10th av, Nos. 249 and 251, w s, 39.6 s 25th st, 39.6x75, four-story brick brewery. 25th st, s s, 75 w 10th av, 25x79.

25th st, No. 504, n s, 100 w 10th av, 50x98.9, frame building, with all title in the brewing business.

William A. Ferris to Henry J. and Charles W. Ferris. 1/2 part. Sub to two legacies of \$16,000 each. Jan. 17. 30,000

10th av, e s, 50.5 s 68th st, 50x100, one-story frame factory. George H. Favre, Mary E. Hengle, Victoire Zendulka, Mary E. wife of Herman Hetzer, and Mary A. wife of Martin Edinger, and Victoire F. Favre, widow, and children of Theodore Favre, to James Linden. Mort. \$7,000. Jan. 14. 10,500

11th av, e s, 50 s 74th st, 50x100, vacant. James F. Murphy to Jacob Lawson, Brooklyn. Mort. \$4,500. Jan. 15. 10,000

Wharfage rights Hudson River, extdg south 50 from s s of Hubert st. John L. Brower and ano., exrs. and trustees J. L. Brower and said John L. Brower and Elizabeth M. T., Abraham T. H., Ogden, Charles De H. and Florence Brower, and Effie A. Brown, to the Mayor, &c., New York. C. a. G. Dec. 13. 30,000

Interior lot, 153.2 n 80th st and 100 w 9th av, runs north abt 22.3 x west 31.7 x south abt 26 x east 30.7. Caroline A. wife of and John F. Suidyam to Eli Martin, Brooklyn. Sept. 15. 2,500

MISCELLANEOUS.

Assignment of judgment. Louis Waefelaer and George A. Wood to Johanna Bernhard. See 135th st. Jan. 10. 50

Bond of Charles Weisenstein to Clara Schele, as extrx. of Marie Huebner, as to guardianship of Maria Weisenstein.

Certificate of election of Ferdinand T. Hopkins, Thomas Edwards, Elijah N. Williams, Frederick E. Barnes and Gideon S. Palmer, as trustees of The Madison Avenue Congregational Church.

Exemplified copy of the last will and testament of John Duncan, dec'd., with proofs, &c.

Exemplified copy of the last will and testament of James Worster, dec'd., with proofs, &c.

General release, more especially as to mortgage for \$2,300. Frederick H. Wiggin and ano., exrs. Elizabeth S. B. M. Fleming, to Victoire F. Favre, widow, et al. Jan. 15. nom

General assignment for benefit of creditors. John A. Cisco and Frederick W. Foote, of John J. Cisco & Son, to Lewis May. Jan. 15. nom

General assignment for benefit of creditors. Charles P. Burdett and Samuel G. Pond, of Burdett & Pond, to Henry M. Burdett. Sept. 23. nom

23d and 24th WARDS.

Bayard st, s s, 100 w Lorillard st, 100x313 to Jacobst. Richard W. Robinson, Brooklyn, to Charles Burden. All liens. Dec. 9. nom

Bristow st, w s, 215 s Jennings st, 20x100. Godfrey Isaacs to Harvey S. Ferry. Jan. 16. 165

Hall pl, e s, 163.1 s 167th st, runs east 51.7 x again east 48 to Intervale av, x 28 west 56.7 x west 52.6 to Hall pl, x north 30. Harvey S. Ferry to Rosa Isaacs. Jan. 16. 415

Mott st, s s, 99 e College pl, 25x100. James A. Webb, Madison, N. J., to Roderick Boland. Jan. 9. 1,200

Williamsbridge road, w s, 100.4 n Rockfield st, 25.1x105.2x25x107.2. William S., Charles W. and George F. Opydke and William Peet, assignee G. F. Opydke, to Elizabeth wife of John Cully, Jersey City. Jan. 15. 350

141st st, n s, 909.9 e Willis av, runs east to Brook av, x north to 142d st, x west 90 x south 100 x west to a point 750 e of Willis av and 123 n 141st st, x south 23 x east 159.9 x south 100. Herman Stursberg, Richmond Co., to William O'Gorman. Jan. 16. nom

155th st, s s, 500 e Courtland av, 50x100. John and William Hall, exrs. Geo. Hall, dec'd, to Wilhelm Conrad and Dina his wife, joint tenants. Jan. 15. 1,900

Boston av, n w s, part of sub division No 2 of lot 114 map Morrisania, 67.3x—, h. & l. Joseph Millett, Fairhaven, Mass., to Charles S. Simpson. Dec. 2. 6,750

Courtland av, w s, 121.10 s 157th st, 21.10x100x22.10x100. Mary E. Crow to Bertha wife of Joseph Harrison. Jan. 6. 2,400

College av, e s, 25 n e Lowell st, 25x100. Phillip Schlosser to Margaret J. Goeller. Q. C. Jan. 19. nom

Macomb av, e s, adj land of — Carley, 50x227 to the New York & Harlem Railroad, x51.1x217, h & l. William H. Norris to Sophia J. Phillips and Catharine H. Norris. 1/2 share each, as tenants in common. Sub. to mort. \$4,000. May 1, 1882. nom

Morris av, s e cor 160th st, 195x100. James Farmer, Cleveland, Ohio, to Francis Mackin, Newark, N. J. Mort. \$6,000, int. May 15, 1884; also taxes, &c., 3 years. Jan. 3. 16,500

River av, as proposed, n e cor 149th st, runs north 350 to 150th st, x east 100 x south 324 to 149th st, x west 101.4. Release mort. Fordham Morris, trustee Julia F. Morris, to Henry L. Morris. Jan. 19. nom

Same property. Release mort. Fordham Morris, trustee for Julia F. Morris, to same. Jan. 19. nom

River av, n e cor 149th st, 58.4x100x41.7x101.4. Henry L. Morris to Franz Markgraf. Jan. 19. 1,300

River av, n e cor 149th st. Agreement to build factory. Franz Markgraf with Henry L. Morris. Jan. 19. nom

Robbins av, e s, 325 s 147th st, 25x100. Nicholas Buhr to Henry Siegenthaler and Catharine his wife. Mort. \$400. 1,600

Seaman av, n e cor Bolton road, 138.8x81.10x northeast 75.10 x northwest 93.9 to Prescott av, x southwest 75 x southeast 82.2 x southwest 126.11 to Bolton road, x south 64.3.

Kingsbridge road, w s, lot 1 map of Mary Sheridan property, Yonkers, 4 17-100 acres. Also lot 3 same map, on n s proposed road, at e s Croton Aqueduct, 2 74-100 acres.

Also lot 4 same map, on proposed road, adj above, 2 46-100 acres.

Also lot 5 same map, same road adj above, 2 43-100 acres.

Also lot 7 same map, on n s said road, 968 w of road from Williamsbridge to Mile Square, 2 20x100 acres.

Also lot 6 same map, on n s proposed road, 1168 w of road from Williamsbridge to Mile Square, 2 40-100 acres.

Also lot 8 same map, on n s proposed road, 768 w of Williamsbridge to Mile Square road, 1 77-100 acres.

Lot 10 same map, Moholu av, s w cor road from Williamsbridge to Mile Square, 1 98-100 acres.

Lot 11 same map, on n w cor said proposed road, and road from Williamsbridge to Mile Square, 2 30-100 acres.

Also lot 15 same map, on s s of proposed road, 600 w Williamsbridge to Mile Square road, 1 75-100 acres.

Lot 16 same map, on s s proposed road, 800 w Williamsbridge to Mile Square road, 1 76-100 acres.

Lot 17 same map, on s s proposed road, 1,000 w road from Williamsbridge to Mile Square, 1 77-100 acres.

Lot 20 same map, on s s proposed road, 1600 w of Williamsbridge to Mile Square road, 1 80-100 acres.

Lot 21 same map, at s e cor proposed road and Croton Aqueduct, 1 92-100 acres.

Lot 22 same map, at s e cor proposed road and the Kingsbridge road, 2 40-100 acres.

Opydke av, n s, 100 e 2d st, 300x151.10x300x154.7.

Willard av, n s, 150 e 2d st, 75x100.

Clinton av, n s, 135.4 e Bronx River road, 88.6 to Bronx River, x — to Willard av, x125.10 x200.

Clinton av, n e cor Bronx River road, 85.4x200 to Willard av, x 12 to Bronx River road, x213.

Clinton av, n w cor Bronx River road, 29.4 x north 100 x west 100 x north 100 to Willard av, x east 100 x south 100 x east 66.1 to Bronx River road, x106.6.

Bronx River road, w s, 53.3 n Willard av, 53.3 x282.9 x south 100 to Willard av, x east 150 x north 50 x east 114.5.

Opydke av, n e cor Bronx River road, 274.11x — along Bronx River, x205.9 x north along Bronx River 149.6.

Opydke av, n w cor Bronx River road, 37.11x149.4x91.2x156.9.

Also all title in lands laid down on maps as 1st and 2d sts, Grand av, Clinton av, Willard av, Opydke av and Bronx River road. Also land under water Bronx River.

Marion av, e s, 25.1 n Gambрил st, runs east 98.9 x south 25 to Gambрил st, x east 50 x north 100 x east 100 x south 100 to Gambрил st, x east 50 x north 100 x east 75 x south 100 to Gambрил st, x east 50 x north 100 x east 50 x south 100 to Gambрил st, x east 25 x north 100 x east 110 x south 100 to Gambрил st, x east 15 x north 100 x east 25 x south 100 to Gambрил st, x east 25 x north 200 to Summit st, x east 150 x south 100 x east 25 x north 100 to Summit st, x east 98.8 to Briggs av, x southwest 169.1 x west crossing Gambрил st, 520 x north 47.9 to Gambрил st, x west 75 x south 73.1 x west 26.3 x north 81.6 to Gambрил st, x west 25 x south 90 x west 52.5 x north 106.11 to Gambрил st, x west 25 x south 115.4 x west 26.3 x north 123.9 to Gambрил st, x west 75.2 x south 15.8 x west 78.10 to Marion av, x north and crossing Gambрил st 125.10.

Briggs av, e s, 123.8 n Gambрил st, 62.5x41.10x46.7.

Marion av, s e cor Summit st, runs south 25.1 x east 116.4 x south 25 x west 114.3 to Marion av, x south 25.1 x east 112.3 x south 25 x east 50 x north to Summit st, x east 25 x south 100 x east 100 x north 100 to Summit st, x east 25 x south 100 x east 69.7 x north 100 to Summit st, x east 50 x south 100 x east 135 x north and crossing st 150 to n s of Summit st, x west 575 to Marion av, x south along av 50 to s e cor Marion av and Summit st and place of beginning.

Marion av, s e cor Potter pl, runs east 566.4 x south 43.1 x east 50 x north 43.3 to Potter pl, x east 250 x south 43.9 x east 100 x north 43.10 x east along Potter pl 163.10 to centre old Williamsbridge road, x south along road 125.5 x west 123.1 x north 25 x west 25 x south 100 to Rockfield st, x west 75 x north 100 x west 50 x south 100 to Rockfield st, x west 25 x north 100 x west 25 x south 100 to Rockfield st, x west 200 x north 126.9 x west 50 x south 126.10 to Rockfield st, x west 75 x north 100 x west 75 x south 100 to Rockfield st, x west 200 x north 100 x west 25 x south 100, to Rockfield st, x west 75 x north 127.8

x west 50 x south 127.9 to Rockfield st, x west 50 to Marion av, x north 200 to beginning.
 Summit st, n s, 275 e Marion av, 50x100.
 Rockfield st, s s, 476.4 e Marion av, runs south 100 x east 25 x north 100 to Rockfield st, x east 25 x south 100 x east 25 x north 100 to Rockfield st, x west 75.
 Also all title to streets laid down in new map of New York City Private Park, as Potter pl, Rockfield st, Summit st, Gambriel st, Marion av and Briggs av, from land formerly of W. Briggs north to centre of Williamsbridge road.
 Also land in said road opposite lands on said map.
 Also all lands laid down upon map of property of Geo. F. and Henry B. Opydke, adj. New York City Private Park in 24th Ward, bounded as follows: Southerly by ss of Potter pl, east by lands of J. J. and F. G. Potter, north by Van Courtland av and west by a line extd from Van Courtland av southerly to a point on n s of Potter pl at point 144.9 e of Anthony av, thence across Potter pl to s s of said pl, excepting thereout lots 416, 418, 419, 422, 423, 436 to 445 inclus., 448, 469, 470, 514, 515, 523, 527 to 531 inclus., 543 to 548 inclus., 559, 560, 677 and 678 and 25 feet off rear 466, 471, 472.
 Emeline O. Strobell, widow, and William S. Opydke, New York, Charles W. and Henry B. Opydke, of New Jersey, to George W. Farlee. 4.6 parts. Jan 1. nom
 Same property. George W. Farlee to William S. and Chas. W. Opydke. 5.6 parts. Jan. 2. nom
 Same property. Elizabeth Opydke, widow, to same. All title. Jan. 2. nom
 Tinton av, s e s, 125 s w Uncas st, 25x105. William Vaughan to John Cahill. Jan. 13. 510
 Tinton av, n e s, 154.6 s e 173d st, 26.7x135, h & l. Agnes wife of Alfred W. Hoffmann, formerly Decker, to John W. Decker. Jan. 3. nom
 Same property. John W. Decker to Friedrich Breitenbach and Leopoldine his wife. Mort. \$1,850. Jan. 22. 2,600
 Tinton av, n e s, 207.6 s e 163d st, 0.3x135. Cyrus Lawton, New Rochelle, to same. Q. C. Jan. 20. nom
 Tinton av, e s, 181.4 s 163d st, 2.4x135. Newbury D. Lawton, New Rochelle, to same. Jan. 17. nom
 Tinton av, n e s, 207.7 s e 163d st, 2.4x135. Friedrich Breitenbach and Agnes Hoffmann, formerly Decker, to Newbury D. Lawton. Q. C. Jan. 17. nom
 Washington av, westerly cor Clay av, 100x100. Partition. Charles P. Latting to Harriet M. wife of Orin S. Vredenburg. Jan. 5. 550
 Plot in Morrisania, being part of a large tract of Hannah E. Northup property, 248.6 to A. Anderson, x200x200x200 to A. Northup's land, x218.6 to J. Devoe, x124.3x80.1x97.1x102.7x 200.6. Isidor Hymes to Bennett Hyn.es. 1/2 part. All liens. July 28, 1883. nom

LEASEHOLD CONVEYANCES.

Ann st, No. 61. Assign. lease. Frederick Vogel to Philip and William Ebling. 687
 Madison st, n s, 216.4 e Pike st, 25x100. Herbert B. Turner, trustee for wife and children of H. Bedlow, to Abraham Cohn. 21 years, from Nov. 1, 1876, per year. 275
 Rutgers pl, No. 28. Assign. lease. Albert Ranken to Sophia Peters. nom
 21st st, s s, 225 w 10th av. Consent to assign. lease. General Theological Seminary Protestant Episcopal Church U. S., in New York, to Calvin Oakes.
 21st st, s s, 225 w 10th av, 25x91.11. Calvin Oakes to Calvin Oakes and Thomas J. Alden, of Oakes & Alden. Assign. lease. nom
 21st st, n s, 175 w 1st av, 25x100. Assign. lease. Isaac and Michael Edesheimer, Clara wife of Lehman Levy, and Emma wife of Henry Dahlman to James Moran and Margaret his wife. 8,000
 2d av, No. 642. Assign. lease. Thomas McLaughlin to Flanagan, Nay & Co. nom
 3d av, s w cor 64th st, 50.5x100. Surrender of lease. Lydia A. Waldron to Abraham B. Cox et al., exrs. A. B. Cox. 10
 3d av, s w cor 64th st, 50.5x100. Abraham B. Cox et al., exrs. A. B. Cox, to Walter B. Waldron. 20 1/2 years, from Nov. 1, 1884, per year. For 6 months per year \$1,250 and then from \$1,500 to \$2,250.
 3d av, e s, 125.6 n 19th st, 19.6x70. Rutherford Stuyvesant to Sarah A. Sibell, widow; 21 years, from Nov. 1, 1884, per year, taxes, assmt's, and 600
 Same property. Assign. lease. Sarah A. Sibell, widow, to Lewis Myers. 5,800
 5th av, w s, 25.5 n 47th st, 25x100. Consent to assign. lease. The Trustees of Columbia College, City New York, to Cyrus A. Healy, exr. J. A. Livingston.
 5th av, w s, 25.5 n 47th st, 25x100. Assign. lease. Cyrus A. Healy, exr. J. A. Livingston, to Jeannette P. Goin. 27,250

KINGS COUNTY.

JANUARY 16, 17, 19, 20, 21, 22.

Adams st, n w s, 285 n e Broadway, 20x95, h & l. Paul Koch to Robert Schulz. \$3,500
 Adams st, s s, 726.1 w Coney Island plank road, 50x103.3x50x103. Flatbush. Herman L. Sanders to Thomas H. Maher. 450
 Adams st, s e s, 375 n e Broadway, 25x100. August Grill to Leonhard Eppig. 2,000
 Barbey st, w s, 150 n South Carolina av, 50x100, East New York. John Tierney to John Fensch. 825
 Bergen st, n s, 300 e Schenectady av, 50x100.

Eugene C. Mulhern to Ellen A. Mulhern. Mort. \$2,000. 3,000
 Butler st, s s, 169.10 e Bedford av, 20x127.9. Foreclos. Abel E. Blackmar to Frank C. Moody. 1,025
 Butler st, s s, 89.10 e Bedford av, 80x127.9. Foreclos. Same to same. 2,400
 Bainbridge st, 99 w Lewis av, 1x100. Frank M. Tichenor to John C. Bushfield. nom
 Same property. Release mort. Thomas M. Dodman to Henrietta wife of John G. Taming. nom
 Same property. Release mort. Lewis Morris to same. nom
 Same property. Release mort. William Volckens to same. nom
 Same property. Release mort. Henrietta M. wife of John G. Taming to Frank M. Tichenor. nom
 Bainbridge st, n s, 80 w Lewis av, 20x100, h & l. Ellen and Annie Moore, sole devisees of Mary Moore, to Thomas M. Dodman. Q. C. Correction deed. nom
 Bainbridge st, n s, 275 e Patchen av, 20x100. David Poole to Joseph Palmer and Harriet P. his wife, joint tenants. 1,400
 Broadway, n e s, 60 n w Van Buren st, 20x90. Caroline Skillman to Abraham C. Beardsley. Mort. \$1,480, and assmt. 2,400
 Cedar st, n s, 211.9 w 3d av, continuation, 90.6x 162.1x91x143.3. New Utrecht. Mary M. Vandeu Heuvel, widow, New York, to Caroline J. Stark, Dunbarton, N. H. C. a. G. nom
 Cook st, n s, 215.1 w Bogart st, 0.3x100. George Loffer to Valentin Weissenae. 25
 Cook st, n s, 150 e White st, 25x100. Anton Fluegel to Edward Karutz. 678
 Clark st, n s, 100 e Hicks st, 25x100. Release mort. John A. Lattimer and ano., exrs. H. Webster, to Henry W. T. Mah. 3,000
 Clark st, s w s, 200 n w Stewart av, 50x100, Fort Hamilton. George S. Gelston to John McCarthy. 800
 Same property. Release mort. Nina A. Meinell to George S. Gelston. 200
 Clark st, s w s, 250 n w Stewart av, 25x100, New Utrecht. George E. Nostrand to Edward H. and Ida E. Ford. Release mort. 200
 Same property. Edward H. Ford and Ida E. his wife to John McCarthy and Margaret his wife. 360
 Clifton pl, s s, 581.4 w Nostrand av, 18.8x100. Release mort. Spencer Aldrich to William Andrews. 4,500
 Clifton pl, s s, 320 w Nostrand av, 18.8x100, h & l. William Curry to Carrie M. Wyburn. Morts. \$5,000. 7,000
 Clifton pl, s s, 525.4 w Nostrand av, 18.8x100. Clifton pl, s s, 562.8 w Nostrand av, 18.8x100. William Andrews to George M. Eddy. Morts. \$11,000. 15,500
 Cornelia st, w s, 100 s Evergreen av, 75x100. Adrian M. Suydam to Josephine Wyant. 1,300
 Same property. Josephine Wyant to Frank Wyant. Mort. \$1,000. nom
 Clinton st, e s, 220.2 s Harrison st, runs south 44.5 x east 105 x north 20 x east 7.6 x north 20 x west 112.7. Divine Burtis, Jr., to Mary E. wife of Charles Perret. Mort. \$15,000. 25,000
 Columbia Heights, e s, 125 n Pierrepont st, 25x 100, h & l. Mary R. wife of and Nathaniel W. T. Hatch to William H. Harrison. 37,500
 Columbia pl, s w cor State st, 45x75, hs & ls. Morris Tuska, New York, to Sigismund B. Wortmann. C. a. G. 41,500
 Columbia Heights, s e cor Middagh st, 25.6x20. A. Augustus Healy to Aaron Healy. 4,400
 Columbia pl, s w cor State st, 45x75, h & l. Foreclos. Lewis R. Stegman to Morris Tuska. 41,500
 Dean st, n s, 100 w Stone av, 175x107.2. Jacob W. Erreger to Catherine Molloy. 2,500
 Ellery st, n s, 390 e Nostrand av, 60x100. Theodore F. Jackson, trustee L. Wood, to Charlotte M. Goodwin. 1/2 part. 1,125
 Elderts lane, w s, 100 n Union av, 50x102x50x 104, h & l, New Lots. Anna E. wife of Alexander Fautz to Nicholas T. and Elizabeth A. Andrews. 850
 Floyd st, n s, 168.9 e Tompkins av, 18.9x100. Matilda C. Bull, extr. W. G. Bull, to Hetty B. Beatty, Morristown, N. J. nom
 Fulton st, s e cor Boerum pl, 51.7x81x53x83.2, h & l. The Long Island Savings Bank to William J. Sayres. Morts. and interest \$83,740. 88,000
 Same property. Mortimer C. Ogden, vice-president, to same. Morts. \$83,740. 88,000
 George st, n s, 229.6 e Evergreen av, runs north 95.8 x southeast 158.1 to George st, x 125.7. Mary wife of and Michael O'Mara, of Fulda, Minn., to Eibe D. Cordts. C. a. G. 50
 Garden st, s w s, abt 515 e Flushing av, 40x 100. The Williamsburgh Savings Bank to Theodore Martin. 1,800
 Gold st, e s, 125.9 s Concord st, 21.3x82.10x21.3 x84.3. Howard J. Forker to John Allen, West Brighton, S. I. Foreclos. 2,650
 Gerry st, n s, 150 w Harrison av, 25x100. George J. Fernschild, New York, to William Fernschild. nom
 Hawthorne st, s s, 2,879.4 e Flatbush av, 50x106. Flatbush. Frances H. wife of and Robert S. Walker to James E. Javis. 600
 Hancock st, n s, 270 e Bedford av, 20x100. Beatson J. Bell to George W. Hunt. nom
 Same property. George W. Hunt to Catharine A. wife of Beatson A. Bell. nom
 Hancock st, s s, 100 w Tompkins av, 18.9x100. Joshua M. Brush to Benjamin Armstrong. C. a. G. Morts. \$9,000. nom
 Henry st, e s, adj land of grantee, Coney Island, 55x139.6. Henry Van Siclen to Austin P. Stockwell. 800

Herkimer st, n s, 80 e Brooklyn av, 20x100. Edward T. Rutan to John E. Malone. Mort. \$575. nom
 Same property. John E. Malone to Annie wife of Edward T. Rutan. Mort. \$575. nom
 Herkimer st, n s, 265 e Utica av, 20x100, h & l. George M. Dailey to Rogene Vincent. Mort. \$1,800. 4,000
 Herkimer st, s e cor Buffalo av, 18x90, h & l. George R. Waldron to Adelaide J. Meyers. 4,800
 Hewes st, n s, 148 e Wythe av, 19.6x100. Charles H. Bradford and Clara E. wife of Henry A. Holzapfel to William H. Bradford. nom
 Hope st, late North 1st st, n s, 125 e 9th st, 25x 105x28x100. William Johnson to Ann Quinn. 1/2 part. 350
 Hope st, late North 1st st, n s, 75 w 8th st, 25x 121, h & l. Same to same. 250
 Hoyt st, e s, 60 s President st, 20x68. Maria M. Mundy, Newtown, Mass., to David Stirling and Margaret his wife. Mort. \$3,000. 4,075
 Hooper st, s s, 122.2 w Marcy av, runs west 50.3 x west 0.6 x south 49.9 x west 22.4 x north 100 to Hooper st, x east 22.10. David Levy to Frederick Fitter. 10,000
 Irving pl, w s, 375 s Gates av, —x101x25x101. Owen Malady to Winifred Malady. nom
 Same property. Winifred Malady to Bridget wife of Owen Malady. nom
 Keep st, s s, 345 e Marcy av, 20x100. Mary A. wife of John Hanna to Ann M. Smith, widow. All liens. nom
 Same property. Ann M. Smith, widow, to John Hanna. All liens. nom
 Leonard st, n w cor Devoe st, 75x100. John C. Anderson to Edward Liefeld. C. a. G. 1/2 part. Sub. to mort. \$6,000. 2,667
 Same property. John C. Anderson to George F. P. Blatt. C. a. G. 1/2 part. Sub. to mort. \$6,000. 2,667
 Livingston st, n s, 42 w Nevins st, 21.9x90, h & l. Max Rudiger to Clement F. Taylor. 8,750
 Same property. Clement F. Taylor to Amanda C. Rudiger. 8,750
 Lynch st, n s, 287.8 e Lee av, 18.6x100, h & l. Margaret wife of and Nicholas Mulvihill to Fanny Stern. Morts. \$3,000. 5,500
 Maujer st, s s, 225 e Waterbury st, 25x95, h & l. Margaret Buchheit, widow, and Julia King, only child and heir at law of John Buchheit or Buchhaet, to Henry Muller and Elizabeth his wife, joint tenants. 1,600
 McDougal st, n e cor Ralph av, 50x100. Elizabeth Grass, New York, heir Franz Schaefer, to Eva Kellner, widow. C. a. G. nom
 Same property. Eva Kellner, widow of C. Kellner, and formerly widow of Franz Schaefer, to Edward F. Holtz. 5,000
 Macon st, s e cor Marcy av, 16.8x100, h & l. Mathilde Morehouse to William Ziegler. 8,000
 Macon st, n s, 165 w Tompkins av, 20x100, h & l. Walter H. Paffard to Chauncey M. Wright. 4,850
 Macon st, n s, 393 e Tompkins av, 18.9x100. Daniel T. Hoag, exr. T. Allen, to Fannie W. wife of John Oakley. All liens. nom
 Same property. George R., Willy W. and Tristram B. Allen, heirs T. Allen, to same. 1883. nom
 McDonough st, n s, 320 w Saratoga av, 40x100. Richard W. Hedger to George Covert. exch
 Noble st, s s, 170 e Franklin st, 25x100, h & l. William Stringham to Henry S. Reynolds. 6,000
 Noble st, n s, 120 e Franklin st, 25x100. Joseph H. Willmott, heir J. Willmott, to Nathaniel Roe. 1-9 part. 284
 Same property. Alfred F. Willmott, Annie wife of William Dunn, and Louie F. wife of Charles B. Young to same. 4-9 part. 849
 Same property. Release mort. Mary J. Willmott to same. nom
 Same property. Mary A., Catharine T. and Sarah J. Willmott, and Thomas E. and William J. Willmott, by J. C. Provost, guard., to same. 1,417
 Navy st, e s, 118 n Fulton st, 20x100.6, h & l. Bessie C. Shaw to Adora Dauber. Q. C. nom
 Poplar st, e s, 175 s Liberty av, 25x100, New Lots. Joseph Casey to Walter E. Smith. 40
 Prospect pl, n s, 64 e Carleton av, 21 x 95. Thomas G., George H., William H. and John M. Townsend, Elizabeth H. wife of B. H. Seaman, Mary J. wife of Valentine Downing and Louise H. wife of S. T. Carman, heirs S. H. Townsend, to Jean W. Townsend, widow, nom
 Pacific st, s w s, 247 s e Clason av, 39x110. Mary A. wife of John H. Seed to Agnes A. O'Connor. Mort. \$2,800. 4,700
 Pacific st, ss, 478.3 w Nostrand av, 25.4x116.11. Pacific st, s s, 445.4 w Nostrand av, 32.11x 116.11x7.1x114. Contract. Margaret M. Casler, widow, to Ida M. wife of William H. Addoms. 3,800
 Pacific st. Party wall agreement. James F. Whitney with Charles S. Whitney. nom
 Pacific st, s w cor 6th av, 100x82.6.
 Atlantic av, s s, 225 n Carlton av, runs west 150 x south 100 x east 25 x south 100 to Pacific st, x east 127.3 to centre old Willink st, x northeast 46.9 to centre late Vasquez st, x northwest 34.10 to point 225 w of Carlton av, x north 141.2 to beginning.
 Pacific st, n e cor 6th av, runs north 143.3 to centre of old Jamaica Pike, x northeast 123.2 x south 109.5 to centre Parmentier av, x northwest 43.5 x southwest 112.8 to Pacific st, x west 42.6. Joseph Husson, Westchester, to Joseph Husson, Jr. 50,000
 Pacific st, s s, 215 w Clinton st, 25x100. John M. C. Frolich, Tenafly, N. J., William A. Platenius and John P. Illig, Germany, and Mary wife of John M. C. Frolich to Ivan Von Auw. 10,000

Rapelye st, e s, 725 n 4th st, 25x300, to Chestnut st, East New York. Frederick Coff to Anne wife of George W. Quidor. 425

Rutledge st, s e s, 175 n e Bedford av, 25x100, h & l. Emma F. wife of and Edward C. Moffat and William F. Fraser to Susan Sharot. 6,350

Rutledge st, s e s, 500 n e Marcy av, 25x100. Louis Bossert to Jacob Bossert and John Auer. 1,700

Ryerson st, w s, 504.5 n Myrtle av, 20x100, h & l. Catherine wife of Charles R. Badeau to Lydia C. wife of Edward T. Forman. 5,000

Rush st, n w s, 40 n e Wythe av, 20x—. Hiram W. Cable, individ. and as exr. and trustee S. P. Cable, to Sarah J. wife of Samuel M. Whiting. 6,000

Sackett st, n s, 150 e Smith st, 16.8x100. John Layton to William H. Grigg. M. \$4,000. 6,000

Sackett st, n s, 100 e Smith st, 16.8x100, h & l. John Layton to John F. Schmadeke. Mort. \$4,000. 6,000

Summit st, s w s, 53.6 s e Hicks st, 18x75, h & l. John O. Schwing, Louisville, Ky., to Ann Russell. 5,250

Schenck st, w s, 209.9 s De Kalb av, 40.3x100. Nathan B. Morse to Daniel R. Schenck and ano., exrs. D. Remsen. July 1, 1876. 885

Stanhope st, n s, 125 e Evergreen av, 25x100. Samuel G. McPherson to Mary A. G. and Emily M. McPherson. 2,600

Schermerhorn st, n s, 26.5 e Boerum st, 20x74. }
Schermerhorn st, n s, land lying in front of }
above to north side of st. }

Moses L. Scudder, Glen Cove, L. I., to Alexander McCue. Mort. \$6,000. 9,000

Schermerhorn st, s s, 210 e Bond st, 20x85.2x20x85.7. Laura A. Talmage, widow, to Margaret Dietrich. Q. C. nom

Same property. John F. and Daniel Talmage, of Dan. Talmage's Sons, to same. Mort. \$5,000. 7,500

Starr st, s e s, 163.5 s w Wyckoff av, 25x100. Alexander Campbell to Albert Hart. 1872. 250

Stockholm st, n e cor Evergreen av, 150x100. Samuel C. Keeler, as assignee Isaac L. Brundage, to The Rector, &c., St. Barnabas Church. nom

Suydam st, s s, 175 e Central av, 25x100, h & l. Charles Mueller to Henry Germer. Mort. \$400. 1,500

Same property. Henry Germer to Maria Mueller. Mort. \$400. 1,500

Union st, n s, 258.6 w 3d av, 20x100. Elizabeth R. wife of Samuel P. Lee, Vineyard Haven, Mass., to Johanna wife of John Mullaney. 700

Van Buren st, s e s, 190 n e Broadway, 36x100. Samuel W. Post to Anna A. wife of Alfred A. Fardon. Release mort. Morts. \$4,499. 8,400

Same property. James H. Watson and James H. Pittinger to Samuel W. Post. nom

Van Buren st, s s, 300 w Patchen av, 17.6x100, h & l. George Covert, Maspeth, to Hannah M. wife of Benjamin Rose. Mort. \$3,250 and interest, also taxes and assessments \$65. 4,950

Woodbine st, s e s, 425 n e Bushwick av, 25x100. Maria L. wife of William B. Dickie to Mary A. Van Tassel wife of Mathew Dickie. 2,000

Warren st, s w s, 400 n w Smith st, 12.9x100, error. Henrietta wife of and William H. Short to Amanda W. wife of G. E. Heubach. 3,500

Warren st, n s, 252.2 w Nevins st, 20.4x100. James B. Pendleton, New York, to Catherine wife of Charles R. Badeau. Mort. \$2,000. 4,150

Washington st, w s, 177.10 s Johnson st, runs west 54.10 to Fulton st, x south 113.6 x east 5.10 to Washington st, x north 106.1. Mary B. wife of Alfred Becar to Samuel E. Johnson, Hempstead, L. I. nom

Washington st, w s, 177.10 s Johnson st, runs west 45.10 to Fulton st, x south 113.6 x east along land used by public x 5.10 to Washington st, x north 106.1. Margaret Elizabeth Johnson, by Harriet W. Miller, guard, and said parties individually, to Samuel E. Johnson, Hempstead. All title. 1,512

Washington st, s w s, 100 n w of road from New Utrecht to Flatbush, 100x100, New Utrecht. William W. Croysey to Richard Hill. 800

Washington st. Division of party wall. William Gordon to Isidor M. Bon. 227

Wilson st, n s, 175 w Wythe av, —x100x15x100. Theodore E. Smith to Alonzo C. Arnold, all of Norwalk, Conn. Mort. \$2,500. 1,938

1st st, e cor Denton pl, 90x80. Charles A. Mosher, West Troy, to John H. Gleason. Q. C. 1883. 1,000

1st st, n e s, 67.6 e Denton pl, 22.6x80. John H. Gleason to Christina Neilson. nom

2d st, n e cor Bond st, 130x93.3x130.1x93.5. Foreclos. Robert Merchant to Robert C. Embree, trustee for Mary E., Cornelia L. and Edith F. Embree. Taxes, &c. 2,700

3d pl, s s, 150 e Henry st, 20x133.5, h & l. Michael McCormack to Joseph H. Haydon, New York. Mort. \$6,000. 9,500

South 4th st, s w s, 145.6 n w 11th st, 25x95. Elijah B. Bundick to John H. Miller. Re-recorded. Mort. \$2,000. 4,000

South 4th st, n e cor 7th st, 47.3x51. Nancy B. Wheeler, widow, to Frederick W. Haacke. Q. C. nom

North 4th st, n e cor 2d st, 242x80. James H. L'Hommedieu, North Hempstead, to Elizabeth Seaman. 6,000

North 6th st and 1st st. Agreement as to encroachment. Weidmann Cooperage Co. with Patrick Kelly.

7th st, s s, 297.10 w 5th av, 40x100, h & l. Horace Dickinson et al., exrs. I. Henderson, to George Wessel. 3,700

7th st, e s, 100 n North 1st st, 21x100. James K., William H., Maria L., Robert W. and David B. Shererd to Maria Shererd. 3,000

South 9th st, s s, 19.3 w 3d st, 19.3x83.3, h & l. Cornelia S. Moore, New York, to Sarah S. Fox. Q. C. nom

Same property. Eliza A. Blackman, Cornelia M. Morrell and Eliza A. Blackman to Sarah S. Fox. Sub. to mort. 6,550

11th st, s s, 97.10 w 5th av, 200x100. Samuel Frost, New York, to Asa W. Parker, Hempstead, L. I. 15,000

12th st, s s, 147.10 w 6th av, 50x100. North River Ins. Co. to Lewis O. Schnackenberg. C. a. G. 4,000

14th st, n e s, 122 n w 3d av, 24x100, h & l. Foreclos. William E. Goodge to Mary Quitty. 800

14th st, n e s, 98 n w 3d av, 24x100, h & l. Foreclos. Same to Edmund Cantlon. 843

East 15th st, w s, 200 s Av X, 50x100, Gravesend. James S. Voorhies to James Richmond. 325

27th st, n s, 225 w 5th av, 350x100. Samuel M. Pringle to James Weir, Jr. 6,000

Same property. James Weir, Jr., to Matilda wife of John P. M. Goodwin. 7,000

28th st, s w s, 175 n w 5th av, 25x100.2. Francis Whalen to Mary A. Horne. 700

52d st, s w s, 300 s e 4th av, 20x100.2. Henry Hannah and ano., exrs. M. McGrath, to Michael Smithwick. 400

East 94th st, s w s, 325 s e Av L, 25x166.1x25x167.7. Canarsie. Henry Lehmann to John Usher. 135

East 95th st, s s, 200 e Av L, 25x100, Canarsie. Same to John F. Quigley. 125

East 95th st, s w s, 150 n w Av L, 194.2x100x191.6x100, Canarsie. Same to John N. Kopf. 700

East 95th st, s w s, 100 n w Av L, 50x100, Canarsie. Same to Henry Butecke. 200

Av L, w cor East 94th st, 50x100, Canarsie. Henry Lehman to Mary E. Proudhomme. 300

Av L, n w s, 50 s East 94th st, 140.7x100.2x146.3x100, Canarsie. East 94th st, n e s, 150 n w Av L, 50x100. }
Same to Charles E. Denton. 800

Av L, n cor East 95th st, 80.6 to Brooklyn and Rockaway Railroad, x347.8x71.3x345.9, Canarsie. Same to Charles J. Meyer. 1,200

Av L, s cor East 95th st, 100x100, Canarsie. Same to Nathaniel Davis. 500

Av L, s cor East 94th st, 186x100.2x180.4x100, Canarsie. Same to John N. Kopf. 900

Av X, s w cor East 14th st, 100x100, Gravesend. Michael Rogers to John W. Rogers. nom

Atlantic av, n s, 201.2 e Schenectady av, 20x100, h & l. Oscar F. G. Megie to Herbert Turrell. 3,000

Atlantic av, No. 1689-1695, n s, 298 w Utica av, 107.2x99.1. Daniel O. Calkins to John H. Wieners, Farmingdale, L. I. exch

Bedford av. Party wall agreement. Henry N. Corwith with James D. Lynch. nom

Bedford av, n w cor Putnam av, 200 to Madison st, x80.

Fulton st, s s, 40 w South Oxford st, runs west 40 x south 70 x southeast 29.10 to Hanson pl, at point 100 w South Oxford st, x east 35 x northwest 26.2 x northeast 14 x north 35.1.

Hanson pl, n e cor South Portland av, runs north 69.11 x east 31 x northeast 68.3 to Fulton st, x south 40 x southwest 39.5 x south 72.2 to Hanson pl, x west 80.

Fulton st, s w s, 68.5 s e South Portland av, runs southwest 59.1 x west 20 to Portland av, x south 20 x east 31 x northeast 68.3 to Fulton st, x northwest 20.

Franklin av, e s, 80 s Madison st, 20x90.

Franklin av, w s, 40 s Madison st, 60x80

Park pl, n s, 100 e Clason av, 150x131.

Dudley R. Terrett, Jr., to Sarah A. Terrett. 1-9 part. 12,000

Clermont av, w s, 238 n Myrtle av, 21.7x78.3x21.3x78.1. Alice W. Evans to Therese Evans. Mort. \$1,500. nom

De Kalb av, s s, 61.8 e Nostrand av, 19x50. Ellwood H. Fisher, Jersey City, to Charles E. Fisher, Jersey City. 1/2 part. Q. C. nom

Flushing av, n s, 162 e Throop av, 25x110.3 in two courses to Thornton st, x25x96.6 in two courses to beginning. Matilda C. Bull, extr. W. G. Bull, to Hetty B. Beatty, Morristown, N. J. nom

Grand av, e s, 377.5 n Gates av, 63.2x87.1x59.10. Release mort. Charles R. Lynde to Joseph I. Kirby. 1,000

Grand av, e s, 258 n De Kalb av, 100x100, hs & ls. Hugh King to Margaret wife of Patrick Williams. C. a. G. nom

Greene av, w s, 260 n Knickerbocker av, 20x70 x20x68. Edwin A. Bradley, Montclair, N. J., to Lydia Low. nom

Greenpoint av, n s, 200 e Provost st, 25x95. Charles Fincke and ano., exrs. and trustees A. Mann, Jr., and Charles A. Mann et al., exrs. C. A. Mann, to Catharine E. wife of James Hughes. 500

Kingston av, n e cor Herkimer st, 100x200.1x104.6x207.7. Kingston av, s e cor Herkimer st, 100x142. }
A. Orville Millard to Benjamin Armstrong. 18,000

Lafayette av, No. 1055, n s, 84 e Reid av, 16x100, h & l. William T. Mills to Lillie wife of Henry H. Evans. Mort. \$1,350. 1,850

Lafayette av or pl, n w s, 250 n e Broadway, runs northeast 200 x northwest 200 to Kosuth pl, x southwest 25 x southeast 100 x southwest 175 x southeast 100. James Debevoise to Anna A. wife of Alfred A. Fardon. 11,700

x100. Anna A. wife of Alfred A. Fardon to James Debevoise. 4,800

Lafayette av or pl, s e s, 350 n e Broadway, 20x100. Abraham J. De Bevoise, Jamaica, L. I., to Mary S. wife of Gabriel De Bevoise. 1,000

Lafayette av, n s, 250 e Lewis av, runs east 75 x north 194.4 x northwest 12.11 to Kosciusko st, x west 69.5 x south 200.

Lafayette av, n s, 175 e Lewis av, 25x160.11x35.7x135.7.

Lafayette av, n s, 459 e Lewis av, 66.8x94.11x67.8, gore.

Van Buren st, s s, 175 e Lewis av, 50x62.1x71.8x81.

Van Buren st, s s, 450 e Lewis av, 75x100. Foreclos. Gerard M. Stevens to James M. Baldwin, as trustee of the heirs at law of Freeman Dodd, dec'd. 7,715

Lafayette av or pl, s e s, 330 n e Broadway, 40x100. Gabriel De Bevoise to Abraham J. De Bevoise, Jamaica, L. I. 2,000

Lexington av, westerly cor Broadway, 127.5 x north 52.11 x northwest abt 55.3 x northeast 74.5 to Broadway, x southeast 178.5. Angeline A. Murray, widow, to Alfred J. Pouch. 13,000

Lexington av, n s, 126 e Patchen av, runs east 546 x north 52.11 x northwest abt 55.3 x northeast 74.5 to Broadway, x northwest 102.8 to Greene av, x west 315.11 x south 100 x west 160 x south 100. Angeline A. Murray and ano., exrs. R. M. Demill, to Angeline Demill, widow. 42,000

Lexington av, s e cor Throop av, 225x100. Mary D. wife of Charles A. Whedon to Joseph C. Hoagland. Mort. \$4,000. 9,000

Lexington av, s s, 345 e Sumner av, 80x100. Lewis av, n w cor Quincy st, 150x100. }
Thomas H. Brush to Giddings H. Pinney. Mort. \$3,300. 9,000

Lexington av, s w s, 322 s e Jefferson st, 119.9x25x115, New Utrecht. Christian A. Krahe to Louis C. Nordenberg, West Haven, Conn. 125

Liberty av, n w cor Van Siclen av, 50x100, New Lots. Mary A. Miller to Margaret Kreutzer. 2,050

Meserole av, n s, 125 e Newel st, 25x100, h & l. Thomas Connelly, New York, to Thomas Fleming and Bridget his wife, joint tenants. C. a. G. 2,000

Same property. Bridget wife of Thomas Fleming to Thomas Connelly, New York. 2,000

Manhattan av, w s, 21.1 n 4th st, 57x100. John J. Randall to William G. Miller. 1/2 part. nom

Metropolitan av, s s, 114.9 e Bushwick av, 25x100. John Ruoff to Margaret Pfeiffer. Mort. \$1,100. nom

Same property. Margaret Pfeiffer to Margaret wife of John Ruoff. Mort. \$1,100. nom

Nassau av, s s, 75 w Manhattan av, 25x100. Samuel Self, Smithville South, L. I., to John J. Randall and William G. Miller. Mort. \$8,040. 1,550

Nostrand av, n e cor Quincy st, 100x75. Rose Howe, widow, to Wray S. Littlefield. 10,000

Park av, s s, extdg. from Sandfort st to Walworth st, x 100 deep, excepting portion taken for Park av, hs & ls. Margaret and Edward Armstrong, exrs. and trustees Jas. Armstrong, to Ephraim E. Hitchcock, Pelham Manor, N. Y., Charles Gay, London, England, John A. Dermody and Edward Armstrong, Brooklyn, and G. Osmar Reynolds, Pelham Manor, N. Y. 1882. 18,000

Same property. Ephraim E. Hitchcock et al., see above, to Hatters Fur Cutting Co. Mort. \$17,500. 18,258

Pat-hen av, e s, 80 n Lexington av, 40x86. Angeline A. Murray to Alice B. wife of Smith Cox. 1,200

Putnam av, s s, 250 w Throop av, 40x100. Release mort. Caleb S. Woodhull to A. Orville Millard. nom

Putnam av, s s, 50 w Throop av, 40x100. Hannah E. wife George B. Stoutenburg to A. Orville Millard. Mort. \$13,000. 20,000

Rochester av, e s, 18.9 n Atlantic av, 74.10x68. Frederick and John Dhuy to Lawson Jones. Mort. \$1,000. 12,000

Rockaway av, w s, 200 s Sackett st, 50x100, hs & ls, East New York. Catharine E. Haynes to Emma A. Beigel. All liens. nom

Rockaway av, late Paca av, w s, 200 s Broadway, 25x100, East New York. Howard Gregg to William H. Clayton. nom

Sumner av, w s, extdg. from Hart st to Pulaski st, 200x100. Richard G. Phelps et al., exrs. J. M. Phelps, to Edwii O. Phelps. Taxes, asmts., &c. 14,500

Sumner av, e s, 40 s Macon st, 20x95. Henry L. Betts to Sarah F. Goetschius. 1,200

St. Marks av, s s, 16.6 e Rogers av, 16.6x95, three-story brown stone dwell'g. Sarah F. wife of and Henry P. Lane to Margaret E. wife of Theodore W. Sutton, Albany. 5,000

Union av, s e cor Shepard av, 100x100, East New York. Julius W. Sidell to Charles E. Davis. 1,000

Washington av, w s, 173.10 n Park av, 50x100. Elizabeth L. Howe, widow, to S. Willets Haviland and Henry T. Shotwell. 5,500

Willoughby av, s s, 40 e Grand av, 40x80, hs & ls. Willoughby av, s s, 160 e Grand av, 40x80, hs & ls. }
Edward J. Barber to Christopher C. Watson. Morts. \$31,000. exch

Willoughby av, No. 452, h & l. Contract. Daniel B. Norris to Caroline E. Spangenberg, Plainfield, N. J. 8,500

3d av, e s, 100 s 22d st, 20x100, h & l. David S. Arnott to William J. Veit. 4,700

3d av, w s, 40 s 6th st, 40x100. George Schmidt to Thomas Gunvaldsen. All liens. nom

Same property. Thomas Gunvaldsen to Chris-

tina E. wife of George Schmidt. All liens. nom
5th av, westerly cor Union st, 23x92. Michael
Kavanagh to Patrick Brennan. Mort. \$5,000. 15,000

5th av, e s, 20 s 8th st, 20x80, h & l. Sarah A.
wife of and William J. Smith to Robert J.
Smith. Mort. \$4,500. 9,500

6th av, w s, 20 s 13th st, 32x90.
6th av, w s, 100 s 13th st, 48x90.
6th av, w s, 164 s 13th st, 36x90. }
Sampson B. Oulton to Samuel Frost, New
York. Mort. \$19,000. 15,000

6th av, w s, 20 n Berkeley pl, 20x100. Homer
P. K. Peck to Mary H. Freshman. Mort.
\$6,000. nom

7th av, e s, 100 n 39th st, 34.10x350x49x350. The
Long Island Savings Bank to Patrick J.
Kenedy. 175

Same property. Mortimer C. Ogden, vice-pres-
ident, to same. 175

7th av, e s, 40 n 39th st, 60x100. The Long
Island Savings Bank to William J. Banner-
man. 225

Same property. Mortimer C. Ogden, vice-pres-
ident, to same. 225

7th av, n e cor 39th st, 20x100.
39th st, n s, 100 e 7th av, 100x100. }
The Long Island Savings Bank to Edward
Egolf and John A. Lott, Jr. 545

Same property. Mortimer C. Ogden, vice-pres-
ident, to same. 545

7th av, e s, 20 n 39th st, 20x100. }
39th st, n s, 200 e 7th av, 50x100. }
Mortimer C. Ogden, vice-president, to Corne-
lius S. Stryker. 290

Same property. The Long Island Savings Bank
to same. 290

10th av, s w cor Braxton st, 277.3x100x282.8x
100. Melaine wife of and Sixth Carl Kapff
to Charles G. Koss. 1/2 part. 3,000

Lot on block bet Hawthorne and Winthrop sts,
at point 245.9 e Flatbush av, 15x80, Flatbush.
Frances H. wife of Robert S. Walker to
Catharine L. wife of William K. Williamson. 400

Same property. Release mort. Abraham Lott,
exr. Sarah T. Cortelyou, to Frances H. wife
of Robert S. Walker. nom

Lots 26 to 28, 45 to 48, 53 to 56, 86, 87, 101 to 108,
114 to 118, 146, 149, 150, 156 to 163, 194 to 196,
202 to 224, inclusive, map H. Lehmann prop-
erty, Canarsie. Release mort. Elizabeth
Binns and ano., exrs. J. Binns, to Henry
Lehmann et al. nom

Mill road, w s, 172.8 s Hubbard st, 57.9x762.6,
crossing Centre st and extd. to Gravesend
Bay, x 57.5x759.4, Gravesend. Joseph L.
Potter to Samuel Potter. 1,500

Plot at Gravesend, being lot 7 map John J.
Voorhees et al. Edmund Williams to James
Holloran. 175

Assignment for benefit creditors. Benjamin G.
Latimer to Daniel B. Stearns. nom

All title grantor in real estate of John G. Lati-
mer, dec'd. Brainerd G. Latimer to Fred-
erick B. Latimer. 4,500

All real estate of Margaret E. Johnson, dec'd.
Release, &c. Mary B. Becar, guard. Alfred
J. Becar, Jr., to Samuel E. Johnson. nom

Same property. Release, &c. Mary B. wife
of Alfred Becar, Mary J. and Pauline Becar
to same. nom

Release of executor, &c. Albert W. Keating
and William E. Leary to John M. Knox, Jr.,
exr. Jane A. Keating. nom

WESTCHESTER COUNTY, N. Y.

DECEMBER 25 TO JANUARY 21—INCLUSIVE.

EASTCHESTER.

Willey, Olive—William H. Bard, w s 7th av, e
Mt. Vernon, 100x105. \$1,400

Bard, William H.—John Oprindi, same prop-
erty. 1,800

Horton, David—Amelia McIntosh, w s 3d av,
Mt. Vernon, 100x105. 3,100

Hyde, Howard J., et al., by Helen M. Hyde,
guard.—William H. Morton, lot on s e s Old
Boston road, adj lands of Mead & Howe, 1 1/2
acres. 40

Hyde, Talman P., et al., heirs at law of James
Hyde—William H. Morton, same property. 500

Fee, Samuel—Richard Collins, w s 4th av, 25x
105. 3,000

Same—same, tract on n s highway leading
from White Plains to Tuckahoe Station, adj
land of Mary E. Underhill. 8,000

Manning, William, and Elizabeth G. and George
Disbrow—Ellen G. Manning, lot No. 64 on s e
s Ridge st, on Fisher map. 275

Vanderroof, William C.—Joseph I. Wood, s e s
Railroad av, 80x125. 25

Stevens, George—John O. Stevens, lots Nos. 182
to 185, inclusive, on map of lots at Fleetwood;
also lots Nos. 1, 3 to 8, 15, 17, 21, 22, 25, 26, 27,
31, 125, 128, 137 and 138 on map as above. 10

Miller, Mary L. and Manderville—John O. Stev-
ens, lots Nos. 172 to 175, inclusive; also lots
Nos. 1, 3, 4, 5, 6, 7, 8, 15, 17, 21, 22, 25, 26,
27, 31, 125, 126, 127 and 138 on map of Fleet-
wood. 10

Brown, Susie R. and Lowell V.—Rose Kauf-
man, s s 4th av, village Mt. Vernon, 70x100.
3,500

Meeks, Albert V., et al., exrs. Joseph W. Meeks
—Mary W. Funk, e s 3d av, village Mt. Ver-
non, 100x105. 2,500

Wilbur, Euphemia A.—Urvilville A. Wilbur, w
s 3d av, Mt. Vernon, 50x105. 5,500

Morgan, Charles V., exr. of Abijah Oakley—
August Blatz, n s Union st, 225 e Howard st,
20x100. 500

Yates, Robert, trustee of Louis Burger—Wm
W. Horton, s s North st, at Central Mt.
Vernon, 50x100. 300

McGrane, Bartholomew—Patrick Kane, e s 8th
av, 80x100. 1

Kane, Patrick—Henrietta McGraul, same prop-
erty. 1

Darling, Alfred B., and Charles Crary—Edgar
K. Brown, e s Summit av, 400 n Sidney av, at
Chester Hill. 1,500

Helling, Charles—Wilhelmine Weber, w s
Franklin av, 140x141. 2,000

Lang, John—John Lang, Jr., w s Bond st at
West Mt. Vernon, 25x100. 1

Eastchester Savings Bank—Wm. Macy, lot No.
274, on n w West st, at West Mt. Vernon. 1,450

Heydenreich, Emile—George Ehrbar, lot on e s
Railroad av and lot on n w s Greenwich st,
each 80x125. 450

Mealio, Lewis, Jr.—Wm. C. Mealio et al., exrs.,
&c., of Lewis Mealio, lot No. 930 on map vil-
lage of Wakefield. 1

Stockman, Josephine M.—Minott C. Kellogg, w
s 1st av, Mt. Vernon, 100x105. 300

McLean, Allan—Wm. W. Harrington e s, 1st
av, abt 28x81. 300

Houghton, William W.—Allan McLean, w s
Union av, abt 25x81. 100

Coudert, Charles, exr. of Francis D. Lewis—
George Mead, w s 4th av, Mt. Vernon, 50x
105. 750

Dusenbury, Charles—Charles A. Hodgman, n e
s highway leading from Tuckahoe to Yonk-
ers, adj lot of Geo. Reiley, abt 1 1/2 acres. 5,000

Hodgman, Mary E.—Charles A. Hodgman,
same property. 5,000

Jones, Julia O.—Annie A. Smith, e s 9th av,
Mt. Vernon, 100x105. 9,500

First M. E. Church of Mt. Vernon—Annie A.
Smith, lot No. 766 on e s 9th av. 5,000

Bard, William H.—Joseph Hessel, w s 6th av at
Central Mt. Vernon, 50x100. 600

Mee, Charles M.—Emma Wilsea, e s 7th av, Mt.
Vernon, 100x105. 5,000

Bayles, Theodore F., et al., exrs. of Gabriel L.
Purdy—Reformed Dutch Church of Yonkers,
w s 9th av Central Mt. Vernon, 50x100. 725

Ferris, George D.—William W. Wilson, lot 82x
165, adj lands of H. Wilson and J. Leary. 100

MAMARONECK.

Stivers, Jerome—Rufus M. Stivers, lots Nos.
175 and 174 in block No. 21 on w s Park av;
also lots Nos. 2 and 3 in block No. 5 on map
of Larchmont Manor. 12,038

Burke, John—Arthur T. Hoffman, abt 3 acres
on e land late of Pamela Dougherty, adj.
cemetery. 1,000

Clap, Mortimer R.—Walter Leonard, lot No. 9
on e s Main av. 1,200

Flint, James L., et al., exrs. of Thompson J. S.
Flint—Mary W. Woodruff et al., trustees of
Marcus P. Woodruff, lots Nos. 5 and 6 in block
No. 3, also Nos. 6 and 7 in block No. 13 on map
of Larchmont Manor. 1

Clapp, Mortimer R.—Ethelinda D. Dayman, lot
on e s Mamaroneck av, adj old mill, known as
No. 1 on map of Kirby. 800

Carpenter, Jonathan H.—James W. Goodwin,
w s old Boston road, 1/2 acre. 650

Fisher, Charles, et al., by Mathias Banta, ref.—
John Carroll, old Boston Post road, adj. land
of Sarah Cornell, 30x25. 300

Palmer, William D.—Daniel L. Palmær, lot on
w s Mt. Pleasant st, known as Morrel
orchard. 700

Same—Sarah E. Beckter, same property. 700

Gibson, John—Rushanna Merritt, lots Nos. 26
and 27 on s s Union av at Washingtonville. 500

Same—Samuel H. Merritt, s s Clay st, 50x
100. 500

NEW ROCHELLE.

Robinson, Eliza R.—Martha E. Dickerman, abt
14 acres on Weaver st road, adj land of R. C.
Cornell and school-house. 15,000

Diers, Herman W.—J. Warren Lawton, exr. of
Wm. Lawton, lot on s w cor Warren st and
Union av. 450

Lawton, J. Warren, exr. of William Lawton—
Herman W. Diers, lots Nos. 63, 64, 65 and 66 on
s w cor Union av and Av A. 850

Hudson, Alexander B.—Charlotte Jenkins, lot
No. 1 Park pl, at s w cor Echo av and Sound
View st, abt 3 acres. 12,000

Underhill, Minnie B.—Eugene B. Underhill, s
w s Locust av, 100x418. 10,500

Underhill, Eugene B.—John Q. and Minnie B.
Underhill, same property. 10,500

Disbrow, Susan W.—Wm. E. Moore, s e s La-
fayette st, 577 n e Franklin av, 50x150. 750

Kreither, Valentine, by Charles G. Banks, ref.—
Mannetta Diel, s w cor Washington av and
Union pl, abt 100x100. 710

Le Court, William H.—Adrian Iselin, Jr.,
Titus Mill property on w s creek, adj L.
Davenport. 3,000

PELHAM.

Sutton, Charles H.—Enoch H. Gurney, lot No.
121 on map of Pelhamville, on s s 3d st. 500

Gurney, Enoch H.—John Bos, same property. 450

Black, Mary G. W. and Robert C.—Charles R.
Gilbert, lots Nos. 155 and 156 on w s Espla-
nade, on map of Chestnut Grove Division. 1,400

Mackay, Donald, exr. of Elizabeth R. B. King
—Town of Pelham, lots Nos. 669 to 672 on
City Island. 1

Collins, Marion—Howard Y. Stillman, lots Nos.
350, 351, 352, 658, 659 and 660 on map of prop-
erty of estate Elizabeth R. B. King, City
Island. 1

Stillman, Howard Y.—Thomas Collins, same
property. 1

WESTCHESTER.

Van Name, Hannah C.—John W. Eckersley,
gore lot No. 9 on s w cor 22d av and Kings-
bridge road. 400

Hubbard, Murray—Lucy L. Skerret, s s Centre
st, 25x100. 217

Chichester, Rosenna and James—Catharine
Welch, lot No. 224 on s s 1st av, village Wake-
field. 1

Adee, James T.—Wm. E. Ferris, lots Nos. 242 to
245, at s e cor Madison av and 2d st. 600

Brome, Frederick—Tallman P. Hyde, n s Elliot
av, at Olinville, 45x125. 1

Allaire, Anthony—Catharine Hill, 6 acres on w
s Old Boston road on map No. 2, of Olinville. 350

Bussing, John, Jr.—Jacob Werner, n e cor
15th st and Av B, at Unionport, 108x405. 3,000

WHITE PLAINS.

Citizens' Savings Bank—Sarah S. Banks, lot on
s s New York Post road, adj Rev. Robt. W.
Harris, 7 acres. 11,000

Dusenbury, William F.—Nathan H. Hand, lot
and residence abt 15 acres on e s Broadway,
adj. John M. Tilford. 30,000

Smith, William A.—John F. Buckhout, n s
Ridge st, adj. lot of Charlotte Buckhout, 50x
300. 2,350

Maney, Richard—George Purdy, New York
Post road, 185 ft e Brookfield st, 50x108. 225

Buckhout, John F.—Wm. A. Smith, lot on w s
Madison av, adj Chas. D. Sutton. 250

Buckhout, Charlotte—Wm. A. Smith, lots Nos.
20 to 23, 40 and 41, on n w cor Lake and
Warren sts, 100x150. 3,500

Ferris, James M.—Mary A. Baldwin, triangular
lot on n s lands of grantee. 1

McCarty, Catharine—Ellen A. McCarty, lot No.
501 on s s Clinton av. 1

YONKERS.

Ball, Clinton H., et al., by Jacob F. Miller, ref.
—William H. Ball, e s Depot st, 90 n Hudson
st, 30x100.

Conant, Cornelius D., William S., Charles C.
and Frederick K., and Gertrude C. Harway—
Elizabeth W. Fols, lot No. 122 on e s Buena
Vista av, 100 feet from n s St. Mary st, 25x
100. 1,200

Mutual Life Ins. Co.—Thomas Sykes, lots Nos.
10, 12, 14 and 16 on e s Vineyard av, 313.6 n
Ashburton av. 5,000

Dyckman, Susan—George H. Morris, abt 322
acres on Sprain road, at intersection with
north line lands of John T. Martin, and lying
partly in town of Greenburgh. 26,000

Delavan, Edward C.—Wm. J. Powers, w s
Ravine av, 50x100. 10

Skinner, Sarah—Joseph Canopi, e s School st,
50 s Herriot st, 25x100. 200

Dee, Mary E.—Arthur J. Burns, lot on s s Main
st, 50 w Riverdale av. 1

Burns, Arthur J.—Michael Dee, same property. 1

Pendergast, James W.—Declan Troy, s s Parker
st, 30x102. 750

Mitchel, Flavius J., et al., by J. F. Brennan,
ref.—Marvin R. Oakley, w s Riverdale av, adj
lands of Thomas W. Ludlow, 65.4x184. 3,625

Ackerly, Orville B.—Ann E. Middlebrook, s
s Lamertine av, 100 e Warburton av, 25x
115. 1,800

Finley, Margery—James Kinnier, lots Nos. 43
and 44, on s s, Yonkers av 75 w Oak st, also
lot on s s, Brook st near part of lots 45, 47 and
49 Scoal st, 30x74. 2,500

MORTGAGES.

NEW YORK CITY.

JANUARY 16, 17, 19, 20, 21, 22.

Auld, Robert, to William R. and Lispenard
Stewart, trustees L. Stewart, dec'd. 47th st,
s s, 418 e 10th av, 27x100.5. Jan. 13, due Nov.
13, 1889. 5%. \$20,000

Same to Julia Rhineland. 47th st, s s, 391 e
10th av, 27x100.5. Jan. 13, due Nov. 13, 1889.
5%. 20,000

Bernhard, Rachel, to THE NEW YORK SAVINGS
BANK. 135th st, No. 19, n s, 235 w 5th av, 16.8
x99.11. Jan. 17, due June 1, 1886. 5%. 7,000

Same to same. 135th st, No. 21, n s, 251.8 w 5th
av, 16.8x99.11. Jan. 17, due June 1, 1886.
5%. 7,000

Brailly, Cosmo, to Alexander S. Webb and ano.,
trustees for Catharine S. Coles, dec'd. 29th
st. P. M. Jan. 17, due Feb. 1, 1890. 5%. 9,000

Brenner, Emma, to Julie, wife of Abraham
Fitz. 71st st, s s, 85 e 1st av, 28x75.3. Jan.
15, 1 year. 500

Barretto, Gerard M., to THE EAST RIVER SAV-
INGS INST. 35th st, n s, 325 e 11th av, 100x
98.9x99.10x98.9. Jan. 17, 3 years, 5%. 46,000

Barry, Mary E., wife of and James T., to Os-
car Purdy et al., exrs. J. Purdy. 122d st. P.
M. Jan. 19, 3 years, 5%. 2,500

Blumenstiel, Alexander, to Julia Aarons. 79th
st, s s, 80 e 4th av, 20x102.2. Jan. 16, 1 year,
5%. 7,000

Boehm, Ferdinand, to Henry B. Schieffelin.
61st st, n s, 225 e 11th av. P. M. Jan. 16, 3
years. 10,000

Same to Fanny K. Crosby. Same property.
P. M. Jan. 16, 3 years. 5,000

Same to Mary A. P. Gordon, Newburg. 61st
st, n s, 275 e 11th av. P. M. Jan. 16, 3 ys. 15,000

Same to Edward S. Willing, att'y for A. B.
Willing. 61st st, n s, 250 e 11th av. P. M.
Jan. 16, 3 years. 15,000

Same to Stephen H. Thayer. 61st st, n s, 275 e
11th av, 25x100.5; 61st st, n s, 225 e 11th av,
25x100.5. Jan. 19, 6 months. 3,000

Bornkamp, Henry, to THE EQUITABLE LIFE
ASSUR. SOC., U. S. 9th av, e s, 50.4 n 95th
st, 25.2x88.1x25.4x85.6. Jan. 19, due Jan. 1,
1886. 1,000

Same to same. Same property. Jan. 19, due
Jan. 1, 1887. 3,000

Same to same. 9th av, e s, 25.2 n 95th st, 25.2x 85.6x25.4x83. Jan. 19, due Jan. 1, 1887. 1,000
 Same to same. Same property. Jan. 19, due Jan. 1, 1887. 3,000
 Britton, Eugene, Brooklyn, and Adeline M. wife of Matthew Leavy, to Horace F. Hutchinson, Brooklyn. 9th st, n s, 518.2 w 5th av, 26.2x92.3. Jan. 10, 1 year, 5%. 20,000
 Burne, John C., to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. 109th st, s s, 100 w 2d av, 150x100.10. Sub. to prior mort. Sept. 30, 7 months. 12,750
 Butler, William C., to Stephen Butler. Chisholm st, e s, 115 s Jennings st, 20x100. Jan. 17, 3 years. 900
 Blesson, Edward J., to THE MUTUAL LIFE INS. Co., New York. 4th av, w s, 84 s 75th st, 18.2x70. Jan. 20, due Mar. 1, 1886. 15,000
 Bookman, Jacob, to Charles A. Haas, Munich, Germany. 62d st, n s, 200 e 5th av, 25x 100.5. Jan. 15, 3 years, 4 1/2%, in gold. 15,000
 Same to same. 3d av, n w cor 71st st, 22.2x75. Jan. 15, 3 years, 4 1/2%, in gold. 30,000
 Same to same. 71st st, n s, 75 w 3d av, runs north 42.2 x west 5 x north 20 x west 20 x south 62.2 to 71st st, x east 25. Jan. 15, 3 years, 4 1/2%, in gold. 5,000
 Brodsky, Bertha A., with Charles A. Binder and ano., trustees, both mortgagees. Agreement as to priority of mortgages. Jan. 19, nom
 Blesson, Edward J., to George L. P. Chambers, guard. 4th av, w s, 84 s 75th st, 18.2x70. Mort. \$15,000. Jan. 22, 6 months. 2,000
 Bookman, Jacob, and Simon Bing, Jr., to THE UNITED STATES LIFE INS. Co., New York. Elizabeth st, s e cor Hester st, 50x50; Hester st, s s, 50 e Elizabeth st, 24.6x75. Jan. 22, due April 1, 1888, 5%. 20,000
 Breitenbach, Frederick, to John W. Decker. Tinton av, e s, 154.6 s 163d st. P. M. Jan. 22, due May 15, 1885. 450
 Same to Susan M. Jones, Huntington, L. I. Tinton av, e s, 181.4 s 163d st, 2.4x135. Extends lien of a certain mort. to cover above strip. Jan. 17. nom
 Collins, Theresa E., wife of Jeremiah J., to William J. Beardsley, Poughkeepsie. 50th st, s s, 275 w 10th av, 25x100.5. Sub. to mort. \$32,000. Jan. 20, 1 year. 2,435
 Costello, Michael, to Miriam Fisher. 70th st, s s, 120.6 e Lexington av, 19.7x100.5. Jan. 19, due Jan. 21, 1890, 5%. 14,000
 Same to Anson P. Stokes et al., exrs. and trustees Caroline P. Stokes. 70th st, No. 160, s s, 260.2 w 3d av, 19.9x100.5. Jan. 22, 5 years, 5%. 14,000
 Crippen, Ellen, wife of and Thomas B., Nyack, N. Y., to Augustus Taber and ano., exrs. A. S. Underhill. 19th st, s s, 100 w 2d av, 20x 84. Jan. 2 years. 1,500
 Collins, Theresa B., wife of Jeremiah J., to John O'Connor and James Donaldson. 50th st, s s, 250 w 10th av, 25x100.5. Sub. to mort. \$32,000. Jan. 20, 1 year. 2,800
 Same to Newman Cowen. 50th st, s s, 300 w 10th av, 50x100.5. Jan. 20, demand. 2,000
 Same to William J. Beardsley, Poughkeepsie. 50th st, s s, 325 w 10th av, 25x100.5. Sub. to mort. \$34,000. Jan. 20, 1 year. 2,000
 Candler, Mary, to James R. Candler, as trustee James Candler, dec'd. 33d st, n s, 221.8 w 2d av, 18.4x98.9. Jan. 13, installs. 5%. 3,200
 Coogan, Teresa, to John Bell. 1st av, w s, 75 n 113th st, 25.10x100. Jan. 14, 6 months. 3,000
 Cordler, Theodore A., to Mary Bell, widow. 90th st, Lexington av. P. M. Jan. 16, 3 years, 5%. 8,000
 Dougherty, James J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 78th st, s s, 80.3 e 2d av, 19.6x102.2. Jan. 16, 1 year. 7,000
 Downey, Abraham, to Mary A. King et al., trustees for Edith E. King. 95th st, n s, 100 w 3d av, 2 lots, each 16.8x100.8. 2 mort., each \$4,500. Jan. 15, 5 years, 4 1/2%. 9,000
 Same to same. 95th st, n s, 166.8 w 3d av, 2 lots, each 16.8x100.8. 2 mort., each \$4,500. Jan. 15, 5 years, 4 1/2%. 9,000
 Same to same, as trustees for Mary Le Roy King. 95th st, n s, 183.4 w 3d av, 2 lots, each 16.8x100.8. 2 mort., each \$5,000. Jan. 15, 5 years, 4 1/2%. 10,000
 Same to Mary A. King, Newport, R. I. 65th st, n s, 100.10 e 1st av, 100x100.5. Jan. 15, 5 years, 5%. 15,000
 Darragh, Sarah, wife of Thomas, to THE GERMAN SAVINGS BANK, City New York. 124th st, n s, 200 e 8th av, 2 lots, each 25x100.11. 2 mort., each \$12,500. Jan. 20, 1 year. 25,000
 Same to Frederick Ernst. Same property. Two 2d mort., each \$2,500. Jan. 20, 1 year. 5,000
 Daly, Francis, devisee Mary A. Daly, to Martha E. Coman. 33d st, n s, 75 w 10th av, 25x98.9. Jan. 9, 3 years. 1,000
 Same to same. 33d st, n s, 125 w 10th av, 25 x98.9. Jan. 9, 3 years. 1,000
 Deneufville, Anna M., Solomon B. and Sarah M., and Maria L., Anna A. and Emil Habbran and William Evans to James Curry. 4th st, w s, 80 s West 12th st, 20x56.9. Jan. 20, 1 year. 400
 Darragh, Sarah, wife of Thomas, to Peter W. Lynch, Brooklyn. 123d st, n s, 75 e 6th av, 25x100.11. Jan. 20, demand. 2,000
 Ferguson, Robert C., to Robert Jaffray. 76th st, s s, 125 w 8th av, 25x102.2. Jan. 12, due Jan. 22, 1888. 4,000
 Ferris, Henry J. and Charles W., to William A. Ferris. 10th av, w s, 39.6 s 25th st, 39.6x 75; 25th st, s s, 75 w 10th av, 25x79; 25th st, n s, 100 w 10th av, 50x98.9, with machinery, &c. Jan. 17, \$15,000 in 3 years and \$5,000 in installs. 20,000
 Fink, John W., to Andrew Ewald. 50th st, s s,

200 w 9th av, 25x100.5. Jan. 15, 'due,' Aug. 1, 1885, 5%. 8,500
 Friess, Louis, to Susan wife of John J. Decker. 31st st, s s, 212.6 w 5th av, 18.9x98.9. Jan. 1, 5 years. 6,000
 Falvela, Joseph and Augusta, to John Cullen. 110th st. P. M. Jan. 21, 1 year. 2,000
 Ferguson, Catharine, wife of and Robert, to Mary wife of James Renville. Greenwich st, No. 266. P. M. Jan. 5, 1 year, 5%. 12,000
 Furst, Isidor, to George Owen and ano., exrs. and trustees J. McCormick. 119th st, No. 524, s s, 373 e Pleasant av, 17.10x100.11. Jan. 19, 3 years, 5%. 4,000
 Farley, Terence and John T., to Edward Oppenheimer and Isaac Metzger. 9th av, s w cor 73d st, 102.2x200. Jan. 19, 1 year. 10,000
 Gillie, James B., to Mary D. wife of Martin Ungrich, Newark, N. J. 104th st, n s, 225 w 10th av, 25x100.11. Jan. 16, 6 months. 2,000
 Glomb, Carl, to Joseph and Bertha Hechinger. 7th st. P. M. Jan. 19, due Dec. 25, 1888, 5%. 2,000
 Gieschen, Henry, to Isaac L. and Wm. W. Kip, exrs. L. W. Kip. 4th av. P. M. Jan. 21, 2 years, 5%. 3,000
 Guillaume, Charles L., to Ida Ehrich. 76th st, No. 46, s s, 182 w 4th av or Park av, 18.8x 64.2 x east 0.8 x south 38 x east 18 x north 102.2; 76th st, No. 52, s s, 133 w 4th av or Park av, 17x102.2; 76th st, No. 56, s s, 100 w 4th av or Park av, 18x102.2. Jan. 22, 1 year. 12,000
 Hallaran, Marcella T., wife of and Michael, to THE HARLEM SAVINGS BANK, City New York. 82d st, No. 223, n s, 305 w 2d av, 25x102.2. Party of second part already holds mort. of \$2,000 on premises. Jan. 21, 1 year, 5%. 2,000
 Haug, Gotthold, to John Ross. 11th av, s e cor 62d st, 100.5x100. Jan. 22, 4 months. 34,000
 Same to same. 10th av, s w cor 62d st, 100.5 x100. Jan. 22, 4 months. 34,000
 Same to same. 62d st, s s, 100 e 11th av, 6 plots, each 100x100.5. 6 mort. each \$34,000. Jan. 22, 4 months. 204,000
 Same to John B. Smith. 62d st, s e cor 11th av, 100x100.5. P. M. Nov. 28, due Aug. 1, 1885. 20,000
 Same to same. 62d st, s s, 400 w 10th av, 100 x100.5. P. M. Nov. 28, due Aug. 1, 1885. 16,667
 Same to same. 62d st, s s, 200 w 10th av, 100x100.5. P. M. Nov. 28, due Aug. 1, 1885. 18,000
 Same to same. 62d st, s s, 600 w 10th av, 100 x100.5. P. M. Nov. 28, due Aug. 1, 1885. 16,667
 Same to same. 62d st, s w cor 10th av, 100x 100.5. P. M. Nov. 28, due Aug. 1, 1885. 12,000
 Same to same. 62d st, s s, 100 w 10th av, 100 x100.5. P. M. Sub. to mort. \$34,000. Nov. 28, due Dec. 31, 1887. 12,000
 Same to same. 62d st, s s, 500 w 10th av, 100 x100.5. P. M. Sub. to mort. \$34,000. Nov. 28, due Dec. 31, 1885. 16,667
 Same to same. 62d st, s s, 300 w 10th av, 100 x100.5. P. M. Sub. to mort. \$34,000. Nov. 28, due Aug. 1, 1885. 18,000
 Henderson, William, to Nelson H. Salisbury, assignee for T. J. Crombie. 4th av, s e cor 113th st, 100x185. Sub. to all mort. Jan. 15, 6 months. 850
 Howard, Elizabeth S., widow, Newport, R. I., to Adam Kropf. 1st av, No. 337, w s, 91.10 n 19th st, 23x79.9. Jan. 14, 3 years, 5%. 1,500
 Hendrie, Harry, to William Mackellar. 123d st, n s, 35 e 4th av, 35x100.11. Jan. 6, 1 year. 3,500
 Hatch, Mary R., wife and Nathaniel W. T., Brooklyn, to Richard W. Buckley. 53d st, No. 36, s s, 70 e 6th av. P. M. Jan. 15, due Jan. 19, 1886, 5%. 7,500
 Haughwout, Rachel, Northfield, S. I., to Charles H. Miller et al., trustees J. Miller, dec'd. 2d av, w s, 20 n 32d st, 19x62. Jan. 20, 3 years, 5%. 4,000
 Hall, John T., Catharine T. Schieffelin and Margaret T. Ludlow to Anna R. Roosevelt. 5th av, No. 398, w s, 76.11 n 36th st. P. M. Dec. 18, 3 months, 5%. 5,562
 Same to same. 36th st, No. 3 W., n s, 125 w 5th av. P. M. Dec. 18, 3 months, 5%. 1,417
 Same to Mary L. Hall, guard. Elizabeth L., Valentine G., Edward L., Edith L., and Maude L. Hall. Same property. P. M. Dec. 18, 3 months, 5%. 7,983
 Same to same. 5th av, No. 398. F. M. See above. Dec. 18, 3 months, 5%. 27,812
 Hanan, James and John H., to Lorillard Spencer. White st, Nos. 115-121, s e cor Centre st, 93.8 x southwest 99.2 x northwest 11.4 x northeast 4.6 x northwest 10 x northeast 22.2 x west 67.7 to Centre st, x northeast 80. Jan. 15, 3 years, 5%. 60,000
 Harrison, Bertha, wife of Joseph, to Mary E. Crow. Courtland av. P. M. Jan. 6, 3 years. 1,600
 Harvey, Edward, to Angelina M. Barrett. 145d st, s s, 212.6 e Willis av, 18.9x100. Jan. 15, 3 years, 5%. 2,000
 Holly, Margaret A., wife of Henry H., to Nicholas F. Palmer, trustee Frances B. Hegeman, dec'd. 73d st, No. 432. P. M. Jan. 15, due June 24, 1887, 5%. 2,500
 Holzwasser, Jonas, to Lena Baum. East Broadway. P. M. Dec. 30, due in Jan., 1888, 5%. 3,000
 Hughes, James J., to Charlotte F. Trowbridge, Brooklyn. Jennings st, n s, 12.3 w Bristow st, 25x177x25x175.7. Jan. 17, 3 years. 600
 Harmon, Susan, widow, to Felix Connor, trustee for Frank Sowerly's children. 122d st, n s, 317 w 1st av, 16x100.11. Jan. 19, installs. 3,250
 Johnson, Marie S., wife of Peter C. J., to Henry J. Burchell. 10th av, n e cor 68th s, 100.5x 125. Jan. 15, due Mar. 1, 1885. 1,500
 Jones, Robert, to John Burlinson. 59th st, n s,

115]e 3d av, 15x100.4. Sub. to mort. \$6,000. Jan. 19, 3 years. 1,250
 Kelly, Thomas, to Manuel E. de Rivas. 18th st. P. M. Jan. 20, 5 years or sooner, 5%. 6,000
 Knabe, Diedrick and Henry, to Michael Umstadter and ano., exrs. S. Cohen. Grand st, No. 18. P. M. Jan. 15, 3 years, 5%. 9,750
 Same to same. Grand st, No. 16. P. M. Jan. 15, 3 years, 5%. 4,250
 Keil, Ernst, to Gustav A. and William Kraiss. 46th st. P. M. Jan. 15, due Jan. 1, 1888, 5%. 2,500
 Kohn, Charles D., to Zion Widow and Orphans Soc., City N. Y. 21d av, e s, 19.6 n 20th st, 19.6 x90. Jan. 16, demand, 5%. 1,250
 Kolman, John, to Waclav Vanecek. 164th st, s w s, 150 n w Washington av, 50x100. Jan. 15, due Jan. 1, 1887, 5%. 1,000
 Kaufman, Felix, to Aaron Hoffman. 124th st, n s, 150 w 3d av, 100x100.11. Jan. 5, 1 year, 4%. 5,000
 Lachenbruch, Henrietta, to Isabella Held. 62d st, No. 114 E., s s, 117.6 e 4th av, 18.9x100.5. Jan. 14, 2 years, 5%. 8,000
 Levi, Simon, to THE KINGS COUNTY SAVINGS INST., Brooklyn. 2d av, e s, 51.4 n 107th st, 25.6x75. Jan. 17, 1 year, 5%. 8,000
 Same to same. 2d av, e s, 25.10 n 107th st, 25.6 x75. Jan. 17, 1 year, 5%. 8,000
 Same to same. 2d av, n e cor 107th st, 25.10x75. Jan. 17, 1 year, 5%. 9,000
 Lissner, Minna, widow, to Levi Jacobs. 3d av, w s, 75.8 n 94th st. P. M. Jan. 15, 1 year, 5%. 2,250
 Same to same. 3d av, w s, 75.8 s 95th st. P. M. Jan. 15, 1 year, 5%. 2,250
 Ludwig, Julia, to Michael Umstadter and ano., exrs. S. Cohen. 41st st, n s, 162.4 w 6th av. P. M. Jan. 15, 1 year, 5%. 7,140
 Same to same. 41st st, n s, 150 w 6th av. P. M. Jan. 15, 1 year, 5%. 7,140
 Lynch, Richard H., to Alexander S. Hunter. 1st st, No. 85, s s, 155.7 e 1st av, 21.3x50x22.8 x45. Jan. 1, 2 years. 500
 Love, Thomas, Rutherford Park, N. J., to THE MUTUAL LIFE INS. Co., New York. Hudson st, Nos. 243 and 245, w s, 185 n Watts st, 25x80. Jan. 19, due Mar. 1, 1886. 12,000
 Ludlow, Margaret T., wife of Edward L., to Francis H. Weeks. Madison av, w s, 84 n 33d st. P. M. Dec. 19, due Jan. 1, 1888, 5%. 30,000
 Laird, Mary C., wife of and James H., to THE IRVING SAVINGS INST. 6th av, e s, 29.10 n 16th st, 20x65. Jan. 21, 1 year, 5%. 10,500
 McGillivray, Hugh, and Peter G. Arnot, to John M. Canda and John P. Kane, of Canda & Kane. 89th st, s s, 158.11 e 4th av, 51.1x100.0 block. Jan. 19, due April 20, 1885. 2,000
 McMahon, William, Fordham, to Josiah Valentine. 2d av, s e cor William st, 116x100. Jan. 15, 1 year, 5%. 1,000
 Mackin, Francis, to Thomas B. Coddington. Morris av, s e cor 160th st. P. M. Jan. 20, due July 1, 1885. 2,500
 Same to same. Morris av, s e cor 160th st, 195x100. Jan. 20, due July 1, 1885. 5,700
 Markgraf, Franz, to Henry L. Morris. River av, 149th st. P. M. Jan. 19, 8 years. 1,000
 Marshall, Edmund C., to Emanuel Einstein et al., exrs. and trustees Judith Einstein. 110th st, s s, 150 w 2d av, 50x100.10, omits the entire front course. Jan. 20, 3 years, 5%. 10,000
 Martin, William A., to Irwin McDowell, trustee H. Burden. Bowery, Nos. 45 and 47, e s, runs east 69.8 x south 40 x east 7.6 x south 20 x east 119.7 x north 62.8 x west 30 x north 37.4 x west 159 to Bowery, x south 39.10. Jan. 20, due Dec. 1, 1889, or sooner, 4 1/2%. 22,000
 McCormick, George W., to Clarkson Crolius. 124th st, s s, 226.6 w 1st av. P. M. Jan. 15, 3 years, 5%. 7,000
 Merritt, William J., to Francis M. Jencks. 127th st, s s, 185 e 7th av, 27.6x99.11. Aug. 15, demand. 6,300
 Miller, Annie, wife of Edward, to THE DRY DOCK SAVINGS INST. 76th st, s s, 79 w Madison av, 19.1x102.2. Jan. 20, 1 year, 5%. 7,500
 Moran, James, to Isaac and Michael Edesheimer, Clara Levy and Emma Dahlman. 21st st, n s, 175 w 1st av, 25x100. Leasehold. Jan. 17, 3 years. 2,000
 Martin, Eli, Brooklyn, to Caroline A. wife of John F. Suydam. Interior lot, 153.2 n 80th st and 100 w 9th av. P. M. Sept. 15, 1 yr. 2,500
 McGrane, Hugh A., to THE FRANKLIN SAVINGS BANK, City New York. 38th st, s s, 52 w 9th av, 24x98.9. Jan. 16, 1 year, 5%. 3,000
 McGillivray, Hugh, and Peter G. Arnot, to William McNabb. 89th st, s s, 158.11 e 4th av, 50.1x100.8. Sub. to all mort. Jan. 16, due April 15, 1885. 400
 Mischler, Wendel, to Eleanor Maier, Brooklyn, and John and Henry H. Bittmann. 76th st, No. 218, s s, 254.10 e 3d av, 25.2x102.2. Jan. 15, 1 year, 5%. 1,000
 Miller, Maria and Anthony, to William H. Kirby and ano., exrs. W. H. Kirby. 26th st. P. M. Jan. 13, due Jan. 15, 1890, 5%. 6,000
 Murray, Joseph P., to Robert Willets et al., exrs. S. Willets. 24th st, s s, 81.6 e 1st av, 3 lots, each 25x98.9. 3 mort., each \$17,000. Jan. 22, 3 years, 5%. 51,000
 Same to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 24th st, s s, 106.6 e 1st av, 25x98.9. Sub. to mort. \$17,000. Jan. 21, 2 months. 3,150
 Same to same. 24th st, s s, 131.6 e 1st av, 25x 98.9. Sub. to mort. \$17,000. Jan. 21, 2 months. 3,150
 Same to John Bottomley. 24th st, s s, 81.6 e 1st av, 25x98.9. Sub. to mort. \$17,000. Jan. 22, 2 months. 2,000
 Same to Robt. S. and C. E. Anderson, trustee of C. V. Anderson, dec'd. 24th st, s s, 106.6 e 1st

- av, 25x98.9. Sub. to mortg. \$20,150. Jan. 21, due Mar. 10, 1885. 944
- Same to same. 24th st, s s, 131.6 e 1st av, 25x98.9. Sub. to mortg. \$20,150. Jan. 21, due Mar. 10, 1885. 944
- Same to same. 24th st, s s, 81.6 e 1st av, 25x98.9. Sub. to mortg. \$19,000. Jan. 21, due Mar. 10, 1885. 944
- Myers, Lewis, to Sarah A. Sibell, widow. 3d av, e s, 125.6 n 19th st, 19.6x70. Lease. Jan. 22, due Jan. 21, 1890, 5%. 3,500
- Nones, Joseph B., to Irving Van Wart. 49th st, n s, 237.6 w 6th av, 20.10x100.5. Jan. 22, 5 years, 5%. 2,000
- Nones, Joseph B., to the trustees of Robert College, Constantinople. 31st st, No. 355, n s, 231.3 e 9th av, 18.9x98.9. Jan. 19, 3 years, 5%. 8,000
- O'Gorman, William, to Sheppard Gandy, trustee John Gandy, dec'd. 138th st, n s, 150 w Alexander av, 250x100. Jan. 15, 1 yr., 5%. 17,000
- Same to same. 142d st, s s, 320 e Willis av, 2 lots, each 15x100. 2 mortg., each \$3,000. Jan. 15, 3 years, 5%. 6,000
- O'Neil, Catharine, to Charlotte B. Sands et al. Madison st. P. M. Jan. 15, due Jan 19, 1890, 5%. 6,750
- Pelzer, Bernhard H., Jersey City, to George G. Williams and ano., trustee Kate Jackson, dec'd. 87th st, No. 111, n s, 106.8 e 4th av, 26.8x100.8. Jan. 16, due Jan. 1, 1890, 5%. 10,000
- Same to same. 87th st, No. 109, n s, 80 e 4th 26.8x100.8. Jan. 16, due Jan 1, 1890, 5%. 10,000
- Price, Walter S., to William J. Light and Thouras Louthier, of Light & Louthier. 132d st, s s, 425 e 8th av, 45x99.11. Dec. 29, notes. 3,300
- Pfaff, George C., to Robert Willets et al., exrs. S. Willets. 2d av. P. M. Jan. 8, 5 years, 5%. 14,000
- Same to Samuel T. Valentine and Charles Griffen. Same property. 2d mort. Jan. 8, due May 1, 1885. 2,000
- Roll, George, to William R. Thurston. 7th st, No. 35. P. M. Jan. 20, 3 years, 5%. 7,000
- Raabe, Henry, to the Standard Oil Co., New York. 64th st. P. M. Jan. 15, 2 years. 4,000
- Reisberger, Margaretha, to Peter Dohm. 9th av, w s, 59.3 s 28th st, 19.9x64. P. M. Nov. 28, 3 years, 5%. 7,000
- Richards, Lewis D., to Matilda Myers. Cornelia st, Nos. 27 and 29, n s, 122.3 e Blecker st, 42.2x97.6; 9th av, e s, 16.9 n 43d st, 33.5x59. 1/2 part. Jan. 17, note. 2,000
- Rieger, Christian, to THE EAST RIVER SAVINGS INST. Willis av, n e cor 144th st, 50.2x100. Jan. 16, 1 year, 5%. 9,000
- Rosenstein, Moritz H., to Jane Robert, New Utrecht, L. I. Blecker st, No. 102, s s, 49 e Greene st, 23x130. Sub. to court yard. Jan. 22, due Feb. 22, 1889, or sooner, 5%. 15,000
- Rowell, Elizabeth D., widow, to THE MUTUAL LIFE INS. CO., New York. West Farms to Kingsbridge road, e s, adj J. Valentine, 1 1/3-100 acres; also plot adj 4,666-10,000 acre. Jan. 21, due Mar. 1, 1886. 1,300
- Siegenthaler, Henry, to Nicholas Buhr and Mary his wife. Robbins av, e s, 325 s 147th st, 25x100. Jan. 21, due Jan. 1, 1886. 100
- Same to Andreas Wrede. Same property. Jan. 21, due Jan. 1, 1888. 400
- Safft, Gustav H., to Charles R. Safft. 38th st, s s, 75 e 6th av, 25x98.9. Jan. 2, 5 years, 5%. 4,000
- Same to Albert R. Safft. Same property. Jan. 2, 5 years, 5%. 2,000
- Same to Ida C. Safft. Same property. Jan. 2, 5 years, 5%. 6,000
- Same to Emma W. Safft. Same property. Jan. 2, 5 years, 5%. 1,000
- Same with Charles R., Albert H., Ida C. and Emma W. Safft. Agreement that above mortgages have no preference one over the other. Jan. 2. nom
- Schnitzlein, Frederick J. and Theodore A. to Frank Demuth. 9th av, e s, 49.5 n 37th st, 24.8x100. Jan. 17, due Jan. 1, 1886. 3,000
- Schofield, Joseph L., to Annie W. McKee. 62d st, n s, 75 e 3d av, 25x50. Jan. 16, 1 year. 1,500
- Smith, Sarah I., wife of William, Hudson, N. Y., to James C. Rogerson. Indefinite lane, running from Albany Post road to Hudson River R. R. station at Riverdale, centre line, adj Mrs. Petruccio's, abt 3 acres, 24th Ward. Jan. 14, 5 years. 1,200
- Sullivan, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Greenwich st. P. M. Jan. 16, 1 year. 7,000
- Stonebridge, Margaret, wife of Charles, to Anna A. Cooper. Columbia av, n s, extdg. from Monroe to Madison avs, 200x150. Jan. 1, 1 year. 1,000
- Schwarzler, Joseph, to Julius Lipman. 5th av, e s, 50 n 86th st, 75.11x102.2. Jan. 19, demand. 12,000
- Schuck, Frederick, to Henry Wiener, Philadelphia, Pa. Eastern Boulevard, w s, extdg. from 84th to 85th sts, 204.4x119. Jan. 20, due Mar. 4, 1885, 5%. 16,000
- Same to Eliza Wiener, Philadelphia, Pa., trustee H. Wiener, dec'd. Eastern Boulevard, n w cor 84th st, 102.2x119. Jan. 20, due Mar. 4, 1885, 5%. 18,000
- Slevin, Daniel, to William Richards. 109th st, n s, 275 e 2d av, 25x100.11. Jan. 20, 3 yrs. 1,200
- Spaulding, Rosanna, wife of Bernard, to Robert W. Forbes. 46th st, s s, 168 e Lexington av, 15x100.5. Aug. 7, collateral for lumber. 5,000
- Steinmetz, Elizabeth, wife of John H., to Charles A. Fuller. 71st st, n s, 531.6 e 11th av, 18.6x102.2. Sub. to 2 mortg. Jan. 20, demand. 1,000
- Samuels, Levi, to Alexander Hamilton et al., trustees LIVERPOOL & LONDON & GLOBE INS. Co. 6th st, n s, 125 w 1st av, 25x90.10. P. M. Jan. 15, 3 years, 5%. 10,000
- Same to same. 6th st, n s, 150 w 1st av, 25x90.10. P. M. Jan. 15, 3 years, 5%. 10,000
- Schuck, Frederick, to Eliza Wiener, Philadelphia, trustee of Pauline Sill. Eastern Boulevard, n w cor 84th st, 102.2x119. Jan. 20, due Mar. 4, 1885, 5%. 9,000
- Smith, John B., and Lucie A. wife of and John A. Billingsley, heirs T. H. Smith and Sarah B. Smith, widow, to Jacob B. Crane; 22d st, n s, 370 w 9th av, 20x98.8. Jan. 20, due Jan. 21, 1888, 5%. 10,000
- Same, individually, to James A. Trowbridge. 28th st, n s, 300 w 6th av, 50x98.9. Jan. 19, due Feb. 1, 1886, 4 1/2%. 20,000
- Spitzer, Louis, to Pauline A. Morgan. 76th st, s s, 223 e Av A, 125x108.9x126.8x87.11. Jan. 20, due Jan. 21, 1890. 15,000
- Stanly, John T., to Abigail Hughes and ano., exrs. J. Hughes. 18th st, n s, 375 e 10th av, 25x92. Jan. 21, due Jan. 1, 1890, 5%. 6,000
- THE EAST RIVER NAT. BANK, City New York, mortgagee, with Richard Worthington. Lafayette pl, No. 28. The bank agrees to reconvey above premises to party second part whenever he shall request it if his liabilities to bank are all settled, &c. July 30. nom
- Tonnerman, Caroline, wife of Nicholas, to Caroline Lazzari, Westchester. Willard av, n s, 325 e 3d st, 25x100. Jan. 1, 2 years. 500
- Taylor, William, to John L. Colby. 121st st, s s, 300 e 3d av, 25x100.11. June 7, 3 mos. 1,500
- Thomson, Mary W., widow, Brooklyn, to Elizabeth R. Schroder. 9th av, e s, 20.9 n 29th st, 21.1x70. Jan. 16, due Mar. 15, '85. 1,250
- Traphagen, William C., and Nathaniel Jarvis, Jr., to Mary L. Smith, widow. Riverside av, n e cor 31st st, runs east to point 200 w 11th av, x north to centre line block bet 81st and 82d sts, x west to Riverside av, x south to beginning. This mortgage being given to secure amount remaining unpaid on two mortgages held by party of second part on same property. Jan. 2, 3 years. 42,000
- Trunk, Ludwig, and Argelica his wife, to Samuel Hyman. Broome st, No. 236, n s, 21.10x100. Jan. 16, due Jan. 1, 1886. 800
- Trillich, Adam, to William R. Rose. 8th st, n s, 75 w 1st av, 25x85.11. Jan. 22, 1 year. 2,000
- Vanderbeck, Abraham, to Claus F. Molzen. 1st av. P. M. Jan. 15, 5 years, 5%. 6,000
- Volz, John, and Rosa Hoffmann, to Heinrich Volz. 1st av, w s, 72.1 n 4th st, 24.2x100.1x24.1x100. Jan. 1, 5 years, 5%. 10,000
- Van Tassel, Charles E., to The American Baptist Home Mission Soc. 126th st, s s, 430 w 5th av, 20x99.11. Jan. 21, 1 year, 5%. 5,000
- Same to same. 126th st, s s, 450 w 5th av, 3 lots, each, 20x99.11. 3 mortg., one on each lot, \$15,000. Jan. 21, 1 year, 5%. 45,000
- Same to Leland University, New Orleans, La. 126th st, s s, 410 w 5th av, 20x99.11. Jan. 21, 1 year, 5%. 15,000
- Same to same. 126th st, s s, 430 w 5th av, 20x99.11. Jan. 21, 1 year, 5%. 10,000
- Wiley, Susan S., wife of George W., to Jacob Goldberg. Bank st, s s, 103 w 4th st, 22.1x75. Jan. 19, 3 years, 5%. 6,500
- White, Frank, to John L. Brewster, Plainfield, N. J. Av A. P. M. Nov. 17, demand, 20,335
- Same to same. Same property. Building loan. Jan. 17, demand. 19,000
- Williams, John and William, to Albert Blum, exr. L. Blum. 54th st, n s, 150 e 9th av, 25x52.6x25.2x59.4. Building loan. Jan. 19, due Jan. 21, 1890, 5%. 7,000
- Work, Emma M., wife of and Frank, Jr., to THE UNITED STATES TRUST CO., New York. 20th st, s s, 233.4 e 4th av, 26.8x114. Jan. 21, due Jan. 22, 1885, 5%. 30,000
- Waldron, Walter B., to John G. Paynter. 3d av, s w cor 64th st, 50.5x100. Lease. Jan. 16, due Jan. 15, 1894, installs., gold. 15,000
- Walker, Alexander, to Mary D. wife of Martin Ungrich, Newark, N. J. 104th st, n s, 200 w 10th av, 25x100.11. Jan. 16, 6 months. 2,000
- Weed, Henry M., to William Haviland. Bowery, Nos. 273 and 275, e s, 43.3x75; 1st st, s s, 22.4x73.10x22.4x77.5, map missing. 4-9 parts. Jan. 15, 3 years. 500
- White, James M., Jr., Brooklyn, to Sarah A. Sands. 3d av, s e s, 55.4 n e 145th st, 56x72.6 x50x97.10. Jan. 10, due Jan. 17, '88, 5%. 11,000
- Warner, John W., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 109th st, s s, 120 w 3d av, 25x100.11. Jan. 19, 1 year. 8,000
- Whiting, William D., to THE UNITED STATES LIFE INS. CO., City New York. 75th st, n s, 65 e Madison av, —x81.10x20x81.10. Jan. 19, due April 1, 1886, 5%. 20,000
- Worthington, Richard, to THE EAST RIVER NAT. BANK, New York. Lafayette pl, No. 28, e s, 287.9 n 4th st, 28.4x150. Sub. to mortg. \$20,000. Deed recorded as mort. July 30 nom
- Young, William, Brooklyn, to Jane A. Tobey. Eastern Boulevard, e s, 25.8 s 85th st, 25.6x98.9. Jan. 19, 1 year, 5%. 3,000
- Yori, Horace, and Emilio Dini to The Williamsburgh Brewing Co. Roosevelt st, No. 14, lease and fixtures of saloon. Jan. 19, demand. 400
- Correction of an error, so as to make certain mortgage by A. H. Jonas become due not before Oct. 12, 1886, by Henry A. Smith, mortgagee.
- st, n w s, 181.6 n e Broadway, 22x95. Jan. 17, due Jan. 15, 1886. 500
- Allen, John, West Brighton, N. Y., to Mary Harrison, New York. Gold st. P. M. Jan. 3, 1 year, 5%. 1,750
- Armendinger, Maria wife of Jacob, to Theresia Bill, widow. Jefferson st. s e s, 250 s w Hamburg av, 25x100. Jan. 1, 3 years, 5%. 3,000
- Angell, Emma, wife of and William H., to The Williamsburgh Savings Bank. Java st, s s, 175 e West st, 25x100. Jan. 21, 1 year, 5%. 2,000
- Andrew, Nicholas T., to Anna E. Fautz. Elderts lane. P. M. Jan. 21, due Feb. 1, 1888. 400
- Andrews, William, to Adraetta Goodwin. Clifton pl. No. 270, s s, 581.4 w Nostrand av, 18.8x100. Jan. 22, 3 years, 5%. 4,500
- Same to Spencer Aldrich, New York. Same property. Jan. 22, 1 year. 1,000
- Baur, Margaretha wife of and John, to William W. and Charles W. Rope and George W. Chesney, of Rope & Co. Monroe st, n s, 383.4 e Ralph av, 16.8x100. Jan. 1, 4 months. 200
- Same to Theodore B. and Henry A. Willis, of T. B. Willis & Bro. Monroe st, n s, 416.8 e Ralph av, 16.8x100. Jan. 17, 6 months. 400
- Same to John H. Woodhouse and Valentine Stortz, of Woodhouse & Stortz. Monroe st, n s, 400 e Ralph av, 16.8x100. Jan. 22, due July 1, 1885. 323
- Bauer, John, to Carl Goess. Siegel st, n s, 125 w Graham av, 25x100. Jan. 21, due Jan. 1, 1888. 200
- Barry, William J., to Carrie B. wife of George W. Hunt, Jr. 18th st, s w s, 125 e 7th av, 25x100. Jan. 20, due Jan. 21, 1888. 1,500
- Baird, Alexander, to Spencer Aldrich. Greene av, n s, 490 e Bedford av, 60x100. Jan. 17, demand. 15,000
- Bloomer, George P., to Henry H. Adams, as county treasurer of Kings Co. Broadway, s w s, adj land William H. Furman dec'd, 54.6x110.5 to Brooklyn and Jamaica plank road x 51x122.3. Jan. 19, due Aug. 30, 1885. 2,000
- Buckley, Dennis, to Matilda Goldey, widow. Front st, s w cor Green lane, 17.4x45x17.5x45; Nassau st, n s, 50 e Adams st, 25x100. Jan. 17, due Jan. 1, 1887. 1,500
- Berger, Charles, to William Journeay, Westfield, N. Y. Union av, w s, 100 n South 5th st, 22x68.3x—x56. Jan. 15, due Nov. 1, '88. 500
- Branagan, Catharine, widow, to The Williamsburgh Savings Bank. North 5th st, s s, 100 e 6th st, 25x18.3x—x—; North 5th st, s s, 75 e 6th st, 25x—x—x36.9; also interior lot, being rear part land conveyed by L. Hartman to John Kent April 6, 1836, runs west 51.9 x south 50 x east 62.1 x north 51. Jan. 17, 1 year, 5%. 3,500
- Brennan, Patrick, to Michael Kavanagh. 5th av, westerly cor Union st, 23x92. P. M. Dec. 16, 10 years, 5%. 7,000
- Same to same. 6th av, southerly cor 15th st, 18x75. Dec. 16, 10 years, 5%. 6,000
- Broderick, Bridget, widow, to Caroline Hesse. Quincy st, s s, 80 e Lewis av, runs south 25 x west 5 x south 45 x east 25 x north 70 to Quincy st, x west 20. Jan. 17, due Jan. 1, 1889. 500
- Brush, Thomas H., to Daniel S. Arnold. 4th av, w s, 20 s Bergen st, 40x82.10. Jan. 1, due in 1886. 2,000
- Baumann, John, to Leopold Bauer. Aberdeen st, n w s, 100 n e Broadway, runs northwest 100 x southwest 5 x south 106.6 to Aberdeen st, x northeast 41.9. Jan. 1, due July 1, 1889, 5%. 2,000
- Corwith, Henry N., to Charles Fincke and ano., exrs. and trustees Abijah Mann, Jr. Bedford av, e s, 177.5 n Atlantic av, runs east 116 x north 16 x west 20 x again west 100 x south 20. Jan. 20, 3 years. 8,500
- Same to same. Bedford av, e s, 157.5 n Atlantic av, 20x116x20.6x111.6. Jan. 20, 3 years. 8,500
- Collins, Mary, to William Baltz. 2d st, w s, 73.9 s South 10th st, 18x50. Jan. 17, due Jan. 4, 1888. 500
- Constant, Mary A., to Agnes H. Davies. Fulton st, s s, 75 w Howard av, 25x200 to Herkimer st; Herkimer st, n s, 300 w Albany av, 20 x100; Bergen st, n s, 230.4 w Bond st, 19.5x100. Sub. to mortg. \$3,500. Jan. 16, due July 1, 1888. 3,000
- Connelly, Michael J., to Frederick W. Dunton. Elm st, n w cor Central av, 37.4x71x21x75. Jan. 12, 1 year. 536
- Cook, Henry, to Joseph Weil. Prospect st, s e cor Vernon av, 125x100; Erasmus st, s s, 118 e lot 6, now opened as a street, 32x75. Jan. 16, 5 years, 5%. 10,500
- Costello, Christina, wife of and John, to David Springsteen, Newtown, L. I. Lombardy st, s w cor Morgan av, 19x72.6x20.1x66. Jan. 17, 3 years. 700
- Cantlon, Edmund, to The Dime Savings Bank, Brooklyn. 14th st. P. M. Jan. 19, 1 yr. 900
- Conklin, Wilbur H., to Agnes H. Davies. 15th st, n e s, 258 n 4th av, 24.8x100. Dec. 27, due July 1, 1888. 3,500
- Corwith, Henry N., to Peter W. Lynch. Bedford av, e s, 157.5 n Atlantic av, runs east 111.6 x north 36.6 x west 20 x again west 100 to Bedford av, x south 40. Jan. 20, demand. 3,800
- Doherty, John, to Charles M. Field et al., as trustees for Alice C. Smith. Clinton av, w s, 366 s Fulton st, 21x131. Jan. 21, due May 1, 1886, 5%. 4,000
- Donnelly, Thomas, to Marvin Cross, Sherlock Austin and John H. Ireland, of Cross, Austin & Co. Pacific st, n s, 554.8 w Franklin av, 25 x115.3x25.5x110.10. Dec. 24, note. 900
- Davis, Charles E., to Julius W. Sidell. Union

KINGS COUNTY.

JANUARY 16, 17, 19, 20, 21, 22.

- Althaus, Charles H., to William M. Ingraham. Carlton av, w s, 239.4 n Atlantic av, 18x100. Jan. 16, 3 years. \$3,000
- Adams, Bella G., to Aaron Strauss. Myrtle

av, Shepard av. P. M. Jan. 21, due Feb. 1, 1890, 5 % 1,000
 Dietrich, Margaret, to Leonard Moody. Schermerhorn st. P. M. Jan. 15, 2 years. 700
 Dahlbender, Charles M., to William Gans. Ewen st. P. M. Dec. 4, due Jan. 1, 1888, 5 % 2,000
 Evans, Therese E., to Edward Viehman. Clermont av. P. M. Jan. 19, 3 years. 1,500
 Fardon, Anna A., wife of and Alfred A., to James Debevoise. Lafayette pl or av, n w s, 325 n e Broadway. P. M. Jan. 2, due May 1, 1886. 6,900
 Same to Phebe R., wife of George R. Kissam. Lafayette av, n w s, 250 n e Broadway, 75x100. Jan. 10, 5 years. 3,500
 Freshman, Mary H., wife of and Edward N., to Edward D. Sniffen. 6th av, w s, 20 n Berkeley pl, 20x100. Jan. 14, due Dec. 4, 1885. 2,500
 Fitzpatrick, Marion A., wife of and James C., to The Mutual Life Ins Co., N. Y. St. Felix st. e s, 180 n Hanson pl, 15x70. Jan. 17, due Mar. 1, 1886. 3,000
 Fleming, Bridget, wife of and Thomas, to Thomas Connelly, New York. Meserole av, n s, 125 e Newel st, 25x100. Jan. 20, 5 years, 1,200
 Ficken, John, to Gustav Kraetzer. Liberty av, s w cor Madison st, 77.6 x 100. Jan. 2, 3 years. 1,800
 Fardon, Anna A., wife of and Alfred A., to George Kissam. Van Buren st, s e s, 190 n e Broadway, 36x100. Jan. 20, 1 year. 1,920
 Grening, Paul C., to Robert Willets et al., exrs. Saml. Willets. Madison st, s w cor Throop av, 24.8x100. Dec. 20, 5 years, 5 % 9,000
 Same to same. Madison st, s s, 24.8 w Throop av, 20x100. Dec. 20, 5 years, 5 % 5,000
 Same to same. Madison st, s s, 44.8 w Throop av, 8 lots, each 20x100. 8 morts., each \$4,500. Dec. 20, 5 years, 5 % 36,000
 Gregory, William D., to Hester A. Gregory. Degraw st, s s, 250 w Smith st, 25x100. Jan. 19, 5 year, 5 % 4,000
 Goodwin, Matilda, wife of and John P. M., to James Weir, Jr. 27th st. P. M. Jan. 17, 5 years. 7,000
 Gleisch, Catharine F., widow, to The Williamsburgh Savings Bank. Withers st, n s, 150 e Lorimer st, 50x100. Jan. 16, 1 year, 5 % 2,500
 Glover, William H. H., to J. Robert Sparrow. Van Buren st, s e s, 154 n e Broadway, 18x100. Jan. 14, due Feb. 1, 1885. 500
 Goldsmith, Herman, to George W. Evans. Gold st, e s, 21.3 s Concord st, 21.3x50.4x21.3x51. Jan. 9, collateral security. 1,500
 Grasman, Louisa, wife of Henry, to Sarah H. Powell, New York. Heyward st, s s, 75 w Marcy av, 129x100. Jan. 15, 3 months. 2,000
 Grant, Letitia, wife of and Frederic, to George V. Turner. Henry st, e s, 101 s Harrison st, 24x110x27x—. Jan. 19, 1 year. 10,000
 Hanold, Charles H., to Augusta C. Mason. 9th st, n s, 323.9 e 2d av, 25x100. Jan. 2, due Jan. 1, 1890, 5 % 3,000
 Hill, Richard, to J. Lott Nostrand. Washington st, New Utrecht. P. M. Jan. 20, due May 1, 1886. 200
 Haacke, Frederick W., to The Dime Savings Bank of Williamsburgh. South 4th st, n e cor 7th st, 47.3x51. Jan. 17, 1 year, 5 % 12,000
 Hitchcock, Ephraim E., Pelham Manor, N. Y., Charles Gray, London, Eng., and John A. Dermody, Edward Armstrong, Brooklyn, and G. Osmer Reynolds, Pelham Manor, N. Y., to Margaret Armstrong and ano., exrs. and trustees James Armstrong. Park av, s w cor Sandford st. P. M. Oct. 1, 1882, 1 year, 5 % 17,500
 Heubach, Amanda, wife of and Gustaf E., to Henrietta wife of William H. Short. Warren st. P. M. Jan. 19, 5 years, installs. 3,000
 Holtz, Edward F., to Otto Huber. McDougall st, Ralph av. P. M. Jan. 13, due Jan. 1, 1886. 3,500
 Hartmann, George B., to Maria wife of Peter Schmitt. Kingsland av, s w cor Richardson st, 50x100. Jan. 1, 5 years, 5 1/2 % 600
 Higginson, Sarah A., to John O'Brien, New York. Dean st, s s, 160 e Smith st, 20x100. Dec. 20, 1 year, 5 % 5,000
 Herte, Elizabeth, wife of Franz, to Russell, William M. and Roswell H. Johnson, of Johnson Brothers. Middleton st, s e s, 380 n e Harrison av, 20x100. Jan. 20, 1 year. 926
 Jehnson, Samuel E., to Harriet W. Miller, guard, Margaret E. Johnson. Washington st, w s, 177.10 s Johnson st, runs west 45.10 to Fulton st, x south 113.6 x east 5.10 to Washington st, x north 106.1. Jan. 17, installs, 1,512
 Johnson, Samuel E., Hempstead, L. I., to The Germania Savings Bank, Kings Co. Washington st, w s, 177.10 s Johnson st, runs west 45.10 to Fulton st, x south 113.6 x east 5.10 to Washington st, x north 106.1. Jan. 16, 1 year, 5 % 78,500
 Same to Mary B. Becar. Same property. Jan. 16, 3 years. 7,500
 Johnson, Susan and Francis, to Frances A. De Beer, Boston, Mass. Plot at Gravesend in the North Woods, contains 1 1/2 acres, with right of way to Plank road. Jan. 12, 3 years. 250
 Kayser, Theodore, to Otto Huber. Graham av, w s, 50 n Scholes st, runs west 75 x north 50 x west 25 x south 100 to Scholes st, x east 25 x north 25 x east 75 to Graham av, x north 25. Dec. 30, due Jan. 1, 1890. 12,000
 Kipp, Andrew, to Clara N. Weed. Himrod st, s e s, 80 n e Evergreen av, 20x100. Jan. 13, 1 year. 300
 Kreutzer, Margaret, to Mary A. Miller. Liberty av, Van Sicken av. P. M. Dec. 12, 8 years. 1,800
 Kiernan, James F., to Julia Reed, Flushing, L.

I. Spencer st, e s, 375 n Park av, 25x100. Jan. 21, due Jan. 1, 1890, 5 % 3,600
 Kohlmann, Mary E. wife of and John, to Henry Wilker. Nostrand av, s e cor Lafayette av, 20x100. Nov. 15, 3 years, 5 % 1,000
 Kirby, Joseph L., to Margaret Hendrickson, Jamaica, L. I. Grand av, e s, 377.5 n Gates av, 18x43 to centre line road from Brooklyn to Bedford, x southeast to point 377.5 w Gates av, x south 59.10. Jan. 17, 3 years, 5 % 3,000
 Kelly, Peter J., to Patrick Rogers. Warren st, n e s, 42.7 n w Court st, 20.9x62.6. Jan. 10, 2 years, 5 % 2,000
 Kraft, Marie J., to Peter P. Schoonmaker. Flushing av, s s, 50 w Sandford st, 50x100. Nov. 1, 1884, 3 years. 2,700
 Kuhn, Frank, to Henry C. Martens. Elizabeth st, n e cor Dwight st, 25x100. Leasehold. Jan. 20, 1 year. 1,400
 Littlefield, Wray S., to Rose Howe. Nostrand av, Quincy st. P. M. Jan. 16, 1 year, 5 % 9,500
 Lewis, David W., to Benjamin B. Sherman, New York. Cumberland st, n w cor Atlantic av, runs north 31.10 x west 40 x northwest 51.6 x southwest 12.9 to Atlantic av, x southeast 100.11. Jan. 21, 3 years, 5 % 3,000
 Mullaney, Johanna, wife of and John, to Elizabeth R. Lee, Vineyard Haven, Mass. Union st. P. M. Dec. 15, due Jan. 1, 1888. 500
 Mulledy, Maria, wife of Patrick, to Frederick Bruce, Southampton, L. I. 9th st, s s, 91.9 w 7th av, runs south 72.6 x west 18.3 x north 72.6 to beginning. Jan. 16, due Jan. 1, 1888, 5 % 4,000
 Marsland, Richard, to Noah Tebbetts. 11th st, s s, 197.10 e 4th av, 16.8x100. Sub. to mort. \$3,500. Nov. 16, due Sept. 1, 1885. 500
 Same to same. 11th st, s s, 214.6 e 4th av, 16.8x100. Sub. to mort. \$3,500. Nov. 6, due Sept. 1, 1885. 500
 McGarry, Lula P., wife of John, to Joseph Kahn. Gates av, n s, 100 e Patchen av, 75x200 to Quincy st. Jan. 17, 4 months. 750
 McLaughlin, Michael J., to Thomas S. Strong. Lafayette av, s s, 60 e Lewis av, 39.10x90. Jan. 16, due May, 1, 1885. 1,000
 Meyers, Adelaide J., to James H. Watson and James H. Pittinger. Herkimer st. P. M. Jan. 15, 3 years. 1,500
 Mitchell, Catharine, widow, and Thomas Mitchell to Owen McManus. Union st, s s, 38 w Columbia st, 22x80. Jan. 15, 4 years. 949
 Molloy, Catharine, to Mary B. Van Tuyl. Dean st, n s, 232 w Stone av, 43x107.2. Jan. 1, due May 1, 1889. 1,700
 Same to same. Dean st, n s, 188 w Stone av, 44x107.2. Jan. 1, due May 1, 1889. 1,700
 Same to same. Dean st, n s, 144 w Stone av, 44x107.2. Jan. 1, due May 1, 1889. 1,700
 Same to Elizabeth R. Prior, Roslyn, L. I. Dean st, n s, 100 w Stone av, 44x107.2. Jan. 2, due May 1, 1889. 1,700
 Mulledy, Maria, wife of Patrick, to Alva A. Pearsall. Greene av, s s, 126 e Patchen av, 16x100. Jan. 15, due Jan. 1, 1888, 5 % 3,000
 Same to Charlotte A. Bruce, Southampton, L. I. Greene av, s s, 190 e Patchen av, 16x100. Jan. 15, due Jan. 1, 1888, 5 % 3,000
 Mumby, Albert H., to John Carle & Sons. All title in estate Robert Mumby, dec'd. July 5, 1884, note. 1,000
 Same to same. Same property. Sept. 30, 1884, note. 500
 Magilligan, John, to William Mackenzie, Bowdon, Great Britain. Union st, n s, 212 e 7th av, 21x95. Jan. 19, due May 1, 1888, 5 % 7,000
 Marsland, Richard, to William H. Biersd. 11th st, s s, 197.10 e 10th av, 33.4x100. Sub. to morts. \$8,500. Jan. 16, note. 1,000
 McKernan, Eliza, wife of Michael, to Robert Brady. 23d st, n s, 125 w 6th av, 25x100. Jan. 1, 3 years. 1,500
 Moore, Elizabeth, to Sarah H. Tuttle, Poughkeepsie, N. Y. Powers st, s s, 125 w Ewen st, 25x100. Jan. 5, 2 years. 200
 Muller, Henry, to Margaret Buchlirt. Maujer st. P. M. Jan. 16, 4 years, 5 % 600
 McBride, Hugh, to James Miller. Court st, No. 299, e s, 38 n Degraw st, 20x abt 90. 1-6 part. Dec. 27, 5 years. 1,000
 Morris, Charles E., to Sarah wife of Samuel Dean. President st, s s, 417.8 e Smith st, 16x97.11. Jan. 1, 3 years, 5 % 3,000
 Mulledy, Maria, wife of Patrick, to Frederick Bruce, Southampton, L. I. Greene av, s s, 142 e Patchen av, 16x100. Jan. 15, due Jan. 1, 1888, 5 % 3,000
 Miller, John H., to Robert C. Embree, exr. J. W. Morris. South 4th st, s w s, 145.6 n w 11th st, 25x95.10x25x95.7. Jan. 15, 5 yrs. 2,000
 Mulledy, Maria, wife of Patrick, to Annie H. Bruce, Southampton, L. I. Greene av, s s, 158 e Patchen av, 16x100. Jan. 15, due Jan. 1, 1888, 5 % 3,000
 Nelson, Charles, to Julia O'Neil, Anna and Mary McCarty. Shepherd av. P. M. Sept. 10, due Aug. 1, 1885. 550
 O'Connor, Agnes A., to Mary A. Seed. Pacific st. See Conveys. Jan. 15, due Jan. 17, 1886. 700
 Post, Emma A., wife of Samuel W., to Otto Lang. Lafayette av, s s, 250 w Reid av, 20x100. Jan. 14, due Mar. 15, 1885. 600
 Potter, Samuel, to Joseph L. Potter. Mill road. P. M. Dec. 11, due in Dec. 1889. 1,000
 Pfohlmann, Michael, to John Welz, Jr., and Charles Zerweck, of Welz & Zerweck. Atlantic av, s e cor Cypress av, 110x93.3. Jan. 15, 1 year. 500
 Post, Samuel W., to James D. Lincoln. Van Buren st, s e s, 226 n e Broadway, 18x100. Jan. 22, due July 1, 1885. 500
 Pouch, Alfred J., to Angeline A. Murray and ano., exrs. R. M. Demill. Lexington av. P. M. Jan. 15, 3 years, 5 % 25,000

Powderly, John, to James Campion. Eagle st, n s, 295 e Franklin st, 25x100. Jan. 14, due Nov. 8, 1889, 5 % 1,326
 Quilty, Mary, widow, to The Dime Savings Bank, Brooklyn. 14th st. P. M. Jan. 19, 1 year. 600
 Rosenstock, Meyer, to Paulina Schwed. Wolcott st, s w s, 125 s e Conover st, 30x100. Jan. 1, 10 years, 5 % 6,000
 Russell, Ann, wife of and John, to The South Brooklyn Savings Inst. Summit st, s w s, 53.6 s e Hicks st, 18x75. P. M. Dec. 30, 1 year, 5 % 2,500
 Russell, Susanna E., wife of Walter, to William J. Sayres. Hancock st, n s, 100 w Nostrand av, 140x100; Hancock st, s s, 140 w Nostrand av, 40x100. Jan. 19, due May 1, 1885. 4,000
 Randall, John J., and William G. Miller to Charles H. Reynolds. Manhattan av, w s, 21.1 n 4th st, 28.3x100. Jan. 15, 5 years, 5 1/2 % 7,000
 Same so same. Manhattan av, w s, 49.4 n 4th st, 28.9x100. Jan. 15, 5 years, 5 1/2 % 7,000
 Rose, Hannah M., to George Covert. Van Buren st, s s, 300 w Patchen av, 17.6x100. Jan. 16, 1 year. 100
 Rappold, William F., to Louise Rappold. Tompkins av, w s, 90 n Stockton st, 22x90. Jan. 1, 5 years, 5 % 3,000
 Ruhl, Gertrude, wife of and John, to The East New York Savings Bank. Liberty av, s s, 50 w Washington st, 25x100. Jan. 15, 1 year. 500
 Read, Edwin O., to The Phoenix Ins. Co. Remsen st, n s, 333 w Court st, 23x100. Jan. 22, 1 year, 5 % 15,000
 Redfield, Catharine A., wife of James H., to Jane wife of Joseph F. Fradley. 7th av, s e s, 120 s w Lincoln pl, 20x90. Jan. 22, due July 20, 1885. 1,000
 Sauer, Mary, wife of Bernhard, to Theodore F. Jackson. Evergreen av, s w s, 26.8 s e Troutman st, 25.2x109.4x23x99.1. Jan. 20, 1 year. 500
 Scholes, Henry B., to William Van Anden and ano., exrs. Isaac Van Anden. Hewes st, s s, 100 e Harrison av, 84x—x—x100. Jan. 21, 3 years, 5 % 10,000
 Salomon, Sarah, to Joseph C. Levi, as trustee. De Bruins lane, lots 8, 9, 10 and 16 map 34 building sections, New Utrecht. Jan. 19, due May 1, 1889. Collateral security for 6 morts. 5,000
 Sullivan, Philip, to John Morton. Patchen av, w s, 59.8 s Decatur st, 20.4x80. Jan. 19, 1 year. 1,693
 Sweet, Charles F., to Hugh W. Hamlyn, Hoboken, N. J. Bergen st, n s, 275 e 3d av, 25x100. Jan. 20, 1 year. 1,000
 Schmersall, Christopher, to John H. Willets, Harrison, N. Y. Franklin av, s w cor Bergen st, 61x—x97.6x80.7. Jan. 1, 3 years, 5 % 8,000
 Schulz, Robert, to Paul Koch. Adams st. P. M. Jan. 14, 5 years, 5 % 2,000
 Sigourney, William H., to Anson R. Flower. Clifton pl, n s, 458.4 e Nostrand av, 16.8x100. Jan. 5, 6 years. 3,000
 Spelman, Sarah A., wife of William C., to Abel Crook. Willow st, No. 121, s e s, 170.2 s w Clark st, 35.2x100x33.9x100. Jan. 17, 1 yr. 4,500
 Springsted, Caroline A., wife of James C., to William Porter, exr. C. Trumppore. Freeman st, n s, 150 w Oakland st, 25x100. Jan. 1, 5 years, 5 % 2,000
 Smith, John H., to John Cassin. Monroe st, e s, 175 s Bay av, 50x194.7 to Eldert av, x 50x194.10. Feb. 7, 1874, 3 years, 7 % 100
 Spafard, Henry A., to George F. Seymour, Springfield, Ill. Halsey st, s s, 220 w Marcy av, 19.2x100. Jan. 2, 2 years. 1,500
 The Reformed Protestant Dutch Church of South Bushwick, to The Williamsburgh Savings Bank. Himrod st, n w s, 175 s w Evergreen av, runs northwest 58.1 x southwest 25 x northwest 42.7 x southwest 47.11 x northwest 6 x southwest 115 to Bushwick av, x southeast 102.2 to Himrod st, x northeast 187.2. Dec. 24, 1 year, 5 % 12,600
 Toulmin, Hector, to Charlotte Handley. Fulton st, n s, 45.7 w Spencer pl, runs northeast 58.7 x north 2.8 x west 6 x north 5.5 x west 10.2 x southwest 66 to Fulton st, x east 20. May 19, 1884, 3 years. 1,900
 Veit, William J., to David S. Arnott. 3d av. P. M. Jan. 16, installs. 3,200
 Vath, John, to Henrietta Bowman. Baltic av, n s, 77.6 e Jefferson st, 25x100. Jan. 1, 1 year. 51
 Van Zandt, Margaret E., widow, Pearl River, N. Y., to Sylvester S. Bogert. Tillary st, n s, 77.9 e Pearl st, 25x100. Jan. 21, demand. 1,350
 Victory, James, to Michael Deneglock. Newel st, e s, 175 n Nassau av, 25x100. Jan. 8, due Jan. 1, 1890. 550
 Williams, Margaret, wife of and Patrick, to John W. Stout, Jr., and ano., exrs. and trustees R. Stont. Grand av, e s, 340 s Willoughby av, 6 lots, each 16.8x100. 6 morts., each \$3,500. Jan. 22, 3 years, 5 % 21,000
 Wessel, George, to Horace Dickinson et al., exrs. Isaac Henderson. 7th st. P. M. Jan. 20, 3 years. 1,850
 Wood, Mary E., wife of and William, to Cornelius S. Williamson. Prospect av, s w s, 80 s e 4th av, 20x80.2. Jan. 20, due May 1, '88. 3,500
 Same to Silas Davis, New York. Prospect av, s w s, 60 s e 4th av, 20x80.2. Jan. 20, due May 1, 1888. 3,500
 Same to Helen G. Stoddard, extr. Edward Lammer. Prospect av, s w s, 20 s e 4th av, 20x80.2. Jan. 20, due May 1, 1888. 3,500
 Same to William Williamson. Prospect av, southerly cor 4th av, 20x80.2. Jan. 20, due May 1, 1888. 4,000
 Same to same. Prospect av, s w s, 40 s e 4th av, 20x80.2. Jan. 20, due May 1, 1888. 3,500

Wyburn, Carrie M., to William Curry. Clifton pl P. M. Jan. 20, due May 19, 1885, 5% 800
 Weller, Sarah J., widow, to Mary A. Cullen. Madison st, n s, 468 e Reid av, 14.3x100. Jan. 3, 3 years. 400
 Wieners, John H., Farmingdale, L. I., to Daniel O. Calkins. Atlantic av, Nos. 1689 to 1695. P. M. 4 mortg., each \$1,000. Jan. 8, 5 years. 4,000
 Wells, Mary A., wife of Henry E., to H. S. Christian. 17th st, n s, 75 e 8th av, 25x100. Nov. 25, 1 year. 200
 Whiting, Sarah J., wife of Samuel M., to Hiram W. Cable, exr. and trustee Daniel P. Cable. Rush st, n w s, 40 n e Wythe av, 20x—. Jan. 20, installs, 5%. 3,493
 Same to Hiram W. Cable. Same property. Sub. to above mort. Jan. 20, 5 years, 5%. 1,925
 Wyant, Josephine, to Adrian M. Suydam. Cornelia st. P. M. Jan. 15, 5 years. 1,000

MORTGAGES -- ASSIGNMENTS

NEW YORK CITY.

JANUARY 16 TO 22--INCLUSIVE.

Anderson, Henry H., ref., to Robert W. De Forest and ano., exrs. and trustees B. Wakeman. \$3,195
 Ade, Titus K. and T. H., admstrs. of Sarah E. Ade, to James T. and Titus K. Ade, Emily A. wife of George W. Hall, Charles T. Ade and Ellen L. wife of Stephen D. Ward, all of Williamsbridge. 15,000
 Ade, Titus K. and Charles T., and Emily A. wife of George W. Hall and Ellen L. wife of Stephen D. Ward, all of Williamsburgh, to James T. Ade. 10,000
 Brewster, John L., Plainfield, N. J., to Henry E. Merriam. 16,800
 Brodsky, John E., to Charles A. Binder and ano., trustees Barbara Hausman, dec'd. 2,500
 Bull, Matilda E., extr. W. G. Bull, to Hetty B. Beatty, Morristown, N. J. 4 assign. mortg. nom
 Cook, Christian, to George Frolich. 1,520
 Chambers, George L. P., guard, to Mary Blesson, trustee of Hugh, Henry, Annie T. and John R. Blesson. 7,500
 Same to same. 7,500
 Collins, Charles H. New Hartford, to the Charter Oak Nat. Bank, Hartford, Conn. 7,000
 Decker, John W., to Charles H. Willson and Chas. L. and Allen W. Adams, of Willson & Adams. nom
 Dorset, Robert, to John W. Decker. nom
 Dinkelspiel, Henrietta, to Mathilde Oppenheimer and Bertha Metzger. 15,447
 Du Bois, C. M., & Co., composed of Charles M. Du Bois and Walter S. Cunningham, to Hewitt Boin. 2,500
 Dunn, Thomas, and Thomas Lyons, to The Brainerd Quarry Co. 2,500
 Flack, Nancy E., Rome, N. Y., to Martin B. Brown. 5,132
 Frazier, Charles, to Gideon Fountain. nom
 Frees, John, to Frederick Dillemath and Catharine his wife. 700
 Frye, Minnie, to Charles L. Schifferdecker, Mamaroneck, N. Y. nom
 Fuller, Charles A., to Gideon Fountain. 500
 Gerety, Joseph L., to Johanna Betsche. 3,750
 Gillman, Helene, Mamaroneck, to August P. Hassey. 3,750
 Guggenheimer, E. liza, to Joseph Schnetter. 10,959
 Same to Katharine Elias. 4,000
 Gunning, Lucene, Norwalk, Conn, to John E. Cronly. 3,000
 Same to same. 1,920
 Hagenbacher, Gotlieb R., and Doris, Brooklyn, to Michael C. Gross. 3,000
 Hersent, George A., et al., Wm. H. Heydecker, to William A. Heydecker. 26,000
 Same to same. 20,000
 Same to same. 25,000
 Howard, Maretta W., to Henry J. Schenck, as trustee of Virginia W. Blanchard. 4,459
 Iselin, Adrian, Jr., and Columbus O'D., to George A. Hersent et al., exrs. Wm. H. Heydecker. 25,000
 Same to same. 26,000
 Same to same. 20,000
 Kearney, James to Dennis W. Moran. 3,000
 Same to same. 2,000
 King, Charles, to Henry Nassoit. 5,000
 Kingsland, George L., Ambrose C. and C. F. Kingsland, exrs. A. C. Kingsland, to George L., et al., as above, trustees Albert A. Kingsland. nom
 Knickerbocker, Helen L., Albany, to Harriet P. Anthony. 6,250
 Lawrence, Isabella, to Henry E. and Thos. T. Lawrence, trustees for Cath. L. Olmstead. nom
 Lesinsky, Henry, to Julius Freudenthal, et al., exrs. Z. Staab. 25,000
 Lehmaier, Martin H., and ano., exrs. B. Lehmaier, to Lena Lehmaier, Frankfort, Germany. 10,000
 Lissner, Minna, extr. J. J. Lissner, to Abraham L. Jacobs. 2 assigns., each \$7,000. 14,000
 Montgomery, James L., to John H. Henshaw, trustee. nom
 McCormack, Fannie, to Sophia A. Kinnan, extr. Alex. B. W. Kinnan. 1,259
 McGonigal, Rose, to George H. Roberts, Brooklyn. 3,062
 Merritt, Catharine M., Brooklyn, to Simon Michel and Frederick Sobel. 1,030
 Middlebrook, Frederic J., Brooklyn, to Mary N. Howell. 3,018
 Morgenthau, Henry, to Max Hirsch. 2,000
 Macy, William H. and ano., exrs. and trus-

tees Elias Hicks, to Mary H. Franklin and Caroline Hicks, Queens Co. 32,527
 Matthiesen, Adolph, exr. of Claude or Claude T. M. Gignoux, to Wm. M. Johnston. 18,000
 Muxiow, Jane B., to Peter A. H. Jackson. 1,300
 Pfaff, George C., to Peter Freitag. 7,000
 Robinson, Edward, to William Weismann, Frankfort-on-the-Main, Germany. 3,000
 Robinson, Mary A., to same. 5,000
 Schneider, John and ano., exrs. B. Koke, to Smiten V. Tripp. 4,000
 Seabury, Mary A. S., widow, to Catharine R. Seabury. nom
 Sander, Christian, et al., exrs. A. Sander, to Albert G. Morgenstern, exr. of C. L. Morganstern, in trust. 8,500
 Sands, Samuel S., guard. R. C. Sands, to Frederic J. Middlebrook, Brooklyn. 3,059
 Schaud, August, to Louisa A. Campbell, widow. 5,000
 Simmons, Ovid T., Saugerties, N. Y., to Louisa J. Ashforth. 2,500
 Slade, Frederick J., Trenton, N. J., to James D. Fish, guard. Paul R. Fish. 7,000
 Steers, Abraham, to Sarah H. Powell. 3,200
 Same to same. 1,800
 Sterling, Edward C., to Alexander McSorley. nom
 Stevenson, David, Jr., exr. D. Stevenson, to Morris Littman. 8,500
 Swain, Edgar, to Catharine Swain, Jersey City. 3,000
 Swain, Catharine, extr. S. E. Swain, to Edgar Swain. nom
 Thurston, David, trustee of Eliz. H. Austen, to Stephen H. Olin and ano., new trustees, for same. nom
 Tomkins, Isaac B., to Richard H. L. Townsend. 3,500
 Tallon, Patrick, to Edward B. Cobb. 1,010
 Zeller, Lorenz, to Harriette S. H. Hills. 275

KINGS COUNTY.

JANUARY 16 TO 22--INCLUSIVE.

Babcock, Catharine L., to Charles R. Lynde. \$2,500
 Barber, Josephine K. and Margaret L., Warehouse Point, Conn., to Arnold Lohkamp. 1,200
 Bull, Matilda C., to Hetty B. Beatty, Morristown, N. J. nom
 Same, as extr. Wm. G. Bull, to same. nom
 Same to same. nom
 Barnswell, Thomas F. to James Sweet. 250
 Barre, William, to Augusta C. Jenks. 2,000
 Boekel, William, to Alexander Buderus. 700
 Campbell, Joseph, admr., &c., Elizabeth Campbell, to Henrietta Pearsall. 2,050
 Clement, Henry, et al., exrs. G. Nostrand, to Thomas McIlroy. 2,530
 Conger, Clarence R., to John Van Cott. 2,011
 Covert, George, to Joseph Seitz. 5,500
 Deblin, Louisa, to Henry and Mary Eise-mann. 500
 Dunning, William H., et al., trustees Jacob A. Robertson, dec'd, to Mary Nielson. 1,780
 Eisemann, Joseph, to Henry Eiseman. 500
 Ecks, Emilie to Ernst A. Hintz, Hawley, Pa. 3,500
 Fowler, Annie Y., to David Barnett. 2,000
 Harbeck, John H., et al., exrs. E. Harbeck, to Wm. H. Harbeck. 7,500
 Same to same. 7,100
 Hinrichs, Louis, to Emanuel M. Friedlein. 1,800
 Holt, George C., assignee of Ferdinand Ward, to Alexander M., William A. and Alfred T. White. 8,800
 Johnson, Samuel, to Albert Van Nostrand. 1,000
 Lincoln, Stillman P., to Asa W. Parker. 1,000
 Laidlaw, Henry B., as Chamberlain of the city of N. Y., to Florence Munsell, Rye, N. Y. nom
 Levi, Joseph C., as trustee to James M. Hedges. 2,300
 Same to same. 1,160
 Same to William De Nyse. 4,450
 Same to Harriet D. De Nyse. 2,300
 McManus, Owen, to Cecilia Cahill. 949
 Meehan, James, exr. Edward Clark, to Jane Oakes. 10,000
 Same to George W. Underhill. 1,500
 Miller, Adrianna, to Josephine Eisemann. 600
 Meehan, James, exr. E. Clark, to Abraham Underhill. 11,590
 Nathan, Nathaniel L., admr. L. Nathan, to Nathaniel L. Nathan. 2,000
 Palmer, Samuel A. and ano., exrs. D. A. Boughton, to Lucy A. Myers. 5,000
 Parker, Asa W., to Josiah S. Packard. 1,000
 Peet, Elizabeth, to Christopher Postera. 2,500
 Powell, Sarah H., N. Y., to Susan A. Hendrickson, Oyster Bay, L. I. 200
 Rose, Thomas J., to Sarah Rose. 3,000
 Redwood, William R., to Fanny wife of William Patterson. 1,000
 Richards, Maria, to Elias Mead, as admrx. of Peter Hulst. 3,400
 Robbins, Esther G., Oyster Bay, to Jane C. Titus and ano., admrs. Lydia T. Post. 3,000
 Rogers, Samuel B., Jersey City, to George W. Stake. 1,000
 Sayres, William J., to Margaret Hendrickson, Jamaica, L. I. 3,500
 Same to same. 3,000
 Same to same. 3,000
 Schrader, August, to Morris S. Thompson and Charles G. Koss. 1,650
 Stutzmann, Magdalena, to John Ulber. 4,700
 Schmitt, Barbara, wife of Christian, to Henry Eiseman. 500
 Steffens, Gesina M., widow, to Kate A. Lis-cum and Orissa M. Lavelly. 1,000

Tremble, Adrianna, to Elizabeth Binns. 1,000
 The New York Life Ins. Co. to The Germania Savings Bank, Kings Co. 64,650
 Titus, Jacob W., Oyster Bay, L. I., to Henry M. W. Eastman, Roslyn, L. I. 50
 Underhill, Abraham, to Lydia Ryder. 1,000
 Webber, John, and ano., exrs. S. D. Moul-ton, to Franklin W. Moulton. nom
 Same to same. nom
 Winterberg, Annie M., to Herman Loh-mann. nom
 Wood, John R., to Anna B. Cox. 4,000
 Weidmann, Paul, to Paul Weidmann, Jr. 16,000
 Weidmann, Paul, Jr., to The German Sav-ings Bank, Brooklyn. 16,000
 Wierk, John P., to William Wilkens. 3,000

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.
 17 Allan, William, as assignee, &c., for Edwin Butler, Jr., and W. V. Miles.—R. H. Forestal.....costs \$153 32
 17* Auerbach, Aaron—Julius Oppenheimer..... 190 31
 17 Aquist, Sarah—Lena Boniface.....costs 166 49
 19 Angell, Thomas—Henry Parry..... 104 28
 20 Alden, John—E. L. Herrick..... 387 92
 21 Arnson, Bernhard—Augusta Wilzius-ki..... 1,120 55
 21 Andrews, William H.—Jacob May... 323 61
 22 Anderson, Jessie—John Bohnet..... 99 06
 16 Bowe, William—H. A. Patterson.... 211 88
 17 Bonyne, William F.—Emily M. Richards, as extr., &c..... 88 95
 17 Briggs, William K.—A. S. Robbins. 186 98
 17 Brooks, James W.—Richard Arnold 1,949 42
 17 Bonfort, John B., otherwise Lena Bon-bonifazius, John Boniface.....costs 166 49
 17 Bates, Martin, Jr.—Emma W. Ely... 479 46
 19 Bernstein, Louis J.—John Boland... 318 99
 19 Baker, Thomas J.—J. P. Terry.....costs 68 85
 19 Beach, George—G. W. Van Sieten... 27 50
 19 Bergerhoff, Charles—H. A. Ricker... 88 44
 19 Benedict, Russell W.—The Fifth Nat. Bank, City N. Y..... 84 29
 19 Beekman, Thomas H.—F. A. Bald-win..... 1,978 36
 20 Bates, Martin Jr.—E. N. Wilson.... 926 54
 20 Bates, Martin—John Korne..... 212 37
 20* Buchman, Raphael—R. M. Moore... 931 70
 20 Bramhall, William H.—C. M. Mose-man..... 329 74
 20 Bramhall, Edmund—the same.... 327 74
 20 Bowman, Isaac—Floyd Bailey..... 195 27
 20 Bancker, Maria A.—I. H. Herts.... 890 40
 21 Belmont, Edward J. } F. L. Gillies.. 76 38
 21 Blew, William J. }
 21 Butcher, F. G.—Frederick Marjen-hoff..... 895 79
 21 Birdsall, Wallace P.—Silas St. John 302 62
 21 Bell, James—Leopold Wise..... 129 49
 21 Buchman, Raphael—F. W. Otheman 2,300 61
 21 Blodgett, William K.—Rulof Lyles. 185 15
 Brett, James E. } H. F. Me-
 Brett, Gustavus A. } L a c h l i n
 Brett, William G. }costs 177 32
 Brett, Pierre V. A. }
 Brett, Martin W., Jr. }
 22 Bendix, Benni—David Wolff..... 117 50
 22 Ballenberg, Samuel—the same.... 163 07
 22* Broome, Tom T.—J. C. Beatty..... 303 22
 22 Baumgarten, August—Cordelia E. Macpherson, as extr., &c..... (D) 37 29
 22 the same—the same..... (D) 242 10
 22 the same—the same..... 186 53
 23 Bates, Martin—J. B. Brewster & Co..... 459 91
 23 Buddensick, Charles A.—Max Dan-ziger..... 381 84
 23 Boker, John } Garret Cosine.... 2,562 67
 23* Baxter, Eliza G. }
 23 Bond, William—C. B. Bingley..... 196 61
 16 Campbell, Andrew D.—S. B. Vial... 215 56
 16 Cohn, Hyman—David Gutmann.... 1,677 63
 16 the same—Alden Solmans..... 841 42
 16 the same—Leopold Sternberger 985 97
 16 Curtis, George T.—H. T. Winter.... 1,208 01
 16 Calkins, Thomas L.—H. J. Lohman. 237 69
 17 Conlon, Edward—I. C. Ogden..... 1,728 08
 17 the same—W. M. Davis..... 4 judgments, total 5,795 30
 17 Cosgrove, Sylvester A.—Sarah A. Lyon..... 46 75
 17 Cohen, Charles S.—J. F. Decker.... 819 45
 17 Corbett, James B.—The Twenty-third Street Railway Co.....costs 97 40
 17 Cormier, Francis C.—Andrew Horn. 475 71
 17 Close Edward H.—S. E. Block..... 122 69
 Conger, Abraham B. } Sarah M.
 Conger, Clarence R. } Duryee
 17 Conger, Herbert T. } .. costs 137 51
 Conger, Clarence R., sole }
 exr. and trustee of Mary }
 R. Conger, dec'd. }
 19 Cornell, Charles G.—W. H. Hays... 780 16
 19 Connolly, Patrick—Philip Ebling.... 426 79
 19 Condon, William H.—the same.... 162 00
 19 Cushman, Henry M.—H. M. Gravescosts 138 47

Table listing names and addresses, such as Carrington, Eben O., Henderson, Andrew, Mann, William D., etc., with associated numbers and locations.

Table of names and amounts, including Salomonski, Sheldon, Stein, Stietz, Schepp, Steele, Soman, Studwell, Sommerich, Silberstein, Staszewski, Strauss, Streeter, Smith, Tallman, True, Taylor, Towne, Tanenbaum, Taylor, The Keyser Stove Works, The Wortendyke Mfg. Co., The N. Y. Silk Mfg. Co., The Nat. Bank, N. Y., The Guardian Fire and Life Assurance Co., The Madison Club, The Oakville Co., The Negaunee Concentrating Co., The Smith & Griggs Mfg. Co., The Manhattan Railway Co., The Elephant Building Co., The Mayor, Alderman, &c., N. Y., The Nat. Exhibit Co., The Metropolitan "L" Railway Co., The N. Y. Telephone and Telegraph Co., The Revere Concentrating Co., The American Chrome Co., The Calaveras Water and Mining Co., The Mayor, Aldermen, &c., N. Y., The U. S. Albumen Mfg. Co., The N. Y. & Sea Beach Railway Co., The Delaware, Lackawanna & Western R. R. Co., The Goodenough Co., The Greenwich Ins. Co., The N. Y. "L" R. R. Co., The Manhattan Railway Co., Van Loon, Van De Car, Verann, Whipple, Ward, Wells, Wallach, Walsh, Woodhull, Wollenweber, Weeks, Weed, Wallach, Wight, Wilson, Wood, Wells, Whitman, White, Witt, Wald, Walter, Jr.

Table of names and amounts, including the same - Charles Menke, the same - Margaretha Hausmann, the same - Hanna Flohn, the same - Carl Braun, the same - The Eleventh Ward Bank, the same - Jacob Keller, the same - Friederike Wangler, the same - George Appelmann, the same - Philip Gorth, Weed, George, Wilson, Harry D., Williams, Angelo W., Wilber, Zenas F., Walton, Francis Theodore, Wallach, Joseph R., Wilshusen, John, Wraa, Christian, Wraa, Amanda, Wallach, Joseph R., Wallach, Abraham, Watson, George W., Young, Isaac S.

KINGS COUNTY.

Table of names and amounts under Kings County, including Algie, Peter and William H., Angell, Thomas, Avery, Robert and Virginia, Alden, John, Boller, Edward, Bracken, William S., Brown, Delamore C., Burnham, Avon C., Beilstein, Martin, Beekman, Thomas H., Crooke, Charles, Colman, Richard B., Coombs, Gustavus, Conlon, Edward, Cardray, Mary E., Clark, Edgar B., Case, Henry, Dorrance, John G., Daily, John J., De Mill, Robert A., Emmens, Frances, Fowler, Edward, Ferguson, John D., Fowler, Edward S., Finney, Patrick, Glaus, Adam, Gilbertson, Richard, Hope, Aaron D., Hanlon, James, Horton, Charles, Haines, Charles D., Ihne, Friederick, Johnson, Leonard L., Jackson, Benjamin V., Kessel, Joseph, Kelly, Peter R., Kimpton, Jr., Lewis, Samuel, Lindon, Francis V., Mackey, Jr., Murray, Angelina, Martin, Harvey, McMahon, William H., McCormick, Francis, McCormick, James, McComb, James G., Nash, Eugene, Nash, Eugene, Oetjen, Richard, O'Hara, Hannah, O'Grady, Joseph, Pelletier, A., Rueger, Herman, Rawl, Michael, Read, Cassius H., Rogers, Charles W., Reed, Mary, Richardson, Enoch J., Starkenstein, Louis, Seebeck, Frederick, Sullivan, Daniel.

Table of names and amounts, including Schoneck, Frank, Stratton, Valentine, Stokes, Edward S., Shorter, John U., Skeele, Frank H., Schleier, Charles S., Simons, Frances H., Stevens, John A., Stratton, Valentine, Stegman, Lewis R., Sidebotham, Thomas, The Brooklyn City Railroad Co., The New York Wire and Wire Rope Co., Thorn, Abia B., The exrs., &c., Richard M. De Mill, The E. M. Boynton Saw and File Co., The New York, Lake Erie & Western Railroad Co., The General Assignee of Hudson V. Stratton and Eugene Nash, The exr. of Christian Beilstein, Tooker, Stephen C., The general assignee of Hudson V. Stratton, The Elephant Building Co., Thursty, Robert G., Vecchio, John, Wissel, Andrew, Witty, Calvin, Wilson, Harry D., Williams, Angelo W.

SATISFIED JUDGMENTS.

Table of names and amounts under Satisfied Judgments, including Andrews, William D., Baldwin, John M., Bishop, John W., Baker, Clinton G., Burlinson, John, Blood, Oliver Howard, Same - Adolphus Lieberoth, Burbridge, Francis and James, Cassidy, James, Christopher and Tenth St. R. R. Co., Collins, Joseph H., Cokelair, Charles C., Chapman, George D., Connor Wm. C., Chapman, George M., Curtis, Henry M., Coon Wm. H., Clinton, James C., Demill, Richard M., Donnellon, Cornelius E., Druuna, James, Dunker, John F., Daly, Francis, Finkelstein, Max, French, Phoenix W., Favre, George, Gutierrez, Wm. S., Finck, Andrew, Howard, Charles N., Same - same, Same - same, Hauff, Frederick, Hinners, Frederick, Hale, John H., Howe, William F., Keller, Joseph H., Kane, Matthew, Jr., Lawton, George B., Lowman, Henry L., Lansell, Henry, Leland, Charles and Warren, Luerssen, George F., Lowenhaupt, Henry, Moore, Francis, Maben, Wilbur B., McCool, John B., Manhattan Rubber Co., Moss, Joseph E., McBride, James, Moore, Thomas W., Same - J. A. Smith, Same - A. D. Kaufmann, Naylor, Joseph and Henry, Neil, John, Phelps, William, Palmer, Charles P.

Table of names and amounts, including entries like 'Same same. (1877) 4,854 43' and 'Prince, L. Bradford—R. W. Leavitt. (1875) 511 69'.

158.10 e 4th av. 51.1 ft. front. James J. Jones agt Hugh McGillvaray and Peter G. Arnot, owners. 228 90

21 Twenty-eighth st, Nos. 123 and 125 W., n s, west of 6th av. Wm. H. Hussey agt J. Boyce Smith, exr of T. H. Smith, and John Nunney. (Oct. 24, 1884) 1,372 95

KINGS COUNTY.

Jan. 16 Conover st, e cor Sullivan st, 100x300. Joseph Ryan agt William H. Algie, owner, and Edward Matthew. \$300 00

+ Canceled and discharged of record by order of Court. * Discharged by depositing amount of lien with Clerk.

KINGS COUNTY.

January 16 to 22—inclusive. Broadway, Nos. 643, 645, 647 or 655, s e cor Flushing av. Franz Herte agt the estate of Jacob Herle. (Jan. 7, 1885) \$4,095 00

KINGS COUNTY.

Table of names and amounts for Kings County, including 'Angell, William H.—Fireman's Fund Ins. Co. (1876) \$247 55'.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH STREET. Division st, Nos. 184 and 186, one six-story brick tenement and stores, 44.10x68 and 47, tin roof; cost, \$25,500; owner, Lewis Krulewicht, 192 Division st; architect, Adam Munch. Plan 30.

MECHANICS' LIENS

NEW YORK CITY.

Table of mechanics' liens for New York City, including 'Jan. 17 Eighty-third st, s s, 350 w 8th av, 7 houses. Thos. McCarty agt Henry V. Hamilton. \$1,312 50'.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens for New York City, including 'Jan. 17 Seventeenth st, No. 245 E., n s. Harris Aronson agt George H. Hardy and Sidney Webster. (Jan. 8, 1885) \$198 57'.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE. Madison av, s e cor 77th st, one six-story brick and stone apartment house, 41x102, brick arch roof; cost, \$140,000; owners, Wm. B. and Ed. Franke, 1267 Broadway; architect, Wm. B. Franke; builder, Ed. Franke. Plan 39.

134th st, n s, 161.6 e 8th av, four four-story brick dwell'gs, 15.6x54, tin and slate roofs; cost, each, \$9,000; owner and architect, same as last. Plan 34.

141st, n s, 100 e 6th av, one two-story frame dwell'g, 20x30, tin roof; cost, \$1,000; owner, Daniel A. Fitzpatrick, 139th st and 6th av. Plan 40.

23D AND 24TH WARDS.

134th st, n w cor Brown pl, nine three-story brick dwell'gs, 16.6x40, tin roofs; cost, each, \$4,500; owners, David T. Davies, 134th st, s w cor Brown pl, and Anthony McOwen, 3d av and 150th st; architect, David T. Davies. Plan 31.

Jerome av, junction 170th st, one one-and-a-half-story frame stable, 13x25; cost, \$150; owner, James E. McDonnell, on premises. Plan 37.

150th st, s s, 70.3 e Morris av, one two-story brick dwell'g, 22x35, tin roof; cost, \$5,000; owner, William Morrissey, 446 East 13th st; architects, Berger & Baylies; builder, Peter Daly. Plan 47.

157th st, n s, 75 e Courtland av, one two-story frame dwell'g, 25x25, tin roof; cost, \$600; owner, Adolph Kennemann, on premises; architect, A. Arctander. Plan 49.

KINGS COUNTY.

Plan 54—Ellery st, n s, 150 w Marcy av, one two-story frame (brick filled) shop, 35x20, tin roof; cost, \$600; owner, Jose Nolan, 375 Throop av; architect and builder, J. O'Brine.

55—Ellery st, n s, 150 w Marcy av, two two-story and basement frame (brick filled) dwell'gs, 20x35, tin roofs; cost, each, \$2,500; owner, Jose Nolan, 375 Throop av; architect, J. O'Brine.

56—49th st, n s, 120 e 3d av, one two-story frame dwell'g, 17.6x36, tin roof; cost, \$2,000; owner, Mary J. Bowman; architect, H. L. Spicer; builder, J. Abram.

57—Magnolia st, s s, 175 e Central av, one three-story frame (brick filled) tenem't, 25x52, tin roof; cost, \$4,500; owner and builder, Fr. Keiser, Magnolia st; architect, Frank Holmberg.

58—Cedar st, s s, 26.4 w Myrtle av, three three-story frame (brick filled) stores and tenem'ts, 20x42, tin roofs; cost, each, \$3,500; owner and builder, Fr. Herr, 778 Broadway; architect, John Herr.

59—McDonough st, n s, 320 w Saratoga av, two two-story and basement frame (brick filled) dwell'gs, 16x36, tin roofs; owners, Mrs. R. Walsh, 1752 Fulton st; architect and builder, M. Walsh.

60—Evergreen av, Nos. 77 and 79, e s, 30 n George st, two two-story frame (brick filled) tenements, 30x40, tin roofs; cost, each, \$2,800; owner, Conrad Popp, 79 Evergreen av; architect, E. Schrepfer; builder, John Schneider.

61—Berkeley pl, n s, 100 e 8th av, four three-story and basement brown stone dwell'gs, 21x50, with one-story extension on rear 10x12, tin roofs, wooden cornices; cost, each, \$13,000; owners and architects, J. H. Doherty & Bro., 280 Flatbush av.

62—Guernsey st, e s, 102 s 4th st, one three-story frame factory, 50x58, and two one-story extensions, one 20x33 of brick, and one 11x20 of frame filled in, gravel roofs; cost, \$4,500; owner, architect and builder, Samuel Self, 142 Manhattan av.

63—St. Marks av, n s, 225 w Rockaway av, one two-story frame dwell'g, 20x30, tin roof; cost, \$700; owner, Maria Bauer, 101 McDougal st; mason, C. Bauer; carpenter, not selected.

64—Bainbridge st, n s, 158 w Reid av, one two-story and basement brick dwell'g, 20x43, tin roof, wooden cornice; cost, \$4,000; owner, Kate Acor, 187 Bainbridge st; architect, Clarence Linkin; builders, Lewis Acor and C. Linkin.

65—23d st, n s, 325 e 5th av, one one-story frame stable, 13x13, tin roof; cost, \$40; owner, T. Merritt.

66—Palmetto st, No. 80, s s, 350 e Bushwick av, one three-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$4,000; owner and builder, David H. Scott, 762 Monroe st; architect, Ernest Dennis.

67—Sullivan st, s s, 200 w Richards st, one one-story frame carpenter shop, 21x25, felt and gravel roof; cost, \$100; owner and builder, Thomas Bromell, 87 Wolcott st.

68—Franklin av, e s, 75 n Park av, one three-story frame (brick filled) tenem't, 20x40, tin roof; cost, \$3,500; owner, August C. Hodderson, cor Franklin and Park avs; architect, Mr. Harverston; builders, Mr. Collins and Williams Bros.

69—Bergen st, n s, 268 e Clason av, one three-story brick tenem't, 20x43, tin, gravel and felt roof, wooden cornice; cost, \$4,000; owner, &c., T. W. Swimm, 394 Gates av.

70—Summer av, s w cor McDonough st, one four-story brick flat, 23x65, tin roof; cost, \$11,000; owner, W. A. Cuyck, 171 Stuyvesant av; architect, Th. Engelhardt; builders, G. Lehman & Sons and M. Metzén.

71—Broadway, No. 791, e s, 25 n Adam st, one four-story brick store and tenem't, 25x60, tin roof; cost, \$8,000; owner, J. M. Otto, 453 Grand st; architect, Th. Engelhardt; builders, J. Rauch and J. Rueger.

72—Lynch st, n s, 122 e Harrison av, one three-story frame tenem't, 22x60, tin roof; cost, \$4,000; owner and architect, Jno. Platte, 244 Lynch st.

73—23d st, s s, 100 e 6th av, six two-story frame dwell'gs, 16.8x30; tin roofs; cost, each, \$1,500; owner and architect, Henry Pieper, 305 22d st; builders, J. Thompson and A. Wordstrom.

ALTERATIONS NEW YORK CITY.

62—3d av, No. 1398, one-story brick extension, 22x29, gravel roof; cost, \$1,800; owners, Ed. D. Jones and W. J. T. Duff, 1417 3d av; builder, John Farrell.

63—23d st, Nos. 28 and 30, centre partition in basement and first story to be taken out, also store front altered; cost, \$800; lessees, J. S. Conover & Co., on premises; architect, M. N. Cutter.

64—Gouverneur slip, foot of Gouverneur st, take down and rebuild easterly wall and internal alterations (to be fitted up for reception hospital); cost, \$9,000; owner, City of New York Commissioners Charity and Correction, 66 3d av; architects, N. Le Brun & Son.

65—87th st, No. 164 E., new show window in store front; cost, \$200; owner, Philipine Lucas, on premises; architect, John Brandt.

66—East Houston st, No. 374, build up opening in party wall; cost, \$75; owners, Jacob Ash and A. Solomon, on premises; builders, B. Schaaf & Son.

67—33d st, No. 372 W., raise roof 2.6 and a four-story brick extension, 21x19, tin roof; cost, \$5,000; owner, Catharine Taylor, on premises; architect, A. E. Hudson; builder, not selected.

68—80th st, n s, 209 e Madison av, one-story and basement brick extension, 16.4 and 10x37.9, tin roof; cost, \$3,000; owner and builder, Ed. Kilpatrick, 353 East 78th st; architects, D. & J. Jardine.

69—Broadway, No. 1279, new store front and repairs to front wall; cost, \$500; owner, Ed. A. Morrison, 49 West 47th st; architect, J. E. Terhune.

70—Market st, No. 11, raise attic to full story, new flat roof; cost, \$2,000; owner, Morris Alexander, 97 East Broadway; architect, L. H. Broome.

71—3d st, No. 28 E., partitions in top story and repairs to extension; cost, \$800; owner Geo. Stange, 76 1st av; architect, Wm. Graul.

72—35th st, No. 110 E., bulkhead on roof over scuttle opening; cost, \$30; owner, James Claherty, on premises.

73—38th st, No. 5 W., two-story brick extension, 14.6x8, tin roof; cost, \$4,000; owner, J. F. Degener, 28 West 29th st; builder, John Downey.

74—4th st, No. 262 E., one-story brick extension, 15.6x18, tin roof, and store front in basement; cost, \$1,000; owner, Abraham Wertheimer on premises; architects, Berger & Baylies; builder, John Kraft.

75—10th av, s e cor 53d st, one-story brick extension, 14x25, tin roof; cost, \$1,500; owner, Thos. McEntegrat, on premises; architect, Jas. W. Cole; builder, John Jordan.

76—169th st, n s, 250 e 3d av, one-story frame extension, 12x15, tin roof; cost, \$350; owner, Mary S. Burnett, Washington av, near 170th st; builder, F. Bourne.

77—7th av, e s, 25 s 33d st, one story brick extension, 25x22, tin roof; cost, \$600; owner, Louis Ungriah, 160 West 33d st; architect, M. Louis Ungriah; builder not selected.

78—9th st, No. 705 East, three-story brick extension on front, 25x9, tin roof; cost, \$1,200; owner, George Muller, 230 East 3d st; architect, Chas Sturzkober, 287 East 10th st.

79—23d st, No. 58 W., remove partition wall in basement and put in iron girder and columns, new store front, and fit up for business purposes, cost, \$1,200; lessee, W. J. Demorest, 21 East 57th st; architect, Andrew Craig, builders, Drummond & Jones.

80—Rivington st, No. 234, repair damage by fire; cost, \$1,000; owner, Martha R. Babcock, 22 West 25th st; builder, Thomas Joyce.

81—22d st, Nos. 437 and 439 E., take off three upper stories and put on new flat roof; cost, \$—; owner, F. Rhoner & Co, 438 and 440 East 23d st; architect, Ed. E. Raht; builder not selected.

82—5th av, No. 1404, one-story brick extension, 14x21, tin roof; cost, \$500; owner, Louis Reiss, on premises; architect, John Brandt.

83—120th st, n w cor 10th av, four-story brick extension to Grammar School 43, 105x55, wings 16x28 and 23x27, tin and slate roof; cost, \$85,000; owner, City of New York, S. A. Walker, presd't Board of Education, 8 East 30th st; architect, D. J. Stagg, 146 Grand st; builder, Joseph Spears.

84—3d av, e s, 200 n 169th st, four-story extension (on front) to Grammar School No. 61, 94.6x56, tin and slate roof; cost, \$85,000; owner and architect same as last; builder, Thomas Overington.

85—Thomas st, Nos. 11 and 13, and 82 and 84 Worth st, three-story brick extension, 20.1x16.7, iron and glass roof; cost, \$4,000; owner, New York Real Estate Assoc., G. P. Slade, treas., 110 Leonard st; architect, Richard Berger; builder, Wm. Slade.

86—Av A, No. 43, internal alterations; cost, \$150; lessee, Jacob Vogel, 140 2d st; architect, Wm. Graul.

87—6th av, No. 377, take down rear wall of extension and put in iron girder; cost, \$—; owner, James Birchett, 341 West 32d st; architect, M. F. Finney; builder, not selected.

88—4th st, No. 85 E., new store front in basement, partitions to be taken out and fitted up for store; cost, \$500; lessee, Henry Kalbfleisch, 321 6th st; architect, J. Boekell; builder, Joseph Hauser.

89—S e cor Centre and Walker sts, internal alterations; cost, \$50; owner, P. R. Weiler, 693 Madison av; architect, Jno. B. Snook; builder, not selected.

90—New st, No. 56, changing stairs and column inside of building; cost, \$2,000; owner, G. Godfrey Gunther, 239 E. 14th st; builder, Henry Gilbert.

91—Madison st, No. 398, alterations on third floor; cost, \$—; lessee, Jos. Kaufmann, 224 Stanton st.

92—East Broadway, No. 280, repair damage by fire; cost, \$750; owner, —; builder, Henry Wallace, 71 Centre st.

93—3d av, No. 1515, three-story brick extension, 25.6x39, tin roof; cost, \$5,000; owner, Louis Braecht, 1493 3d av; architect, John Brandt.

94—1st av, No. 2270, one-story brick extension

18.8x42, tin roof; cost, \$1,200; owner, Moses Goldberg, 25 Av B; architect, E. W. Greis.

95—Courtland av, w s, 100 n 148th st, raise one and part two stories, new flat roof; also a three-story extension, 10x20, tin roof; cost, \$2,800, owner, Jacob Loeffler, on premises; architect, Adolph Pfeiffer; builder, Geo. Mand.

KINGS COUNTY.

19—Greene av, n w cor Evergreen av, add one story, alter to store and two flats; cost, \$1,100; owner, Philip Breidelmaker, on premises; builder, W. Smith.

20—17th st, No. 352, one-story frame extension, 17.6x10.6, tin roof; cost, \$180; owner, Gustav Pantan, on premises; builder, F. Matthesen.

21—Lewis av, w s, 25 s Vernon av, interior alteration; cost, \$2,000; owner, St. John Baptist Church, Willoughby av; architect and builder, J. T. Perry.

22—Grand st, n s, 125 w Catharine st, one-story frame extension, 25x38, gravel roof; cost, \$150; owner, James Baird, Bushwick av, bet Powers st and Ainslie st; builder, J. W. Lamb.

23—Willoughby av, n s, west of Raymond st, add one story; cost, \$1,000; owner, F. G. Smith, 352 Washington av; builder, C. Becker.

24—Kingsland av, No. 75, add one story; cost, \$500; owner, William Kies, on premises; architect, George Hillenbrand; builder, L. Erk.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending January 23 :

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Becker, Christian, Barclay & Havens, Cohen, Harris, Davenport, Wm. E., Fersenheim, R. L., Falk, Charles, Hulzhiser & Buckman, Heymann, Sigmond, Hobart, Frank B., McNulty, John C.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Jan. 19 Becker, Christian (dry goods, 2194 3d av), to Henry A. Beyer; preferences, \$4,468. 21 Bates, George G. (ruffings and laces, 6 Howard st), to Samuel B. Hamburger; preferences, \$50. 21 De Vries, Eli (stationery, 186 William st), to Moses Greenbaum; preferences, \$1,570. 20 Farina, Antoninus (boots and shoes, 692 3d av), to Charles Barsotti; preferences, \$3,334. 22 Falk, Charles (butcher, 295 7th av), to John Falk. 20 Goodman, Myer (trunks, 750 3d av), to Louis Levi; preferences, \$958. 19 Kaufman, Julius (produce, West st), to Archer L. Pedian; preferences, \$1,094. 20 Ryder, William E., to Jaffray A. Humphrey; preferences, \$4,488. 17 Riley, John A., and Charles S. Freer (firm of John A. Riley & Co., jewelers, 860 Broadway), to Josiah H. Benton; preferences, \$3,000. 19 Worthington, Richard (book publisher, &c., 770 Broadway), to Charles Jenkins.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- Jan. 17 Dugan, Alexander, to David Stone. 19 Latimer, Brainerd G., to Daniel B. Stearns. 21 Raber, Alois, to Theo. Kayser. 21 Weishar, George J., to Theo. Kayser.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending January 17, 1885. * Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REPAVING.

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

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 19, 1885.

REGULATING, GRADING, &c

- 102d st, from 9th av, to Riverside Drive.* 155th st, from 8th av to McComb's Dam Lane.*

CHANGE OF GRADE.

- 65th st, from 1st av to Av A.*

MAINS.

- Anthony, Fleetwood and Morris avs, Washington pl and 176th st.: Croton.* Anthony, Summit and Brookfield sts.: Croton.* 95th st, from 9th to 10th av.: Croton pipes.* 100th st, from 10th av to Riverside Drive.: Croton pipes.* Kingsbridge road from 155th to 190th st.: Croton.* 131st st, from 6th to 7th av.: Croton.* 99th st, from the Boulevard to West End av.: Croton.* Southern Boulevard bet St. Anns and Lincoln av.: Croton.* Kingsbridge road, from Williamsbridge road to High Bridge: Croton.* Gerard av, bet Jerome av and 161st st.: Croton.* St. Anns av, from North 3d av to 156th st.: Croton.* Mulberry st, from Blecker st to Chatham sq. } Croton.* Bowery, w s, from Blecker st to Catharine st. } REPAIRING.

- 44th st, bet 10th and 11th av.* 53d st, bet 10th and 11th avs.*

PAVING.
 92d st, from 4th to 5th av.*
 144th st, from North 3d to St. Anns av.*
 145th st, from North 3d to St. Anns av.*
 146th st, from North 3d to St. Anns av.*
 156th st, from North 3d to St. Anns av.*

FLAGGING.
 59th st, s e cor 4th av, abt 100 feet front.*
 79th st, n s, from 9th to 10th av, where not already done.*
 North 3d av, e s, bet 161st and 163d sts, additional course.*

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, 21.10x100.11, four-story brick dwell'g, by P. F. Meyer. (Amt due, abt \$8,300) 24

2d av, n e cor 105th st, 100.11x100; Nos. 2064-2070 2d av, four four-story brick flats; No. 301 E. 105th st, one four-story brick flat, by H. Henriques. (Amt due, \$25,332) 26

71st st, n s, 75 e 2d av, 250x102.2, five-story brick flats, by H. Henriques. (Amt due, \$69,737) 26

123d st, s s, 125 w 6th av, 14.10x100.11, vacant, by J. T. Boyd 26

Madison av, s e cor 120th st, 100.11x75, vacant, by R. V. Harnett. (Amt due, abt \$10,725; prior mort. \$22,000) 27

120th st, s s, 75 e Madison av, 100x100.11, vacant, by R. V. Harnett. (Amt due, \$21,011) 27

120th st, No. 505, n s, 71.3 e Av A, 26.9x50.5, four-story brick building, by P. F. Meyer. (Amt due, \$15,933) 27

125th st, n s, 175 w 1st av, 75x100, three-story brick school, by D. M. Seaman. (Amt due, \$8,132; prior mort. \$12,000) 27

Pleasant av, No. 413, w s, 49.11 n 123d st, 16x65, three-story stone front dwell'g, by J. L. Wells. (Amt due, \$1,312) 27

15th st, No. 42, s s, 575 w 5th av, 25x102.3, four-story brick dwell'g, by E. F. Raymond. (Amt due, abt \$5,000) 28

114th st, No. 421, n s, 321.4 w Av A, 16.8x100.10, two-story brick dwell'g, by R. V. Harnett. (Amt due, abt \$4,025) 28

Washington st, e s, 25 n Morris st, 50x70; No. 43, five-story brick building; No. 45, six-story brick building, by J. F. B. Smyth. (Leasehold.) (Amt due, \$13,105) 29

110th st, Nos. 154-160, s s, 50 e Lexington av, 100x 100, four four-story brick (stone front) flats, by J. F. B. Smyth. (Amt due, \$5,140; prior mort. of \$10,000 on each) 30

51st st, n s, 475 e 12th av, 25x100.5, vacant, by R. V. Harnett. (Amt due, \$5,504; sold Aug. 28, 1876, at auction for \$6,200) 30

23d st, Nos. 339 and 341, n e s, 358 s e 9th av, runs southeast 58 x northeast 142.4 x northwest 16.3 x northeast 55 to 24th st x northwest 8 x southeast 55 x northwest 33.9 x southeast 142.4 to beginning, two five-story stone front flats, by J. T. Stearns. (Leasehold.) 31

KINGS COUNTY.

Franklin av, w s, 47 s Van Buren st, 27.9x80, by J. Cole, at 339 Fulton st. 24

Nassau st, n s, 90.10 w Hudson av, 18x94.4

Walworth st, w s, 160 n De Kalb av, 23x100

Walworth st, e s, 225 s Willoughby st, 25x100

18th st, s w s, 125 s e 7th av, 25x100

Poplar st, s s, 62.5 w Henry st, 23.2x100.7

by T. A. Kerrigan, at 35 Willoughby st. 26

Johnson av, n s, 100 e Humboldt st, 25x100, by J. C. Eadie, at 45 Broadway, E. D.

Henry st, w s, 155 n Congress st, 22x102, by T. A. Kerrigan, at 35 Willoughby st. 28

5th av, e s, 19 s Park pl, 19x78.10, by J. Cole, at 339 Fulton st. 28

Broadway, n e cor Conway st, 100x118.2x62x45x 154.7, by G. W. Lewis, at 9 Boerum pl. (Partition sale) 29

Van Dyke st, s e cor Richards st, 40x80, by J. Cole, at 339 Fulton st. 30

South 1st st, n s, 49.8 e 3d st, 25x80, by W. B. Maben, ref., at Court House. 31

LIS PENDENS, KINGS COUNTY.

20th st, n s, 375 w 9th av, 25x100 31

20th st, s s, 125 e 4th av, 50x100 31

33d st, n s, 354.1 e 8th av, 150x100.2 31

William W. Ogden agt Caroline Schaefer et al.; att'y, Louis J. Grant. 16

Carroll st, westerly cor 7th av, 126.4x78x—x89.6, excepting therefrom 7th av, westerly cor Carroll st, 39.6x—x27.10 to Carroll st, x 126.4, also excepting therefrom strip 27.10 w Carroll st and abt 126.4 w in 7th av, runs southwest 50.2 x southeast 3.2 x northeast 50.2 x northwest 3.2. Abbot L. Dow, trustee, agt Phebe L. Seovil et al.; att'ys, Moore, Low & Sanford. 17

Dean st, n e cor Albany av, 80x136.4, James E. Byrne agt Edward and John E. Conlon; action to set aside deed; att'y, John F. McIntyre. 19

49th st, s s, 100 e 3d av, 15x100.2, Alpheus S. Blanchard agt Margaret Wandell et al.; att'y, Geo. P. Denman. 19

49th st, s s, 115 e 3d av, 15x100.2, Same agt same; same att'y. 19

Nostrand av, n e cor Jefferson st, 100x100 19

Nostrand av, n w cor Hancock st, 170x100 19

Henry C. Murphy agt William B. Whiteman, Jr.; partition; att'y, Henry C. Murphy. 19

Kent av, e s, 95 s De Kalb av, 23.3x96, Robert C. Plume agt Michael and Bridget Curran; att'y, N. Cothren. 19

3d av, s s, 89.8 s 15th st, 22x60, Abby Losee agt Maria Sprague et al.; partition; att'y, Henry W. Gaines. 19

Washington av, No. 251, e s, 160 s Willoughby av, 20x115, The Williamsburgh Savings Bank agt Harold Dollner et al.; att'ys, S. M. & D. E. Meeker. 19

Saratoga av, w s, 67.8 s Dean st, 39.6x100, John J. Hammond agt Charles A. Hammond et al.; partition; att'y, Henry C. Andrews. 20

Kosciusko st, s s, 225 e Sumner av, 25x100 20

Sumner av, n w cor Stockton st, 25x100 20

Annie Heldt agt Hermann and Adeline Voss; action restraining from transferring or mortgaging, &c.; att'ys, Hurd & Grim. 20

Sackett st, s w s, 200 n w Court st, 16.8x100, Carrie Haydock, as guard, of C. E. Haydock agt Evert Bergen and William Curry and Mary his wife; att'y, George R. Haydock. 20

Imlay st, s e s, 25 n e William st, 25x90 20

Imlay st, s e s, 50 n e William st, 125x110 20

Sarah N. Egleton agt The New York Wire and Wire Rope Co.; att'y, L. A. Fuller. 20

Imlay st, s e s, 100 s w Ewer st, 100x90, Same agt same. 20

South 2d st, s s, at intersection of old farm line between land G. & G. C. Furman and land N. Waterbury, runs west 25x75x25x— The Homeopathic Mutual Life Ins. Co., New York, agt Frank B. Mayhew and Marion W. his wife; att'ys, Arnoux, Ritch & Woodford. 20

Prospect pl, s s, 283.4 w Vanderbilt av, 20.10x131, Alanson W. Adams agt Peter B. and Emeline P. Rogers; foreclosure of mechanics' lien; att'y, Horace Graves. 20

Atlantic av, n s, 84 w Columbus pl, 16x98.7, Mary L. Haldane agt George C. Bishop; att'y, John D. Pray. 21

Atlantic av, s s, 150 e Utica av, 16.8x100, Margaret E. Smith agt Thomas Quinn; att'y, John H. Hull 21

Lafayette av, s s, 300 e Reid av, 25x100, William H. Chapman, exr. S. Maurer, agt Franklin M. Tripp et al.; att'ys, Garretson & Eastman. 22

Broadway, n s, 25 e Snediker av, 50x100, David Made agt Bailey Cohen; action to declare fraudulent a certain conveyance as agt ptff.; att'y, Edmund R. Dodge. 22

7th av, s w cor Union st, 90x92.6 22

Union st, s s, 92.6 w 7th av, 50x95, William Flanagan agt Benjamin C. Hollingsworth and Mathew Ryan; action to restrain deft. from erecting a livery stable; att'y, Erastus New. 22

Warren st, s s, 225 e Smith st, 25x100 22

1st st, e s, 25 s North 9th st, 25x100, Also property at Saratoga Springs, N. Y. 22

John W. Taynor agt George G. Woodhull; partition; att'ys, Edsall, Hart & Fowler. 22

India wharf, n e cor Conover st, 259.1x200 to Hamilton av, x 174.1 to Conover st, x 217.2 22

India wharf, e s, 459.1 n Conover st, runs east 200 to Hamilton av, north 75 x west 80 x north 25 x west 120 to wharf x south 100, with buildings and machinery. 22

Juan M. Ceballos agt Miguel de Aldama; att'ys, Stearns & Curtis. 22

RECORDED LEASES.

NEW YORK. Per Year.

Attorney st, No. 86, New Atlantic Hall, K. Krakauer to The C. M. Rothschild Lodge No. 72 Order Berith Abraham; 1 year, from May 1, 1885. 275

Baxter st, No. 33, basement, Giovanni Guarino to Luigi Bassani; 4 years, from Feb. 1, '85. 180

Essex st, No. 130 1/2, store, basement and 2d floor, John Kellermann and Adam Rathgeber to Henry Momberger; 2 years, from May 1, 1885. 432

Greenwich st, No. 692, five-story factory, and cellars and sub-cellars of Nos. 686-692 Greenwich st, Charles White to Edesheimer Bros.; 3 years, from May 1, 1885. 2,000

Houston st, No. 32, basement, cellar and top floor, Julius Sindig to Hugo Heckner; 2 years, from May 1, 1885. 840

Madison st, No. 324, Henry Harrison to Edward Slevin; 3 years, from May 1, 1884 repairs and 420

Park st, Nos. 58 and 60, Elizabeth L. Bailey, Pittsburg, Pa., to Donaldson Bros.; 10 years, from May 1, 1885. 5,820

Roosevelt st, No. 14, cellar, and rear rooms, with part of cellar, Martha D. Terry, extrx, W. H. Wood, to Homer Yori and Emilio Dini; 1 1/2 years, from Feb. 1, 1885. 480

Rivington st, Nos. 359 and 361, all of; also first floor and cellar of Nos. 333 and 335 Rivington st; except part of No. 361 used for boiler house, &c. John C. Rapp to John H. Rapp and George Pieper; 5 1/2-12 years, from Oct. 1, 1884. 900

Stanton st, No. 56, Victoria Bengel to Mary Frick; 6 years, from May 1, 1885. 1,200

South st, No. 89, all that store and lot, also first floor of No. 39 Burling slip, being the rear of 88 South st, John C. Van Rensselaer to John E. Stow; 5 years, from May 1, 1882. 3,000

80th st, No. 305 E, stable and building, C. Creamer to John Kriete; 2 1/2 years, from Jan. 1, 1885. 600

136th st, No. 147 E, Mary Smyly to Henry Munson; 2 years, from Jan. 1, 1885. 396

Av A, No. 43, cor 3d st, second, third and fourth floors, George Arend, West Hoboken, to Henry Schoerry; 3 years, from May 1, 1884. 840 and 900

3d av, s e cor 118th st, stores, 36 feet on av, with basements; also two stores on s 118th st, 87 e 3d av, James Wood to Croft Bros.; 5 years, from May 1, 1885. 4,000 and 4,250

3d av, No. 295, first to fourth floors, Frederick Meyer to Allyn Stillman; 5 years, from May 1, 1885. 1,800

3d av, No. 874, Ann S. Young et al., exrs. J. S. Young, to Julius Laber; 5 years, from May 1, 1885. 3,000 and 3,200

5th av, No. 361, Julia H. Chadwick to Noah G. Felicie; 10 years, from May 1, 1885. 5,000 and 6,000

5th av, No. 3984, Charles J. Fisk, of Ewing, N. J., to John Simpson; 3 years, from May 1, 1884. 1,500

MARKET QUOTATIONS.

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

BRICK. Cargo afloat
 Pale Jersey. 3.00 @ 3.50
 Jersey. 5.25 @ 6.00
 Up River. 5.00 @ 5.50
 Haverstraw seconds. 5.62 1/2 @ 5.87 1/2
 Haverstraw firsts. 6.00 @ 6.25
 Choice cargoes. 6.50 @ —
 Hollow Fire Clay Brick. 11.00 @ 13.00

FRONTS.
 Croton and Croton P'ts—Brown. 12.00 @ —
 Croton do do—Dark. 14.00 @ —
 Croton do do—Red. 14.00 @ —
 Wilmington. 22.00 @ —
 Philadelphia, alongside pier. 22.50 @ 23.00
 Trenton, do. 22.50 @ 23.00
 Baltimore, on pier. 37.00 @ 41.00
 Baltimore, moulded. 50.00 @ 80.00
 Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$5 on Baltimore,

FIRE BRICK.
 Welsh. \$25 00 @ 30 00
 English. 25 00 @ 30 00
 English, choice brands. 32 50 @ 40 00
 Scotch. 27 00 @ 35 00
 Silica, Lee-Moor. 30 00 @ 35 00
 Silica, Dinas. 37 00 @ 45 00
 White, Enamelled, English size, 3/4 M. 90 00 @ 95 00
 do do domestic size. 80 00 @ 85 00
 Warm Buff facing, domestic size. 45 00 @ 50 00
 American, No. 1. 30 00 @ 35 00
 American, No. 2. 25 00 @ 30 00

CEMENT.
 Rosendale. 1/2 bbl \$1 00 @ —
 Portland (English), general run. 2 40 @ 2 50
 Portland Burham. 2 70 @ 2 85
 Portland, K. B. & S. 2 85 @ 3 00
 Portland, J. B. White & Bro. 2 75 @ 3 20
 Portland, Hemmoor. 2 50 @ 2 75
 Portland, German. 2 40 @ 2 50
 Portland, Saylor's American. 2 15 @ 2 50
 Roman. 2 75 @ 3 50
 Keene's coarse. 5 00 @ 6 00
 Keene's fine. 9 50 @ 10 00

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.
 2.0x6.0. 1 1/4 in. \$1 04 —
 2.6x6.6. 1 1/4. 1 38 —
 2.6x6.8. 1 1/4. 1 44 —
 2.8x6.8. 1 1/4. 1 50 —

DOORS, MOULDED.
 Size. 1 1/4 in. 1 1/2 in. 1 3/4 in.
 2.0x6.0. \$1 70 —
 2.0x6.8. 1 70 2 24 —
 2.6x6.8. 2 07 2 62 —
 2.6x6.10. 2 11 2 68 —
 2.6x7.0. 2 27 2 71 —
 2.8x6.8. 2 16 2 75 3 84
 2.8x7.0. 2 35 2 83 3 99
 2.10x6.10. 2 28 2 92 4 09
 3.0x7.0. 2 54 3 09 4 37
 Hot Bed Sash Glazed, 3.0x6.0. \$2 42
 Hot Bed Sash Unglazed, 3.0x6.0. 92

OUTSIDE BLINDS.
 Per lineal foot, up to 2.10 wide. \$ — @ \$0 20
 Per lineal foot, up to 3.1 wide. — @ 22
 Per lineal foot, up to 3.4 wide. — @ 24

INSIDE BLINDS.
 Per lineal foot, 4 folds, Pine. — @ 92
 Per lineal foot, 4 folds, Ash or Chestnut — @ 10
 Per lin. ft, 4 folds, Cherry or Butternut — @ 1 30
 Per lineal foot, 4 folds, Black Walnut — @ 1 50

FOREIGN WOODS.
 Cedar—Small. 10 @ 11 1/2
 do —Medium. 12 @ 14 1/2
 do —Large. 15 @ 17
 Mahogany—Small. 9 @ 10
 do —Medium. 11 @ 14
 do —Large. 15 @ 17
 do —Extra Large. 18 @ 24
 Rosewood, ordinary to good. 24 @ 44
 Rosewood, good to fine. 44 @ 61 1/2
 Lignumvitae, 8@12 in. 1/2 ton 45 00 @ 65 00
 Lignumvitae, other sizes. 15 00 @ 30 00
 Satinwood. 1/2 superficial foot 10 @ 20

GLASS.

Window Glass, Prices Current per Box of 50 feet.

SINGLE.

Sizes.	1st.	2d.	3d.	4th.
6x 8—10x15.	\$9 50	\$8 50	\$7 50	\$7 00
11x14—16x24.	10 50	9 50	8 75	8 00
18x22—20x30.	12 50	11 00	10 25	9 50
15x36—24x30.	14 00	12 75	11 00	—
26x28—24x36.	15 00	13 50	11 75	—
26x36—26x44.	16 00	14 50	12 25	—
26x46—30x50.	17 50	16 25	13 75	—
30x52—30x54.	19 00	17 00	15 00	—
30x56—34x56.	20 00	18 00	16 00	—
34x58—34x60.	22 00	20 00	18 00	—
36x60—40x60.	24 00	22 00	20 00	—

DOUBLE.

6x 8—10x15.	12 00	10 75	10 00	9 00
11x14—16x24.	14 00	12 75	11 75	10 75
18x22—20x30.	17 00	15 50	14 50	—
15x36—24x30.	18 50	17 00	15 00	—
26x28—24x36.	20 00	18 00	16 00	—
26x36—26x44.	21 25	19 75	17 00	—
26x46—30x50.	23 50	21 25	18 75	—
30x52—30x54.	24 50	22 25	20 25	—
30x56—34x56.	26 50	24 50	22 25	—
34x58—34x60.	29 00	27 00	25 00	—
36x60—40x60.	32 00	30 00	28 00	—

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.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.
 1/2 Fluted plate. 18@20 3/4 Rough plate. 27@30
 1-16 Fluted plate. 20@22 1/4 Rough plate. 33@30
 1/4 Fluted plate. 22@25 3/4 Rough plate. 60@70
 1/4 Rough plate. 22@25 1/4 Rough plate. 70@80

HAIR—Duty free.
 Cattle. 1/2 bushel of 7 lbs. 21@25
 Goat. 30@35

IRON.
 Pig, Scotch, Coltness. 1/2 ton \$21 50 @ 21 75
 Pig, Scotch, Glengarnock. 19 00 @ 19 50
 Pig, Scotch, Eglinton. 18 50 @ 18 75
 Pig, American, No. 1. 18 00 @ 18 50
 Pig, American, No. 2. 17 00 @ 17 50
 Pig, American, Forge. 16 00 @ 16 50

BAR IRON FROM STORE.
 Common Iron.
 3/4 to 1 in. round and square. 1/2 lb 1 70 @ 2 00
 1 to 6 in. 3/8 to 1 in. 1 90 @ 2 00
 Refined Iron.
 3/4 to 2 in. round and square. 1 90 @ 2 02
 1 to 6 in. x 3/8 to 1 in. 1 90 @ 2 02
 1 to 6 in. x 1/4 and 5-16. 2 10 @ 2 40
 Rods—5/8@11-16 round and square. 2 00 @ 2 30
 Bands—1 to 6x3-16 No. 12. 2 30 @ 2 50
 Norway nail rods. 5/4 @ 6

Common American. R. G. American.
 Sheet.
 Nos. 10 to 16. 1/2 lb 2 70 @ 3 00 3 34 @ —
 Nos. 17 to 20. 3 00 @ — 3 94 @ —
 Nos. 21 to 24. 3 00 @ — 3 94 @ —
 Nos. 25 to 26. 3 25 @ — 4 4 @ —
 Nos. 27 to 28. 3 50 @ 3 62 1/4 4 @ 4 1/4

	B. B.	2d quality.
Galvanized, 10 to 20.....	5 1/2 @	5 @
do 21 to 24.....	6 @	5 1/2 @
do 25 to 26.....	6 1/2 @	6 @
do 27.....	7 @	6 1/2 @
do 28.....	7 1/2 @	7 @
Patent planished.....	7 1/2 @	7 @
Russia.....	10 1/2 @	10 1/2 @
Rails, American steel.....	28 00 @	29 00 @

LABOR.

Ordinary, per day.....	\$1 50 @	2 50 @
Masons, do.....	3 50 @	4 00 @
Plasterers, do.....	4 @	4 00 @
Carpenters, do.....	2 75 @	3 50 @
Plumbers, do.....	3 50 @	4 00 @
Painters, do.....	2 50 @	3 50 @
Stone-setters, do.....	3 50 @	4 00 @

LIME.

Rockland, common.....	1 00 @	—
Rockland, finishing.....	1 20 @	—
State, common, cargo rate.....	80 @	90 @
State, finishing.....	1 00 @	—
Ground.....	95 @	1 00 @

Add 25c. to above figures for yard rates.

LATH—Cargo rate..... 2 50 @

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, 8 M ft	\$65 00 @	75 00 @
Pine, good.....	55 00 @	60 00 @
Pine, shipping box.....	21 00 @	22 50 @
Pine, common box.....	18 00 @	20 00 @
Pine, common box, 9/8.....	16 00 @	18 00 @
Pine, tally plank, 1 1/4, 10 in., dress'd ea	44 @	50 @
Pine, tally plank, 1 1/4, 2d quality.....	35 @	38 @
Pine, tally plank, 1 1/4, culls.....	30 @	32 @
Pine, tally boards, dressed, good.....	32 @	35 @
Pine, tally boards, dressed, common.....	28 @	30 @
Pine, strip boards, m'ch'able, dress'd	20 @	22 @
Pine, strip boards, culls.....	18 @	20 @
Pine, strip boards, clear.....	25 @	26 @
Pine, strip plank, dressed, clear.....	33 @	35 @
Spruce boards, dressed.....	25 @	28 @
Spruce plank, 1 1/4 inch, each.....	28 @	30 @
Spruce plank, 2 inch, each.....	38 @	40 @
Spruce plank, 1 1/4 inch, dressed.....	28 @	30 @
Spruce plank, 2 inch, dressed.....	43 @	45 @
Spruce wall strips.....	16 @	18 @
Spruce timber.....	2 00 @	22 00 @
Hemlock boards..... each	18 @	20 @
Hemlock joist, 2 1/2 x 8.....	17 @	19 @
Hemlock joist, 3 x 4.....	18 @	20 @
Hemlock joist, 4 x 6.....	40 @	44 @
Ash, good.....	55 00 @	—
Oak.....	55 00 @	65 00 @
Maple, cull.....	25 00 @	30 00 @
Maple, good.....	45 00 @	50 00 @
Chestnut.....	45 00 @	52 00 @
Cypress, 1, 1 1/2, 2 and 2 1/2 inch.....	35 00 @	40 00 @
Black Walnut, good to choice.....	140 00 @	160 00 @
Black Walnut, ordinary to fair.....	100 00 @	120 00 @
Black Walnut, 9/8.....	85 00 @	100 00 @
Black Walnut, selected and seasoned.....	150 00 @	175 00 @
Black Walnut counters.....	22 @	28 @
Black Walnut, 5x5.....	150 00 @	160 00 @
Black Walnut, 6x6.....	160 00 @	170 00 @
Black Walnut, 7x7.....	175 00 @	180 00 @
Black Walnut, 8x8.....	175 00 @	180 00 @
Cherry, wide.....	100 00 @	120 00 @
Cherry, ordinary.....	70 00 @	80 00 @
White wood, inch.....	45 00 @	50 00 @
White wood, 3/4 inch.....	35 00 @	40 00 @
White wood, 5/8 panels.....	45 00 @	50 00 @
Shingles, extra shaved pine, 18 in 8 M	5 75 @	6 00 @
Shingles, extra sawed pine, 18 in.....	30 00 @	40 00 @
Yellow pine dressed flooring, 8 M ft.....	26 00 @	35 00 @
Yellow Pine girders.....	4 50 @	5 00 @
Shingles, clear sawed pine, 16 in.....	22 00 @	24 00 @
Shingles, heart, cypress, 24x7.....	— @	14 00 @
Shingles, heart, cypress, 20x6.....	— @	14 00 @

PLASTER PARIS.

Calced, ordinary city.....	1 20 @	1 30 @
Calced, city casting.....	1 30 @	1 35 @
Calced, city superfine.....	1 45 @	1 50 @
Calced, Eastern.....	— @	1 30 @

PAINTS AND OILS.

Chalk block.....	1 10 @	1 25 @
Chalk in barrels.....	35 @	40 @
China clay.....	14 00 @	16 00 @
Whiting, gilders, &c.....	40 @	42 1/2 @
Whiting, common.....	40 @	42 1/2 @
Paris White, English.....	95 @	1 25 @
Lead, white, American, dry.....	43 1/2 @	5 @
Lead, white, American, in oil pure.....	5 1/2 @	5 3/4 @
Lead, English, B. B. in oil.....	8 1/2 @	8 3/4 @
Lead, red, American.....	5 1/2 @	5 5/8 @
Litharge.....	5 @	5 1/4 @
Ochre, French, dry.....	13 1/2 @	14 @
Venetian, red, American.....	1 @	1 1/4 @
Venetian red, English.....	1 1/2 @	1 3/4 @
Tuscan red.....	9 @	12 @
Indian red.....	5 @	10 @
Vermillion, American Lead.....	11 @	11 1/4 @
Vermillion, English.....	65 @	70 @
Carmine, American, No. 40.....	3 15 @	3 25 @
Orange Mineral.....	7 1/2 @	11 1/2 @
Paris green.....	15 @	19 @
Sienna, lump.....	3 @	4 1/4 @
Sienna, powdered.....	3 1/2 @	4 1/2 @
Umber, Amer., raw and powdered.....	1 1/4 @	1 1/2 @
Umber, Turkey, lump.....	1 1/4 @	3 @
Umber, Turkey, powder.....	3 @	3 1/2 @
Drop Black, English.....	11 @	13 @
Drop Black, American.....	8 @	12 @
Prussian blue.....	35 @	45 @
Ultramarine blue.....	15 @	28 @
Chrome green.....	5 @	15 @
Oxide zinc, American.....	3 1/4 @	4 @
Oxide zinc, French, V M G S.....	7 5/8 @	8 @
Oxide zinc, French, V M R S.....	6 1/4 @	6 1/2 @

SLATE. Delivered at New York.

Purple roofing slate.....	6 00 @	7 00 @
Green slate.....	6 00 @	7 00 @
Red slate.....	— @	15 00 @
Black slate, Pennsylvania (at Jersey City).....	4 50 @	5 00 @

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, 8 C ft No. 1.....	\$ 90 @	95 @
Amherst do do 8 C ft No. 2.....	75 @	80 @
Berlin freestone, in rough.....	75 @	1 00 @
Berea freestone, in rough.....	75 @	— @
Brown stone, Portland, Ct.....	1 00 @	1 30 @
Brown stone, Belleville, N. J.....	75 @	1 25 @
Granite, rough.....	60 @	1 25 @
Carlisle (Corsehill) Scotch, 8 ft.....	— @	1 05 @

NATIVE STONE.

Common building stone.....	2 00 @	3 00 @
Base stone, 2 1/2 ft. in length, 8 lin. ft.....	40 @	50 @
Base stone, 3 ft. in length.....	50 @	75 @
Base stone, 3 1/2 ft. in length.....	70 @	75 @
Base stone, 4 ft. in length.....	75 @	1 00 @
Base stone, 4 1/2 ft. in length.....	1 00 @	1 25 @
Base stone, 5 ft. in length.....	1 25 @	1 50 @
Base stone, 6 ft. in length.....	2 50 @	3 00 @

SOLDERS.

Half and half.....	11 1/4 @	12 @
Extra.....	11 @	11 1/4 @
No. 1.....	9 1/4 @	10 @
No. 2.....	9 1/4 @	9 3/4 @

TIN PLATES.

I. C. Charcoal, 10x14.....	5 25 1/2 @	6 00 @
I. C. coke, 10x14.....	4 75 @	5 00 @
I. X. charcoal, 10x14.....	6 50 @	7 75 @
I. C. charcoal, 20x28.....	11 00 @	12 75 @
I. X. charcoal, 14x20.....	6 50 @	7 75 @
I. C. coke, 14x20.....	4 75 @	5 00 @
I. C. coke, terme, 14x20.....	4 50 @	4 75 @
I. C. charcoal, terme, 14x20.....	4 62 @	4 75 @

ZINC.

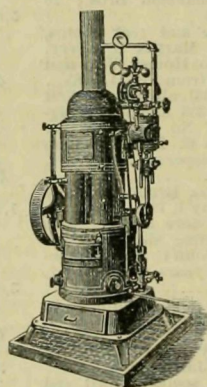
Sheet, cask.....	5 @	5 1/4 @
Sheet, open.....	5 1/4 @	6 1/2 @

MISCELLANEOUS.



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1 1/2 Horse Power, 190.	4 Horse Power, 350.
2 Horse Power, 245.	5 Horse Power, 420.

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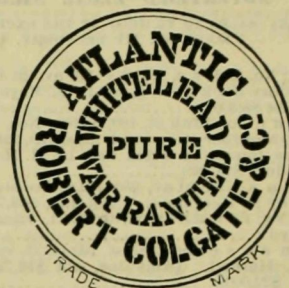
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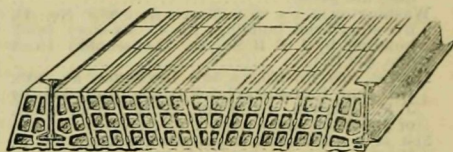
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