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The new Real Estate Exchange, it is now settled, will open in March. A committee has been appointed to celebrate the event with fitting ceremonies. It is understood that the exchange is now in fact the owner of the salesroom No. 111 Broadway, the good will and business of which have been purchased from the heirs of the late owner, Frank Fowler. The salesroom will be kept open until the hall of the new exchange is in readiness when it will be closed and its archives removed to the new real estate centre in Liberty street. There will be twenty-two auctioneer stands in the new exchange and it has been decided to limit the competition for them to members of the exchange who are auctioneers and to dealers who now have stands at No. 111 Broadway. The exchange might make more perhaps by throwing the stands open to general competition but that course might deprive reputable auctioneers of a chance to transact business, and would open the way for advertising schemes having little or no relation to real estate. The object in view is to help all existing real estate interests. All the old tenants of the new exchange building have renewed for the year and the officers say that the new offices will all be rented before the 1st of May. The total rental will amount to at least 6 per cent. on the capital stock of the exchange, which is \$500,000. This, of course, is exclusive of what will be derived from the business of the auction-room and the other sources of income. All the recent sales of the stock of the exchange have been above par.

It seems incredible that an Arab victory in northeastern Africa should put up the price of grain in Chicago, and check an advance in the stock market of New York. Yet, such was the effect of the fall of Kartoum on Thursday and Friday last. The better price of wheat was because it was supposed that the British defeat would lead to complications in Europe that might bring on a general war, in which event, of course, there would be a heavy demand for our grain; but war also would lead to the selling of American securities, which would lower prices on the New York stock market. All this shows how sensitive are the great exchanges to news from any part of the world.

But the business situation, notwithstanding, continues to improve. There is unquestionably a better state of feeling in all departments of trade. The metals are in greater demand which shows that tools are needed, also a sign for better times coming. The stock market has been buoyant, due to the undoubted increase in the receipts of the railroads and the better tone pervading business. There is every evidence, too, that capitalists are getting tired of having their funds idle in bank earning no interest. A very active demand has sprung up in bonds which are sure of 5½ per cent. interest or less. It looks now as though March and April would see a large depletion of the great surplus over the legal requirements now in our banks. The real estate market also has become more active and it now seems certain that we will have a good building year. There will be very few costly structures erected, but an unusually large number of modest dwellings will be constructed on the west side, the upper end of the island and in the Twenty-third and Twenty-fourth wards. There will be many improvements also in store property on the avenues.

A high license bill has been introduced into the Pennsylvania Legislature, levying a tax of \$500 per annum upon licenses to sell liquor in cities of the first and second-class; \$250 to be charged for cities of the third, fourth and fifth class, and \$150 in all other cities, towns and villages. The money is to be paid into the county treasuries; this is in addition to the tax which now is paid to the State Treasury. There ought to be a high license law in this State. It is computed that ten out of the fifteen cents paid over the counter for drinks are clear profit to the vender. A high and stringent license law would greatly reduce the number of liquor saloons and add to the respectability of the business. In the Western cities this has been found a profitable source of income. In Chicago, where the law was not strictly enforced because of the opposition of Mayor Harrison, the city treasury profited by the license tax \$1,600,000.

An effective license law in New York would bring us in at least \$3,000,000; almost enough to support our public schools.

Prime Minister William E. Gladstone in a letter to the *Tribune* of this city makes an appeal for a union in sentiment and action between the United States and Great Britain. The *Pall Mall Gazette* is also out with an article pleading for an understanding between English-speaking peoples. It argues that the newly awakened ambition of the United States to take part in international affairs, as shown by recent treaties and the presence of American representatives at the Berlin-Congo conference, are steps in the direction of a practical union between Great Britain and the United States. The meaning of all this is that England finds herself isolated in Europe by the newly developed foreign policy of the German Empire. Her relation to her ancient ally, France, is very much strained, and in her eagerness for new allies she has formed a combination with Italy, and has allowed the latter country to become possessed of territory on the Red Sea. This letter of Mr. Gladstone and the article in the *Pall Mall Gazette* are meant to pave the way for some understanding between the "mother country" and her giant offspring this side of the Atlantic.

In Premier Gladstone's letter occurs the following statement of an important fact: "Baron Ziucke, no incompetent calculator, reckons that the English-speaking peoples of the world an hundred years hence will probably number a thousand millions. Some French author, whose name I unfortunately forget, in a recent estimate places them somewhat lower; at what precise figure I do not recollect, but it is like 600 or 800 millions. A century back I suppose they were not much, if at all, beyond fifteen millions; I also suppose we may now take them at an hundred." The future increase will, of course, be greatest in this country, but the islands of the Pacific are increasing marvellously in numbers. The Greater Britain of the future will not be in the North Atlantic, but in the South Pacific, and our future contests for power and world-wide commerce will be with the English-speaking nations at the antipodes. When America has a foreign policy worthy of herself it will take these into account, as well as the powers heretofore so mighty whose headquarters are east of the Atlantic and north of the Mediterranean Sea.

The reform in the land laws seems to be "in the air" in every part of the civilized world. A bill is about to be introduced into the Dominion Parliament to change the system of land registration in the northwestern provinces of Canada, so as to facilitate land transactions in all the new territories. *Bradstreets* thus summarizes the bill as it has been prepared in Winnipeg: "By this act the old method of registering deeds upon every change of proprietorship and searches for abstract of titles will be done away with, and a certificate only from the registrar will in future be necessary to establish ownership. In cases of sale or transfers, simply transfer certificate to purchase will be required, which in turn will be deposited with the registrar, who will issue new certificates." In other words this is the Torrens act which has been so long in operation in Australia and New Zealand, and which has proved so successful in facilitating transfers and relieving purchasers of the costs, waste of time and uncertainty of title, which are such a nuisance to land owners and purchasers in the United States. Prussia has similar land laws to these, and the French land system has for half a century been in advance of that of Great Britain and the United States for cheapness and certainty. The land reformers in the British Islands are openly agitating for the Torrens laws, which, if naturalized in England, Wales and Scotland, would effect a mighty revolution.

It is to the credit of Dwight H. Olmstead that he was the first American to draw attention to the great superiority of the Australian land laws as compared with those in vogue in the United States. The essential feature of the Torrens laws is the guarantee of the title by the government, which it does by recognizing the record in the land register's office as valid. But Mr. Olmstead has been induced to give up his advocacy of the Torrens laws, at least for the present, out of deference, we hear, to the opinion of the lawyers who do not believe, or want to believe, that simplicity and certainty of title, and very little waste of time or money are possible in the land laws of this country. Real estate owners and dealers, however, will look at this matter from a different standpoint, and will be likely to think that what is practicable in Australia, New Zealand and Prussia cannot be impossible in the United States. Mr. Olmstead and his friends are trying to patch up the old laws so as to relieve real estate people from some of the pains and penalties now imposed by our preposterous land laws. They want to make titles a little more certain, and relieve purchasers of some of the needless expense to which they are now subject, but real estate owners and dealers will never rest satisfied until they get rid of all unnecessary impediments to the transfer of real property.

In the Prussian land laws the guarantee of title is not by the gov-

eral government, but by the several municipalities. The law authorizing such guarantees was passed by the Prussian government in 1872, and it has worked so well that the matter has been brought up by the Imperial German Parliament applying its provisions to every city in the empire. There is no opposition except from some officials and lawyers whose emoluments will be cut off or reduced, but the press of business is so enormous that this important matter has not yet been reached. It is believed, however, that the Reichstag will pass the measure during the present session.

The Silver Nonsense.

The efforts of the Eastern press prompted thereto by the national banks to create a panic on the silver question would be criminal, were it not so obviously foolish. Of course, the object in trying to stop the coinage of the silver dollar is to leave an opening in the trade of the country for the use of bankbills, which under the operation of our laws and commercial necessities are being withdrawn at the rate of from \$25,000,000 to \$30,000,000 per annum. There is no contraction of the currency in consequence, for the reason that the place of the banknotes thus withdrawn is supplied by silver certificates, based on the \$24,000,000 or more silver dollars annually coined.

Of course, it would be desirable that there should be as free a coinage of silver as of gold, under some ratio recognized by an international agreement, and then instead of having so many silver dollars small gold coin would be largely used. It would help very greatly if all greenbacks or national banknotes under \$20 were withdrawn. This would make our ordinary retail currency gold and silver, the same as in France, England and Germany, and would draw bullion from other parts of the world by giving metallic money a higher value, because finding an added use for it in our trade. But Congress stubbornly refuses even to withdraw the \$1 and \$2 bills. Secretary McCulloch says that there are of the former in circulation \$26,763,097.80 and of the latter \$26,778,738.20, a total of \$53,541,836.00. If these were withdrawn place would be found for all the surplus dollars in the Treasury as well as for a good many small gold coin.

To attribute the prevailing dullness of trade in this country to the silver coinage, is an affront to common sense. The distress in the gold unit countries of Europe, is far more severe because of a money stringency and the consequent higher rate of interest. We have been saved from this by the much abused silver dollar which has made money easy, and its rate for use so low that our great bankers are steady buyers of foreign exchange, because their money is worth more in London, Paris and Berlin, than it is in New York, Boston or Philadelphia. This is really what is the matter with the bankers. They want to see the silver bill repealed in order to make money as valuable in the United States as it is in the gold unit countries. The *Herald* daily gives accounts of the keen distress which prevails throughout Europe where, let it be remembered, silver has been demonetized, and editorially, it says:

Based as her prosperity is upon manufactures and trade, England feels keenly the depression which has been slowly paralyzing all production save what is absolutely necessary. There are now signs of better times here; recovery in England with depressed manufactures and agriculture will be slower.

Now it is quite true that there are signs of improvement in this country, while it is evident that matters in Europe will be worse before they are better.

Since the passage of the silver coinage bill in 1878, we have increased our store of gold coin from \$194,000,000 to \$610,000,000 coin and bullion. General Thomas Jordan does not think the gold in the country is up to the last figure, but this is the estimate of Mr. Blanchard, the director of the mint. When the Bland bill was passed in February, 1878, it was predicted that the cheaper silver metal coin would drive out the gold then in the country, but on the contrary, we have vastly increased our gold store as the above figures show, and in a much greater ratio than we have added to our silver store, although our mines produce one-third more silver than gold. The argument for the stoppage of the coinage act is that if continued, gold will be driven out of circulation to other countries, but our currency history since 1878 shows that the silver coinage has steadily attracted gold from all parts of the world. We then had about four dollars in gold per capita, and notwithstanding the increase of our population since then, we now have nearly ten dollars in gold per capita.

France, a bi-metallic nation, illustrates the same curious phenomenon. It has a legal-tender silver coin circulation of \$540,000,000, nearly three times more than the United States, yet it utilizes \$370,000,000 of gold coin, a larger amount than the combined totals of the United States Treasury and the banks of England and Germany. France has \$14 of silver per capita, the United States less than \$4 per capita. To add to the force of these facts, a French 5-franc piece contains 3 per cent. less silver than the American standard dollar; but no one dreams in France of gold being expelled by the use of cheap and low-weighted silver coins. Yet

the financial writers of our daily and weekly press week in and week out are making delirious appeals to Congress to save us from a wholly illusory panic, arising from the continued coinage of silver dollars.

Our Prophetic Department.

OBSERVER—Well, Sir Oracle, how are you impressed with the situation? Is everything lovely?

SIR ORACLE—I confess to being puzzled. 1885, I have no doubt, will prove a better business year than was 1884, accidents, of course, excepted; but I am a little dubious about the immediate future. I was quite clear that the end of last year would see a depression in the stock market, and I was equally certain that January would witness a better range of values. Now, the January advance commenced sooner than I expected, and has continued longer than I hoped. To be sure it has not been much of a rise, but in the rhythm of events we ought to have a set-back in February. Still it cannot be denied that business is picking up. The closed factories are being reopened, the blown-out furnaces are in blast again, and intelligent laboring men everywhere are willing to go to work at a reduced scale of wages. There is a more hopeful feeling in trade circles, and while this continues it will make itself manifest in the stock market. The large crops of 1884 will help sustain the business enterprises of 1885, at least until we know what the crops of next summer will bring us.

OBSERVER—Why not a continuance of a better feeling in the market? The higher prices in the beginning of the year were due to the small number of defaults compared with what was feared, and nothing has occurred, or is likely to occur, to force the stock market down to lower figures.

SIR O.—That is saying too much. There is always a likelihood of something occurring to create uneasiness among holders of securities. I don't know from what direction the blow will come, but I do not believe that February will be a bull month all the way through. There are, however, two things which, if they occur, will put up stocks eight or ten points.

OBSERVER—And these are?

SIR O.—The settlement of the fight between the West Shore and the Central or an active demand at home for money. Europe owes us a great deal of cash, how much it is impossible to tell, but certainly not less than \$40,000,000. This sum is held abroad to take advantage of the higher rate of interest which prevails on the bourses of Europe as compared with the loaning rates current on our exchanges. Let money become active here as it is likely to be and there will be an import of gold that will set stock prices kiting. This phenomenon may occur at any time.

OBSERVER—In view of the low rate of interest and the vast accumulation of bank reserves how can you expect that money will become more active and the interest demanded for its use advance?

SIR O.—Prolonged periods of cheap money are apt to be followed by the other extreme. Nothing in nature or in the affairs of mankind long remains stagnant. Calm weather breeds a storm and earthquakes are succeeded by periods of rest. Now the fact that business has been dull and the rate of interest low has piled up unemployed money in bank vaults. The owners of these funds will in time get tired of receiving no return and begin to buy. They will either take to the stock market or there may be some special speculation developed. If our land laws were in better shape I would look for a real estate "boom" probably in the way of organized companies to improve property on the outskirts of our large cities. Indeed, a real estate excitement such as we have not yet had is the usual closing up of a speculative era.

OBSERVER—Have we not had that in the way of apartment houses and office buildings?

SIR O.—These great structures were the work of a few capitalists; generally people who had made money in stocks or in speculation but unacquainted practically with the history of real estate values. It is a fact worth noting that what may be called the heads of the historic estates, the Astors, Roosevelts, Rhinelanders, Goellets, Trinity Church corporation and the like have not ventured into this field. It has been men like Navarro, Munro and speculative builders and promoters who have been the leaders in this new departure in our city architecture. These people are now buying their experience in real estate—some of them at a very costly price. They have, however, been public benefactors and are supplying data for the construction of the large houses of the future which will probably be undertaken some years hence by the more conservative real estate owners. The Astors are putting up their first office building on Wall, Pine and Broad streets. They would never have risked in that kind of enterprise had not others entered the field first to test the profitability of these vast structures.

OBSERVER—To change the subject. You have been constantly complaining that the operation of the gold unit of value reduces prices, your idea being, I judge, that the smaller quantity of currency contracts and the larger expands. But surely we ought to have high prices in this country in view of the plethora of money

in the bank vaults. How is it that we have low prices here when we have more gold, silver and paper in circulation than ever before?

SIR O.—If the United States were the whole earth, or if a wall of fire surrounded all our boundaries, cutting us off from all other nations, we would be in splendid condition. The working-classes would have all they could do at fair wages, and the investments of capital would be remunerative. But we are only one of a family of nations and values with us are controlled by influences outside of our borders. We live on the profits of our agricultural products, and it is Europe that sets the price in these—not the United States. Cotton, grain, petroleum, meats, dairy products and the like, upon which we depend for a livelihood, are sold in England and elsewhere where the gold unit obtains, and it is this which has depressed prices in the United States and makes business unprofitable, because the gold unit is steadily augmenting in value. Were we able to sell our manufactures abroad we would be in somewhat better condition, but no matter how much unemployed currency we may have it cannot keep up prices at home, because of the steadily increasing value of gold which keeps down our products in the markets of the world. Still we are better off than the rest of the world, as France is better off than the rest of Europe, because of our silver coinage. This curiously enough is admitted by Senator Morrill in the speech he has just been making against silver coinage in the Senate. Here is what he said last Wednesday:

The depression which now pervades so many of our industrial interests appears even more conspicuously throughout the leading nations of the world. The agents of steam and water power everywhere seem to be taking a rest; money was never cheaper, but confidence in any business enterprise for the time is lost. The vital spark in business industries is the solid and unchanging character of the money in circulation. The financial world is always timid when a skeleton in the closet is suspected. At present the coin and paper money in circulation are very abundant.

Here is an admission that the gold unit nations where there is no silver coinage are in a worse plight than we are. What strikes me as very curious is that the newspapers should speak of silver as a debased, in fact an infamous metal, which is about as absurd as to regard wheat as an infamous cereal and barley or buckwheat as the prime articles of food. Silver is used exclusively in all the traffic of the world by 15-16 of the human race. Out of the 1,200,000,000 persons supposed to be on this globe, it is computed that over 900,000,000 use silver exclusively. Even in gold unit countries silver is the main resource for retail traffic.

OBSERVER—Again to change the subject. What have you to say about Mrs. Dudley?

SIR O.—She is a curious illustration of a remark I made in my conversation of last week. I said civilization was at the mercy of the crank, and that we would never be entirely safe until we devised some means for preventing such persons being born. Mrs. Dudley is an illegitimate child, has had illegitimate children, is an epileptic, has frequently attempted to commit suicide, has been an unsuccessful actress, and ought never again be permitted to mingle in general society. She is a silly creature who has made a thievish blatter-skite, a popular hero among a lot of very ignorant people.

The politicians have made a dead set at Mr. Squire, the new Commissioner of Public Works. The objections they raise against him are of a kind that ought to induce the tax paying public to rally to his support. He is conducting that important department on business principles, and declines to consider the claims of the various party machines for patronage at his hands. He signalized his advent to office by appointing a competent and experienced engineer to be his assistant. He has since discharged many useless employees. We do not know how Mr. Squire will eventually turn out, but he certainly has begun very well. New brooms sweep clean, and official reformers often backslide, but the desire of the politicians to punish him by ejecting him from the Aqueduct Commission is certainly in his favor. The daily press excepting the *Tribune*, has nothing to say in his behalf; indeed, one journal ridicules him as "a young dude who eats Lotos Club dinners and quotes poetry." But then the daily press, which is swift to abuse, rarely or never compliments an efficient officer, as witness its neglect of Commissioner Coleman, of the street sweeping bureau.

There ought to be some swift machinery for ejecting the judges who at the close of Mayor Edson's administration were made use of to try and keep Hubert O. Thompson in office. Mayor Edson and the Aldermen had the clearest legal right to appoint a successor to Thompson. The tenure of office bill which was designed to prevent Mayor Edson from exercising this authority was vetoed by Governor Cleveland in the interest of his friend and partisan Thompson. There is too much tolerance and too little criticism of our judges. They should be held to a stern account whenever they interfere in business or political affairs to help private or personal ends. The history of the receiverships controlled by our courts makes a singularly disgraceful record, and where plunderers have been appointed and monstrous fee bills have been indorsed by the

judges the latter ought to be made to feel the full weight of public indignation.

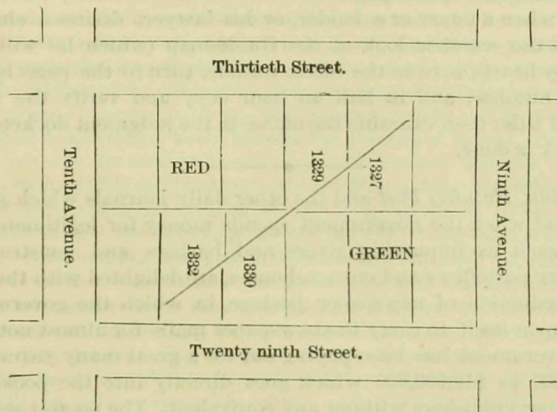
Guide to Buyers and Sellers of Real Estate

BY GEORGE W. VAN SICLEN.

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IV.

But the full abstract of title of the old farms and large estates and large pieces of property in the city can be made up and thoroughly worked out and written or printed and well bound and indexed and filed away once for all; and the block maps can be colored so as to show on what old farm and under which of those old abstracts the lots come, and thus save the useless repetition of the larger half of this labor, while the later part of the title (since the partition or other subdivision of the old farm or estate) can be worked out in the usual way. Take, for example, a block in the Twentieth Ward,



Let red be Mary Clark's estate, abstract No. 9, and green Clement C. Moore's estate, abstract No. 43.

Suppose that that block lay partly in two estates, the Mary Clarke and the Clement C. Moore; let us color red all in the former, and on the other side of the boundary line make the rest of the block in the Moore estate green; one glance of your eye and you know the title down to the partitions of those estates, the abstracts of which are at hand, filed by the Nos. 9 and 43. This method with abstracts has been for some time successfully used for the three or four square miles of the neighboring village of College Point, in its Savings Bank, the charge for the examination of the abstract title (exclusive of official searches and papers and recording) averaging about twenty-five to thirty dollars; the same system, or very similar, obtains in several large conveyancing offices in the city.

The keeping up the chain of titles for a lot becomes thus a mere matter of book-keeping; take for example lot number 1330 in the foregoing diagram; in the first place 1330 is the tax number on the city assessment rolls; in the next place the block between 29th and 30th streets, Ninth and Tenth avenues, like every block in the city, is given a number of its own on the "Guide-map," and a separate volume of its own, the number of the volume corresponding with the number of the Block on the Guide-map; there are seldom more than fifty-six lots, generally about thirty to forty, in any given city block, so that one hundred pages give ample room in each volume; then each lot is given one page, and the pages in the volume are numbered to correspond with the tax numbers of the lots, and are not numbered one, two, three, four, etc.; thus in the foregoing diagram the pages in the volume for that Block would be numbered 1327, 1329, 1330, 1332, etc.

An Index page with diagram begins each Block volume.

Turn to page 1330 for our example.

On the top line are written the location and dimensions of this particular lot.

On the next line. "Abstracts 9 and 23." This shows that we are to find the old farm titles of this lot (which have been so many times examined and approved), handsomely written out and filed away under those numbers, 9 and 23, the Mary Clarke and the Clement C. Moore abstracts.

The next line shows the first recorded deed, with its book and page in the Register's office; the next line the next deed or mortgage, somewhat in the following shape:

201 E. 10th Av., 24.9x99.11x24.9x99.11. 1330
 Abstracts 9 and 23.
 Mary Clarke to Wm. Jones, liber 93, p. 267.
 C. C. Moore to Wm. Jones, liber 100, p. 8.
 Wm. Jones to Edw. Lawrence, liber 180, p. 45.
 Edw'd Lawrence to Wm. Jones, \$10,000 Mtge., liber 127, p. 83.
 Edw'd Lawrence to F. Wilkie, liber 201, p. 394.

The clerk who writes in the mortgages always uses a black line ruled through the most of the building, and shows the fact distinctly: the same thing should be done a few months later at that particular lot, and with mechanics' liens. It is held by two individuals, and all general liens allowed here which is still on the

Entered in a separate volume indexed by the names of the parties affected.

Of course, it will occur that some deeds and mortgages will include and cover many lots, and will have to be "posted" on the page of each separate lot, just as the "Abstracts" are.

There are a number of little details about the particular lot, and the particular deed or mortgage or tax sale or lien, that can be noted on the particular line of the latter.

But each item affecting the title has its own line.

Assuming that something is done or occurs once every five years to affect a lot, twenty lines would show the record of a hundred years, which carries us back to the time when nearly all of the present City of New York was in farms; (I myself remember walking with my father up to the country at Fourteenth Street and Broadway); and a fair ledger page contains fifty to sixty lines, so the account of a lot once begun will last quite awhile before it need be simply continued on a subsequent page.

Now when a buyer or a lender, or his lawyer, desires a chain of title, let the searcher look at the Guide-map (which he will soon know by heart), turn to the block volume, turn to the page having the tax number, and in half an hour copy and verify the whole chain of title; then examine the names in the judgment docket, and the work is done.

The *Sun*, *Evening Post* and the other daily journals which are so indignant when the government spends money for legitimate purposes, such as improving rivers and harbors and constructing necessary postoffices and custom-houses, are delighted with the proposed reduction of newspaper postage, in which the government takes upon itself to carry the newspaper mails for almost nothing. The government has been paying out for a great many years from \$3,000,000 to \$10,000,000 which goes directly into the pockets of newspaper publishers without any equivalent. The poorest servant girl or laborer is taxed two cents for every half-ounce letter, but our millionaire publishers and rich newspaper corporations have been charged only two cents for every pound of their matter passed through the mails. It has now been decided to reduce this to 1 cent per pound. The carrying of these mails must cost the government from three to four cents a pound. In other words, the government will pay out hereafter from \$8,000,000 to \$12,000,000 more than it receives for the class of matter represented by the newspaper packages. The *Sun* is a prosperous paper, paying its editor some \$60,000 per annum and its stockholders 30 to 40 per cent. on their paid-up capital. It could well afford to reimburse the government at least cost for the carriage of its mails, but it heartily endorses this outrageous swindle while lustily protesting against every appropriation for urgent public improvements. Never by any chance does the press ever give the facts about this subvention which they receive annually from the treasury of the United States.

What Attracts Gold?

It will be remembered that there is no silver coinage act in England. It is and has been a gold monometallic country for over half a century, but it is a curious fact that since the commercial world has followed England's example and demonetized silver, it is the nations which have not discarded the latter that attract gold into its bank vaults and general trade. Italy, Austria and Greece have recently adopted the gold basis, and hence a scramble for the yellow metal, which has reduced prices the world over, but has inflicted the severest injury upon the gold unit nations. This is shown by the following extract from the London *Economist* of January 24 condemning the Bank of England for reducing the rate of interest from 5 to 4 per cent.:

While our stock of the metal has been curtailed, our ability to draw upon foreign supplies has evidently diminished. Throughout the early part of last year gold was flowing in upon us in great volume, although the bank rate stood only at 2½ to 3 per cent. Now, however, a 5 per cent. rate has proved quite ineffective in attracting gold from abroad. And this is all the more remarkable, because at nearly all the chief foreign centres the banks hold larger amounts of the metal than they did at this time last year. Considering the position of the Continental and New York banks now and at the corresponding date in 1884, we have the following:

COIN AND BULLION.

	1885.	1884.
Bank of France, gold	£39,876,000	£37,842,000
Bank of France, silver	40,990,000	39,936,000
Bank of Germany	26,612,000	28,801,000
Austro-Hungarian Bank, gold	7,882,000	7,170,000
Austro-Hungarian Bank, silver	12,737,000	12,270,000
Netherlands Bank, gold	2,268,000	1,973,000
Netherlands Bank, silver	7,695,000	7,750,000
New York Associated Banks	19,700,000	14,080,000
Bank of England	21,694,000	21,657,000

"That we have been unable to make drafts upon those larger stocks of gold, although we have been making a high bid for them, shows that they are being held with an unusually tenacious grip. Nor, in view of the financial and commercial difficulties that have been rife, is it difficult to understand why they should be thus held. In these circumstances it is obviously necessary for the bank to act with extreme caution. Knowing how the interest on gold has been depleted, and how difficult it has become to obtain gold from abroad, it ought rather to strive to use the control which it has over the market to make its 5 per cent. effective, than by exposing to the risk of further diminution its stock of gold. The result of last autumn conclusively showed to be barely sufficient to meet the requirements of the market. The gold stock of the United States is now about \$870,000,000, and the gold stock of France is about \$400,000,000. The 5-franc piece continues to show that while the associated banks of New York and London have their stores of gold over \$30,000,000 under the operation of the gold standard, the gold stock of the United States is being expended by the use of the gold coinage, with money ranging from 1 to 2½ per

cent., England with the rate of interest varying from 3½ to 5 per cent. has barely retained its store of gold. Is not the inference irresistible that bi-metallic attracts gold, which fact is further proved by the increase in the gold reserves of the Bank of France, notwithstanding the enormous mass of silver held by that country. We beg our readers to look at the figures given above and draw their own moral.

Proposed Union of Capitalists and Laborers.

Mr. Frank C. Hollins' pamphlet on "Sensational Legislation" is bearing fruit. In that publication he urged that there should be a union of the representatives of the great corporations and the laboring classes with a view to mutual advantage. The matter has been taken up by labor unions in different parts of the country, and by the employes of many of the great railway companies. Those of the Northwest Company, the C., C., C. & I. and nearly all the Vanderbilt roads, as well as the Georgia roads, have already taken action. The objects in view are best told by the following resolutions which have been passed at a great number of meetings:

Whereas, There exists a depression in business of such unexampled severity that it has led to grave trade embarrassment, resulting in the discharge of workmen and cutting down of wages; and

Whereas, This state of things co-exists with abundant harvests, low prices for commodities, and vast sums of gold, silver and currency locked up in the Government Treasury, the vaults of the National Banks and other places; and

Whereas, This depression has been largely caused by the agitation of the tariff question and attacks upon legitimate enterprises employing labor, thus causing a loss of confidence, disastrous failures of manufactures of all kinds, resulting in starvation wages and idleness in all classes of the community throughout the country;

Therefore Resolved, That the time has come when an organization of all classes and grades of society should be immediately effected, and by memorials to Congress, and by resolutions passed by the respective labor and business organizations in every State throughout the Union, unite in demanding that Congress make liberal appropriations for the improvement of our coast cities and rivers, erection of postoffices, and do such other work which will not only enrich the nation but give employment to idle iron and steel mills and other manufactures and through them to the coal interests employing thousands of miners now idle.

Resolved, That the agitation of the tariff question must cease, and that Congress as well as our State Legislatures should bend every effort to passing just laws in the interest of both labor and capital, and the restoration of confidence to the business community and in the countries abroad whose money would seek employment in this country, thereby enriching it through the employment it would give to all grades of society.

Resolved, That officers of corporations must be held to a strict accountability for their acts by laws which do not now exist, making it a criminal offence, punishable by imprisonment, to publish a statement over their signature which can be proved to be false.

Resolved, That while officials of corporations must be held strictly responsible for their acts, every attack by political demagogues, or otherwise, upon corporations, manufactures and enterprises of all kinds, the effect of which would be in the end to contract their business, compelling a discharge of clerks, mechanics and laborers, and the reduction of their wages, must be vigorously resisted.

Resolved, That the co-operation of labor and capital in effecting these reforms would open new channels for money, and the wheels of industry would again be set in motion, and financial depression give place to commercial prosperity.

It is probably too late for resolutions such as the above to have much effect on Congress; but if the movement is continued it may have a very powerful effect upon the action of the next Congress. An organization, representing a million of voters, with the powerful corporations at their back, could get almost any legislation out of Congress. This is shown by the success of the Grand Army of the Republic Posts. To this organization it is to be credited the enormous pension appropriations. Their *modus operandi* is explained by the way in which they have worked a job to give to the members official War Records for nothing. Congress has been inundated with petitions to give photographic views of the battle-fields and plans of campaign, and furnish them to the private persons who now have these records in possession. It is, of course, a job of the most rascally kind, but it will probably get through Congress. If an editor should protest against this job, he is bulldozed with letters from all parts of the country, yet it is doubtful if there are 15,000 members in these office and plunder-seeking Grand Army of the Republic posts. Were the great corporations and their sympathizing employes as well organized politically they could accomplish wonders. In 1883 there were some 490,000 persons directly in the pay of the railway companies. It is to be seen if this great potential power can be utilized.

"I would rather have the management of a tenement house filled with turbulent families than have the running of a large and costly flat house."

This was said by one of the largest house agents in New York to the writer.

"You surprise me. I supposed that the drunkenness and disorder in the large tenements made it hard lines for an agent," responded the latter.

"You see," said the house agent, "that in the tenement house rents are paid by the month. You can force the occupants to abide by the rules, for if they do not, out they go; and there is an end of that particular trouble; but the costly suites of rooms in the modern flat houses are occupied by the year, and when there is trouble between people in the same building it is difficult to compose the contention. It is an old saying and true in a measure that no house is large enough for two families, and people who live in flats sometimes find that out. Suppose, for instance, that the family which lives upon the lower floor is a quiet one, the members of which retire early, say at 10 o'clock; but on the floor above is located a family of a gayer turn of mind. They receive company, have music and dancing up to 12 o'clock, and sometimes after. Now there will be more or less noise and shuffling of feet and consequent dissatisfaction among the other families. The gay family will not be deprived of their customary pleasures, while the quiet family is naturally irritated at being kept awake. Then again on the third or fourth floor there may be a family with children, little babies, which the nurse takes out daily leaving the baby wagons in the lower hall. Now the occupants of the first floor may be a childless couple; perhaps there is an old maid or two lying around loose, and they are naturally angry about the hallways being crowded up with baby wagons. This will give you an idea of some of the discomforts of managing apartment houses."

Home Decorative Notes.

—A novel and quite a beautiful freak of fancy was displayed at a late wedding where the Episcopal service was used; each guest was presented with a delicately tinted pamphlet containing the marriage ritual embellished with the monogram of the bride and groom on the cover; the bride carried an enlarged edition that included the marriage certificate printed on white satin with several blank leaves on which were afterwards inscribed the signatures of those nearest and dearest to her as witnesses, making a lovely and unique souvenir.

—Liquor sets of engraved glass are mounted on a frame of fine Vienna brasswork.

—Card receivers are a square plaque of hammered silver.

—New lamp shades are of brass open work lined with red silk, with red silk tassels fastened at intervals around the shade.

—Wine-coolers are in antique brass and German *repousse* work; the finest have perforated cylinders to hold the bottle.

—Individual terrapin stew pans are now used for serving terrapins.

—The single chrysanthemum makes a charming conventional design in outline embroidered on bolting cloth in pale colored filosomes, for toilet sets or vestibule curtains.

—Few vegetable dishes are used, as the courses are served *a la Russe*, with the vegetables on the dish as a garniture to the meat or game.

—A late fancy in art fire-places is to fill the brass basket-grate with irregular lumps of colored glass, and light the same with gas jets from below, which give the grate the appearance of being filled with live coals.

—Tea-sets and lunch-sets are in red and gold, blue and ecru; fine sets of white momic cloth are embroidered with a border in China blue or Turkey red.

—A recent novelty in stationery is the hemstitch paper, which is the perfect imitation of a handkerchief in the last stages of laundrying; one side is smoothly ironed while the other has the appearance of having just been raised from the ironing cloth; the ridge of stitching is shown round the edge to a depth of nearly two inches. The envelopes are of the same style.

—A pretty feature is a thermometer neatly set in a stirrup.

—White Marseilles bed spreads show flowers and trails of vines stamped in the natural colors.

—Gray is considered the most elegant wax for sealing letters.

—A pongee silk pin-cushion shaped like a bag, is embroidered with violets in outline stitch in filo-floss; the loose end of the bag is lined with pink surah silk and is fastened with wide pink satin ribbon tied in a large bow.

—Individual silver salt spoons have oxidized handles with delicate Persian tracery or *repousse* work.

—The silver vinaigrette has a plush bag on a chatelaine chain to suspend it to the belt.

—Reception rooms show more delicate tones on wall and ceilings; pale silver and gold bronzes prevail on walls, ciel blue in draperies, and the delicate grays, pinks and blues in the carpetings for the floors; lemon yellow satin is a favorite for window draperies, with cream lace over curtains.

—A plush covered palette, with apple blossoms painted in oil, makes a pretty bonbonniere; the bag with a shirring string can be concealed at the back.

—The dinner-card painted in water colors on bolting cloth is a dainty novelty.

—The dressing of the mantel of to-day is a subject of much thought to the artistic house furnisher, and so long as elegance is attained the result will be satisfactory, whether the ornamentation be of the simplest or the most elaborate order. A novel and effective mantel dressing has a width of soft gray embossed velvet laid on the mantel and allowed to fall some distance below it; a drapery of canary-colored China silk is attached to either side of the mantel and caught back in the form of curtains; on one of the curtains is carelessly fastened three or four peacock feathers.

—The Chinese grass linen comes in very fine quality and is much used for tray cloths and doylies.

—The latest style of pillow sham is made of linen and is trimmed with broad and open-work Hamburg; a band of ribbon is put under the Hamburg, a ruffle finishes the edge of the sham.

—The prism is again used on every kind of lamp and candlestick.

—A new combination in metals is forged iron and copper, the iron cut in open patterns overlays the copper which shines through with a ruddy lustre, salvers, candlesticks and inkstands are exceedingly unique and elegant; fine specimens of wrought iron are offered by J. J. J. & Eger, No. 218 West Twenty-third street; light graceful brackets, chandeliers and other objects are wrought, some of the best productions are those of service with the open fire.

—A sugar basin of melon form with the melon stem curved for a handle, is exquisite in rose crackle.

—With the Renaissance style go the new gas fixtures some in wrought iron, others in polished brass, and all with flowing lines and volutes, sometimes suggesting foliage and tendrils from which spring the stems that bear the light; they are very beautiful and gradually pushing out of existence the ungraceful, dark and heavy chandeliers; for newel lights the posts that are made in silver, bronze, hammered and moulded brass have butterflies and other insects in relief applied upon them; quite a new feature is what are called cathedral globes, formed of skeleton square brass frames filled in with jewelled and waved glass in opaque colors; these quite new designs are called to our notice by Oxley, Giddings & Co., of 224 Canal street.

How the Great Apartment Houses Have Paid.

Have apartment houses proven failures as investments is a question frequently asked without eliciting an answer sufficiently full and convincing to dispel the doubts of the inquirer. In the past five years there have been, exclusive of flats of the better class, ninety apartment houses erected in this city at an aggregate cost of \$17,000,000 for the buildings only. The land probably represents an additional cost of about one-third that amount. This includes the buildings now in course of erection. The building of structures of this class although extensively carried on as shown, may yet be deemed experimental and the question is still an open one whether New York has or will have in the immediate future any actual need for them, such as would justify an increase in their number. Those that were first erected naturally attracted the attention of the real estate world and the degree of success they met with from the public was regarded as an indication that our population, or its fairly well-to-do members were willing, and even eager, to pay for the increased cost of these improved tenements. They came almost as a revelation of house comforts and refined surroundings of a superior description, such as the great majority had previously no conception of.

Since then vast improvements have been made in their construction, and their numbers have increased until to-day, they are to be found in almost any residence section—towering piles of grand dimensions nearer architectural perfection than aught else our city has to show the visitor hailing from the capitols of the old world. To such a degree has their internal construction and equipment improved that it can almost be said there remains nothing to be added that would increase the pleasure of living. The apartments, as a rule, are finished in the most expensive and desirable manner; attendants are within call for service of every kind and the responsibility and cares of housekeeping are reduced almost to a minimum. What more is required to secure the patronage of the public? Well, there are several things. Continued business prosperity is one and the most important one. Reduced incomes necessitate a saving in household expenses and to the present business depression can be ascribed the comparative failure of many of the most costly of the apartment houses to secure tenants on profitable terms to their owners. The many advantages they possess over ordinary dwellings represent capital, and must be paid for by the tenant, or the investment will not yield a reasonable return. Thus far the investments have apparently realized much less profit than other real estate ventures. Apartments have been let at prices far less than it was originally expected they would bring and a feeling of disappointment exists among the great majority of stockholders. Strange to say, the least successful of those recently built on the co-operative plan, or by individuals, are the superior ones both as regards construction and location. There are probably not more than twenty-five, including the "Navarro" group, and several not yet finished, that are fire-proof throughout. The remainder, although generally substantially built with a due regard to possible danger from fire, possess no absolute assurance of safety except that derived from a more or less reliable system of watchfulness on the part of employees.

When there exists a disinclination to make public details of cost and income, it is difficult to determine the actual status of the apartment house as an investment property, but the subject having become an interesting one to operators and investors we have endeavored to assist in its solution by giving such particulars as are obtainable in reference to some of the more important structures erected within the past year or two. Our readers can draw their own conclusions. What the future may have in store for that class of tenement is shrouded in doubt, but probably with a revival of business, and more prosperous times, the apartment house will give greater satisfaction as a rent producing property. It may be added that many of the centrally located buildings such as the "Florence," "Gramercy" and others among those first erected have proven excellent investments for their projectors.

With the single exception of the "Dakota" there have been no apartment houses erected that equal those known as the Navarro's. They number eight, fronting on Seventh avenue, Fifty-eighth and Fifty-ninth streets. Having been built in two groups of four each but four are completed—the most westerly ones. In reality two only are entirely finished the remaining ones requiring considerable work on the interiors before becoming ready for occupancy. The original estimate of the probable cost of the eight buildings including land was \$3,300,000, but the actual cost, it is now said, will amount to \$5,600,000 giving an average of \$650,000 for the inside structures and \$850,000 for the two corner buildings. There will be in all 128 apartments one half of which are retained by stockholders the others being to rent. In the two finished buildings there are few tenants, there being up to date, only thirteen apartments rented, and few of those held by the stockholders occupied. The majority of the latter will no doubt prefer to rent rather than take possession. The rentals vary from \$2,000 to \$7,000 per annum the average being \$2,500. It is hoped that the rented apartments will yield enough to pay the running expenses which, in the case of the Navarro houses will be enormous; but in view of the difficulty of renting the few apartments which two of them contain it is doubtful if such a consummation will ever be affected. Of course no estimate can yet be made of the income the eight buildings will yield when fully finished and rented, but the figures obtained leave little doubt that the venture will prove the reverse of profitable and suggest that the yearly deficiency will amount to enough to require the levying of heavy assessments on such of the holders of stock as continue their faith in the enterprise.

One of the first of the home clubs formed by Hubert, Pirsson & Co., was that known under the corporate name of "Number Eighty Madison avenue." Situated on the northwest corner of Twenty-eighth street, it is a seven-story and attic fire-proof building, occupying a space about 74x91, and was erected in 1881 at a cost that seems reasonable. As is not unusual with apartment houses on the co-operative plan the cost of the building exceeded the estimate, and represents an expenditure of \$225,000. The land purchased in March, 1881, for \$77,500, was valued a few months later at \$125,000, which gives a total cost for No. 80, of \$350,000. One-half of that amount is represented by stock, the majority of which is held by two individuals; the remaining half was raised by a mortgage which is still on the

property. There are in all sixteen suites above the basement, which is occupied for offices, six of them being rented. Through good management on the part of the two principal stockholders running expenses have been reduced to the lowest point, and vacancies in the apartments rarely occur, and when they do, are readily filled at full prices. The investment has therefore in this case proven as satisfactory as was expected, but possibly had there been a clash of owners holding diverse views as to the management there would be a different story to tell.

An attractive looking nine-story building, on a plot 75.10x91.4, built in the form of a U, but not of fire-proof construction, is that of the "Berkshire Association," on the northwest corner of Madison avenue and Fifty-second street. The architect was Carl Pfeiffer, and the total cost less than \$400,000. There are seventeen suites, eight of which are held by stockholders, one of them having for some time been unoccupied. The renting apartments are all let with the exception of the northerly basement office. The rentals range from \$1,500 to \$4,000. It is evident the investment has not been a profitable one. The capital stock amounts to \$120,000. The mortgage indebtedness on January 16th, being \$240,000 including interest.

The "Dalhousie" on Fifty-ninth street, near Sixth avenue, comprises two adjoining nine-story fire-proof buildings, 62.6 and 55.6x90, erected by George Munro, the publisher, from plans by J. Correja. The aggregate cost of land and buildings has been over \$1,000,000, considerably in excess of the first estimate. But one building is fully prepared for occupancy, and has secured thus far tenants for but five of the seventeen suites it contains. An equal number of suites will shortly be ready for renting in the building approaching completion. The poor success met with in securing tenants has induced the owner to making a reduction of \$500 to \$750 per year in the prices asked for suites, which reduction will remain in force for the benefit of applicants until October 1st. The rentals range from \$2,000 to \$2,750, and will, it is believed, average \$2,500. If all were occupied at these rates there would be, as can easily be seen, a fair return on the investment.

The "Knickerbocker," on the southeast corner of Fifth avenue and Twenty-eighth street is eleven stories high, divided into four floors of two stories each, and one floor of bachelors' apartments above, the remainder being occupied by the servants and for storage and other purposes. It is a fire-proof building. The ground floor contains three large stores. One of these the Knickerbocker Trust Co. offered to lease at \$6,500 per annum for ten years, but owing to a delay in the acceptance by the stockholders of the company obtained accommodations elsewhere. The cost of the land was over \$500,000, and the cost of the building \$428,000, which was almost exactly in accordance with the estimates, rather the exception, than the rule, in the history of apartment house building. The total cost of the structure, including architect's fees and other additional expenses on the building was about \$1,100,000. There is a mortgage on the property of \$500,000 at 5 per cent., which, with the cost of maintenance, which is about \$20,000, amounts to \$45,000 per annum. The building contains seventeen suites, exclusive of twelve bachelors' apartments, at present yielding \$8,000. The whole of the structure is occupied with the exception of one bachelor's suite. If rented the building, it is claimed, would bring \$100,000 per annum. This is the estimate of one of the stockholders in comparing the rentals of apartment houses near by, and the "Knickerbocker" can stand the test of the comparison for it is unsurpassed for tone, elegance and management in the city. The "Knickerbocker" has, of course, a large mortgage to liquidate, and were the stores rented—they are estimated to be worth \$20,000 per annum—the undertaking might be said to be more successful from a financial point of view than it is at present. It may be added, however, that one of the apartments which sold for \$20,000 has been rented for \$3,500. The capital stock of the company is \$500,000, all paid in. The indebtedness of the company, exclusive of the mortgage, is about \$15,000. The building is 100x125, and the architect was C. W. Clinton.

The "Dakota" is ten stories high, eight of which are used for living purposes. It contains three frontages of 300 feet, on Eighth avenue, Seventy-second and Seventy-third streets. It contains fifty-eight suites of apartments, and is estimated to have cost between \$1,500,000 and \$2,000,000, though the latter figure is probably nearer the mark. The rents range from \$1,000 to \$5,600. If entirely occupied, the rentals would yield \$150,000 per annum. The running expenses amount to about \$40,000, which would be increased to \$50,000 or more if all the suites were occupied. At present, however, scarcely half have been rented. The net return on the cost of the building would be about 4 per cent. if all tenanted. Of course the "Dakota" may be regarded as an exception to the majority of apartment houses, as it was built not for speculation, nor to be disposed of at a large profit, nor with the object of being rented at high figures. The late Edward H. Clark had in view the erection of a noble structure, to be erected as an ornament to the west side, as well as for the accommodation of the affluent, and where architectural beauty was paramount, expense was ignored, with the result that the "Dakota" stands to-day unsurpassed amongst the apartment houses of the city. It may be added that the building is free from mortgage, is fire-proof, and insured at from fifteen to forty cents for three years. The architect was H. J. Hardenburgh.

The "Rutland," on the southwest corner of Fifty-seventh street and Broadway is seven stories in height, and has a dimension of 54.3x151x100. It was built by Charles H. Bliss, and sold by him to Sidney De Kay in exchange for Nos. 5, 7, 9 and 11 Broadway, adjoining the Field building. It contains forty-three suites, of which only two or three are said to be unrented. The estimated cost of the building was \$300,000, though the actual cost was much greater. The land was purchased for \$115,000, three of the lots for \$75,000, and the corner for \$40,000. The building is said to have cost altogether about \$600,000. It has two mortgages, one of \$75,000 at 6 per cent, and another \$410,000 at 5 per cent., being \$485,000 in all. The cost of maintenance is said to be about \$17,500 per annum, which, with the interest on mortgages, amounts to \$42,500. Deducting this sum from the total rental there is a balance of \$12,500. The architect was William Schickel.

The "Chelsea," on the south side of Twenty-third street, between Seventh and Eighth avenues, is eleven stories high in front and twelve in the rear.

It contains nearly 100 suites, it having been found advisable to alter the larger apartments into two and three smaller ones. About 70 of the suites are in the possession of stockholders, the latter including many firms who were employed in the construction of the building and consented to accept payment of their claims in stock. Of the 30 suites to rent all but a few have been taken. They let at \$600 to \$1,200 per year, the average being about \$1,000. The stores, it is claimed, will net the Chelsea Association \$10,000 per year, and considerable revenue is derived from studios of which there are a number on the top story. At best it would appear that not more than \$50,000 would be the yearly income, which amount, it is stated, will cover the cost of maintenance and pay the taxes and interest on the mortgage of \$550,000 at 6 per cent. The land on which the "Chelsea" stands cost \$190,000, and the cost of the building the architects, Hubert, Pirsson & Co., estimate to have been \$660,000. Another equally reliable authority puts the total cost to date at \$1,000,000.

Anent The Lawyers.

A Philadelphia lawyer writes to *Bradstreets* as follows:

There are many things which have tended to reduce the business of the profession during the past ten years in this city. In the first place, the business in the Orphans' Court has been simplified, and much of the work that was formerly done by members of the bar as auditors, etc., is now done by the court itself. This has had the effect of taking away business from lawyers as auditors; but the manner in which the judges of the court transact that business disposes of cases more promptly and at less expense to the suitor than heretofore. Again, much of the real estate conveyancing business has been simplified, and is transacted at reduced expense by the Real Estate Title Company. The trust companies also, by executing trusts of different character, have deprived the profession of business that it would necessarily have had by reason of a greater number of individuals acting as trustees. The trust companies in this city have conducted their business in a way to satisfy those dealing with them, and the tendency is to give them business in preference to individuals. Finally, there is not the same inclination to litigation as existed in former years. The credit system is not so extended as in the past, and people nowadays endeavor to settle their differences by compromises rather than litigation. These are some of the causes for the limitation in the business of our profession, and I think upon the whole, that the community have greatly benefited by the result.

As yet there has been no diminution of the fees which lawyers secure from real estate in this city, but the distress in business has reduced the emoluments of the profession. Good times help the lawyers as they do other class of professions. Arbitration in the exchanges to settle business disputes is, however, depriving the lawyers of many a fat fee. The title guarantee business has not interfered with the legal profession in New York as yet, and some lawyers are wise enough to try and reduce the official costs of land transfer so that their own bills will not seem so exorbitant to clients. This will also prevent purchasers of real estate from patronizing the guarantee companies. It is becoming more evident daily that the tedious machinery of our courts is inconsistent with the transaction of business in our day. The telegraph and the various time saving devices of commerce itself, are constant arguments against the money and time wasting processes of the legal machinery we have inherited from the past. The business of the world demands promptness and economy which it is utterly impossible to expect from law as it has been administered during the past generation.

Doctor Damrosch is clearly the *impresario* of the future. His remarkable success with the German Opera at the Metropolitan Opera House is one of the surprises of the musical world, and yet it should be no surprise. The secret is that he has given opera with the same attention to *ensemble* and accessories to which the amusement public have been habituated by the leading theatres in the presentation of first-class plays. Italian opera has been a practical failure because of the star system by which a few singers appropriated all the money, leaving nothing for the other essentials of a first-class opera. It has been decided to have German opera next year and the impression created has been so good that its success is almost assured in advance. There has been an honorable competition between Mr. Theodore Thomas and Dr. Damrosch. The former had many friends in the press and in the musical world, but his rival has taken the lead and will keep it, for he has shown that he can do something else beside lead an orchestra. The production of "Die Walkure" was the crowning test of Dr. Damrosch's ability as a manager and leader of an orchestra. In the latter capacity he proved to have as masterful control of the *technique* of his profession as his American rival, while he certainly put more fire and *elan* into the rendering of the storm full and wonderful music of Wagner.

A club of gentlemen have purchased 17,000 acres of land near Port Jervis, intending to make it a game preserve, and pleasure resort for themselves and their families. They will build a club house and a number of cottages for members, lay out some of the grounds and stock the streams and lakes with fish. This enterprise is similar to the Blooming Grove Park Association, which has been in existence some 10 or 12 years. It is situated in Pike County, some 14 miles from Lackawaxin. It owns some 13,000 acres in fee and has the privilege of using for sporting purposes a large quantity of additional wild land. Northeastern Pennsylvania and portions of northern New Jersey are admirably fitted for game preserve parks. The land is unsuitable for agricultural purposes but is well adapted for forests. The scenery is picturesque and small lakes and streamlets are numerous. This region is within four hours of New York by rail and is very healthful. These sporting clubs by preserving the old forests and promoting the growth of new ones perform a useful public function. It is surprising that no one has ever thought of devoting a portion of the Adirondacks to similar organizations. It would save the forests from the ruthless axes of the woodman and spare the State any trouble in the matter. Shooting clubs have already monopolized such parts of the Atlantic coast as are noted for large preserves of ducks and other game birds. The swampy grounds along the interior lakes also have been largely taken up by the sporting clubs of the various Western cities. Our fast disappearing forests in the Eastern States could best be preserved by sporting clubs such as that of Blooming Grove Park and the one about to be established at Port Jervis.

Realty at Albany.

[From our own Correspondent.]

ALBANY, February 5.

The Senate Committee on Cities has commenced its work of perfecting the bill introduced by Senator Daly, to amend and revise the building laws of New York. They are taking into consideration the amendments made to the bill during its passage last year, will take a part of these amendments, and incorporate them in the bill. This action indicates that there is but little prospect of the passage of the bill creating a commission to prepare and report building laws for all the cities of the State, to the Legislature of 1886. No decision has been reached as yet as to whether any change will be made in the authority to execute the law, in view of the resignation of Mr. Esterbrook. The bill that was originally passed abolishing the building department and making it a bureau in the Fire Department, was for the purpose of giving the Republicans the control of the execution of the building laws and the patronage. Now that the majority of the Fire Commissioners are Democrats, and Mr. Esterbrook has resigned, it is not unlikely that the control and management of the bureau may be changed. That point has not as yet been settled.

The committees have commenced reporting the bills heretofore mentioned. The act requiring the Commissioners of the Park Department to change the map or plan of that section of the new Wards, at Morris avenue, One Hundred and Sixty-second street, Webster and Sheridan avenues has been reported in both Houses.

Senator Cullen's bill establishing a bureau of Searchers of Titles in the Comptroller's office, the persons appointed as searchers to be paid salaries by the city, and the fees received to be paid to the city, has also been favorably reported.

Under the present provisions of the civil code, authority is given to the Surrogate in the settlement of estates under will or proceedings in his court to direct the sale of real estate of the deceased owner. The code, however, provides that such realty must be disposed of at public sale. This has been found to be disadvantageous in many instances, the property not bringing as much at the public sale as responsible parties had offered for the same before the sale took place. A bill has been introduced in the Senate by Mr. Ellsworth, reported favorably discussed at considerable length and ordered to third reading in that body, amending section 2,772 of the code, so as to allow realty of estates to be sold under the order of the Surrogate, at private sale upon the petition of any of the heirs interested in the estate. This amendment is intended to enable those who are entitled to shares in estates to dispose of their shares while the settlement of the estate is pending and take advantage of the market. It is an important amendment to the law and of interest to owners and dealers in realty generally.

The section proposed to be amended is a part of the title of the code relating to the power of Surrogates over realty of estates. It is attracting unusual attention here. The provisions of the section as it is proposed to amend it are as follows:

§ 2,772. Each distinct parcel of real property must be sold in the county where it, or a part thereof, is situated; such sale must be at public sale, except when otherwise ordered by the Surrogate having jurisdiction in the proceeding. When the sale is had at public sale the provisions of sections 1,384, 1,385, 1,386, 1,434, 1,435 and 1,436 of this title shall apply to such sale of real property, or an interest in real property as prescribed in this title. In making the application, each provision relating to the Sheriff is deemed to apply to the person making the sale, pursuant to the decree and the order directing the execution thereof. The Surrogate may, in his discretion, upon the application of the person authorized to make such sale, or of the petitioner who instituted the proceedings, and with or without notice to the parties who have appeared, authorize the sale of such property or any part thereof at private sale. When authority is so given, the Surrogate shall appoint three competent disinterested persons to examine and appraise each parcel of property so authorized to be sold at private sale at its just and fair market value; they shall forthwith so appraise the same and make a report of such appraisal, signed and verified by at least two of them, describing each parcel and stating the value thereof and file the same in the Surrogate's office. Upon the coming in of such report, the Surrogate may, upon eight days' notice to such parties in interest as have appeared in the proceeding, authorize a contract to be made for the sale of the property, or any part thereof, at private sale, at a sum not less than the appraised value thereof, subject to the approval of the Surrogate, and upon the execution of such contract, the person authorized to make the same shall report his proceedings thereon to the Surrogate, who shall approve or disapprove the same. If the contract be approved, conveyance shall be made pursuant thereto. If the contract be disapproved, it shall be without effect or validity, and the person authorized to sell may thereupon further contract for the sale thereof under the same limitations and report the same as before to the Surrogate for his action thereon; or sale of said property, or any part thereof, may thereupon be made at public sale to the highest bidder, subject to the foregoing provisions respecting public sale. The fees or compensation of the appraisers herein authorized shall be fixed by the Surrogate at not exceeding \$3 per day each.

A bill has been introduced in the Assembly by Mr. Barnum amending the consolidation act in reference to the powers of the Board of Health. It gives that board additional powers relative to the drainage of houses, compelling every house to have separate sewer connection and prohibiting the covering of drainage pipes when laid until they are inspected by the Health Board, giving the Health Board the right to commence action for an injunction against the sale, letting or occupation of a building of which the owner has refused to comply with the requirement of the Health Department, as laid down in the act, until the violations are remedied.

The bill also gives the Health Department a lien upon the property when compelled to execute work itself in abating nuisances in connection with any building, to the extent of the cost of such work, by filing a notice in the County Clerk's office before the work is done describing the premises affected and the work proposed to be done, and stating that a lien for any costs and expenses attending the execution of the work will be filed and enforced as allowed by law. All persons who have, or may obtain any interest in the premises, or any part thereof, referred to in the notice, whether by deed, mortgage or otherwise, shall hold the same subject to the payment of any such lien thereafter filed. The bill also gives the court, upon proof that such lien has been filed, power to grant an order directing the lessees, tenants and occupants to pay over to the Health Department all money due or to grow due for rent or occupation of the building described in the lien until the Health Department is paid the full amount of the lien and all costs and expenses attending the enforcing of the same with interest.

Another section of the bill provides that no house, building or portion thereof in the city of New York shall be used, occupied, leased or rented

for a tenement or lodging house, unless the same conforms in its construction and appurtenances to the requirement of this title, and if occupied by more than one family on a floor, and if the halls do not open directly to the external air with suitable windows, without a room or other obstructions at the end, it shall not be used, occupied, leased or rented, unless it is made to conform to the requirements of the said Board of Health for light, ventilation, plumbing and drainage, or subject to the conditions of a permit in writing from the said Board of Health.

Another section declares that every tenement and lodging house shall be provided with as many water-closets, improved privy-sinks or other similar receptacles as the Board of Health shall require, in no case shall there be less than one for every fifteen occupants.

A tenement house within the meaning of the act is declared to include every house occupied as the residence of three families or more, living independently of each other.

The provisions of the bill are intended to cover some of the points of the recommendations of the Tenement House Commission appointed last year in the reform of that class of buildings to make them more habitable by those who are compelled to live in them. It does not embrace all of the recommendation of that commission. Every owner of tenement property and every occupant of floors or parts of floors in tenement houses will be interested in the bill. Its passage cannot be secured without a struggle and an effort.

The long talked of measure for improvement of the section of the city between Broadway and the Bowery, by extending Lafayette street through to Marion, so as to connect with Elm street, the widening of the latter street its entire length and extending it so as to make a direct thoroughfare to the Brooklyn bridge, has been introduced in both houses. The cry has already been raised that this improvement will divert business from Broadway, and will be too expensive for the present time. Those behind the project announce their intention to push it, and secure, if within their power, the authority to make the improvement. They claim that the east side raised no objection to the extension of West-Broadway to Washington square and Fifth Avenue, giving a wide thoroughfare on that side, and that on the east side we are entitled to a wide street to help that portion of the city.

Mr. Shea, who represents the annexed wards, has introduced to-day another bill relative to the change of the map of plans laying out the Twenty-fourth ward. It authorizes the Commissioners of the Department of Parks, to take from file so much of the map of the Twenty-fourth ward as lies west of Riverdale avenue, and north of River street, alter and amend the course winding direction and width of the roads, streets and avenues now shown on the maps, in the manner that the Commissioners may deem most conducive to the public good and file such amended and corrected map within six months.

The bill introduced by Mr. Shea, early in the session, providing that the property within the lines laid out for streets and places by the Park Board, in Twenty-third and Twenty-fourth wards, should not be assessed for taxation, has been favorably reported in the Assembly.

The tax maps of the property of the Twenty-third and Twenty-fourth wards, were in the main made before the annexation of that territory to the city. It is alleged that the tax office is compelled to hire or loan its maps when assessing the property. Senator Plunkett has introduced a bill providing an appropriation of \$50,000 to make new maps or purchase those already in existence for the use of the city, especially to the tax department.

A bill has been introduced in the Senate by Senator Daggett making the Brooklyn Suspension Bridge free to foot passengers, and also authorizing the Board of Trustees to expend the incomes received from the bridge in fitting up and converting the arches under the approaches to the suspension portion of the bridge into storage warehouses to rent for that purpose. This is utilizing a portion of the structure now idle, but available for the purposes proposed.

A bill has been introduced by Mr. Barnum to provide for the issue of the bonds necessary to carry out the construction of the new aqueduct, to be issued upon the requisition of the Croton Aqueduct Commission. A sinking fund is provided to meet its payment, but whenever any of the bonds are purchased for the sinking fund they are to be cancelled.

No action has been taken on the sinking fund bill heretofore introduced.

If the present legislature was as honestly in the interest of city reform as was that of last year under the leadership of Theodore Roosevelt we would urge it to reform the Fire Department Commission by getting rid of the present board and authorizing the Mayor to appoint a single head. There seems to be some justification for the belief that personal and political considerations sway the board more than its sense of public duty. In its quarrel with Inspector Esterbrook there is something to be said on both sides. Mr. Esterbrook was honest and capable but he was uncivil in his demeanor and harsh in his method of dealing with those who did business at his department. His course toward Mr. John H. Sherwood was utterly unjustifiable and the commissioners were quite right in reversing his decision in that case; but there is every reason for believing that the commission wishes to use the patronage of the office for political purposes. We need a new building law and one of its provisions should be making the Inspector an independent officer subject to the authority of the Mayor only.

The Stock Exchange will, it is said, soon commence dealing in ten share lots of stocks, petroleum certificates and miscellaneous securities. This organization might have had a monopoly of the business which has grown up outside of the exchange were it not for the rapacity and folly of the influences which controlled it. Trades' unions are rarely politic and always greedy, and the Stock Exchange is a typical trades' union. But business is dull and the bucket shops as well as the other exchanges are getting a great deal of the money which might have added to the bank accounts of the stock brokers. But speculation has been overdone in Wall street in everything. There are too many brokers in all the exchanges; only a few of the many can make a living out of the buying, selling and dealing in securities.

The great cities are planning to build next season on a scale apparently as large as last year. Plans and estimates in New York, Philadelphia, this city and other large centers, point to a season's results fully equal to that of 1884. The farmers of the Northwest having, to a large extent, procrastinated improvements for two years past, will be likely to do more in this direction the present year, because they have a full crop, and prices of building material are low. Considerable railroad construction is projected, and, should the crops move freely in the spring, increased earnings would tend to stimulate new construction, and improvement of the old. Increased freighting would also call for a greater amount of car building. All these favorable indications are either in sight or probable.—*Northwestern Lumberman.*

The scene in the New York Superior Court, on Monday, was not edifying. There were a tribe of lawyers arguing that ex-Mayor Edson should be punished for contempt of court. The order which Mr. Edson disregarded was so manifestly a partisan ukase that everybody realized when it was granted that the ermine was being stained in the mire of political controversy.

Better for the sake of the Judges to let the matter drop. If they exposed themselves to contempt it is cruel to keep the fact prominently before the public eye. They may be forgiven if they behave well in future; their offence may be pardoned if they are careful not to repeat it.—*Shoe and Leather Reporter.*

The World of Business.

Building and Loan Associations.

One of the most striking marks of improved public spirit in Missouri is the organization of building and loan associations in many of the thriving towns. It is the outgrowth of a demand for improvements, and a sign of enterprise. There is no need for these associations in indolent, stagnant communities where no new houses are demanded. It is only in vigorous, industrious and thrifty communities, where new accessions are being made to the population and the people are active in developing their advantages and improving their fortunes, that they find a field. There are such communities all over Missouri. Towns of 2,500 to 3,500 inhabitants show a building business last year of \$75,000 to \$160,000—and it is in these that the wholesome principle of co-operation involved in building and loan associations finds its opportunity. There may be few moneyed men in such towns; there may be little capital available for useful enterprises. But the building and loan association comes in to meet the want. It enables forty, fifty or a hundred persons of limited means to make a fund of capital by pooling a share of their earnings. At first the supply is small, but it increases with every monthly payment, until it becomes a potent agent of usefulness and improvement. A building and loan association in a prosperous town places it in the power of an industrious poor man to secure a house of his own for but little more than the rent he pays for a house belonging to another. When prudently managed they pay out in eight to twelve years, and the shareholder finds that his monthly payments have secured him a home worth \$1,000 to \$2,000, which he could not have paid for in any other way. This is one advantage. Another of scarcely less value is the habit of methodical economy it teaches. Many a man of limited means wastes in eight years an amount which, if carefully saved and funded in a building association, would build him a comfortable house. All capital is money saved, and the mechanic or laborer or clerk who lays by a portion of his wages has not only begun to be a capitalist in a small way, but has learned the secret of independence and comfort.—*St. Louis Republican.*

Exports of Meat.

In view of the active competition of Australia and South America with the United States for the European trade in meats, the increased local supply on the continent and in England, the comparatively high price of pork and beef, the active home demand, the decline in exports in 1884 was light. The value of last year's shipments of beef and pork products was \$95,987,978 against \$117,911,697 in 1883, a loss of \$21,923,719. The following table exhibits the nature and quantity of the exports as compared with the movement of the preceding year:

	1884.	1883.
Bacon, lbs.	306,564,323	370,370,997
Hams, lbs.	44,282,602	53,503,988
Lard, lbs.	226,018,322	277,034,680
Pork, lbs.	54,295,565	67,759,872
Beef, fresh, lbs.	115,782,231	116,928,722
Beef, cured, lbs.	37,650,416	46,443,037
Cattle, No.	135,271	170,393
Hogs, No.	33,026	36,624
Beef, canned, value	\$3,296,472	\$3,682,741

Seemingly, American fresh beef is holding its own in the foreign market, the exports being within 1,146,491 pounds of the quantity sent abroad in 1883, an insignificant difference.

Considering the depressed condition of trade and commerce in Europe, a decline of \$386,269 in the value of canned beef exported seems trifling.

But this trade has been hurt. Australian beef has seriously interfered with the hold American canned meats had upon consumers. The favorable exhibit alluded to is due to the very heavy contracts of the English Government made with American canners to supply the English army with beef.

The value of the exports of beef products during the last fiscal year constituted 20.3 per cent., and the exports of hog products 61 per cent. of the total exports of provisions. In 1860 the United States exported about \$17,000,000 worth of provisions. Last year the shipments were valued at \$114,000,000. In 1881 they reached nearly \$157,000,000. The decline between 1881 and 1884 was due to the restrictions placed upon the trade by France and Germany, the latter country going so far as to forbid the transport of American hog products across its territory. The record of growth is remarkable, and is one of many evidences of the industry and progress of our country, and is indicative of the prosperity of our producers.—*American Grocer.*

Comparison of Population and Debt in English and American Cities.

It is safe to say that the smaller cities of the United States, those below 100,000 population, have managed their affairs with great prudence. Nearly \$500,000,000 of our \$697,458,866 of municipal debt may be found in the cities of over 100,000 population. I have prepared a couple of tables giving the population and debt of twenty-one cities in England and twenty-one cities in the United States. In the latter table I was obliged to include Albany, with something over 90,000 population, in order to make the number of cities the same in both countries. Here is the English table:

	Populat'n 1881.	Gross in- debt'n's.		Populat'n 1881.	Gross in- debt'n's.
Birmingham	400,757	\$33,948,590	Manchester	393,676	27,859,415
Blackburn	100,618	2,046,645	Newcastle-on-Tyne	145,228	3,593,225
Bolton	105,973	1,907,025	Nottingham	111,631	3,033,550
Bradford	180,459	13,356,345	Oldham	152,511	5,104,445
Brighton	129,407	1,172,210	Portsmouth	127,953	894,820
Bristol	206,503	2,142,665	Salford	176,233	5,877,145
Hull	161,519	896,640	Sheffield	284,410	3,058,965
Leeds	309,126	19,424,895	Stoke-upon-Trent	152,451	265,500
Liverpool	552,425	22,184,930	Sunderland	124,960	1,320,955
London	4,764,312	96,714,500	Wolverhampton	164,303	3,147,605
Total				8,865,812	254,508,735

And here is the table of American cities:

	Populat'n 1880.	Gross in- debt'n's.	Cities.	Populat'n 1880.	Gross in- debt'n's.
Albany	90,758	\$4,021,000	Milwaukee	115,587	2,250,389
Baltimore	332,313	20,184,975	Newark	136,508	10,339,000
Boston	392,839	42,030,126	New Orleans	216,090	15,309,999
Brooklyn	596,063	42,717,500	New York	1,206,299	136,407,434
Buffalo	105,134	7,443,134	Philadelphia	847,170	70,970,042
Chicago	593,185	13,043,000	Providence	156,389	14,826,605
Cincinnati	255,139	23,903,500	St. Louis	104,857	9,097,250
Cleveland	160,146	8,591,100	St. Paul	350,518	25,507,000
Detroit	116,340	2,811,400	San Francisco	233,959	4,161,500
Jersey City	120,732	16,888,000	Washington, D. C.	147,293	21,699,564
Louisville	123,758	8,079,000			
Total				6,301,667	497,720,418

While the aggregate of the debts of the twenty-one largest cities in England do not greatly exceed one-third of the total local indebtedness of England, the aggregate of the debts of the twenty-one largest cities in the United States are nearer two-thirds of the total local indebtedness of this country, the per capita debt in the first case being \$28.70 and in the second case \$78.98. It is safe from this to argue that, while the minor political divisions of the

United States have been doing far less in the debt creating line than the minor political divisions of England, our largest towns have been running riot and creating debt much more rapidly than the large cities of the mother country. There never has been a doubt in my mind that this is due to the much better administration of public affairs in the smaller towns, where as a rule, prominent business men and tax-payers find time to accept local office and discharge the duties. The money in our large cities is expended with little care, and, as a rule by men who pay but a small share of the taxes. An interesting and instructive document might be prepared showing the amount of taxes annually paid by the men who have the debt-creating and tax-raising power of twenty-one cities in this country, whose aggregate debts are today nearly \$500,000,000. Suppose we begin with Philadelphia.

ROBERT P. PORTER.

Some Recent Statistics.

Mr. Giffen, an eminent English statistician, has recently published an interesting analysis of the trade statistics of that nation with the view of ascertaining the effect upon the merchandise exports produced by the modern industrial development in France, Germany, Holland and the United States. There has been in the latter countries in the last quarter of a century a notable expansion of industrial ambition and enterprise, generally relying very greatly upon the aid of protective tariffs, and usually there has been a definite purpose to disenthral home markets from their dependence upon the shops, mills and foundries of England. Mr. Giffen shows from the records of the Blue Book, that the entries and clearances of shipping at the ports of the United Kingdom to and from those countries in 1840 amounted to 4,000,000 tons, or 43½ per cent. of the total trade to and from all countries, while in 1883 the entries and clearances to and from those countries amounted to 31,500,000 tons, or 48½ per cent. of the grand total. Of the total exports of the United Kingdom in 1883, amounting to 240,000,000, 34 per cent., or 82,000,000, went to the tariff-protected nations mentioned above, while in 1840 they took only 17,500,000 of such exports, also 34 per cent. of the whole. The explanation advanced by the statistician whom we are quoting for the increase of English trade with the nations who essay to rival her manufacturing interests, is that the manufactures of England are largely dependent upon the manufactures of other nations, both for supply and demand. Industry, as it develops, creates as well as supplies wants. The cotton spinner and weaver make business for the manufacturer of machinery, oils, dyes, chemicals, etc., etc. One nation also employs its special arts upon the finished products of another nation, giving them a higher finish, or otherwise modifying them to suit its special trade. For instance, according to Mr. Giffen, nearly 40 per cent. of the English imports in 1880, classified as manufactures were, in another respect, only raw material, for the use of English manufacturers. The most notable general fact, however, brought to light by this analysis is, that large relative losses have occurred in the exports of a small category of articles of leading importance, but this has been far more than counterbalanced by a wonderful increase in the aggregate value of miscellaneous exports. The proportion of four or five principal articles of export in the total has diminished mainly by the great gain in the exports of less important sundries. The foreign demand for these thousand and one miscellanies produced by the industrial hives of England he considers to be largely a direct result of the development of manufacturing enterprise in other countries. This theory, which is sustained by ample statistical data, presents a very interesting and pleasing glimpse of that conservative principle of legitimate trade, which creates new wants while creating supplies, and which, if unimpeded by artificial restraints, tends to make the various branches of useful industry mutually dependent and reciprocally beneficial.—*Courier Journal.*

Annexation in Canada.

It really begins to look as if there might be an attempt before long to push independence as an issue in Canadian politics. The matter is being discussed a good deal in public, and has even been voted upon at conventions of one sort and another, and now it is hinted that the veteran Liberal, Sir Richard Blake, is going to come out boldly for independence in a public speech at Toronto. It is significant that Conservative papers, like the *Toronto Mail*, are boldly declaring that "the sooner the contest is begun and ended the better." They are, of course, confident that "the vast majority of the people will stand true to the British flag" but even the Conservatives are to confess that independence has a considerable following. It would be folly for them to say otherwise after some recent utterances upon the subject. In Quebec, the Maritime Provinces and the Northwest, particularly, there clearly is a strong desire for a separate national life; but how generally the spirit is disseminated among the people of the Dominion at large it is impossible at this distance to say. It would not be strange, however, if the friends of federation should take heart from this discussion and seek to check any growing discontent, by urging even more vigorously their own scheme for enlarging the scope of the Dominion's influence.—*St. Louis Globe Democrat.*

Our Oil in the Orient.

So much is being said about the greatness of the Russian oil fields that many persons believe the prospects for our own petroleum are bad indeed. The United States cannot of course expect to hold a monopoly of this article, but there is little fear yet that they will fail to compete successfully with rivals upon fair grounds. Adverse legislation such as is proposed in Germany, might injure our petroleum export trade, but in other markets we can hold our own. This proposition holds good more particularly of the markets of the East. Messrs. Vernon H. Brown & Co., of this city, following their usual custom, have compiled a memorandum of petroleum shipments from the United States, to ports in the East Indies, Java, China, Japan, &c., during the year 1884. A copy of this list will be found elsewhere in this issue. The list is in some respects much more encouraging than the one published last year, and it shows, moreover, that we have not lost our hold in the Orient. The discouraging feature of the trade of last year was the great falling off in the exports to Japan. In 1883, Japan imported less than in the year previous, but in 1884 the decrease below 1883 was 629,926 cases. To all other places there was a very large gain in exports. The total for the year were 9,601,466 cases, being a net increase over 1883 of 1,338,031 cases. The largest increase was to India, being 1,370,077 cases over 1883, China and China Sea ports coming next with 512,101 cases, Java with 59,293 cases and Rangoon Straits, &c., with 26,486. This trade still patronizes sail vessels in preference to steamers. In 1882 the number of steamers engaged in it was only ten, in 1883 four were engaged, and last year with all the competition they forced into the freight market the number employed was but thirteen. The total number of vessels engaged in this Eastern petroleum trade last year was 246, being more than in the two previous years. Of these 90 were American, 90 British, 32 Italian, 14 German, 10 Norwegian, 4 Swedish, 3 Austrian, 1 Danish, 1 Dutch and 1 Belgian. Our shipping does not make as good an appearance in this trade during 1884 as in previous years, and the evidence is all too plain that we are steadily losing ground. It is to be hoped that this year will bring a change for the better, and that our ships will once more take the lead in this trade.—*N. Y. Maritime Register.*

The Hennepin Canal.

The railroad corporations have passed the word to their representatives in Congress that all measures to improve our system of internal water ways must be opposed, and their organs are hard at work decrying the Hennepin Canal project as a strike on the Treasury, and stigmatizing its advocates as "lobbyists." This project, as most of our readers are aware is to construct a canal sixty-five miles long to connect the Illinois River at Hennepin with the Mississippi River near Rock Island, thus placing the whole Upper Mississippi River in direct water communication with Chicago

and the great lakes; indeed, it is extending our present lake and canal system to the Mississippi valley. The route has been surveyed by the United States Engineer Corps, and the canal will cost for seven feet of water less than seven millions of dollars. At a time when we are talking of constructing a Nicaragua Canal, to cost anywhere from eighty to two hundred and fifty millions, it seems queer that Congress should hesitate in constructing this link in our system of water navigation. But the powerful lines of railroad leading from Chicago westward, and which now charge more to carry the grain of the Mississippi Valley to Chicago than the trunk lines that have water competition charge for carrying it from Chicago to the sea-board, do not want the Hennepin Canal built, and all of the other railroad representatives in Congress cheerfully help their colleagues to oppose it. So a work, which would be worth more to the producers and consumers of this country than the Nicaragua Canal, languishes while pension and other bills requiring much heavier drafts on the revenue go easily through. All the principal boards of trade and commercial organizations of the country have heartily endorsed this project, and yet some journals supposed to be generally well informed and not under railroad control, continue to designate it "the Hennepin Canal steal."—*Justice*.

H. K. Thurber to Gen. Henry W. Slocum.

Hon. Henry W. Slocum, Washington, D. C.:

JANUARY 19, 1885.

MY DEAR SIR—I learn that you have in charge a bill known as the Hunt Postal bill, and that you are heartily in favor of it. Allow me to say, I think you have in that bill alone a key that will go far toward unlocking the present stagnation of trade, and at a very moderate cost. This country has, from its inventive genius in labor-saving machinery, gone very far towards equalizing the cost of labor in this and the countries of the old world, and already its manufactured products exceed the consumptive capacity of our people. The same remark is true of our farm products. The wonderful machinery invented for planting, cultivating and securing the crops has done what the compound engine has done for the ocean carrying trade; it has quadrupled our capacity, so that we are producing far beyond our wants. Right here I want to mention a fact told me yesterday by the agents in this country of a foreign sauce. They are sending the sauce over here in bulk and bottling it; and he also told me that the glass bottles they bought in this country were better and lower in price than they are buying in England. I merely mention this to show our progress in manufacturing cheaply. Well, at this time we want an outlet for our surplus productions, and, of course, look to the nations nearest us to consume what we have to spare, and naturally our eyes rest on South and Central America. We are buying so much of Brazil we naturally want to pay her with our own products. When, however, we come to open trade with her, we find that all of our letters, except those which go by an American line once a month, are forwarded via Southampton or Liverpool, 3,000 miles out of the direct course. We inquire why that is, and find that our Government pays an American line of regular mail steamers the same price she pays an English tramp steamer that goes when it can find a cargo, viz., two cents a letter, and that our Government paid in 1884 for carrying the mails to St. Thomas, Para, Maranham, Pernambuco, Bahia and Rio de Jeniro about \$4,300, while Brazil paid about \$90,000 for the same accommodation, and that the amount our government paid did not defray the cost of stoppages. This, then, is the reason for our poor mail facilities with Brazil, and the same cause operates with other countries. Commerce will not flourish without quick, frequent and regular communication, and the country that furnishes the best will get the larger portion of the trade; what then is the duty of our government to all classes of its citizens, for all are interested? It is not that she should furnish mail facilities to her South American neighbors equal to those England and France furnish? If this be done a large percentage of the trade of South America must naturally come to us. Now, as a means of thus turning this trade, the Hunt bill simply asks that Congress, instead of making a profit of \$1,400,000 a year from foreign mail matter, should pay to American steamships carrying the mails to foreign countries, a sum not to exceed the amount of the gross receipts from foreign mail matter—and I feel sure that this sum will start steamer lines to South and Central America and the West India Islands, and increase those already operated, and which will make a large outlet for American products, increase our ship building, make a school for seamen, furnish employment to a great many idle hands, and give to the wheels of trade an accelerated motion. It is not necessary to relinquish the enormous revenues, as proposed by the Spanish treaty. I believe the passage of the bill spoken of will do the work without the United States Government paying out a dollar more than it receives from foreign mail matter. Your action in the passage of this bill is at this time of great importance to the material interests of this country; and you will earn and deserve the thanks of the people if you succeed. With my best wishes for your success, I remain,

H. K. THURBER.

Farming and Railroad.

The Railroad Commissioners of Illinois are conferring with the common carriers and the producers of the State, with a view to determining whether the rates of transportation are more than the farming interests can bear. It is maintained on behalf of the grangers that they have been conducting their business during the past year at an absolute loss—that when all expenses, including a reasonable allowance for interest on their capital, are deducted from their income, they are no better off than if they had raised no crops at all. Put into figures the argument is this: Estimated value of arable land in the State, \$1,000,000,000; personalty, \$400,000,000—a total of \$1,400,000,000. To give the farmers 6 per cent. interest on this would require \$84,000,000; wear and tear, \$16,000,000; cost of labor, including that of farmers and their families, \$200,000,000—a total value of capital and labor of \$300,000,000. All the sales of produce, including that of their great staple corn, will not yield the \$200,000,000 needed to balance the cost of labor to say nothing of the other large items. As against this showing, it is claimed that the railways of the State have a profit of almost \$22,000,000 out of \$59,000,000 earned, and that inasmuch as their chief source of revenue is derived from carrying the crops to market, they should in justice lessen the tolls upon farm products. The line of argument adopted by those representing the farming interests is not conclusive enough to satisfy the railway companies. There may be material errors embodied in the data, which, if corrected, would change a very heavy loss into a small profit. It is undoubtedly true, however, that western farming has not been as profitable in the past year as it should have been, and that the very low rates obtained for grain and other products should secure to them at the hands of common carriers the most liberal treatment. Whether the Railroad Commissioners will be able to afford the granges the needed relief is a question which the future must decide.—*Pittsburgh Gazette*.

Penurious Management of the Baltimore & Ohio.

The Baltimore & Ohio has no terminal facilities at Chicago, except those furnished by the Illinois Central. As far as the convenience of passengers goes these facilities are now satisfactory. But trouble has arisen between the B. & O. and the Central. The latter claims that the arrangement was only for a limited period which has now expired; the former asserts that the arrangement was to be perpetual. Meantime a suit in ejectment has been begun. If this suit goes against the B. & O. it will be turned adrift without an entrance into Chicago unless the Illinois Central relents and consents its tracks to be used. It seems to us that there cannot be any great uncertainty, for if the contract was verbal, it is void according to law; if it was in writing of course it speaks for itself, and no evidence can be received tending to contradict its terms. Here is another illustration of the culpable timidity of the Baltimore & Ohio. At one time it could, by a comparatively small expenditure, have secured ample terminal facilities at Chicago. Hav-

ing failed, through stinginess, because it never was poor, to avail itself of its opportunities, it must now suffer the consequences.—*St. Louis Railway Register*.

Chicago Must have Elevated Cars.

There was an ominous rumble of emptiness about the roll of the 20-below-zero street cars yesterday as they ran from the center of the city to the wind-swept suburbs. Thousands of citizens remained at home rather than risk their lives traveling from one to four miles in these cold and damp cars. Every time the weather grows colder the complaints against the only means of cheap travel in Chicago increase in bitterness. This year the complaints have been louder and more continuous than ever, and our citizens are beginning to realize that something must be done to teach the street-car monopolies that the public cannot be always at their mercy. The suggestion in yesterday's *Daily News* that the elevated railway system might afford relief from the present arrogant and inadequate street-car management is one to which more attention will be paid at every recurrence of such weather as we are now experiencing. When passengers shivering in our slow street cars, or citizens detained at home rather than venture down-town in them, reflect that the citizens of New York, in all seasons are carried more than eight miles in forty-eight minutes in comfortable cars, they will quickly lose all prejudice against elevated railways. Every cold day this winter has caused hundreds of citizens to look to the elevated cars as a relief from the tyranny of the street cars. The longer the latter are run without heating, the sooner will the former be demanded as a public necessity, in summer as well as winter.—*Chicago News*.

Some First-Class Residences.

Quite a large number of handsome dwellings have been erected during the past year or two between Seventy-fifth and Eightieth streets, west of Park avenue, nearly all of which have been sold and are now occupied by the owners. Among the houses erected during the past year are those built by Charles L. Guillaume, on the south side of Seventy-sixth street, between Madison and Park avenues. They are four stories and basement in height, and of different dimensions, one being 15x56x28x102.2, another 15x55x29x102.2, one 18.8x56x28x102.2, one 18x55x29x102.2, and the remainder 17x56x11x102.2, there being six houses in all. The fronts are of Middlesex brown stone, finely carved and having an ornate appearance, the floral designs and mythological heads being prominent features. Ascending the steps to the first story we are at once met by an evidence of the completeness with which the houses have been built. Five massive oak or mahogany doors confront the visitor. Firstly, the storm doors and immediately behind a hall door; then an entrance in the shape of a vestibule door, finely carved with cut bevelled glass in the centre and stained glass above, and lastly, an entrance to the staircase. The reception room is now entered. It is in white maple, the oriole windows being partly of stained glass. The tile fireplace and mantel at once attract the eye; the latter contains a bevelled glass mirror. Emerging we find ourselves at the foot of an elaborately carved English hallway and staircase, pausing for a moment to gaze on this elegant piece of workmanship and to note its effect on the general surroundings. This hallway is some 15 square feet in size; the floors are parqueted, and the wainscoting and staircase in choice mahogany. The back parlor is entered through a massive English oak sliding door; this room also contains a handsome mantel and hardwood trim. Passing through a hall, the floors of which are parqueted, we enter the dining-room, which is about the finest in the house, being an extension. Here we are at once struck with the superb buffet, which is finely carved in mahogany, with clusters of fruits in relief. This is surrounded by a semi-circular window of stained glass, containing bunches of grapes, apples, peaches and other fruits in the centre, surrounded by jewels; there is also an extremely elegant mantel. Adjoining this room is a butler's pantry, with a separate flight of stairs leading to the kitchen. Returning to the hall we ascend the English staircase already mentioned, which is some 5 feet wide, and which gives an air of grandeur to the house. We now reach the second story, the front room of which gives the appearance of an 18.9 foot house, while in reality the dwelling described has but a frontage of 15 feet. This effect is owing to the size of the window, which covers about 12 feet. Two dressing-rooms adjoin this chamber, one in mahogany and the other in olive oak. The wash-basins are oval shaped, of French design, the slabs being of statuary marble surmounted by bevelled mirrors. Behind is the back bedroom, and adjoining is a spacious bathroom handsomely tiled, containing every appliance for the indulgence of a home vapor bath, and the arrangement of which, from a sanitary point of view is perfect. Ascending the stairs, which are carved in mahogany to the top story, we enter the front room on the third floor, which is all in hazel wood. The rear bedroom is in ash. There is a bathroom and dressing-room on this floor also. Even the fourth story bedrooms contain fancy mantles, an extravagance in which few builders indulge. There are three bedrooms and a trunk room on this floor, all in ash. Descending to the kitchen we find the walls of the room faced with enamelled English tiles. Mott's cooking apparatus is supplied, and also eleven speaking tubes and electrical appliances communicating with each room, while an exceptional burglar alarm arrangement announces, by means of a gong, the entrance of an uninvited visitor through the front door or top floor. There is also a breakfast room and laundry in the basement, the former being in ash and containing a handsome mirror. Light is abundant, owing to the sensible arrangement of fencing in the grass plot in the rear of the house with curved iron fences in place of wood. The cellars underneath the basement are large and roomy, a wine cellar and other accessories being provided. All the houses have an abundance of closet room on each floor, a feature frequently overlooked. The plumbing is of first-class description, and has been approved by the Board of Health. The pipes are thoroughly trapped and there are safety trays and ventilators to the roof throughout. The grates and fenders are of brass in antique design, and there are heaters and ventilators in every room. Three of the hallways in the houses are trimmed in mahogany and three in oak. Half contain English hallways and half saloon floors. By the latter arrangement three of the dwellings have four rooms on the first story. The dining-room extensions have a stained glass dome in the roof which is as pleasing to the eye as it is conducive to light. There are dumb-waiters in each house, in some to the first story and in others to the second. The windows are all in plate-glass and the general arrangements evidence that a great deal of thoughtful

and care has been bestowed upon them by the owner. Indeed, these houses may be said to be of a first-class character in every respect. They have been built by a gentleman who has personally inspected every detail of their structure day after day, and whose object is to gain a reputation for first-class building rather than to sell them at a large profit. In view of the prices asked by him the houses are among the cheapest at present for sale, and, considering the value of the lots and the character of the structures, some surprise has been expressed that the owner has placed them on the market at such moderate figures.

Real Estate Exchange Legislative Committee.

At the meeting of the committee on Legislation of the Real Estate Exchange yesterday it was resolved that the committee on Drafting and Amending Laws consider the subject of Legislative counsel as discussed by Governor Hill in his recent message to the legislature and that the committee draft and submit such law or laws as in their judgment may be proper to carry out the suggestions of the Governor.

A resolution as to the advisability of taking steps to prevent in future the deceptive practice of exaggerating or falsely stating in deeds the considerations received for real estate was referred to the committee on Drafting and Amending Laws.

The two bills affecting Mechanics' Liens which have been introduced by Assemblymen Earle and Tumilty and copies forwarded to the exchange and which it was stated are both defective and incomplete as well as dangerous to real estate interests were referred to the committee on Mechanics' Liens and Building Laws.

Real Estate Department.

Business is certainly picking up at the Real Estate Exchange and from this time forth we may expect to see a steady increase. The Real Estate Exchange and Auction Room (Limited) are practically in control of the salesroom and have been since the 1st of February, as it has agreed to pay the price asked by the heirs of Frank Fowler, but of course the bargain is contingent upon certain things as yet not closed. The official Conveyances this week make a good showing which, however, is generally the case the first week of the month, still the total returns for January show a somewhat smaller business than for the January of 1884, but a somewhat better business than in 1884. Here are the figures:

CONVEYANCES.			
	1883.	1884.	1885.
	Jan.	Jan.	Jan.
Number.....	921	941	928
Amount involved.....	\$11,375,766	\$14,362,722	\$13,158,882
Number nominal.....	259	148	265
Number 23d and 24th Wards.....	85	126	116
Amount involved.....	\$147,895	\$354,031	\$173,508
Number nominal.....	23	24	34
MORTGAGES.			
	1883.	1884.	1885.
	Jan.	Jan.	Jan.
Number.....	904	896	927
Amount involved.....	\$11,033,156	\$9,700,463	\$7,924,718
Number at 5 per cent.....	332	333	445
Amount involved.....	\$3,985,745	\$3,403,204	\$4,051,538
Number to Banks, Trust and Ins Cos.....	147	151	129
Amount involved.....	\$4,985,182	\$2,751,100	\$1,792,550

The projected buildings filed during January make an excellent record as compared with last year, but of course are behind the flush times of 1883. Then, however, costly apartment houses were under way, while the new plans are for smaller dwellings and store property. The falling off in new buildings east of Fifth avenue and north of Fifty-ninth street is very noticeable in the annexed table, but the increase of plans west of Eighth avenue and north of Fifty-ninth street is a very significant fact. The time for West side building has not only commenced, but will go on actively from this time forward. North of One Hundred and Twenty-fifth street also there is an increase of building plans while the amount expended in the Twenty-third and Twenty-fourth Wards is nearly double the figures of last year. The following is the table, which real estate people should carefully scan:

PROJECTED BUILDINGS.			
	1883.	1884.	1885.
	January.	January.	January
Total No. of buildings projected.....	180	103	160
Estimated cost.....	\$4,069,075	\$1,326,681	\$2,100,400
No. south of 14th st.....	18	14	21
Cost.....	\$1,722,000	\$293,500	\$552,000
No. bet 14th and 59th sts.....	66	6	17
Cost.....	\$1,272,075	\$132,000	\$190,500
No. bet 59th and 125th sts, east of 5th av.....	43	51	16
Cost.....	\$640,500	\$838,000	\$355,500
No. bet 59th and 125th sts, west of 8th av.....	2	...	44
Cost.....	\$36,500	...	\$722,000
No. bet 110th and 125th sts, 5th and 8th avs.....	6
Cost.....	\$51,000
No. north of 125th st.....	17	1	20
Cost.....	\$203,650	\$19,000	\$136,075
No. 23d and 24th Wards.....	28	31	42
Cost.....	\$63,350	\$80,181	\$144,325

The official conveyances for the past week, compared with the corresponding week of last year, shows about the same number of transactions, but the consideration paid out is over \$1,000,000 less, while the mortgage indebtedness created is somewhat greater. The following is the table:

CONVEYANCES.			
	1884.	1885.	
	Feb. 1 to 7, inc.	Jan. 30 to Feb. 5, inc.	
Number.....	247	245	
Amount involved.....	\$5,388,690	\$4,194,835	
Number nominal.....	80	71	
Number 23d and 24th Wards.....	33	27	
Amount involved.....	\$316,967	\$72,189	
Number nominal.....	10	9	
MORTGAGES.			
	1884.	1885.	
	Jan.	Jan.	
Number.....	197	211	
Amount involved.....	\$2,226,662	\$2,472,036	
Number at 5 per cent.....	66	95	
Amount involved.....	\$885,350	\$875,360	
Number at less than 5 per cent.....	4	3	
Amount involved.....	\$50,000	\$87,000	
Number to Banks, Trust and Ins. Cos.....	35	30	
Amount involved.....	\$537,500	\$775,000	

PROJECTED BUILDINGS.

	1884.	1885.
	Feb. 2 to 8.	Jan. 31 to Feb. 6.
No. of buildings.....	31	59
Estimated cost.....	\$220,150	\$628,800

On Monday, February 9th, E. H. Ludlow & Co. will sell by order of executors in partition the five-story iron front brick store and business building Nos. 32 and 34 Vesey street, on the northwest corner of Church street, with lot about 50x101. This is a particularly attractive offering, the number of transactions signifies a somewhat reduced rate of valuation. The location being one of the best down town west of Broadway. The same auctioneers will also sell on Monday the desirable plot 50x172.6, with one and two story buildings, known as Nos. 153 and 155 East Thirty-second street.

Richard V. Harnett & Co. will sell on Tuesday next, February 10, without reserve, several valuable and well located parcels of improved property for the estate of the late Thomas Boyle. They comprise the desirable plot, 20x80, and brick buildings on the southwest corner of Third avenue and Fifty-first street, the dwelling No. 30 East Thirtieth street, near Madison avenue, and No. 427 Second avenue, a frame and brick building, with lot 26.8x98.8 in the populous neighborhood north of Twenty-fourth street. The leasehold premises No. 210 East Forty-eighth street, will also be sold. The same firm will also sell on Tuesday the four-story private dwelling No. 1,340 Lexington avenue.

A handsome private residence No. 10 West Fifty-seventh street, 22x90x100.8, will be disposed of at peremptory sale on Tuesday, February 10, by J. L. Wells. The neighborhood is one of the very best in the city and contains more handsome and costly dwellings than any other of the fashionable quarters. No. 10 is a fine mansion, having a brown stone front and internal decorations and trimmings of a superior description, and is a house such as is seldom offered at auction.

On Wednesday, the 11th instant, V. K. Stevenson & Co. will sell peremptorily three Riverside Park lots, each 25x100, located on the northeast corner of Ninety-fourth street and Riverside Park. Investments in such properties as the above are bound to prove satisfactory, as the section in which they stand is rapidly growing in public favor and being steadily improved.

Richard V. Harnett & Co., will on Thursday, the 12th, offer under a decree in partition the exceedingly valuable store and business property, on the southeast corner of Washington and Vesey streets, known as Nos. 75 to 81 on the latter, and No. 205 on the former street. The location is too well known to require any recommendation to the consideration of investors in this column, and as the property will in the future no doubt not only hold its own, but continue to increase in value, its sale should be one of the principal events of the week in real estate circles. The building and lot, 20x70, No. 183 Franklin street, will also be sold. On the same day Messrs. Harnett & Co. will sell, by order of the Supreme Court, the dwelling No. 256 East Broadway.

In another column our readers will find offered for sale several very extensive water fronts on the Harlem River, comprising in all 2,270 feet frontage, and 342 full lots. The location is excellent, being near the Fourth Avenue Railroad Bridge, and has railroad connections with the New York Central & Hudson, the New York, New Haven & Hartford, and the New York & Harlem railroads. The water front around New York necessarily increases yearly in value, and has never proven other than a good investment.

John Callahan, the well-known hatter, offers at private sale, two parcels of St. Nicholas avenue lots, one on the south-east corner of One Hundred and Sixtieth street, 51x137, and other on the south-east corner of One Hundred and Sixty-second street, 100x225. The lots are eligibly located in the midst of improvements and will be leased or disposed of on the most advantageous terms. If improved, all mortgage will be taken or a building loan made. See advertisement on page five.

A large crowd, among which were many investors, attended the sale on Thursday of the property Nos. 21 and 23 Union Square, West. The sale was conducted by Richard V. Harnett, and the bidding was quite spirited, commencing at \$200,000. It soon reached \$242,000, at which figure it was sold to John D. Wendel. Among the other bidders were Jacob Rothschild, of the millinery goods store adjoining Macy's, and Stern Bros. of Twenty-third street. The plot is 57x116.10, and it is said rents for \$26,000.

Gossip of the Week.

John H. Morris, assignee of James D. Fish, has sold the five-story brown stone double office building, Nos. 31 and 33 Broadway, size 42.3x117.4x42.1x113.4, to Wm. Kronberg Astor for \$170,000; broker, Wm. Lalor. Mr. Astor last year sold Nos. 4 and 6 Pine street, 44x60x43x55.2, to the Equitable Life Assurance Society for \$267,500, and purchased No. 5 1/2 Pine street, 21.1x73.9x21x74.5, for \$108,000. The latter building will be surrounded on all sides by the office building which the Astor estate will commence to build in May next, and which will have fronts on Broadway, Wall and Pine streets.

Geo. R. Read has sold the five-story brick buildings Nos. 132 and 134 Front street, southwest corner of Pine street, 40x80 feet, for Lawson Valentine for \$125,000, and the property Nos. 150, 152 and 154 East Fiftieth street, known as the "Iroquois," size 75x100 feet, a five-story brick apartment building, for \$95,000, for John Downey.

A. H. Muller & Son have sold for Harvey Fisk, of Fisk & Hatch, the four story brick dwelling, No. 79 Park avenue, southeast corner of Thirty-ninth street, 32x63.10, to Chalmers Dale of 53 Worth street for \$75,000. Mr. Hatch bought the house in 1879 for \$51,000.

John W. Stevens has made the following sales: for E. Morgan, the three-story high stoop stone front dwelling, No. 429 West Eighty-seventh street, 16.8x50x100, to Thadford, the coal dealer; for M. L. Hermance, the four-story stone front dwelling, No. 247 West Fifty-fifth street, 20x50x100, to Augustus F. Holly, for about \$29,000; and for B. F. Finley, two lots on the south side of Fiftieth street, commencing 150 east of Ninth avenue for \$8,350 each.

Bettell & Greenwald have sold for Thomas Smith, six five-story brick double tenements, Nos. 203 to 213 East One Hundred and Fourth street, together in size 160x82x100, to a Mr. Miller; the same firm have sold the country residence with four lots on the northeast corner of Walton avenue and One Hundred and Fortieth street, for \$16,000, to Thomas Smith.

V. K. Stevenson & Co. have sold ten lots on the Harlem River front, between One Hundred and Twenty-second and One Hundred and Twenty-third streets, to Enrich, or Ehrenreich Bros.

John L. Brewster has sold a plot on One Hundred and Fifth and One Hundred and Sixth street, commencing 550 feet east of Ninth avenue, and containing about seven lots, for \$27,500 to the New York Cancer Hospital. This institution owns the entire front on Eighth avenue, between One Hundred and Fifth and One Hundred and Sixth streets; brokers, Lespinasse & Friedman.

Ottinger Bros. have sold the two five-story brown stone front flats and stores Nos. 1520 and 1522 Third avenue, west side, between 84th and 85th streets, 51x100, for \$75,000.

The board of Education on Wednesday resolved to appropriate \$33,000 for the purchase of ground at the southeast corner of Lexington avenue and Ninety-sixth street, to be used for school purposes.

Victor Freund & Son, have sold for Wm. Ludtke, the brick dwelling, No. 238 East 46th st. 23.8x100.5 to Caroline Westheimer, for \$14,775, and for Mrs. Mierson, widow of Dr. Feodore Mierson, the five-story brown stone flat No. 166 East Fifty-first street, for \$21,500, to Hy. S. Herriman.

Gordon & Co. have sold for Mrs. Evans the five story brown stone front store No. 96 Chambers street, 25x75 to M. Reiman for \$56,000.

The five-story brick tenement with stores No. 128 First avenue 25.9x54 has been sold by the Tailors' Association, for \$21,500 to Young the tailor.

F. Zittel has sold for H. J. Chapin the plot on the northeast corner of Lexington avenue and Seventy-second street, 45x102.2, to Selig Steinhardt. He has also sold for Mrs. Elizabeth Chatterton the three-story high stoop brown stone dwelling, No. 168 East Sixty-fourth street, size 15x55, with 15-foot extension x 100.5.

Tichborne & Melrose have sold for A. Fowler the three-story and basement brown stone dwelling No. 117 East Sixty-second street, 16x50x68, to F. Addison Richards, for \$15,500 cash.

Francis Crawford has sold for Anderson Fowler the three-story and basement dwelling, No. 121 East Sixty-second street, 16x50x70, to a Mrs. McAllister.

J. J. Clancy has sold to Katarina Eller the four-story brick store and tenement, No. 1061 Tenth avenue, 25x70x100, for \$16,000, and for Peter Wagner the five-story brown stone flat No. 448 West Forty-seventh street, 27x87x100, for \$33,000.

Chas. Graham & Sons have sold one of their new dwellings, 21x54x100.5 on the south side of Seventieth street, between Madison and Fourth avenues, to Mrs. George H. Kemp.

R. S. Bates & Co. have sold for John Crouch the property Nos. 226 and 228 West Sixteenth street, between Seventh and Eighth avenues, 50x103, with old buildings, to McAuliffe & Gabay, for \$25,000.

Tichborne & Melrose have sold for Manuel Fried, the four-story stone front flat, No. 217 East Fifty-seventh street, 20x55x100.5, for \$15,500

J. S. McQuillen has sold the two three-story brick dwellings, Nos. 135 and 137 East Thirtieth street, 25x65 and 25x100, for \$13,200 and \$11,000 respectively, to Daniel C. Connell. The former is in fee and the latter is leasehold. In February, 1880, Mr. Connell purchased the five-story stone front dwelling No. 138 East Fourteenth street, 20.10x153.6x27.1x136.2, in the rear of the Thirtieth street property for \$18,125.

Oppenheimer & Metzger have purchased from Isaac Waldron a contract for nine lots on the southeast corner of One Hundred and Ninth street and Fourth avenue. Mr. Waldron bought the lots from John H. Cauldwell.

Hall J. How & Co., have sold for Oppenheimer & Metzger, nine lots on the southeast corner of One Hundred and Ninth street and Fourth avenue to Wm. F. McEntee, for immediate improvement.

V. K. Stevenson & Co. have renewed for the Stevenson estate the lease of the eight-story office building, Nos. 44 and 46 Broadway, together with Nos. 45 and 47 New street, size about 40x175, running through from Broadway to New street. The building is now occupied by the Standard Oil Co., and the lease is renewed for one year from May 1st next at \$52,500, the figure being the same as the company is paying at present. The building has been leased by them for another year, as their new structure adjoining the Welles building will not be completed by May 1st. The same firm have also leased for the Stevenson estate the round house on the southeast corner of Madison avenue and Fifty-ninth street for ten years at \$11,000 a year to Frank B. Murtha. The building will be used this year as a skating rink and next year as a theatre.

Hiram Merritt has sold for the New York Central & Hudson River Railroad, the plot on the northeast corner of Thirtieth street and Tenth avenue with the old structure thereon, to Walter B. Waldron for \$55,000. The property comprises seventeen lots in all.

Morris B. Baer & Co. have sold for the Vanderpoel estate the plot with three and four-story brick tenements thereon, size 46x100, Nos. 57 and 59 Mulberry street, for \$28,000.

Thomas Crawford has sold for Henry O'Neill a lot on the west side of Lexington avenue, south of One Hundred and Eighteenth street, 20x65, to John Bannon for \$4,000.

The Mutual Life Insurance Company's old building on the southeast corner of Broadway and Liberty street will receive interior alterations, to include new stairs, boilers and plumbing, and two passenger elevators. It will be fixed up for offices. Cost, \$50,000.

Brooklyn.

On Wednesday next an interesting sale of Brooklyn property will be held by James Cole's Son at the Commercial Exchange, No. 389 Fulton street. The sale is by order of F. T. Garretton, executor of the Gloucester estate, and comprises a number of valuable improved and unimproved properties desirably located. Particulars may be obtained from our advertising

columns. The various parcels are the remaining portion of the estate of Elizabeth A. Gloucester, a deceased lady of color, who died possessed of a million or more. A particularly exact catalogue has been issued by order of the executor, whose example might profitably be followed by others controlling sales of estates. The diagrams and information contained in it are unusually exact and complete and leave nothing to be explained to intending bidders or purchasers.

Paul C. Grening has sold the two-and-one-half-story brown stone dwelling, No. 400 Madison street, 20x42x100, to E. H. Osborn, for \$7,500.

BUILDINGS PROJECTED.

No. of buildings	1883.	1884.
Estimated cost	2,688	8,050
No. of brick buildings	\$12,096,681	\$14,370,714
No. of frame buildings	1,333	1,636
No. of brown stone front buildings.	1,394	1,414
	632	569
	1884.	1885.
No. of buildings	Feb. 2 to 8.	Jan. 31 to Feb. 6.
Estimated cost	70	55
	\$416,475	\$277,750

Out Among the Builders.

Selig Steinhardt will shortly commence the excavation for a handsome apartment house on the northeast corner of Lexington avenue and Seventy-second street. It will be 45x98 in size, five stories and basement, or six stories in height, and will contain first-class appointments, including hardwood trim throughout, steam heat, electrical appliances, an elevator, &c. The owner anticipates an expenditure of about \$100,000.

McAuliffe & Gabay will shortly commence the erection of two five-story improved tenements, 25x85 each, at Nos. 226 and 228 West Sixteenth street, to cost about \$36,000. The first story will be of brown stone, and the remainder of brick. There will be three families to a floor. Architect, A. B. Ogden.

W. F. McEntee will erect nine four-story brown stone improved flats, on the southeast corner of One Hundred and Ninth street and Fourth avenue. Eight will be 25x65 each, and one, the corner, 30x65, with store.

M. Louis Ungrich has the plans under way for a five-story brick and brown stone tenement, 12.6 feet front, 37 rear and 75 deep, to be erected on the north side of Forty-seventh street, between Eighth and Ninth avenues, for John Totten, at a cost of about \$15,000, and for a five-story brick and brown stone tenement, 21x83, to be built on Monroe street, near Clinton, for the same owner, at a cost of \$16,000.

John A. Hardy intends to erect a three-story and basement brick and brown stone store and office building, 24 feet front, 35 feet rear and 124.10 deep, on the north side of One Hundred and Twenty-fifth street, between Lexington and Third avenues, to cost about \$20,000. The plans are being drawn by G. Robinson, Jr.

The Clark estate intends to enclose a plot, 200x200, on the north side of Seventy-second street, running through to Seventy-third street, immediately adjoining the "Dakota," and to lay it out as a park, for the exclusive use of the residents in the "Dakota", and the private houses owned by the estate in this neighborhood.

Lorenz Weiher will shortly commence the erection of four four-story brick and brown stone trimmed stores, with apartments above, size 25x60 each, on the northwest corner of Eighth avenue and One Hundred and Thirty-fourth street.

John M. Forster has the plans on the boards for three five-story brick and brown stone tenements, 25x83 each, to be erected on the north side of Thirty-seventh street, commencing 150.6 feet east of Tenth avenue, for Adam Grasmuck, at a cost of about \$40,000.

John Livingston will soon commence the erection of eight three story and basement stone front private dwellings on the north side of 46th between 8th and 9th avenues, they will be 19.6x50 each and cost about \$12,500 each.

Caroline Yost intends to improve the three lots on the north side of One Hundred and Twenty-fifth street, 175 feet west of First avenue, by the erection of three flats. A. Spence, architect.

Anthony Pfund has the sketches on the boards for a five-story brick and brown stone tenement, 21x73.6, to be erected on the north side of Thirty-eighth street, between Eighth and Ninth avenues, for P. Hassinger, to cost about \$13,000.

The directors of the Mount Sinai Hospital contemplate building an additional story to their building on Lexington avenue and Sixty-sixth street.

W. Graul has the plans under way for a five-story brick and brown stone tenement, 25x85, to be built on the north side of East Fourth street, between Avenues C and D, for Adolph Pawel, to cost about \$21,000, and a five-story brick and brown stone tenement, 25x46, to be built on the south side of One Hundred and Eighth street, between Lexington and Third avenues, for J. Hein, to cost about \$9,000.

J. Kastner is the architect for two five-story brick and brown stone tenements, to be 27x80 each, to be erected at Nos. 628 and 630 East Eleventh street, near Avenue C, for Fred Heerlein, at a cost of about \$36,000, and for a five-story brick and brown stone tenement, 26x85, to be built on the north side of Eighth street, 200 feet east of Third avenue, for F. Ehrhardt, at a cost of \$18,000.

Farley Bros. will shortly commence the excavations for six four-story and basement brown stone private dwellings on the north side of Seventy-sixth street near Ninth avenue. Five will be 21x55 and one 20x15, three having extensions. They will contain electrical appliances and be in hardwood trim throughout. They also have plans for a three-story dye house, 50x100, to be built on the north side of Pine street, 95 east of Johnson avenue, Jersey City, for Mrs. Joseph Taylor. Estimated cost \$130,000.

Walter B. Waldron proposes to improve the plot on the northeast corner of Tenth avenue and Thirtieth street, by the erection of tenements thereon.

John Bannon will build a four-story flat, 20x52, on the west side of Lexington avenue, south of One Hundred and Eighteenth street.

Mrs. James J. Morison will on May 1 next, tear down the brick and frame dwellings, at No. 397 Seventh avenue, and erect thereon a five-story brick and brown stone tenement, 25 feet front.

Brooklyn.

E. F. Gaylor is preparing plans for a three story and basement brown stone dwelling 22x44 to be erected on South 9th street near 6th street for Richard Malone, and a one story brick addition, 25x46, in the rear of No. 167 Grand street, for Samuel W. Woolsey; cost, \$2,000.

Special Notices.

The dissolution is announced of the old firm of A. Seaman & Son, masons' building materials. This business which has been established eighteen years will in future be carried on by and under the name of John H. Seaman who has associated with him the well-known Isaac E. Hoagland. Seaman's yards are at the Foot of Horatio street and North River. This firm are members of both the Mechanics' and Traders' and Building Material Exchanges.

The attention of owners, builders and others is called to the card of Joseph A. Stark in another column. Mr. Stark has been engaged for a number of years in the offices of some of the leading New York architects, and held prominent positions in Paris and London offices. He was for two years architect for John T. Chappell, the great speculative builder of London and Brighton. Mr. Stark has been successful in several large competitions, and carried off the second prize for the Spanish Exhibition Buildings in Madrid. He is experienced in the planning and construction of houses, flats, hotels, stores, &c., and parties desiring plans for new buildings, or the alteration of old ones, would do well to call on Mr. Stark at his office, No. 12 Chambers street.

J. Thomas Stearns has just opened an office in the Bryant building, No. 55 Liberty street, where he will transact business as a real estate broker and auctioneer. This gentleman is well known amongst real estate men and he commences his career auspiciously. He was for ten years with the well-known firm of E. H. Ludlow & Co., two years with Hugh N. Camp, and has been associated with James L. Wells for the last eighteen months.

The Twenty-fifth annual statement of the Washington Life Insurance Company has been issued and will be found elsewhere in our columns. The Washington is known as a conservative company, carefully managed by capable and experienced officers in the interests of the policy-holders. As usual, this company in its annual statement makes an excellent showing and indicates the customary increase in the assets for the preceding year. The gross assets on December 31st, were \$7,304,910 and net assets \$6,883,848, an increase in the latter of \$295,968 over 1883.

We know of no better work an agent can engage in than to undertake to elevate the standard of offices and redeem the character of buildings that have become a nuisance to a neighborhood, owing to someone's neglect or mismanagement, or to other circumstances which may or may not be controlled. There are probably many owners who neglect the improvement of this class of property from dread of the cost, not realizing that they are losing more by their neglect every year. Many, however, neglect to do so for the reason that they do not know how to go at it themselves, or know of anyone to supervise the work for them. It is to these two classes that Mr. Ferdinand Fish addresses himself in our advertising columns. Having had large experience in the alteration of buildings and possessing skill in their rearrangement, as well as a knowledge of the requirements of tenants, he makes this work a feature of his business. He undertakes the entire work, including the preparation of plans, procuring estimates, letting contracts, negotiating leases, collecting rents and general management. Mr. Fish refers parties seeking evidence of his skill and reliability to the owners of any of the buildings he has successfully altered and managed for years. Among them are Nos. 265 and 267 Broadway, No. 200 Broadway, No. 149 Broadway, No. 13 Dey street, No. 90 Broad street, No. 517 Sixth avenue, No. 252 Broadway and others.

Wilson's Rolling Venetian Blinds are becoming more widely used day after day. They have been placed in an immense number of structures of every description, in all kinds of wood. They have recently been put in the "Hoffman Arms" apartment house on Fifty-ninth street and Madison avenue. Wilson's Rolling Steel Shutters are fire and burglar proof. Illustrated catalogues can be obtained from J. G. Wilson, Nos. 527 and 529 West Twenty-second street.

Seton & Co.'s card appears in another column. This firm of real estate brokers is widely known amongst owners of realty. Their office is at No. 79 Cedar street, where they loan on mortgage, take charge of all kinds of property, and do a general real estate business.

Janes & Kirtland, the manufacturers of the Beebe range, are one of the best known firms in their line. They have supplied all the ranges in the Chelsea apartment house on West Twenty-third street, and the Randolph on West Eighteenth street. They manufacture the Janes, Fox and Walker furnaces, which have been placed in so many fine structures. This firm was established in 1840; their showrooms are at No. 19 East Seventeenth street, near Broadway.

Morse, Williams & Co. succeed Clem & Morse, the well-known manufacturers and builders of freight and passenger elevators. The mechanical and manufacturing departments will in future be superintended by Mr. S.

A. Morse, the contracting and erection of work by Mr. E. F. Morse, and the books and finances by Mr. Carleton M. Williams. The works of this firm are in Philadelphia, their New York office being at No. 108 Liberty street.

Victor Freund & Son, the well-known real estate and insurance agents, have transacted a large business during the past year and have an extensive and steadily increasing *clientele*. The business is conducted by the surviving partner, Maurice V. Freund, one of the most industrious and energetic of agents. They have two offices, one on Third avenue and Forty-seventh street, the other at No. 187 Broadway. They take entire charge of estates, loan money, collect rents, &c.

The Wythe elevator hoist is without check-rope, brake, or other uncertain device. The load is held by a simple automatic stop, operated by the hand rope. You pull one way to raise, the other to lower. Its distinctive features are simplicity, safety and cheapness. Mr. J. Q. Maynard, 12 Cortlandt street, will furnish descriptive circulars, with price list, on application.

Lorenz Weiher informs owners, agents and brokers, that he has for sale at very desirable figures, two three-story and basement brown stone private dwellings, on the south side of One Hundred and Twenty-second street, 72 feet east of Eighth avenue, size, 14x50x100 each, and seven four-story stores, with apartments above, on the east side of Eighth avenue, between One Hundred and Twenty-second and One Hundred and Twenty-third streets, 25x60x100. This is a rapidly improving neighborhood, and the property is located within two minutes walk of the "L" station, at Eighth avenue and One Hundred and Twenty-fifth street, and of the cross-town cars at the latter street, communicating with the new cable road, the Harlem River and Third avenue. There is a great demand for medium-sized houses at present, of which the supply cannot meet the demand. The flats are offered at a figure which will net about 9 per cent.

"The largest room in Buffalo," says the *Iron Review*, "and, we believe, in New York State under one roof and unbroken by pillars, is the new State Arsenal on Broadway, which is 276 feet long and 179 feet wide. The largest in the world is at St. Petersburg, and is 620 feet long by 150 feet wide. This vast room is used for military displays, and a battalion can completely manoeuvre in it. It is lighted by 20,000 wax tapers, and the roof is a single arch of iron. It exhibits a wonderful engineering skill in the architect. So far as the lighting goes, however, Buffalo is ahead, using fifteen Frink reflectors lighted by an electric spark." These reflectors have been used in buildings all over the country, including the Grand Central Depot and the Trinity Methodist Episcopal Church on One Hundred and Eighteenth street, New York city, the College of Music, Cincinnati, Ohio, and other structures. Mr. I. P. Frink, of No. 551 Pearl street, New York, is the sole inventor and manufacturer, and estimates can be obtained from him on application.

The clients and friends of R. L. Bogardus are informed that he has removed to No. 149 East One Hundred and Twenty-fifth street, where he will continue to take charge of city and country property, renting, selling and exchanging the same, collecting rents and procuring loans on bond and mortgage. Residents of Harlem will do well to call on Mr. Bogardus, who has references, by permission, from Richard V. Harnett, Samuel H. Willard and Walter Carter.

The Mechanics' and Traders' Exchange of Newark, N. J., which has now been organized about one year and has a membership of one hundred and fifty, which is constantly increasing, have decided to rent out their available wall space for advertising purposes. As their rooms are centrally located, and there is a large attendance of people interested in building, dealers in building materials of all kinds will find this a very good medium for advertising their goods. There is over 300 feet of wall space, which is offered at fifty cents per square foot for the first year. Apply to Geo. S. Clark, secretary, 20 Clinton street, Newark, N. J.

THE METROPOLITAN PLATE GLASS INSURANCE COMPANY OF NEW YORK.

We ask the attention of our readers to the advertisement of this company, doing exclusively plate glass insurance against accidental breakage of this fragile material. The Metropolitan adjusted during the past year over thirteen hundred losses. They have issued over sixty thousand policies, and undoubtedly it is to the interest of owners and others having show windows and mirrors to effect that kind of insurance in this staunch old company, whose surplus now exceeds its capital of \$100,000. Principal office, 66 Liberty street, near Broadway.

Contractors Notes.

The offices in the Stewart Building, occupied by the Finance Department, are to be fitted up and furnished at a cost of \$12,000. The work will be done under the direction of the Commissioner of Public Works, subject to the approval of the Comptroller.

Proposals will be received at the Department of Public Works, No. 31 Chambers street, until February 12, for the following works: For roofing two Catharine Market buildings, for repairing sewer and laying a 36-inch waste weir; also for cast-iron water pipes, branch pipes, and special castings.

BUILDING MATERIAL MARKET.

BRICKS.—A market with nothing remaining afloat unsold at the beginning of the week, and no arrivals since, owing entirely to the ice embargo. Long Island shipments being less influenced by the ice, had previously arrived in quantity quite sufficient to meet the immediate demand, while Staten Island and New Jersey supplies were as completely cut off as though they were not in existence. Now all share the same fate, and no arrivals need be expected. Until milder weather or an easterly gale opens a way out for the vessels frozen in at the different points of supply, until then builders must depend entirely upon yard stocks here for their supplies. The first arrivals will be from Long Island yards, and are awaited with anxiety by some of the trade whose yard stock is getting low, and by others who prefer to place the product to the consumer directly from the vessels than to take down yard stock purchasers, and piled at a cost

somewhat in advance of the present Long Island prices. These on arrival will be advanced a trifle, and the quality will be better than the former shipments proved, as some of the best grades have not been ready for shipment until now. Good pale are in demand at price as previously reported.

CEMENT.—On domestic grades the wholesale market is practically suspended and there is really no fixed value at the moment. It is, however, understood that a little stock held here would be difficult to reach for less than \$1.25 per bbl. Foreign is also somewhat nominal as it is not a season when much business could be done even if the effort were made, and holders are compelled to carry with as much patience as possible until in the natural progress of the season they can consistently look for a better trade. Arrivals in the meantime have continued pretty full. January showing 16,700 bbls., and the combined influence of an accumulating supply and light demand give mat-

ters a more or less slack tone with the general average run of Portland somewhat lower. On special standard brands, however, agents are asking about as before, some because they really have only a small amount of their own regular stock on hand and others because they have full faith that when the time comes for handling supplies, buyers will make no objection to the cost. Indeed as before explained in this column a percentage of the recent importation has been made to take advantage of extraordinary low freight rates, and so far as the Continental production was concerned to provide against obstructions to navigation between points of production and shipping ports. Late advices would seem to justify the wisdom of the latter plan, as the Elbe, Weser and Rhine are all frozen and shipments stopped. A fair amount is understood to be afloat from England, but nothing calculated to create any alarm. Recent inquiries from interior points indicate that all consumers who used first-class imported cement last year will be customers again and that they have been telling their friends about it.

LATH.—No arrivals to speak of, and only a very small quantity afloat unsold make sellers somewhat more independent. Still it is believed by members of the trade that prices must decline, and until then necessities drive them to a purchase they hold back. Some sales as low as \$2.35 are hunted at, but \$2.50 seems to prevail as the asking price, and as each of the lath sellers is a relative of George Washington, late deceased, it is as well, perhaps, to accept it as correct.

LUMBER.—On the general run of the market there is no very great change to suggest. Business varies somewhat according to the influences of location, special trade, desirability of assortment offered, and to some extent according to terms, but on no class of lumber has the position undergone radical change, nor are evidences given that such may be expected for some time to come. As before noted, operators generally seem to feel that in the majority of cases prices have certainly passed the worst period of depression, but are with few exceptions inclined to avoid predictions of prompt and positive recovery. Indeed, among the best posted, the feeling is of a conservative character simply calculating upon a good fair demand as the progress of the season may increase the opportunity and necessity for consuming supplies with such hardening on values, as the natural merits of the market may build up. It is by no means likely, however, that the movement will reach the immense total recently reported to the interior as representing the volume of our local trade, as absurd in its estimate of the past as it is calculated to be misleading regarding the chances for the near future. The proportion of the common woods handled, it is expected, will be about the same as in the former seasons with possibly the exception of a trifle less yellow pine, as some of the best consumptive outlets for that grade have narrowed to comparatively small compass, and do not now give token of recovery. Most kinds of hard and fancy woods, however, stand a pretty good chance where quality is fine, as the growing artistic taste, both in the way of furniture and house trimming, affords a large and general field to sell upon, and the prospect for an export trade it also promising.

Eastern Spruce shows a somewhat reduced and broken assortment in a few instances, and while this is not inciting buyers to any special demonstration of anxiety it opens a place for considerable stock. The result is that receivers still feel confidence in their ability to dispose of a pretty good offering even of only fair quality and the line of valuation is very well preserved. There is also a constant call for specials; nothing large or unusual, but enough to keep a little ahead of the present ability of manufacturers and to render full bids necessary in order to obtain any recognition at all. Reports respecting the log crop show the usual reasonable irregularity, but the evidence seems to point to a somewhat better prospect than a short time ago and no famine is to be anticipated from the present outlook. To meet all views it is fair to quote randoms at \$14.00@16.00 per M., and from that the figure may be ranged up to \$17.00 at least for specials.

White Pine continues to move in a somewhat erratic manner, a portion of the trade speaking quite cheerfully and others complaining as much as ever. General business, however, is probably no worse than last week and there is no basis to warrant a change on the line of valuation. Choice clear stuff is quite firm and those who have it manifest no desire to realize until a demand is made and full bids accompany; but average quality can only be called steady and occasionally fluctuates a trifle under special influences. There is some claim for reduced and broken stocks, but complaint on this score does not come from buyers who generally manage to find what they desire without any unusual search. Exporters are not making a very extensive showing, but the movement since the first of the year has been fair, especially on South American orders. 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 still fails to afford much encouragement to the anxious or impatient seller as the demand is comparatively moderate in volume and developed in a cautious manner that to a certain extent commands the situation. To those content to take the market as they find it, doing as well as they can, and hoping for improving conditions, there is, however, grains of comfort and they are inclined to assume that matters will gradually brighten. On the various kinds of orders on hand the mills continue fairly busy and are not forcing stocks. Some new calls have of late come under consideration, and buyers not only bid former rates but have under special wants, submitted to a little fuller figures. 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, \$19@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 not active but show promising conditions and the market is probably a little more cheerful than for any other class of stock. Consumption for house and office trimming is reasonably full, and there is already a showing of increased interest among furniture manufacturers. The latter class of customers have now about all completed inventories, straightened books and laid plans for the incoming season and wherever their recent investigations revealed a break in assortments, they have become buyers to replenish. The selection is of a general character as regards the woods chosen, but very particular in quality. Sellers therefore who offer a first-class article, get the cream of the business and good prices, while those who will not or cannot make up an assortment adapted to the market suffer accordingly. Some car lots are understood to have recently sold very low, owing to mixed variety of stock they revealed and the very careless manner in which it had been prepared. The export trade is not very demonstrative, and some operators call it dull, yet the weekly clearances are making a fair showing both as to quantity and assortment, and operators are hopeful that a gain will be made. Advice from England, as a rule, speak well of choice American Walnut. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$50@80 do.; white-wood, \$27@35 do. do.; elm, \$22@25; hickory, \$45@50 do.

GENERAL LUMBER NOTES.

THE WEST.

The Chicago Northwestern Lumberman says: There are a few indications in sight, and coming to view, more favorable to the lumber business than previous conditions. As a general thing, this statement

can apply to all branches of industry and commerce. The downward grade seems to have come to an end. In several respects there is an improving tendency. While the favorable signs are not yet as pronounced as could be wished, and there is no ground for expecting a rush of demand, or a marked rise of prices in the near future, lumbermen have confidence that the year to come will be better for business than the year that has passed. There are times when certain assortments are short in individual markets, when dry lumber in proportion to green becomes low in supply at some points; but somehow there is always lumber enough in the country at large to fill any bill that may be presented. The prosperity of the lumber trade would be greatly enhanced by a restricted yield in the woods and at the mills, but, better still, a generally improved condition of the country would stimulate the demand and bring prosperity, though there should be little diminution of production. To offset the heavy stocks in possession of the manufacturers, is the generally admitted low stocks in country yards, and the not excessive supplies in the great secondary markets, including that of this city. The effect of the opening of spring trade on prices will be determined when the stock at the mills begins to be put on the market. If there is a great volume of distributive demand, and much urgency in shipments, the market will probably stand up until the surplus shall be worked off at fair prices. One course the mill men should take in the spring; that is, delay the starting of the saws until the crosspiled lumber is well in motion. An early crowding in of green lumber, backed by the full capacity of the mills, would almost surely result in breaking the back of the market.

SOUTH AMERICA.

The last mail from Rio Janeiro reports:

Pitch Pine—There are still no arrivals, and the market is quoted at 42\$000 per dozen to arrive, very firm.

White Pine—Arrivals nil, and quotations are still 125 reis. Market steady.

Spruce Pine—Arrivals nil and nothing reported.

Swedish Pine—The arrivals have been: 640 dozen per Imes from Westerwick; 980 dozen per Mary Ann from Copenhagen. The first was sold at about 41\$500; the second is unsold. For good quality the quotations are 41\$000-42\$000 per dozen.

FOREIGN.

The London Timber Trade Journal says of the Glasgow market:

The wood imported during the year, excepting a very light proportion of medium-sized and large logs, was of small dimensions, and had more of the larger wood been imported, judging from the demand for this description all through the year, it would readily have been taken up at good prices. As it is, however, the total of the past year's imports compares satisfactorily with former years, showing that there is large consuming power here, and that this market as a centre of supply for Scotland is one of considerable importance. A small cargo from Minatitan now discharging, and announced to be sold at an early day, is the only mahogany here in first hands at present.

METALS.—COPPER—Ingot has undergone little change and in fact the general market remains just about as it did two or three weeks ago. From the ordinary run of small buyers there is a moderate demand and it appears to be met at old figures with no serious objection and evidently without putting sellers to any trouble in obtaining stock for their customers. Lake is quotable at 114c., and on other brands the range runs down to 104c., and in exceptional cases 104c. The settling rate for February on the "pool" purchases is said to be 10.90c. Manufactured Copper not active, but a little more doing on some outlets and prices well maintained. 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, 25c. 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 when peddled out and in small lots commands about former rates but there is very little call for full invoices and to move any considerable quantity a concession would be absolutely necessary. Stocks are ample for all indicated wants. We quote at \$18.50@21.50 per ton, according to brand, etc. American Pig, as a rule, is handled with some care and this keeps most orders down to moderate proportions, yet the total of the sales from week to week is footing up larger and as a whole business may be said to show an improving tendency. All the regular brands are well maintained in value and occasional reports of sales a "little off" are generally traceable to outside lots. 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 sells in an irregular manner and not very freely. Still there is enough moving to give holders confidence and about former rates are quite generally demanded. 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 export, \$18.00@18.50 for selected do., \$15.50@16.00 for old car wheels, and \$19.50@20.00 for crop ends. Steel rails have not been in very great favor of late and the market had a slow tone. The asking and quoting rate is \$28 per ton but there is reason to think that a square bid at \$27 would purchase. Manufactured iron rather dull for store lots with values nominally unchanged. There has, however, been a little more call for contract work on architectural shapes and designs at fair rates. 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 sold somewhat irregularly but on the whole there was an increased movement and a firmer tone on value with holders offering the stock carefully. We quote at brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 4 1/2@4 3/4c.; pipe, 5 1/2c.; sheet, 6 1/2c. less the usual discount to the trade; and tinned pipe, 15c.; block tin pipe, 40c., on same terms. TIN—Pig an local influences does not obtain much stimulus as the demand is slow and indifferent from pretty much all quarters. Holder's ideas, however, strengthen or weaken on variable advices from abroad and considerable irregularity is occasionally shown. We quote 17@17 1/4c. for Straits, 17 1/2@17 3/4c. for Australian, 17@17 1/4c. for English and 19@19 1/2c. for Banca. Tin plates, are slow

and uncertain in movement and trade has something of a drag. This is reflected on values and the tendency is to favor buyers on most grades. Stocks continue pretty full at a rule. We quote I. C. Charcoal, third-class assortment, \$4.95@5.00 for Allaway grade, and \$5.30@5.40 for Melya 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 terne, \$4.40@4.57 1/2 for Allaway and Dean grades 14x20; \$8.90@9.30 for do. 20x28; Coke terne, \$4.30@4.35 for Glais grade 14x20, and \$8.75@8.80 for do. 20x28—all in round lots. Spelter has gone out with some freedom at better rates but is again quiet. The gain on value, however, seems to be well sustained with the tone firm. We quote at 4 1/2@4 3/4 for domestic and foreign, according to brand, quantity, etc. Sheet Zinc in about average demand and steady at 5 1/4@5 1/2c. according to quantity, quality, etc.

NAILS.—There has been considerable irregularity in one way or another, and what at times looked like pretty sharp competition, yet the majority of dealers call the market in good form now, and speak encouragingly of the prospects for the future. The facts are in all probability, that notwithstanding the recent advantage of a moderate line of cost at many points buyers have failed to secure as large a supply as hoped for, and naturally still in expectation of checking an improvement, place matters in as poor a light as possible. The present quotations, however, are, \$2.10@2.25 per keg for 10d. to 60d. on the average run of invoices which shows quite a little advance established.

PAINTS, OILS, ETC.—Demand continues fair and is on the increase if anything for many lines of goods. Local jobbers are included among the customers and traveling agents are sending in a good sprinkling of orders, more especially from along the main lines of railways where freight charges are not so excessive. It frequently costs as much to get goods over some of the small branch roads as it does to transport it hundreds of miles on the trunk line competing with other companies. Most values are well maintained. Linseed oil meeting with pretty good sale and steady at 52 @ 53 for domestic, and 54 @ 55 for foreign. Spirits turpentine is meeting with rather more attention and has a firmer tone at 31 @ 32 1/2 c. per gallon according to quantity, style of package, etc.

PITCH AND TAR.—A moderately active movement reported with fair stocks offering against it, and prices about as last noted but holders firm. We quote pitch at \$1.75@2.00 per bbl.; Tar, \$2.00@2.25 do., according to quantity, quality and delivery.

See page 151 for Market Quotations.

SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending February 6:

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

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries for Hudson st, No. 286, Monroe st, No. 330, Mott st, No. 38, Mott st, No. 36, Pell st, No. 31, Water st, No. 648, 12th st, No. 45, 46th st, No. 119, 74th st, No. 100, 104th st, Nos. 341 and 343, 104th st, No. 339, 104th st, No. 337, 119th st, No. 421, 123d st, No. 425, 124th st, No. 238, Madison av, s e cor 120th st, etc.

JOHN F. B. SMYTH.

Table listing real estate sales for John F. B. Smyth, including 5th av, e s, 69.6 s 86th st, 22x100, four-story stone front dwell'g.

SCOTT & MYERS.

Table listing real estate sales for Scott & Myers, including 108th st, n s, 105 e 4th av, 125x100.11, five four-story stone front dwell'gs.

J. T. STEARNS.

Table listing real estate sales for J. T. Stearns, including 23d st, Nos. 339 and 341, n e s, 358 s e 9th av, runs southeast 58 x northeast 142.4 x north west 16.3 x northeast 55 to 24th st, x north west 8 x southeast 55 x northwest 33.9 x southeast 142.4 to beginning, two five-story stone front flats.

OTHER AUCTIONEERS.

Table listing real estate sales for other auctioneers, including Thomas st, No. 48, s s, 28.2 w Church st, runs west 22 x south 50.6 x east 60.2 to Church st

x north 3.3 x west 23.2 x north 47 to beginning, with all right, title, &c., to premises adj. on east, part of four-story brick warehouse. W. H. Wells. (Right, title, &c. Amt due, \$875).....	1,000
*109th st, No. 120, s s, 195.8 w Lexington av, 19 100.11, four story brick dwell'g. Wm. S. Verplanck and ano., exrs., &c. (Amt due, \$8,236).....	7,600
Total.....	\$580,058
Corresponding week 1884.....	\$691,896

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. R. V. Harnett & Co., J. Cole, J. C. Eadie and others have made the following sales for the week ending February 6:

Ellery st, No. 235, n s, 275 e Throop av, 25x100, h & l. Caroline Konig. (Sub. to mort. \$2,000 and dower right).....	\$900
Macon st, n s, 260 e Throop av, 20x100. L. E. Chamberlain.....	5,130
McDonough st, No. 201, n s, 80 w Sumner av, 20x100, three-story stone front dwell'g. G. W. Wager.....	5,750
McDonough st, No. 181, n s, 20x100, three-story stone front dwell'g. Same.....	5,675
McDonough st, No. 270, s s, 20x100, three-story stone front dwell'g. Mary C. Addoms.....	5,650
McDonough st, No. 272, s s, 20x100, three-story stone front dwell'g. T. Pinckney.....	5,850
*Sterling pl, s w s, 123.2 n w 6th av, 91.3x100. Geo. S. Hall.....	6,000
2d pl, No. 130, s s, 257.10 e Court st, 17.2x100, with court yard 33.5 in front, four-story stone front dwell'g. Fanny Keary.....	5,950
South 2d st, s e cor 9th st, 52x100. James Rodwell.....	6,100
South 9th st, s e cor 9th st, 19.4x86x45x91. Same Ewen st, No. 130, e s, 25 s Montrose av, 25x100. Geo. W. Engle.....	5,060
Neck road from Flatlands to Canarsie, e s, adj. lands of Emmons and Cowenhoven, 221.6x 3156.1x163.5x3786.9, 20 acres. F. McCary.....	6,850
Plot No. 1 on map of Samuel Smith estate at Gravesend, 23 3-100 acres. D. S. James.....	6,909
Plot No. 2 on same map, 26 45-100 acres. Andrew Larkin.....	7,802
Plot No. 3 on same map, 43 4-100 acres. John Bouton.....	3,772
Plot No. 4 on same map, 13 41-100 acres. Andrew Carey.....	3,687
Plot 5 same map 14 69-100 acres Same.....	1,609
Plots Nos. 6, 7 and 8 same map, 13 acres. G. H. Henges.....	48
Total.....	\$119,942
Corresponding week, 1884.....	\$46,600

CONVEYANCES.

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

NEW YORK CITY.

JANUARY 30, 31, FEBRUARY 2, 3, 4, 5.

Boulevard, s e cor 111th st, 100.11x75, vacant. Frederick Aldhous to Henry L. Bean. Morts. \$16,000. Feb. 4. 333,000

Baxter st, No. 145, e s, 172.7 s Grand st, 25.7x 100, three-story frame (brick front) building and three-story frame (brick front) building on rear. Melville A. Kellogg to Henry P. West and Sarah J. Hasset, as committee of Catharine Love. Mort. \$4,500. Jan. 30. 10,650

other conside. and nom

Bleecker st, No. 183, n s, 50.6 e Macdougall st, 25.3x75, three-story brick tenem't. Theodor Wilhelm to Maria R. wife of Robert H. Gibbons. Jan. 31. 10,650

Bowery, No. 89, e s, 50.2 s Hester st, 25.1x26.10 x25.8x126.10. Simon Sklarek to Pinkus Nathan and Maria Morris. Q. C. Jan. 30, nom

Broadway, No. 34, four-story brick building, and No. 69 New st, four-story brick building, 28 on Broadway, 20 on New st. William Spence to Sarah P. Cudlipp. All liens. July 3. 245,000

Broome st, Nos. 358 and 360, n s, 26.3 w Elizabeth st, 47.1x85.8x51.4x97.3, six-story brick warehouse. Simon Sklarek to Pinkus Nathan and Maria Morris. Q. C. Jan. 30. nom

Broome st, No. 237, s s, 50 e Ludlow st, 25x50, three-story brick building and two-story on rear. Bernhard Galewski to Fannie Altmann. Morts. \$11,000. June 18. 11,000

Beekman st, No. 122, n s, 54 e Water st, 18x25, four-story brick store. John Carle, Jr., et al. heirs S. Carle, see Water st for names, to Delia D., wife of Alfred B. Sands. Jan. 6. 7,500

Crosby st, s e cor Spring st, 42x100x48x100, two two-story brick stores and dwell'gs on Crosby st and three-story brick factory on Spring street.

Spring st, No. 70, s s, 75.4 w Elm st, 25x94.1x 25x95.8, three-story frame (brick front) store and dwell'g.

Foreclos. Rufus G. Beardslee to Edmund H. Carhart, New York, John B. Van Wagenen, Orange, N. J., and William H. Whitford, Franklin, N. J. Jan. 29. 60,000

Cedar st, No. 55, n s, 183.4 e Nassau st. Henry W. Dixon to Charles E. Gross. Revocation of trust deed. Jan. 30.

Chatham st, Nos. 106 and 108, w s, 139.11 s Pearl st, 19x112.7x17.9x111.5, two-story brick store and dwell'g. William Japha to John Callahan, Brooklyn. M. \$2,000. Jan. 29. 18,6

Cherry st, No. 109, s s, 83.7 e Oliver st, 16.8x60, two-story brick building.

Spring st, No. 148, s s, 20x80, three-story brick building.

Charles E. Butler, trustee for Julia C. Reubell, to Jean J. and Henrietta T. Reubell, Paris, France. Jan. 27. nom

Cherry st, Nos. 330, 332 and 334, n s, 210.3 e Clinton st, 67x98.2x67x99.1, three five-story brick tenem'ts. James A. Frame to William Frame Feb. 4. 70,000

Cherry st, No. 449, s s, about 125.5 w Walnut st, now Jackson st, 25x88.8x25x90.7, two-story frame bldg. Mary J. and A. W. Hall, Clinton, N. J., extrs. Mary Westervelt to Caroline A. Hagadorn. Jan. 13. nom

Cornelia st, No. 19, 25x95, three-story brick tenem't and two-story brick tenem't on rear. Patrick O. Thayne to John B. McPherson. Feb. 2. 9,750

Division st, No. 271, s s, 108 e Montgomery st, 20.6x42, two-story brick tenem't. Benjamin and Isaac Goldschmidt to Ida Weinstein. Feb. 2. 7,250

Duane st, No. 106, s s, abt 205.10 w Broadway, 25.7x99.9x25.7x99.7. Thomas D. De Witt, Pelham Manor, trustee of C. J. De Witt, to Francis C. and Vincent P. Travers. 6-140 parts. Jan. 20. 3,214

Same property. George G. De Witt, Nyack, N. Y., and Alfred De Witt, Staatsburgh, N. Y., and Helena De W. Chambers, widow, Morristown, N. J., to same. 18-35 part. Jan. 20. 38,571

Same property. George G. De Witt, Jr., exr. and trustee of Theodore De Witt, to same. 5-35 part. Jan. 20. 10,714

Same property. William A. and Thomas D. De Witt, Pelham Manor, and Frederick N. De Witt, to same. 18-140 part. Jan. 20. 9,643

Same property. Edward De Witt Mason, Brooklyn, trustee for Theodore W. Mason, to same. 6-175 part. Jan. 20. 2,571

Same property. Louis D. Edward De W. and Alfred De W. Mason, Brooklyn, to same. 18-175 part. Jan. 20. 7,714

Same property. Lewis D. Mason and ano., exrs. and trustees T. L. Mason, to same. 6-175 part. Jan. 27. 2,571

Duane st, No. 106, s s, 205.7 w Broadway, 25.8 x116.8x24x116.8. Release mort. George G. Kip, to Thomas D. De Witt. Jan. 20. nom

Duane st, No. 106, rear of lot. Release judgment. Lewis D. Mason and ano., exrs. and trustees. T. L. Mason to Charles W. Hutchinson, Utica. Jan. 27. nom

Eldridge st, No. 7, w s, 250.3 s Canal st, 25.6x75, five-story brick tenem't. Nicholas Kodisch to Auke Dooper. Dec. 15. 21,000

Forsyth st, No. 155, w s, bet Delancey and Rivington sts, 25x100, five-story brick tenem't. Jacob Raiche to Franz Backhaus. Mort. \$15,000. Feb. 2. 34,500

Greenwich st, No. 50, all title in store, business stock and fixtures. Bill of sale. Carl Quentin to Anna Muller. 315

Henry st. Agreement as to easement. Isidor Simon with Louis Simon. Feb. 2. nom

Hester st, Nos. 130 and 132, s s, 67.8 e Bowery, 39.7x49.6x40.4x49.3, four-story brick warehouse. Simon Sklarek to Pinkus Nathan, and Maria Morris, widow. Q. C. Jan. 30. nom

Mulberry st, Nos. 57 and 59, w s, 175 s Bayard st, 46x110.9x46x113.10, two three-story brick buildings, with two-story frame and three-story brick buildings on rear. Julie V. wife of Frederick W. Loew to George B. Vanderpoel. 1/2 part. Q. C. Jan. 21. nom

Madison st, s s, 155 w Pike st, 25x100. Wolf Rosenberg to Meyer Applebaum and Moses Epstein, tenants in common. Morts. \$9,000. Jan. 29. 11,250

Madison st, No. 349, n s, 144 e Scammel st, 24x 96, five-story brick tenem't. Morris Berger to Henry Paskinsky. Mort. \$7,500. Feb. 2. 14,250

Mott st, Nos. 130 and 132, e s, 155 s Grand st, 50x94.8, two and three-story brick tenem'ts with two-story brick tenem't on rear of No. 130. Anna M. Griswold, widow, to Isaac C. Johnson. Morts. \$8,000. Jan. 31. 21,500

Monroe st, No. 330, s s, 176 e Corlears st, 22x70, three-story brick store and dwell'g. John Oesterich to Benjamin Sire. Morts. \$5,750. Feb. 3. 8,000

Norfolk st, e s, 125 s Delancey st, 25x100, new tenem't projected. Alexander Brown, Woodbridge, N. J., to Harris and Samuel J. Silberman. Feb. 2. 12,500

Orchard st, No. 20, e s, 100 s Hester st, 25x87.6, four-story brick tenem't. Abraham Schneider to Isaac Schenker. Feb. 3. 16,000

Oliver st, Nos. 100 and 102, e s, 55 n South st, 40x50, two two-story brick bldgs. Emilie J. Murray to George W. Tubbs. Feb. 2. nom

Perry st, s s, 101.8 e Bleecker st, 40x95.1x40x 95.2, vacant. James Meagher to James T. Meagher. Mort. \$17,000. Jan. 28. nom and val. consid.

Rivington st, No. 323, s e cor Goerck st, 24.1x 75x24x75, three-story brick building, all of this.

Monroe st, No. 246, 1/4 of this.

13th st, No. 430 E., 1/4 of this.

Patrick J. Fox to Mary E. Farrell. Jan. 2. 5,500

Sullivan st, No. 19, e s, 20 s Grand st, 20x50, two-story brick bldg. Eveline Cannon to William E. Greene, Jamestown, Dakota. All title. Aug. 9. 1,013

Stanton st, No. 233, s s, 75 w Willett st, 25x75, five-story brick tenem't projected. Louis Strassburger and ano., exrs. and trustees, Simon Lightstone to Frank A. Seitz. Jan. 20. 7,600

Washington st, No. 706, w s, 41 n Perry st, 23x 88x24x82.3, two-story brick bldg. Louisa B.

Marsh, widow, New Rochelle, N. Y., to Watson Crawford, West Camp, N. Y. Q. C. Dec. 9. nom

Water st, Nos. 229 and 231 n e cor Beekman st, runs north 50 x east 93.3 x south 25.5 x west 38.7 x south 25 to Beekman st, x west 54, two four-story brick stores. John Carle, Jr., New York, Robert Titus, North Hempstead, Amelia E. wife of Joseph D. Shotwell, Rahway, N. J., Jane E. wife of Samuel H. Shotwell, Gloversville, N. Y., heirs Silas Carle, to George Starrett, Brooklyn. Jan. 26. 50,400

7th st, Nos. 223 and 225, n s, 83 w Av C, 50x 97.6, two five-story brick tenem'ts. Frederick Heerlein to Henry Steeger. Morts. \$30,000. Jan. 31. 60,000

10th st, No. 333, n s, 145 w Av B, 25x94.9, five-story brick tenem't. Martin Moser to William Wiese. Mort. \$6,000. Jan. 31. 22,000

11th st, No. 628, s s, 309.2 w Av C, 28x94.9, three-story brick tenem't. Christina Emerich, widow, and sole legatee Johann P. or John P. Emerich, and Sophia wife of John H. Oeters to Frederick Heerlein. Feb. 5. 10,050

16th st, Nos. 238 and 236, s s, 282.8 e 8th av, runs south 103.6 x east 57.5 x north 35.6 x west 3.3 x north 68 to 16th st, x west 54.2, two five-story brick tenem'ts. Annie Fetter to John M. Keys. All liens. Jan. 29. 80,000

19th st, No. 122, s s, 320 w 6th av, 25x100, said distance by a certificate of Street Commissioners, being 328.8 w 6th av, three-story front and three-story rear brick dwell'gs. David and John P. Duncan, individ., and with Ellen Duncan, exrs. and trustees of J. Duncan to Edward Jansen. Jan. 31. 12,500

20th st, s s, 93.10 w Av A, 176x92.

20th st, n s, 96 e 1st av, runs north to 21st st, x east to w s, Av A, x south 104 x west 70 x south 80 to 20th st, x west — to beginning. Av A, n w cor 20th st, 20x70.

Av A and 1st av, 21st and 22d sts—the block. Av A, s e cor 21st st, runs east to exterior line East River, x south to n s 20th st, if extended, x west to point 70 e Av A, x north to centre block, x west 70 to Av A, x north 23 x east 70 x north 23 x west to Av A, x north 46, with water rights, &c.

Av A, s e cor 22d st, runs east to exterior line East River, x south to 21st st, if extended, x west to Av A, x north to beginning, with water rights, &c.

Elizabeth st, n e cor Hester st, 150x100; also all other real estate of grantors, with machinery, patents, franchises, &c.

The New York Gas Light Co. to the Consolidated Gas Co. Nov. 10. nom

22d st, s s, 300 w 10th av, 25x98.8. Charles Jenkins, Brooklyn, to Reuben Beck. Feb. 5. 9,000

23d st, n s, 81.6 e 1st av, 75x98.9. Mary E. Corse, Flushing, L. I., to John Dwyer. C. a. G. 1/2 part. Dec. 3. nom

26th st, n s, 175 e 10th av, 25x98.9. }
26th st, n s, 150 e 10th av, 25x98.9. }
John Trageser to The John Trageser Steam Copper Works. C. a. G. Jan. 30. 25,000

Same property. John Trageser Steam Copper Works to Gottfried J. Hauser, Pamrapo, N. J. Jan. 30. 25,000

Same property. Gottfried J. Hauser to John Trageser. C. a. G. Jan. 30. 25,000

26th st, No. 254, s s, 175.3 e 8th av, 20x98.9, four-story brick dwell'g. Julius E. and Gabriel Siegel to Isaac Westerfeld. Feb. 2. 12,400

31st st, No. 212, s s, 430 w 2d av, 20x98.9, three-story brick dwell'g. John C. Raymond to Emily A. Verity. All liens. Dec. 9. 16,000

31st st, No. 328, s s, 287.6 w 8th av, 18.9x98.9, three-story brick dwell'g. Charles S. Ogden, New York, Mary E. wife of Leander B. Caulkins and Mary Ogden to Ettie V. Spear. Jan. 31. 11,750

33d st, No. 314, s s, 193.9 w 8th av, 18.9x98.9, four-story stone front dwell'g. Mary F., wife of Peter W. Lawrie to John F. Carr. 1/2 part. Sub. to life estate Anna M. Clark and mort. \$10,000. Feb. 2. 1,200

35th st, No. 245, n s, 100 w 2d av, runs north 49.4 x west 4 x north 49.4 x west 21 x south 98.8 x 35th st, x east 25, four-story brick warehouse. Delaplaine Brown to James Carroll. Mort. \$6,000. Jan. 30. 12,000

39th st, No. 433, n s, 350 e 10th av, 25x98.9, five-story brick dwell'g. Jacob Cooper to Samuel Wiener. Mort. \$8,000. Jan. 31. 14,500

40th st, No. 8, s s, 153 e 5th av, 22x98.9, four-story brick dwell'g. Cassander wife of Wm. B. Northrup to Robert F. Bixby, as trustee. Jan. 8. nom

Same property. Robert F. Bixby, as trustee, to William B. Northrup. Jan. 8. nom

41st st, s s, 180 e 4th av, 75x98.8, vacant. Isaac L. Kip, exr. W. V. Brady to Jobst Hoffman. Feb. 2. 36,000

Same property. Release dower. Cornelia Brady, widow, to Jobst Hoffman. nom

43d st, No. 543, n s, 200 e 11th av, 25x100.5, four-story brick tenem't and three-story frame tenem't on rear. William Egner to George Cramer. Morts. \$9,300. Jan. 30. 15,300

44th st, n s, 100 w 11th av, runs west to exterior line, x north to s s 46th st, x east to point 300 w of 11th av, x south to s s 45th st, x east 100 to point 200 w of 11th av, x south 100.5 x east 100 x south 100.5 to beginning, with all title in streets and in land under water, Hudson River.

45th st, s s, 158.4 w 11th av, 16.8x100.5; also all other real estate in New York or elsewhere of grantor; land under water or leasehold property; also all mains, meters, patents, machinery, rights and franchises. The Municipal Gas Light Co. to the Consolidated Gas Co., New York. Nov. 10. nom

43d st, n s, abt 127.1 e 4th av, abt 16.11 to contemplated new street, x abt 16.8 to 43d st, x w abt 2.11. Robert and Ogden Goelet to The New York & Harlem R. R. Co. Jan. 21. 60

46th st, No. 335, n s, 390.8 w 8th av, 16.8x100.5, three-story stone front dwell'g. John Livingston to Margaret S. V. W. Russell. Mort. \$9,500. Jan. 31. 17,250

46th st, No. 125, n s, 466.8 e 7th av, 16.8x100.5, three-story brick dwell'g. Cornelius Duffy, Brooklyn, to Mary E. McKesson. Mort. \$8,000. Jan. 29. 13,000

47th st, s s, 209 e 10th av, 51x100.5, two five-story stone front flats. Philip Hauseman to John E. Hasler. Ms. \$32,000. Jan. 30. 58,250

50th st, n e cor 11th av, 23x49.7, five-story tenem't. Rosalie wife of Lesser Steinhardt to John J. Burchell. Jan. 9. 23,000

50th st, n e cor 11th av, 23x49.7, five-story tenement. John J. Burchell to John E. Hodges and Catherine his wife. Mort. \$13,000. Feb. 2. 24,000

50th st, No. 342, s s, 215 w 1st av, 20x100.5, four-story stone front dwell'g. Foreclos. Arthur Berry to Aaron Stone. Jan. 3. 12,750

51st st, No. 68, s s, 58.4 e 6th av, 16.8x100.5, four-story stone front dwell'g. Abram Baudouine to Charles A. Baudouine. Feb. 5, in consideration of cancelling mort. \$29,740 and nom

53d st, No. 322, s s, 254.2 w 8th av, 20.10x100.5, three-story brick dwell'g. James H. Whitehouse, exr. E. M. Whitehouse, to Edward Fitzpatrick. C. a. G. Feb. 2. 12,500

53d st, No. 117, n s, 190 w Lexington av, 25x100.5, two-story frame building. Mathilde wife of and Theodore Von Ellert to Jane E. Cusack. Jan. 31. 11,000

53d st, s s, 250 e 11th av, 150x100.5, vacant.

52d st, n s, 375 e 11th av, 75x100.5, shanties. Cora E. Moran, formerly Striker, to George Bliss. Release of all title. Jan. 17. 5,000

Same property. Elsworth L. Striker to same. Q. C. Jan. 29. nom

Same property. Elsworth L. Striker, sole exr. Jos. M. L. Striker, to same. Mort. \$13,000 and all liens. Jan. 19. 37,000

55th st, No. 26, s s, 20.6 w Madison av, 20x80, Ida wife of and Isidor Straus to Charles A. Baudouine. Jan. 28. 36,000

55th st, No. 28, s s, 20.6 w Madison av, 20x80, four-story stone front dwell'g. Charles A. Baudouine to Abram Baudouine. Mort. \$35,000. Feb. 5. 36,000

55th st, No. 450, s s, 175 e 10th av, 25x90, five-story stone front flat. Joseph S. Cohn to Sophia Kernan. Mort. \$15,000. Jan. 22. 25,500

56th st, No. 131, n s, 350 w 6th av, 20.10x100.5, five-story stone front flat.

56th st, No. 141, n s, 454.2 w 6th av, 20.10x100.5, five-story brick flat. Robert C. Ferguson to William P. Leggatt. Brooklyn. Mort. \$34,500. Jan. 30. 75,000

Same property. Wm. P. Leggatt to Robert C. Ferguson. All liens. Jan. 31. nom

57th st, n s, 265 e 7th av, 20x100.5, vacant. David L. Einstein to Ashley A. Vantine. Jan. 12. 25,200

57th st, n s, 302 e 7th av, 22x100.5, vacant. David L. Einstein to Hugh O'Neill. February 2. 26,400

57th st, Nos. 217-221, n s, 230 e 3d av, 60x100.5, three four-story stone front flats. Thomas B. Atkins to Manuel Fried and Albert Deutsch. Mort. \$27,000. Jan. 27. 42,500

57th st, n s, 250 e 3d av, 20x100.5, four-story stone front flat. Manuel Fried and Albert Deutsch to Henry Lehrburger. Mort. \$9,000. Jan. 29. 15,500

57th st, No. 125, n s, 100.3 w Lexington av, 74.9 x100.5x75x south 40.5 x west 0.4 x south 60, eight-story brick apartment house. Remigio Lo Forte to Edwin A. McAlpin. Mort. \$140,000. See Madison av. Jan. 31. 250,000

58th st, Nos. 414-418, s s, 200 w 9th av, 75x100.5, five four-story stone front dwell'gs. Foreclos. Abram Kling to Joseph F. Stier, Brooklyn. Mort. \$20,000. Jan. 31. 50,000

58th st, No. 140, s s, 65 e Lexington av, 20x80.5, four-story stone front dwell'g. Jakob Keller to Hugh Blesson. Mort. \$20,500, taxes, assmts., &c. See 88th st. Jan. 19. 30,000

60th st, n s, near Boulevard. Agreement as to easement. Josiah H. Gauter with Vincent P. Travers. Dec. 27. nom

61st st, No. 541, n s, 200 e 11th av, 25x100.5, five-story stone front flat. Abraham H. Jonas to Gotthold Haug. All liens. Jan. 31. 24,500

Same property. Release mort. Stephen H. Thayer to Abraham H. Jonas. Feb. 2. nom

Same property. Release mort. The Mutual Life Ins. Co., New York, to same. Feb. 2. 2,500

61st st, n s, 200 e 11th av, 25x100.5. Gotthold Haug to Moss S. Phillips, Brooklyn. Mort. \$15,000. Feb. 2. nom

61st st, s s, 200 w 10th av, 50x100.5.

61st st, s s, 80 w 10th av, 20x100.5.

10th av, w s, 20.5 e 61st st, 20x80. John Richards to Mary C. McKenna. 1/2 part. Jan. 29. Mort. 1/2 of \$55,602. nom

63d st, No. 330, s s, 250 w 1st av, 25x100.5, five-story brick tenem't. Jonas and Samuel Weil and Berhard Mayer to Charles A. Elvers and Elise his wife. Mort. \$5,000. Feb. 2. 16,350

65th st, No. 339, n s, 200 w 1st av, 25x100.5, two-story frame dwell'g and two-story frame dwell'g on rear. William F. Vail to Charles J. Betts, Mt. Vernon, N. Y. Feb. 2. 6,000

65th st, n s, 250 w 8th av, 75x100.5, new flats projected. Reuben Ross to James Philp. Jan. 20. 40,000

66th st, n s, 350 w 8th av, 25x100.5, vacant. Isaac A. Lawrence and Augustus T. Gillen-

der to Peter Herche, Orange, N. J. January 30. 7,500

67th st, No. 48, s s, 120 w 4th av, 20x100.5, four-story stone front dwell'g. Ludwig Dreyfuss to Louis Zeckendorf. Feb. 2. 50,000

67th st, No. 116, s s, 175 e 10th av, 25x100.5, five-story brown stone flat. James Netter to Nicholas Neuberth. M. \$16,000. Jan. 31. 23,000

67th st, No. 118, s s, 150 e 10th av, 25x100.5, five-story brown stone flat. James Netter to Lot R. Kinney. Mort. \$16,000. Jan. 31. 23,000

68th st, n s, 125 w 11th av, 75x100.5. Release judgment. Charles A. Fuller to Thomas J. Tobin. Jan. 24. nom

68th st, n s, 125 w 11th av, 75x100.5, three five-story brick flats. Thomas J. Tobin to John Trageser. Mort. \$36,000. Feb. 2. 66,000

69th st, No. 88, s s, 150 e Madison av, 25x100.5, four-story brick dwell'g. Mary L. Tiffany, widow, to Paul Feierabend. Mort. \$20,000. Dec. 15. 50,000

75th st, No. 408, s s, 138 e 1st av, 25x116.11x25.4 x113, four-story stone front flat. Max Danziger to Charlotte and Christian Ehrlinger. Q. C. Jan. 30. nom

75th st, No. 404, s s, 88 e 1st av, 25x109x25.4x105.1, four-story stone front flat. Virginia wife of and Max Danziger to Jacob Mathias and Eliza his wife. Q. C. Jan. 28. nom

76th st, s s, 152 w Lexington av, 153x102.2, nine three-story stone front dwell'gs. Foreclos. Edward M. Burghard to Edward C. Sterling. Mort. \$99,000. Jan. 23. 5,000

76th st, s s, 100 w 11th av, 50x100. Madison av, w s, 50.11 s 115th st, 49.11x75. 112th st, s s, 609.3 w 3d av, 17.10x100.5. Fordham to West Farms road, s w s, lots 91 and 92 map South Belmont, 114.11x98 to Garden av, x100x155. John Davidson, exr. and trustee J. N. Chester, who has resigned, to Stephen Chester, exr. and trustee. nom

78th st, No. 448, s s, 94 w Av A, 25x102.2, four-story brick flat. John Warneke to Diedrich Meyerdierts. All liens. Jan. 30. nom

Same property. Diedrich Meyerdierts to Menä Warneke. All liens. Jan. 30. nom

79th st, No. 317, n s, 225 e 2d av, 25x102.2, four-story brick dwell'g. Valentine Hill to Leah Crohn. Mort. \$8,000. Jan. 27. 15,500

79th st, No. 106, s s, 60 e Park av, 20x84, four-story stone front dwell'g. James A. Frame to Lottii wife of Albert Baumann. Jan. 31. 34,000

80th st, No. 172 E., four-story stone front flat. Contract. Mary A. Owen, extr. M. T. Owen, to Isaac Hattenback. Jan. 29. 33,600

81st st, Nos. 104 and 106, s s, 717 w 3d av and 100 e 4th av, 83x102.2, two six-story brick flats. William R. Martin to Theodore Borden, Philadelphia, Pa. C. a. G. Sub. to mort. \$177,400. Jan. 31. nom

81st st, s s, 717 w 3d av and 100 e 4th av, 83x102.2. William R. Page, Rutland, Vt., to Theodore Borden, Philadelphia, Pa. Q. C. Mort. \$177,500. Jan. 31. nom

81st st, No. 301, n s, 75 e 2d av, 25x51.2, four-story brick dwell'g. John D. Mennie to William Dittmar. Mort. \$4,000. Jan. 30. 12,500

83d st, n s, 110 e 1st av, runs north 102.2 x west 26 x south 25 x west 84 to 1st av, x south 77.2 to 83d st, x east 110. Bartholomew Breton to Philip Braender. Deed and declaration as to order of recording prior instruments of conveyance and mort. Feb. 4. nom

85th st, No. 339, n s, 400 e 2d av, 25x102.2, four-story stone front flat. Reuben Ross to Johanna wife of Charles Franck. C. a. G. Mort. \$11,400. Jan. 29. nom

85th st, No. 337, n s, 375 e 2d av, 25x102.2, four-story stone front flat. Same to Gotthold Haug. C. a. G. Mort. \$11,400. Jan. 29. nom

Same property. Gotthold Haug to Michael J. Daly. Mort. \$13,400. Jan. 30. nom

88th st, No. 404, s s, 80 e 1st av, 26x100.8, four-story brick flat. John Griessell to Nicholas Mesch and Franziska his wife, as joint tenants. Mort. \$8,000. Jan. 31. 15,300

88th st, s s, 36.8 e Lexington av, runs south 100.8 x east 149.3 x northwest 129.1 to 88th st, x west 68.3.

88th st, s s, 222.6 w 3d av, runs west 18.1 x southwest 60.8 x southeast 66 to centre of block, x east 10.6 x north 100.8.

127th st, s s, 225 w 6th av, 25x99.11.

146th st, n s, 225 w Boulevard, 25x99.11. Eleanor A. McCafferty, mother of Bernard E. McCafferty, to Ellen McCafferty. 1-5 part. Feb. 4. nom

88th st, s s, 100 w 9th av, 125x100.8, vacant. Hugh Blesson to Jakob Keller. Mort. \$13,000, taxes, assessmts., &c. See 58th st. Jan. 19. 22,500

93d st, s e cor Madison av, 11.1x100.8, vacant. William B. Williams to John T. Farish. Jan. 14. 9,000

94th st, s s, 175 w 8th av, 25x100.8.

95th st, n s, 100 w 8th av, 25x100.8.

96th st, s s, 300 w 8th av, 25x100.8. All vacant. New York Cancer Hospital to Timothy Donovan. Feb. 3. 11,500

95th st, n s, 100 w 8th av, 25x100.8. Timothy Donovan to Edwin A. Jackson. Feb. 4. 4,750

96th st, s s, 100 w 8th av, 25x100.8, vacant. Charles A. and Wm. G. Hamilton, as trustee Alex. Hamilton, to Edwin A. Jackson. Jan. 24. 5,000

96th st, s s, 300 w 8th av, 25x100.8. Timothy Donovan to Henry C. Niedenstein. Feb. 4. 5,250

101st st, s s, 300 w 9th av, 25x100.11, vacant. Samuel H. Waugh to John E. Waugh. 1/2 part. Taxes and assessmts. Jan. 27. 1,100

104th st, No. 206, s s, 110 e 3d av, 16.8x100.11, three-story stone front dwell'g. Helen wife of Jacob Mayer to Moses M. Lindenstein. Mort. \$4,700. Feb. 2. 9,000

105th st, No. 248, s s, 73 w 2d av, 27x100.9, four-story stone front tenem't. Foreclos. George B. Morris to Morris and Abraham Schneider. Dec. 30. 1,900

109th st, No. 102, s s, 19 e 4th av, 19x74, four-story brick tenem't. Foreclos. Richard M. Henry to Sarah Grozcky. Jan. 31. 7,400

109th st, No. 112, s s, 114 e 4th av, 19x100.11, four-story brick tenem't. Foreclos. Emanuel B. Hart to Sarah Grozcky. Feb. 4. 7,300

110th st, No. 156, s s, 75 e Lexington av, 25x100, four-story stone front flat. Foreclos. Henry A. Gumbleton to Nicholas Banzet. Mort. \$10,000 and cost of foreclos. Jan. 30. 950

110th st, No. 160, s s, 125 e Lexington av, 25x100, four-story stone front flat. Foreclos. Same to same. Mort. \$10,000 and cost of foreclos., &c. Jan. 30. 1,525

110th st, No. 158, s s, 100 e Lexington av, 25x100, four-story stone front flat. Foreclos. Same to same. Sub. to mort. \$10,000 and cost of foreclos. Jan. 30. 1,400

110th st, No. 154, s s, 50 e Lexington av, 25x100, four-story stone front flat. Foreclos. Same to same. Sub. to mort. \$10,000 and cost of foreclos. Jan. 30. 1,000

111th st, No. 139, n s, 555.9 w 3d av, 17.10x100.11, three-story brick dwell'g. John A. Lyon to Betsey Lyon. Jan. 24. nom

Same property. Betsey Lyon to Emily R. Lyon. C. a. G. Jan. 31. nom

116th st, No. 174, s s, 175 w 3d av, 15.10x100.11, three-story brick dwell'g. Dennis Loomie to Minnie, wife of Edward Muehsam. Mort. \$4,000. Jan. 31. 9,500

120th st, No. 218, s s, 250 e 3d av, 35x100.11, four-story brick dwell'g. William Keinkel to Anna Cohen. Feb. 2. 17,000

122d st, No. 253, n s, 180 e 8th av, 20x100.11, four-story stone front dwell'g. Reuben W. Ross to Cornelius Callaghan. Mort. \$13,000. Feb. 3. 15,250

122d st, n s, 150 w 6th av, 25x100.11, vacant. Foreclos. William A. Boyd, ref., to Benjamin De Leon. April 22. 5,725

Same property. Benjamin De Leon to Thomas C. Higgins, Brooklyn, and Charles Shultz. April 22. 5,650

Same property. Thomas C. Higgins to Charles Shultz. C. a. G. Feb. 2. 3,000

123d st, n s, 100 w Mt. Morris av, 75x100.11, vacant. David J. Dean to Anthony Smyth. Mort. \$16,500. Jan. 31. 30,000

124th st, No. 55, n s, 265 w 4th av, 25x100.11, two-story frame building. Release mort. Mary S. or H. wife of J. Henry Harper to Julia H. wife of William T. Ryerson. Feb. 3. 3,039

125th st, n s, 175 w 1st av, 75x100, vacant. Foreclos. Edwin J. Freedman to Newman Cowen. Mort. \$12,000 and int. Jan. 30. 5,500

125th st, n s, 175 w 1st av, 75x100. Newman Cowen to Caroline Yost. Jan. 30. 20,500

126th st, No. 7, n s, 125 w 6th av, 17.10x98.5x24.3x77, three-story stone front dwell'g. William M. Wilson to Charles L. Webster. Mort. \$8,500. Feb. 2. 13,000

126th st, n s, 125 w 6th av, 17.10x99.11. Same to same. Q. C. Feb. 2. nom

126th st, No. 216, s s, 255 e 3d av, 20x99.11, three-story brick dwell'g. William H. Buxton to Catharine M. Fitch. Dec. 10. 10,000

126th st, Nos. 236 and 238, s s, 350 e 8th av, 49.11 x99.11, two five-story stone front flats. Frederick Aldhous to John B. Radley. Mort. \$30,000. See 6th av. Jan. 3. 48,500

128th st, No. 221, n s, 244 e 3d av, 19.5x99.11, four-story brick flat. Enoch C. Bell to John F. B. Power. Mort. \$10,500. Jan. 31. 13,000

128th st, No. 249, n s, 303 e 8th av, 16x99.11, three-story stone front dwell'g. William McReynolds to William T. Woodruff. Mort. \$7,000. Jan. 31. 11,500

Same property. Release mort. Henry Weil, Brooklyn, to William McReynolds. Jan. 31. nom

130th st, n s, 225 w 6th av, 75x99.11, vacant.

131st st, s s, 225 w 6th av, 75x99.11, vacant. John B. Stebbins, exr. and trustee Theodore Stebbins, to Samuel O. Wright. Feb. 3. 31,500

130th st, No. 57, n s, 260 e 6th av, original line 20x99.11, four-story stone front dwell'g. Thomas B. Kerr, exr., John Kerr to Samuel P. Patterson. Jan. 31. 15,000

131st st, No. 242, s s, 358.4 e 8th av, 16.8x99.11, three-story stone front dwell'g. Isaac E. Wright to David V. P. Hotaling. Jan. 31. 12,500

131st st, s s, 125 e Boulevard, 25x99.11, frame stable. Partition. George B. Newell to Alexander J. Mayer. Jan. 20. 950

131st st, s s, 250 e 12th av, 75x99.11, three four-story brick dwell'gs.

130th st, n s, 175 w Boulevard, 50x99.11, three-story brick building and two-story brick building on rear. Charles W. Dayton to Albert Arns. Mort. \$47,000. Jan. 29. 47,500

131st st, s s, 250 e 12th av, 75x99.11.

130th st, n s, 175 w Boulevard, 50x99.11. Albert Arns with Charles W. Dayton. Agreement as to mortgages due, also as to division of profits arising from sale of said property, &c. Jan. 30.

135th st, s s, 325 e 8th av, 25x142.6x31.3x161.4. Elizabeth H. Brown, widow, Pamela Lewis, widow, Turruere W. Brown, Mary wife of Edward Haupter, Nathaniel J. and Ella H. Brown, heirs John Brown, to Henry Day. Q. C. Confirmation deed. Jan. 22. nom

185th st, s s, 110 w 5th av, 50x99.11, two four-story brick flats. Ferdinand J. Niemann to Edwin A. Bradley and George C. Currier, of Bradley & Currier. Jan. 28. 32,000

185th st, n s, 100 w 10th av, 50x53.6. Timothy Hallahan to Robert Burns. Jan. 30. 2,000

Av D and East River, centre of 14th to centre 15th st; also with bulkhead, water rights, &c.

Av D and East River, centre of 15th to centre of 16th st, with bulkhead, water rights, &c.

Av C and Av D, from 14th to 15th st—the block.

Av C and Av D, from 15th to 16th st—the block.

Av C, n w cor 14th st, 206.6 to 15th st, x east 434.10

17th st, n s, 188 w Av C, 350x92.

18th st, s s, 188 w Av C, 350x92.

15th st, s s, 300 w Av B, runs south 103.3 x west 150 x northeast 10.6 x easterly 165.4 to 15th st, x east 13.3.

Irving pl, s e cor 15th st, runs south 59 x east 92 x south 25 x east 50 x north 84 to 15th st, x west 142.

10th av and 11th av, from 16th to 17th st—the block.

10th av and 11th av, from 17th to 18th st—the block.

10th av, s w cor 19th st, runs west 125 x south 92 x west 250 x north 92 to 19th st, x west 150 x south 184 to 18th st, x east 525 to 10th av, x north 184.

19th st, s s, 175 w 10th av, 25x92.

19th st, s s, 225 w 10th av, 100x92.

11th av, e s, extd from 19th to 20th st, 184x350.

11th av to 13th av, 16th to 17th st, with bulkhead, Hudson River, water rights, &c.

11th av to 13th av, 17th to 18th st, with bulkhead Hudson River, water rights, &c.; also all other real estate of grantor, leasehold property, mains, pipes, machinery, rights and franchises.

The Manhattan Gas Light Co. to The Consolidated Gas Co. Nov. 10. nom

Lexington av, s w cor 89th st, 100.8x93.10. Rose McQuade to Mary A. McQuade. Jan. 29. nom

Same property. Mary A. McQuade to John McQuade. Jan. 29. nom

Lexington av, Nos. 1431 and 1433, e s, 100 s 94th st, 40x85, two four-story brown stone flats. Charles Riley to Rosalie wife of Morris Latz. Morts. \$24,000. Jan. 27. 42,000

Madison av, No. 574 w s, 26 n 56th st, 24.5x75, four-story stone front dwell'g. Edwin A. McAlpin to Louisa Lo Forte. See 57th st. Jan. 30. 55,000

Madison av and 58th st, The Hotel Branting, James L. Jones retires and Sarah E. L. Taylor takes his place as co-partner of Wm. M. Humphrey, and assumes a certain contract, &c. Nov. 21.

Madison av, No. 1289, s e cor 87th st, 18x62.3, three-story stone front dwell'g. Release mort. Henry Raabe to James L. Montgomery. Jan. 31. 1,000

Same property. James L. Montgomery to John Muller. M. \$15,000. Jan. 31. 25,000

Madison av, No. 1937, e s, 66 n 124th st, 22x85, three-story stone front dwell'g.

124th st, No. 53, n s, 290 w 4th av, 25x100.11, two-story frame build'g.

Morris Wilkins to James M. Robertson, Brooklyn. C. a. G. Jan. 30. nom

Same property. James M. Robertson, Brooklyn, to Martha M. wife of Morris Wilkins. C. a. G. Jan. 30. nom

Madison av, e s, 27 n 65th st, 23x63. Release mort. Cordelia E. Macpherson, extrs. G. G. Yvelin, to Charles Buek. Feb. 2. 20,000

Madison av, No. 1839, n e cor 120th st, 17.9x83, three-story stone front dwell'g. John H. Morris, assignee Jas. D. Fish, to James M. Lyddy. Mort. \$14,000. Dec. 12. 18,000

Park av, s e cor 87th st, 100.8x abt 158.11, four five-story stone front tenem'ts, with one store on av and two five-story stone front tenem'ts on st. Thomas R. A. and William H. Hall to the Brainerd Quarry Co., Portland, Conn. B. & S. and C. a. G. Morts. \$176,083, and int.; also taxes 1884. Jan. 15. 216,000

1st av, No. 1233, w s, 46.11 n 69th st, 26.9x99.2, four-story stone front flat. Theresia Huber, Brooklyn, to Christian Schwegler and Louise his wife. Mort. \$12,500. Jan. 28. 18,800

1st av, No. 1608, e s, 77.2 n 83d st, 25x84, five-story brick flat. Philip Braender to John H. Bonnell, Richmond Co. See 5th av. Jan. 31. 30,000

2d av, centre line to Harlem River, from centre line 98th st to centre line 99th st, the plot. Also all other real estate of grantors in New York or elsewhere, and land under water and leasehold property.

Also mains, machinery, franchises and all other property.

The Knickerbocker Gas Light Co. to The Consolidated Gas Co. Nov. 10. nom

2d av, w s, bet. 19th and 20th st. Rutherford, Stuyvesant, to Jacob Schmitt. Release from agreement. Jan. 31. nom

2d av, No. 914, e s, 75.5 n 49th st, 25x100, four-story brick dwell'g. Nicholas W. Morrell to Jobst Hoffmann. Q. C. Jan. 29. nom

2d av, No. 2057, w s, 50.6 s 106th st, 25x73, four-story brick store and tenem't. Foreclos. George B. Morris to Morris and Abraham Schneider. Dec. 30. 1,875

2d av, No. 2055, w s, 75.6 s 106th st, 25.3x73, four-story brick store and tenem't. Foreclos. Same to same. Dec. 30. 1,900

1st av, w s, extd from 110th to 111th st, 201.10x100.

111th st, s s, 100 w 1st av, 375x121 x southeast 125 to 110th st, x east 301.7 x north 201.10.

1st av, n w cor 111th st, runs north 75.11 x west 100 x northwest to 110th st, x west 17.2 x south 201.10 to 111th st, x east 225.

1st av, centre line to original highwater line Harlem River and centre line 111th st—the plot.

1st av, n e cor 111th st, 150.11x95.

111th st, n s, 95 e 1st av, 200x100.11.

112th st, s s, 95 e 1st av, 50x100.11.

Original high water mark Harlem River at intersection of the continuation of centre line of 110th st, runs east 120 to exterior or bulkhead line, x north along said line 265.6 to continuation of centre line of 111th st, x west 132 to original high water line, x south along said high water line as the same winds and turns to beginning.

Also bulkhead along Harlem River, bet centre line of 110th st and centre line 111th st, with water rights, &c.

Broadway or Kingsbridge road, e s, indef. plot of Fort George property, runs east 188.10 x south 50 x east 426 to centre line Sherman av, x south 93.8 x west 354.5 x again west 131.9 to Broadway, x north 302.7.

3d av, n w cor 114th st, runs west 108.3 x north 100.11 x east 8.3 x south 75.8 x east 100 to 3d av, x south 25.3.

Also all other real estate of grantor in New York or elsewhere, with land under water and leasehold property and all other property and franchises.

The Harlem Gas Light Co. to The Consolidated Gas Co., New York. Nov. 10. nom

3d av, n w cor 32d st, 24.9x75, four-story brick store and dwell'g.

32d st, n s, 75 w 3d av, 25x49.5, four-story brick flat.

Dayton W. Searle and Harriet E. wife of Albert B. Hussey to Fernando R. Walker. Morts. \$21,000. Feb. 2. 45,000

3d av, No. 683, n e cor 43d st, 20.5x80, five-story brick building. Adon Smith to Bernard T. Kearns. Jan. 26. 30,000

3d av, Nos. 798-806, n w cor 49th st, 100.5x80, five five-story brick flats. William Taylor to Wolf Scherick. Mort. \$90,000. Feb. 2. 148,000

3d av, n w cor 49th st, 100.5x80, the Lexington Flats. Wolf Scherick to William Vogel. Morts. \$80,000. Feb. 2. 148,000

3d av, No. 1232, w s, 22.2 n 71st st, 20x75, four-story brick dwell'g. Carrie Loewenstein to Samuel Haas. Mort. 11,000. Jan. 29. 23,000

3d av, e s, 50.11 s 102d st, 25x100. Release mort. Richmond Talbot, Elberon, N. J., to Anthony A. Hughes. Feb. 5. nom

4th av, No. 27 Park av, e s, 74.1 n 35th st, 24.8x 80, four-story stone front dwell'g. Anna M. Gross to Eugene A. and Charles E. Gross, Ellen wife of David Mahany, Emma wife of James L. Slevin, Mary L. wife of Frederick Crowther, Cincinnati, and Elizabeth G. wife of William A. Conway. C. a. G. All title. Jan. 23. nom

4th av, e s, 84 s 79th st, 18.2x80, four-story stone front dwell'g. William Frame to Nicholas G. Geraty. Mort. \$10,000. Jan. 15. 28,000

4th av, No. 1501, old e s, 50 n 84th st, 25x75, three-story frame building. Louisa wife of and Henry Fuller, Greenpoint, L. I., to Stephen Chester, extr. J. N. Chester. Taxes and assmts.. Jan. 31. nom

5th av, No. 1081, n e cor 74th st, 27.2x100, four-story brick dwell'g. William H. Wells to Isabelle M. wife of William V. A. Mulhallon. All liens. Jan. 21. nom

5th av, s e cor 85th st, 27.2x100, vacant. John H. Bonnell, Staten Island, to Philip Braender. See 1st av. Mort. \$36,000. Jan. 31. 70,000

5th av, Nos. 2036 and 2038, w s, 20.10 s 126th st, 40x85, two four-story stone front dwell'gs. James Meagher to James T. Meagher. Morts., &c. July 24. val. consid. and nom

6th av, No. 98. Photograph gallery. Bill of sale. James A. Bostwick to Harriet L. Bostwick. other consid. and 5,000

6th av, n e cor 123d st, 25.2x100, vacant. John B. Radley to Eliza Aldous. See 129th st. Feb. 3. 13,000

6th av, Nos. 2201 and 2203, n w cor 130th st, 46.11x90, two three-story brick dwell'gs. William H. De Forest, to Mary L. Tiffany. Mort. \$27,000. Dec. 20. 46,000

7th av, No. 246, w s, 22.6 n 24th st, 21.6x78.2, four-story brick dwell'g. Charles H. Dugless to Ernst Kaufmann. Mort. \$12,000. Jan. 31. 17,500

7th av, No. 397, e s, 25 s 32d st, 25x100. David Dinkelspiel and Henry Hyman to Anna R. wife of James J. Morison. Mort. \$8,250. Jan. 30. 15,000

7th av, e s, 75.8 n 113th st, 25.3x100, vacant. Mary Le R. King, Newport, R. I., to Edith E. King. Jan. 30. nom

8th av, w s, extd from 95th to 96th st, 201.4x 100, vacant. Catherine M. Flint, widow, Brooklyn, Kate A. wife of Henry Molineux, San Francisco, Cal., Cornelia A. Secor, widow, Mary L. wife of N. B. Merrill, Brooklyn, Cora L. wife of Thomas Cousins, Brooklyn, and George C. Flint, Brooklyn, heirs Cyrus Flint, to Cora L. wife of Charles M. Webber, Chicago, and Stella B. Jones. C. a. G. 1/2 part. Nov. 15. nom

8th av, w s, 49.11 n 131st st, now closed, 50x100, vacant. Oswald Ottendorfer et al., exrs. and trustees Anna Ottendorfer, to Charles Birngruber and Magdalena his wife. Jan. 30, 10,000

8th av, n w cor 134th st, 99.11x100.

134th st, n s, 100 w 8th av, 50x99.11, vacant }

Leonard J. Carpenter to John A. Hardy, Sing Sing, N. Y. Feb. 4. 30,000

8th av, n w cor 134th st, 99.11x75. John A. Hardy to Lorenz Weiber, New Rochelle. Mort. \$14,000. Feb. 4. 27,000

9th av, No. 594, e s, 60.3 s 43d st, 20.1x80, four-story brick dwell'g. Louisa and Julius Miller, exrs. J. Miller, and Louisa Miller, as widow, to Daniel O'C. Lavery. Contains nom release dower. Feb. 2. 16,250

9th av, w s, 25.5 s 56th st, 75x100.

56th st, s s, 100 w 9th av, 25x100.8x25.2x108.10.

9th av, s w cor 56th st, 25.5x100.

New buildings projected.

Peter A. H. Jackson to Rosalie Steinhardt. Jan. 30. 59,000

9th and 10th avs, 63d and 64th sts. Ageement to modify covenants by Jas. Rutherford, individually, and James M. Brown et al., exrs., &c. 11th av, Nos. 710 and 712. Party wall agreement. Rosalie Steinhardt with Johanna Altmayer. Aug. 9.

11th av to 12th av, 41st st to 42d st, 197.6x800, with land under water Hudson River, wharfage, &c.

41st st, n s, 100 e 11th av, 200x98.9.

42d st, n s, 100 w 11th av, 150x100.5.

Also 2 plots, bet 10th av and Hudson River, 65th and 66th sts, excepting property of Hudson River Railroad.

63d st, s s, 281.5 w Av A, 25x100.5.

62d st, n s, 220 w Av A, runs west 86.5 x north 100.5 x east 25 x north 100.5 to 63d st, x east 61.5 x south 200.10.

62d st, n s, 131.5 e 1st av, runs north 100.5 x east 50 x north 100.5 to 63d st, x east 125 x south 200.10 to 62d st, x west 175.

Av A, w s, extd from 62d to 63d st, x220 ft deep.

Eastern Boulevard, w s, extd from 60th to 61st st, 200.10x313.

Also plot bounded s by 60th st, w by Eastern Boulevard, and n e by high water mark East River, with land under water East River, bet 60th and 61st sts.

Also property in Ridgefield, N. J. The Metropolitan Gaslight Co. to The Consolidated Gas Co., New York. Nov. 10. nom

11th av, w s, 96.10 s 54th st, runs south 257.10 to the centre of Hoppers' lane, x west along said centre line and along Gertrude Cutting's land to Hudson River, x north along river to s s 54th st, x southeast to beginning.

51st st, n s, 100 w 10th av, runs north 200.10 to 52d st, x west 75 x south 200.10 to 51st st, x east 90.5.

52d st, n s, 200 w 9th av, 150x200.10 to 53d st.

52d st, s s, 325 w 9th av, 175x100.5.

9th av, w s, 75.5 s 52d st, runs south 25 x west 125 x north 100.5 to 52d st, x east 25 x south 75.5 x east 100.

52d st, s s, 275 w 9th av, 25x100.5.

9th av, s w cor 52d st, 50.5x80.

9th av, w s, 43.2 s 50th st, runs north 43 to said corner x west 80 x south 34.10 x east 80.9 to beginning.

9th av, w s, 92.4 n 53d st, runs south 92.4 to 53d st, x west 150 x north 134.4 x east 155.9.

53d st, n s, 150 w 9th av, runs north 100.5 x west 50 x north 37.11 x west 125.4 x south 141.7 to 53d st, x east 175.

53d st, n s, 350 w 9th av, runs north 143.6 x west 50.2 x south 147.4 to 53d st, x east 50.

9th av, e s, 50.5 s 51st st, 25x100.

50th st, n s, 100 e 9th av, 25x100.5.

52d st, n s, 100 e 9th av, runs north 200.10 to 53d st, x east 50 x south 100.5 x east 46 x south 100.9 to 52d st, x west 87.6.

9th av, e s, 25.5 n 52d st, 150x100.

7th av, n e cor 52d st, runs north 136.8 x south-east 100.10 x south 24.2 to centre of block, x east 125 x north 10.4 x southeast 75.10 to centre of block at point 300 e 7th av, x south 100.5 to 52d st, x west 300 to beginning.

52d st, n s, 100 w 6th av, runs north 12.5 x southeast to n s 52d st at point 46 w 6th av, x west 54.

52d st, n s, 275 w 8th av, runs west 137.2 x north to centre of block 403.8 w of 8th av, x west 46.4 x north 100.5 to 53d st, x east 175 x south 200.10 to beginning.

8th av, w s, 11.4 n 53d st, runs south 11.4 to 53d st, x west 390.1 x north 47.4 x east to beginning.

51st st, n s, 334.1 w 8th av, runs west 100.2 x north 100.9 x east 5.9 x north 100.5 to 52d st, x east 102.11 x south 201.6 to beginning.

Gerard av, w s, adj W. H. Morris land 23d Ward, runs west 278.8 to e s Central av, x north 446.3 to Gerard av, x south 375.10 contains 1 10-100 acres.

Chatham st, No. 192, w s, 94.9 n Mott st, 24.1 x132.6x27x134.9.

11th av, s e cor 53d st, runs east 175 x south 137.7 to centre Hoppers lane x northwest 177.2 to 11th av, x 109.9.

52d st, n s, 375 e 10th av, 75x100.5.

53d st, s s, 375 e 10th av, 75x100.5.

52d st, n s, 375 e 11th av, 75x100.5.

Interior lot, 250 e 11th av, on centre line bet 52d and 53d st, runs east 25 x south 53.1 to centre of Hoppers lane x northwest 25.4 x north 50.

53d st, s s, 250 e 11th av, 150x100.5.

53d st, s s, 175 w 10th av, 75x100.5.

52d st, n s, 175 w 10th av, 75x100.5.

10th av, n w cor 52d st, 100.5x100.

53d st, s s, 300 e 11th av, runs north 48.4 x east 25 x south 44.10 to 53d st, x west 25, and all other real estate of which Joseph M. L. Striker died seized.

Cora E. Moran, formerly Striker, to Elsworth L. Striker. Release of dower right and any right or title. Jan. 17. 31,000

11th av, e s, extdg from 27th to 28th st, 197.6x100, with wharves, water rights, &c., lumber yard. Norman Reynolds, Newark, N. Y., to Henry A. Burr. June 1, 1867. 120,000

11th av, n e cor 62d st, runs north to centre block between 62d and 63d sts x east 350 x — x 350. Mort. \$26,000.

62d st, n s, 350 e 11th av, 75x100.5. Mort. \$4,000.

Abby B. Blodgett extr. W. T. Blodgett to George H. Morris, Brooklyn. Jan. 12. nom

Same property. Abby B. Blodgett, widow, and Eleanor E. and William T. Blodgett, heirs W. T. Blodgett to same. Sub. as above. Jan. 12. nom

11th av, n e cor 62d st, 100.5x100.

62d st, n s, 100 e 11th av, 325x100.5, vacant. George H. Morris, Brooklyn, to John B. Smith. Mort. \$61,200. Feb. 2. nom

Interior lot, on centre line, bet 43d and 44th sts, at point 144.8 e 4th av, runs west 14.8 x south 83.9 x 85 to beginning. The New York & Harlem Railroad Co. to Robert and Ogden Goelet. Jan. 30. 1,754

MISCELLANEOUS.

Agreement by parties first part to give party second part an annuity of \$900, and making same a lien on all real estate of D. Burke, dec'd, and party second part accepts same in lieu of dower, waiving all other claims against estate of said D. Burke. Tobias Burke and Ellen Eagan with Hannah B. Burke.

All property and effects of grantor. Mary King, New Brighton, S. I., to Jose B. King. In trust for benefit of grantor. Oct. 16. nom

Certified copy of general assignment of Christian & Bro. to William H. Hamilton.

Exemplified copy of the last will and testament of Fanny Meiklehan.

Exemplified copy of the last will and testament of Alexander S. Kaliske.

Exemplified copy of evidence and decree in the probate of the heirship of Georgianna T. Huff to the real property of Jane A. Freligh, dec'd.

Exemplified copy of the last will and testament of Frederick Rauch, dec'd.

Receipt for \$2,000 on account of mortgage. Samuel B. Hamburger to James R. Candler. Feb. 5.

23d and 24th WARDS.

Church st, w s, 178 n proposed new st, 50x100, h & l. Kingsbridge. Alonzo Howell to Albert E. Putnam. Feb. 2. 2,500

Church st, s w cor propose new st, 50x150. Albert E. Putnam to Alonzo Howell. Feb. 2. 2,500

Ernescliff pl, n s, 785.4 w Grenada pl, 51.4x86.1 x50x97.6. William S., Charles W. and George F. Opdyke, and Wm. Peet, assignee of G. F. Opdyke, to Robert Beerle. Jan. 21. 649

Home st, s s, 78 e Stebbins av, 25x116x14.8x5x11.2x117.1. Release mort. Joseph S. Auerbach to Henry D. Tiffany. Aug. 26. 120

2d and 3d sts, 3d and 4th avs and Mile Square road, lots 266 and 267, 292, 293 and 270 in above block on map of E. K. Willard property, Woodlawn Heights, first four lots, each 25x100, and last one contains 3,893 sq feet. Louis P. Bayard, Richmond Co., to Clarinda Cary, Brooklyn. Jan. 20. 2,155

144th st, n s, 204.5 e 3d av, 25x100, h & l. Pauline wife of and Isaac Levy to Bernard McDonnell and Catharine his wife. Mort. \$2,500. Jan. 31. 4,200

144th st, s s, adj. Mott Haven Canal, one-story frame bldg, 20x60, and one-story frame and brick extension now standing on ground owned by the Knickerbocker Life Ins. Co., the building only. Bill of sale. Louis Lowry to Gennaro Rossi. Feb. 3. 70

53d st, n s, 200.3 e Morris av, 25x100. John G. Maihofer to Mary Maihofer. 1/2 part. Dec. 23. gift

165th st, n s, 358.11 w Concord av, 16.7x71. Thomas D. Kelly to John B. Swasey, Jr. Q. C. Jan. 29. nom

Same property. John B. Swasey, Jr., to Amalien K., wife of Edward C. Grabert. Mort. \$1,900. Jan. 31. 3,200

Av B, e s, 260 s Irving st, 50x100. William J. Valentine, exr. and trustee Jno. Valentine, to Catharine Ward, Fordham. Jan. 20. nom

Brook av, w s, extending from 147th st to 148th st, 200x100.

147th st, n s, 100 w Brook av, 240x100.

148th st, s s, 100 w Brook av, 240x100.

Gustave B. Calman to Emil Berolzheimer. C. a. G. Oct. 7. 25,100

Franklin av, No. 1306, e s, 96.9 n 169th st, 23.9 x125x22.9x125. Sarah A. Appleton, widow, to William G. Appleton. Correction deed. Jan. 10. 5,000

Locust av, n e s, extending from Orchard av to Grant, av 300x198, excepting portion taken for Southern Boulevard. Rose McQuade to Mary A. McQuade. Jan. 29. nom

Same property. Mary A. McQuade to John McQuade. Jan. 29. nom

Marion av, w s, part lot 128 map B. Berrian property, Fordham, 12.6x163. Release mort. Abigail E. Rich to Whitman Tefft. Jan. 26. nom

Marion av, n w s, part of lots 128 and 130 map B. Berrian property, Fordham, 37.6x—x37.6x—. Whitman Tefft to Caroline M. Gedney and Adaline Richardson. Jan. 26. 1,000

North 3d av, w s, abt 51.1 n 139th st, 25x66.3, to e s Morris av, s south 28.6 x east 52.5. William N. Jane R. and Milton H. Robertson and

Mary A. Skeel, widow and heirs of H. H. Robertson, Eleanor M., Sarah A., and Eleanor F. Bell, Mary M. Kelly, James F. King and Julia S. King, heirs Jas. T. Foster, to John Demarest. Jan. 17. 6,500

Same property. Eleanor M. Bell and ano., exrs. J. T. Foster, to same. 1/8 part. Jan. 30. nom

North 3d av, n w s, 113.5 n e 170th st, 52x126.9x51.8x123.1. Louise P. Heumann, wife of Peter, to Mary Schachner. C. a. G. 1/2 part. Jan. 31. nom

North 3d av, n w s, 165.5 n e 170th st, 52x130.5x51.8x126.9. Mary Schachner to Louise P. Heumann. 1/2 part. C. a. G. Jan. 31. nom

River av, a proposed new av, not legally opened, s e cor 150th st, 76x100x70.1x100.2. Henry L. Morris and Anna R. his wife to John J. Nathans. Feb. 3. 2,250

Robbins av, w s, 200 s 147th st, 75x158 to Port Morris Branch R. R., x75x161. Anna M. E. wife of Charles C. G. Harbeck to John Niestermann. Mort. \$2,000. Feb. 2. 4,350

Stebbins av, e s, 263 n 169th st, 25x100, lot No. not on map. Henry D. Tiffany to John Regan. Sept 22, 1883. 300

Thomas av, e s, 188.6 s Welch st, 50.6 x abt 290 to lands of Harlem R. R., x 50 x abt 275. John V. Traphagen to John Read, Scarsdale. Mort. \$1,000. Jan. 13. 2,000

Thomas av, s e s, 138 s w Welch st, 50.6x abt 135 x 50 x abt 125. Jane wife of Philip Duffey to John Read, Scarsdale, N. Y. Jan. 31. 1,100

Willis av, w s, 25 n 144th st, 100x106. John Davidson to Patrick Nolan. Mort. \$1,500. Jan. 15. 9,250

LEASEHOLD CONVEANCES.

Henry st, s s, 184 w Montgomery st. Assign. lease. Isidor Simon to Samuel Cohen. 10,000

Montgomery st, n w cor Monroe st, two lots. Frederick Wilms to Albert Ranken and Herman Wilms. Assign. lease. nom

Montgomery st, w s, one lot. Same to same. Assign. lease. nom

Water st, s s, 209.1 w Montgomery st, 46.10 x — to South st, extending to East River with water rights, bulkhead, &c., reserving land used for South st, leasehold. Foreclos. Charles F. MacLean to Isaac C. Ogden. Feb. 5. 11,950

3d st, n s, 367.6 e Av A, 24.9x96.1. Margaret W. Folsom, by G. W. Folsom, committee to John Beyerle. 21 years, from Aug. 1, 1884. 525

4th st, s s, 263.4 w Av C, 24.9x96.3. Assign. lease. Gustave Jacobs to Rosalie Cohen. 7,000

20th st, n s, 360 w 2d av, 70x92. Assign. lease. Clementine W. Arnoux, extr. A. Arnoux, to Margaret P. wife of David W. Fenton. 4,250

22d st, s s, 275 w 10th av, 25x98.8. Mary C. Ogden wife of John D., Newport, R. I., to Reuben Beck. 21 years, from May 1, 1885. 420

45th st, n s, 100 e 8th av, 16.8x100.5. Assign. lease. Zelie M. wife of Charles F. Homer to Joseph T. Wortendyke, Boonton, N. J. 10,000

47th st, No. 13, n s, 250 w 5th av, 25x100.5, deed of leasehold premises. David Weatherby, Jr., et al., exrs. and trustees A. D. Jessup, dec'd, to Charles F. Southmayd. Oct. 30. 27,000

Same property. Same to John H. Riker. 21 years, from July 11, 1884, per year. 1,400

Same property. Consent to assign. lease. Trustees Columbia College to David Weatherby, Jr., et al., exrs. and trustees A. D. Jessup. 92d st, n s, 25x100. Assign. lease. Joseph E. Macready to Henry Hanlein. 115

Av A, s w cor 8th st, 24.6x70. Assign. lease. George and Wilhelm Schweitzer, exrs. Magdalena Schupp, to Frederick Wolters. 14,350

Av A, e s, 82 n 18th st, 20x90. Assign. lease. Amelia F., wife of and Frederick Baker, Brooklyn, to Frank H. Rodenburg. 9,500

Av C, w s, 21 s 4th st, 21x64. Assign. lease. Sarah T. and John H. Green, individ. and exrs. A. H. Green, to The St. John the Baptists Foundation. 2,500

Madison av, n w cor 52d st, room No. 5 of 5th floor. Consent to assign. The Berkshire Apartment Association to Bessie C. Pfeiffer. Same property. Agreement correcting lease. The Berkshire Apartment Assoc. to Bessie C. wife of Carl Pfeiffer. nom

Same property. Assign. lease. Bessie C. Pfeiffer, wife of Carl, to Theodore Berdell. 26,264

2d av, Nos. 1913 and 1915. Assignment of leases and rents to amount of \$894.53. Alphonse Beaudet to Manchester & Philbrick. nom

3d av, w s, 80.5 n 57th st, 20x80. Assign. lease. Margareta Wendland, extr. P. Wendland, to Hugo Fischer. 10,850

6th av, No. 754, store, basement and 3d floor. Assign. lease. Diederich Ottemann to Rudolph A. and John Hoffmann, of Hoffmann Bros. 2,000

8th av, n w cor 22d st, 14x58. Consent to assign. Benjamin Moore, Ossining, to Mary A. Ferris, admrx. 15,000

10th av, s s, w cor 48th st, 25.1x100. Charles F. Southmayd and ano., trustees H. Astor, to Catharine Miller. 21 1/4 years from Feb. 1, 1885, per year. 500

KINGS COUNTY.

JANUARY 30, 31, FEBRUARY 2, 3, 4, 5.

Adelphi st, w s, 362.7 s Fulton st, 20x100. Elbert Hallock, New York, to John Jenkins. Mort. \$2,000. \$3,300

Beaver st, n e s, 15 n w Locust st, 18.9x100, h &

l. Minny wife of Samuel Meyer to Anna S. Martin, widow. 3,000

Berkley pl, n s, 200 e 8th av, 29.10 to Plaza st, x abt 57.7 along Plaza st, x 49 to beginning. D. Sackett Moore, New York, Maria M. wife of Oliver H. Perry, Newtown, L. I., Garretta M. wife of S. Meredith Dickinson, Trenton, N. J., to John H. and William R. Doherty. 3,000

Broadway, n e s, 75 n w 12th st, 25x100, h & l. Mary A. wife of George J. Veritazan to George N. Veritazan. Mort. \$3,500. 5,500

Broadway, s s, 25 w Bennett av, 25x100, East New York. Sarah W. Cobb to Moritz Babisch and Minnie his wife. Mort. \$7,000. 1,250

Broadway, s w s, 83 n w Willoughby av, runs southwest 52.4 x south 21.9 to Willoughby av, x west 23.7 x north 26.6 x northeast 65.8 to Broadway x southeast 20, h & ls. Frederick Herr to Elizabeth B. Partridge, Englewood, N. J. 8,500

Broadway, east cor Linden st, 25x80, h & l. Adeline wife of and Richard Hoffman to Thomas C. Higgins. Mort. \$5,000. 10,150

Broadway, s s, 50 w Georgia av, 100x100, New Lots. Hepssa D. wife of William W. Eastman to William Green. Q. C. Mort. \$500, part of consid. 750

Bergen st, n s, 393.4 w 5th av, 20x100, h & l. Samuel G. Stanley to Bernard Garvey. Mort. \$3,000. 5,000

Bergen st, n e s, 250 n w Hoyt st, 100x100. Stephen H. Herriman, devisee, Helen V. B. Herriman to Thomas H. Robbins, Keyport, N. J. 8,000

Bleecker st, n s, 175 e Central av, 25x100. Margaret E. Twibel to Annie M. Nolting. 250

Bush st, n w cor Smith st, 125x75. John Brown to Henry Bieg. nom

Same property. Henry Bieg to Barbara Bieg. nom

Boerum st, s s, 125 w Bushwick av Boulevard, 25 x100, h & l. Herman Mehrhoff to Henry Vander Wyk. Mort. \$2,400. 1,100

Cheever pl, e s, 115 n Degraw st, 18.7x88.6, h & l. Ann M. wife of Andrew Billings to Ellen M. Richmond. 6,000

Clymer st, n s, 175 e Bedford av. Agreement as to use of wall. Albert and Garrett Polhemus with John A. Peterkin. 580

Clifford pl, e s, 100 s Calyer st, 18.9x100, h & l. Francis J. Barrett to Eliza R. Hammett, Newport, R. I. 5,000

Clifton pl, n s, 225 e Grand av, 75x100. Lexington av, s s, 225 e Grand av, 50x100. Fanning J. Baldwin, Hempstead, L. I., to Alfred J. Pouch. 5,600

Clifton pl, n s, 225 e Grand av, 75x100. Release mort. Stephen Baldwin to Fanning J. Baldwin. nom

Clifton pl, n s, 150 e Grand av, 75x100. Edwin R. and Theodore W. Sheridan to Alfred J. Pouch. 4,000

Clinton st, e s, 75 s President st, 25x90, with all title in 10 foot court-yard in front. Jane wife of and James A. Casserly to Minnie J. wife of William J. Anderson. Mort. \$7,000. 8,000

Cambridge pl, e s, 180 s Greene av, 20x100, h & l. Gilbert C. Huntington, Norwich, Conn. to Hattie K., wife of Henry A. Tweed, Tombstone, Arizona. Q. C. nom

Canarsie or Little lane, n s, 350 e Prospect st, 50x150, Flatbush. Margaret Jeffrey to Henry T. Jeffrey. nom

Caton pl, s w cor Coney Island plank road, 247.8 x100.6x316.6x104.6, Flatbush. Contract. Elizabeth Olsen to Henry C. Adams. 6,375

Dean st, s w s, 103.8 n w Hoyt st, 21.4x100, h & l. Philip Braender to John H. Bonnell, Richmond Co. Mort. \$5,000. 12,000

Dean st, s s, 250 w Rockaway av, 25x107.2. James Gow to William Jelley. 350

Douglas st, s s, 310 e Smith st, 20x100. Edward A. Low to Edward O'Mallon. 3,131

Dupont st, s s, 250 w Manhattan. av, 25x100, h & l. Robert Harrold to Hellen Lipsius. Mort. \$2,000. 4,750

Eldert st, s s, 193.6 e Broadway, 16.10x100. Russell W. Adams to The United National Bank, Troy. Q. C. Correction deed. nom

Elm st, n s, 216.8 e Central av, 16.8x100. John L. Audre and Rosanna his wife to Daniel Williams. nom

Floyd st, s s, 150 w Throop av, 25x110, h & l. Gustav J. Volckening to Elizabeth L. wife of Wilhelm N. Tweitman. Mort. \$2,000. 6,500

Front st, n s, 54.3 e Gold st, 20x59. John Schutte exr. F. Doscher, to Margaretha C. wife of John Doscher. nom

Front st, n s, 225 e Jay st, 20x100. Edward Gillan to Dominick G. Bodkin. 2,500

Fulton st, s e cor Boerum pl, 51.7x81x53x83.2. William J. Sayres to Cornelius S. Stryker, Gravesend, Alexander Agar and Eliza G. Webster. All liens. 88,000

Fulton st, n s, 79.8 e Irving pl, 20.4x112.2x21.5x103.2, h & l. William Johnston to Andrew Luke. Mort. \$6,500. 9,000

Gold st, e s, 100 s Willoughby st, 25x85. Elizabeth M. St. John, widow, Chappaqua, N. Y., to Mary F. wife Michael Crane. 5,500

Gold st, n e cor Front st, 20x54x20x53.5. John Schutte, exr. F. Doscher, to Margaretha C. wife of John Doscher. nom

Grand st, n s, 80.8 w Morgan av, 70.3x10.10x— to beginning, gore. Charles M. Kalbfleisch et al., exrs. and trustees M. Kalbfleisch, to Ellen C. wife of Christian F. Hommel. 1,350

Greene st, n s, 275 w Provost st, 25x100. John C. Provost to Frank and Bridget Brown. 425

Same property. Frank Brown to William W. Smith. 1,550

Gowanus road, n s, abt 25 n e 3d av, runs north

— x southeast to road, x southwest to beginning. Sewell Moody to Annie D. Osborn. nom
Halsey st, s s, 250 e Reid av, 50x200 to Macon st. }
Halsey st, s s, 375 e Reid av, 25x200 to Macon st. }
McDougal st, s s, 225 e Hopkinson av, 50x35.
Taylor st, s e cor Wythe av, 20x60.
Hamburg st, late Johnson av, easterly cor Magnolia st, 25x100.
Benjamin F. Stearns, of Everett, Mass., to Frank H. Stearns. nom
Halsey st, s s, 250 e Reid av, 50x200 to Macon st. }
Halsey st, s s, 375 e Reid av, 25x100.
Frank H. Stearns, Felchville, Vt., to Thomas S. Strong, New York. 100
Halsey st, n s, 125 e Reid av, 125x100. William H. Semonite to Frederick, John and Frederick, Jr., Dhuy. Mort. \$1,500. 3,850
Hart st, n s, 60 e Nostrand av, 20x75, h & l. Thomas E. Greenland to Carrie A. wife of H. P. Minton. Mort. \$3,500. 7,000
Hart st, n s, 80 e Nostrand av, 20x75, h & l. Same to Emma L. wife of William H. Smith. Mort. \$3,500. 7,000
Hart st, s s, 325 e Marcy av, 25x100. John Schutte, exr. of Fabian Doscher, to Margaretha C. wife of John Doscher. nom
Hart st, s s, 350 e Marcy av, 50x100. Same to same. nom
Hamburg st, w s, 25 n De Kalb av, runs west abt 333.9 x north 22 x east 333 to st, x 22. Evelyn L. Harvey, by H. T. Hewson, guard., to Dennis McGowen. 1/2 part. 725
Same property. Elizabeth Harvey, heir W. Harvey, to same. 1/2 part. 725
Henry st, e s, 210 s Harrison st, 15x110. Jacob T. E. Litchfield to Henry C. Litchfield. Q. C. nom
Henry st, n e cor Love lane, 27.6x92.6, with all title in Love lane. Betsy Putnam, widow, to Emily Putnam. 1883. nom
Henry st, n w s, 20 s w President st, 60.4x75, h & ls. N. Marcellus Dunn to Charles W. Wadsworth. Mort. \$20,000. 37,000
Same property. Charles Wadsworth to Annie Dunn. Mort. \$20,000. 37,000
Heyward st, s s, 167 w Marcy av, 37x100. Release mort. Sarah H. Powell, New York, to Louisa wife of Henry Grasman. nom
Same property. Release mort. Same to same. nom
Same property. Release mort. Edwards Pierrepont to Louisa Grasman. 2,000
Heyward st, n s, 175.6 w Marcy av, 19x100. Louisa wife of Henry Grasman to Richard G. Phelps. Mort. \$3,300. exch
Hull st, n s, 150 w Hopkinson av, 50x100. Julia H. wife of Edwin Packard and Clara H. wife of Charles L. Fincke to Baldwin Pettit. 1,400
Humboldt st, e s, 25 s Stagg st, 25x75, h & l. Maria A. Felten, widow, Foster's Meadows, L. I., to Gustav Hangarter. 3,550
High st, n s, 152 e Bridge st, 23x100. Fannie Bunce to Richard Bunce, Sr. Mort. \$2,000, which is part consid. 2,100
Hope st, s s, 100 e 7th st, 17.6x100, h & l. Stephen Lindenfelser to Harriet Flaglor, widow. Mort. \$1,500. 3,500
Jay st, e s, 22.3 s Prospect st, 22.3x100, h & l. Cyrus A. Shannon to James Hughes. C. a. G. nom
Same property. James Hughes to Sarah F. wife of Cyrus A. Shannon. C. a. G. nom
Jackson st, n s, 50 w Humboldt st, 25x166x—x 175.9. James Logue and ano., exrs. Peter Gaffney, to Henry D. G. Rohlf. 1,100
Jefferson st, s s, 290 e Throop av, 100x100. Benjamin Weight, New York, to William V. Studdiford. 12,000
Jefferson st, n s, 300 w Ralph av, 23.4x100. Richard Chidwick to Cornelius Keleher. Mort. \$1,000. 2,800
Jefferson st, s s, 225 w Ralph av, runs south 200 to Hancock st, x east 30 x north 85 x east 20 x north 115 to Jefferson st, x west 50. Richard G. Phelps to Louisa Grasman. Taxes, &c. exch
Jefferson st, s e s, 176.3 n e Bremen st, 18.9x100, h & l. Frederick Herr to Joseph Schmitt and Marie B. his wife, joint tenants. 4,200
Jefferson st, n s, 150.8 e Bremen st, 23.4x100. Rosa P. wife of Elmathan R. Atwater to Erhardt S. Behringer. 1883. 1,800
Jefferson st, w s, 100 s Liberty av, 75x90, New Lots. Mary G. F. wife of and Albert Miller, Montclair, N. J., to Thomas Schulz. 600
Keap st, s w cor Marcy av, 40x90, h & ls. John M. Young, Madison, N. J., and Thomas Young, Montclair, N. J., to the Reformed Episcopal Church of the Atonement, Brooklyn. Mort. \$29,000. part of consid. 30,000
Kosciusko pl, s s, 96 e Kent av, 23x74.6x23x 74.8. Daniel W. Northup to Jeremiah Dunn. Sub. to use of alley. exch
Locust st, n w s, 270 n e Broadway, 20x100. John Kramer to Frederick Schlauch and Anna M. his wife. Mort. \$2,700. 5,000
Luquer st, s s, 73.6 w Court st, runs south 60 west 19.6 x south 40 x west 10.3 x north 35.2 x northeast 12.8 x north 56.8 to Luquer st, x east 20, h & l. Thomas Keogh to Edward Keogh, Jr. Correction deed. nom
Luquer st, s s, 73.6 w Court st, runs west 19.6 x south 40 x west 20.6 x north 100 to Luquer st, x east 40. Release mort. Samuel D. Morris to Thomas Keogh. 2,000
Luquer st, s s, 73.6 w Court st, runs south 60 x west 19.6 x south 40 x west 10.3 x north 35.2 x northeast 12.8 x north 6.8 to Luquer st, x east 20 h & l. Edward Keogh, Jr., to James May and Ann his wife, joint tenants. 5,200
Lynch st, s e s, 475 n e Harrison av, 20x100, h

& l. John Platte to Carl Strauch and Sophie his wife. Mort. \$1,500. 5,100
Livingston st, s w s, 270 s e Bond st, 22.6x100.9. Sarah A. Seelye to James H. Blauvelt, Blauveltville, N. Y. nom
Leonard st, e s, 56.3 n Calyer st, 18.9x75, h & l. Melissa P. Dodge, New York, to Patrick O'Neill. 4,600
Lynch st, n w s, 122 n e Harrison av, 22x100. Joseph Femmel to John Platte. Mort. \$700. 2,300
Maujer st, s e cor Waterbury st, runs south and crossing Ten Eyck st, late Wyckoff st 310 x east 725.1 x south 170.1 to Meadow st, x east 80 x north 100 x east 150 to Morgan av, x north and crossing Ten Eyck st 289.2 to centre line, bet Ten Eyck and Maujer sts, x west 183.4 x north 95 to Maujer st, x west 25 x south 95 x west 625 x north 95 to Maujer st, x west 125 to beginning.
Morgan av, n e cor Ten Eyck st, runs north 250 to point 200 s Grand st, x east 200 x north 153 x east 237.5 to point 126.2 s Grand st and 423.9 e of Morgan av, x south 208.8 x east 213.3 to centre mill pond, at point 74 n Wyckoff st, x south and crossing Wyckoff st to point 59.8 s of Wyckoff st, if extended, x east 100 to w s of original line of canal x again east to centre of canal x south to point 48 s of Meadow st, continued across canal x west to centre of mill pond, x southwest along a creek to point 270 w of canal and 37.6 n of Stagg st, x northwest along said creek to s s of Meadow st, at point 86 e of Morgan av, x still along the creek and crossing Meadow to Morgan av, x east 15 to cor Meadow st, x north along av crossing Wyckoff st 260 to beginning.
Also plot beginning 531.10 e of Morgan av, and 257.2 s from Grand st, runs north 130.11 x east crossing railroad to e s of canal, original line, at point 126 n Wyckoff st, x still east 20 to centre mill pond, x south and west and northwest and southwest along centre of mill pond, and crossing railroad to centre of canal, at point 102 s of point of beginning x— to beginning.
Caroline A. Waterbury, individ. and with others, exrs. L. Waterbury et al., to James M. Waterbury. All title. nom
McDonough st, n s, 320 w Saratoga av, 40x100. George Covert, Maspeth, L. I., to John H. Rafferty. 1,700
McKibben st, n s, 100 e Graham av, 25x100. Andreas Knapp to Adam and Elizabeth Herderich, joint tenants. 5,650
Montague pl, n s, 50 w Henry st, 25x100, h & l. James O. Sheldon et al., exrs. Ann P. Sheldon, to Lucius M. Sheldon. nom
Macon st, n s, 265 w Tompkins av, 20x100. Andrew Luke to William Johnston. 5,000
Macon st, n s, 100 e Nostrand av, 40x100. Cordelia E. wife of and Henry L. Betts to Frank S. Bonny. 4,000
Same property. Frank S. Bonny to Henry L. Betts. 4,000
Madison st, w s, 585 s Division av, 100x100, New Lots. Sarah and Catharine Stoothoff to Arabella P. Waters to William Stoothoff. C. a. G. 1,400
Madison st, n s, 371.8 w Marcy av, 17.8x100. Joseph I. Kirby to Julia A. Hatton. 8,750
Monroe st, s s, 450 e Ralph av, 25x100, h & l. Martha wife of and William Loudon to Lavinia wife of Moses J. Lewis. 2,100
Monroe st, n s, 225 e Stuyvesant av, 16.8x95, h & l. Catharine wife of Edward H. Hood to Alexander Guild, New York. Mort. \$2,500. nom
Nassau st, n s, 108.10 w Hudson av, 18x—x18x 94.4. Foreclos. Charles B. Farley to The Dime Savings Bank, Brooklyn. 3,000
Oakland st, e s, 375 s Meserole av, 25x100, h & l. Bernard Shelton to Ira D. J. Sweat. 6,000
Penn st, n s, 243.1 e Wythe av, 20x100, h & l. Oliver Gildersleeve and Mary E. his wife, Portland, Conn., to Henry Gildersleeve, Jr., Portland, Conn. nom
Same property. Henry Gildersleeve, Jr., Portland, Conn., to Mary E. Gildersleeve, Portland, Conn. nom
Pulaski st, n s, 337.1 w Marcy av, 17.5x100, h & l. Frederick F. White to John T. Brown. Mort. \$2,000. 4,500
Park pl, n s, 149.10 e 5th av, 18x100. Jacob Morgenthaler to Horatio M. Fisher. Mort., &c., \$5,123. 7,000
Prospect st, s s, 50 e Charles st, 25x100. John J. Kiernan to Samuel Miller. M. \$2,500. 3,500
Prospect pl, n s, 175 w Vanderbilt av, 80x131. William Duryea, Nyack, N. Y., and Hiram Duryea, Hempstead, L. I., to William C. Vought. 16,000
Plymouth st, s s, 83 w Bridge st, 24.8x100x17.6 x north 25.6 x east 6.8 x north 74.6. Mary McCormick, widow, to Thomas F. Manning. nom
Prospect pl, late Warren st, s s, 200 w Utica av, —x127.9x50x127.9. Isabella wife of Michael Keenan. 1,500
Quincy st, n s, 825 e Reid av, 56.8x100, h s & ls. Isabella Boyd to George H. Smith. C. a. G. Mort. \$13,600. nom
Quincy st, s s, 177.6 e Sumner av, 52.6x100. Wilmot D. Losee and Eugene T. Cornell to Theodore Ross. C. a. G. Mort. \$14,250. 14,700
Quincy st, n s, 325 e Reid av, 66.8x100, h & l. George H. Smith to Isabella Boyd. 13,600
Same property. Release mort. Owen Mulvey to George H. Smith. 1,600
Quincy st, s s, 175 e Marcy av, 16.6x95. John H. Butler, N. Y., to W. Irving Snyder. Mort. \$5,000. 6,500
Quincy st, s e cor Marcy av, 25x100. John C. Otten to Henry Tompkins. 2,900
Rodney st, s s, 189 w Lee av, 20x100. Leopold

Bloch, assignee of Solomon Hamburger, to Solomon Hamburger. C. a. G. nom
Remsen st, n s, 200 w Clinton st, 41.8x100. Henry L. Jaques, N. Y., to George I. Seney, Mamaronock. C. a. G. 50,000
Same property. George I. Seney to Joseph E. Brown. 50,000
Richardson st, n s, 100 w North Henry st, 6x107 x44x100. Charles N. Gerard to John Burnside. Taxes, &c. 250
Stagg st, s s, 400 w Waterbury st, 25x100. John Schullein to Theresa Maurer, widow. 1,000
St. James pl, w s, 161.6 s De Kalb av, 19.6x80, h & l. Effie L. wife of and George J. Loughton to Margaret Gardner. 9,000
Sackett st, s s, 172.8 w 3d av, 21.4x100. Mary W. Dwight to Patrick T. McGuinness. Taxes, &c. 470
South Oxford st, w s, 145.8 n Atlantic av, 24x101. Charles Parker to Laura Parker, as trustee for Amanda Parker. 2,765
South Oxford st, e s, 491 n Lafayette av, runs e 80 x n 9.6 x e 25 x n 19.6 x w 15 x s 8 x w 100 to South Oxford st, x s 21. Levi Stevens, of Winthrop, Me., to Sarah E., wife of Charles W. Frankard. 8,000
Spencer st, e s, 165 s Willoughby av, 25x100, h & l. Jeremiah Dunn to Daniel W. Northup. Mort. \$1,000. exch. and 650
State st, n e s, 200 n w Nevins st, runs n e 100 x n w 25 x s w 61 x s e 17 x s w 39 to State st x s e 8, h & l. James R. Ballantine, Chicago, to Sarah E. wife of John E. Murray. 2,300
Stockton st, n s, 275 e Sumner av, 25x100, h & l. Thomas J. Moore to Philip and Margaretha Opp. Mort. \$3,000. 6,800
Tillary st, s w cor Canton st, 73.11 x 92.4 x 114.8x91.5. The Continental Ins. Co. to Joseph F. Brush. 20,000
Union st, n s, 377 e 6th av, 80x90. Edward J. Barber to William W. Butcher, assignee G. W. Brown. Mort. \$36,000. nom
Van Buren st, s s, 300 w Patchen av, 17.6x100. Hannah M. Rose to Chatham F. Bedell. Mort. \$3,350. nom
Van Buren st, n w cor Reid av, 125x100. Elizabeth E. wife of Waldo Hutchins to the Board of Education of Brooklyn. 8,300
Van Buren st, n s, 121 w Throop av, 20x100, h & l. Gustav A. Volckening to Daniel O. Hillier. Mort. \$2,250. 4,000
Walworth st, e s, 211.10 s Myrtle av, 25x200 to Sandford st, Julius Gruber to Thomas B. Wilson. Mort. \$2,500. 4,000
Walworth st, w s, 160 n De Kalb av, 23x100. Foreclos. Charles B. Farley, Sheriff, to Annie V. Lott. 3,900
Woodbine st, n w s, 250 s w Evergreen av, 50x100, h & ls. William C. Smith to Leah V. C., wife of Joseph Naul, Jr. Mort. \$2,000. 4,000
Warren st, n e s, 225 n w Bond st, 25x100. Martin Baryesa to Mary wife of Thomas Myles. Mort. \$900. 2,100
Willow pl, s w s, 173 n w State st, 25x80. Release mort. Jane J. Davenport to Linden D. Stevens. nom
Same property. Release mort. William Tumbridge to same. nom
Same property. Release mort. Same to same. nom
Willow st, n e cor Pineapple st, 50x100. Mary S. Duryea, widow, Englewood, N. J., to Charles Arbuckle. Mort. \$11,000. 19,500
South 3d st, n e s, 229.9 s e 10th st, 25x120. Jacob Will to Salome wife of Ferdinand Hale. 2,500
3d st, n w s, 77 n e South 6th st, 23x50. David Poole to Elizabeth P. Campbell. Mort. \$2,000. 4,000
4th st, s s, 125.6 e Smith st, 22x100. Bernard McDonnell to Annie Feeley, Jr. 1,100
4th st, s s, 203.3 w 6th av, 17.9x100. Margaret Mulledy to Robert H. Stewart. Mort. \$3,000. 6,000
South 4th st, n e s, 80 s e 9th st, 20x71.3. Charles E. Bruce to George P. and James M. Ide, Troy, N. Y., to Frank B. Twining, Lansingburg. C. a. G. nom
North 5th st, n s, 125 w 3d st, 25x100. William W. Goodrich to Ellen Farrell. C. a. G. 500
5th st, e s, 72 n South 3d st, 24x105, h & l. Cleveland and Collin F. Wood to Martiu M. Osborn. Mort. \$2,500. 7,000
Same property. Martina M. Osborn to Mary A. Monaghan. Mort. \$2,500. 7,250
South 6th st, s s, 43 w 2d st, 23x86.8x23.1x84.6. The Industrial School Assoc., Brooklyn, to William Aukamp. All title. 1,900
South 6th st, s s, 43 w 2d st, 23x86.8x23.1x84.6. David Poole to William Aukamp. 1,900
11th st, s s, 97.10 w 5th av, 200x100. Asa W. Parker to Sampson B. Oulton. 15,000
12th st, No. 197, n s, 368.9 e 3d av, 18.9x100. The Sag Harbor Savings Bank, L. I., to Ada Borst. 3,500
12th st, n s, 155.4 e 7th av, 50x100. Abel F. Goodnow to Isabella Brown. exch
12th st, n s, 15.3 e 7th av, 190 x 100 x west 50 x south 41.1 x west 140.1 x south 158.10. William R. Martin, New York, to Abel F. Goodnow. Correction deed. Q. C. nom
13th st, s s, 197.10 e 5th av, 25x100. Louisa J. M. wife of Henry C. Pedder, Orange, N. J., to Herbert B. Harding, New York. Mort. \$1,500. nom
Same property. H. B. Harding to Louie R. wife of George M. Decker. Mort. \$1,500. 1,200
East 14th st, e s, 150 n Av Z, 50x100, Gravesend. Catharine Daw to Bridget O'Hare. 350
15th st, n e s, 325 n w 4th av, 25x100x—x100. William H. Pink, Jr., to Wilbur H. Conklin. Q. C. nom
16th st, n s, 275 w 6th av, 25x100, h & l. Francis Fely to Marianne wife of John T. Carey. 1,500
17th st, s s, 18.9 w 7th av, 18.9x100, h & l. George B. Mead to Henry B. Davemann. 2,900

18th st, n s, 280 w 5th av, 20x100. Joseph Braun to Kate W. Cadmus. 1,000
 40th st, n s, 200 w 8th av, 25x100.2. John Guy, New York, to Mary A. wife of Thomas F. Ryan. 200
 41st st, s s, 300 w 2d av, 20x100.2, h & l. Mary Riley to Ferdinand Ehrlich. 1,000
 55th st, s w s, 200 n w 3d av, 50x100, h & l. Eunice Moore to William S. Carlisle. C. a. G. nom
 95th st, w cor Av M, 225x100, Canarsie. Henry Lehmann to William Warner. 900
 Atlantic av, n s, adj G. Schenck's, runs to Brooklyn and Jamaica pike, 39-613 acres, New Lots. Sarah, Catharine and William Stoothoff and Arabella P. wife of Benjamin S. Walters to Edward F. Linton. Assessments since Aug., 1880. 99,032
 Atlantic av, n s, 108.2 e Sheffield av, runs north 101.5 x west 25 x south 98.7 to avenue, x east to beginning. Morris Bookman to Julius Faubel. Mort. \$4,000. 7,500
 Same property. Julius Faubel to Sarah wife of Morris Bookman. C. a. G. 7,500
 Atlantic av, s w cor Schenectady av, 150x200 to Pacific st. Charles E. Whitehead, New York, to James Winship. 9,500
 Baltic av, s s, 75 w Snediker av, 25x100.
 Van Sinderin av, e s, 125 n Broadway, 25x100, East New York. Joseph Buehler, New York, to William M. Miller. 400
 Bedford av, e s, 20 n Halsey st, 40x77.3 to centre old Cripplebush road, x40x82.4. George A. Betts to John Adamson. 6,000
 Bushwick av, w s, 50 s McKibben st, 25x100, h & l. Henry Loeffler to Charles W. J. Stelzner, New York. 5,800
 Christopher av, n e cor Liberty av, 250x100, New Lots. Christopher I. Lott, Poughkeepsie, N. Y., to Jesse Mott. Correction deed. nom
 Same property. Jesse Mott to Jesse M. Hewlett. 4,250
 Clinton av, e s, 352.7 n Myrtle av, 20x100, h & l. John Gordon to Edwin O. Read. Mort. \$6,000. exch
 De Kalb av, se cor Raymond st, 20.2x82.5x7.2x 84.9, h & l. Isabella wife of William Brown to Jane M. wife of Abel F. Goodnow. Mort. \$3,500. exch
 East New York av, n w s, 181.10 n e Williams pl, 50x165.9x89.8x91.3, East New York. Morris Bookman to Julius Faubel. M. \$2,500. 5,000
 Same property. Julius Faubel to Sarah wife of Morris Bookman. C. a. G. 5,000
 Evergreen av, n e s, 40 s e Harman st, 20x80, h & l. James Gascoine, Newtown, L. I., to Deborah C. wife of Michael Stark. 3,600
 Franklin av, n e cor Pacific st, runs southeast 80 x northeast 100 x northwest 20 x southwest 51.10 x west 74.1 to avenue, x south 18.11. Release mort. John Lefferts to Ella E. Fowler. 1,650
 Greene av, s s, 60 w Tompkins av, 20x100. Samuel Orchard to William J. Sayres. All liens. nom
 Same property. William J. Sayres to Harriette wife of Samuel Orchard. All liens. nom
 Grand av, w s, 180 s Flushing av, 25x24.3x25 x26.4.
 Grand av, w s, 330.11 s Flushing av, 25x19.6.
 Flushing av, s s, 75.4 w Steuben st, 25x90.8x 25x91.4.
 Grand av, w s, 242.2 s Park av, 25x29.3x25x 28.6.
 Grand av, w s, 250 n Myrtle av, 25x30.2.
 Grand av, w s, 290 s Park av, 25x200 to Steuben st.
 Grand av, w s, 415 s Park av, 75x200 to Steuben st.
 Park av, s s, 75 w Schenck av, 50x90.
 Schenck st, w s, 250 n Myrtle av, 75x200 to Steuben st.
 Schenck st, e s, 340 s Park av, 25x13.8x25x 12.6.
 Grand av, w s, 200 s Myrtle av, 50x12x50x14.
 Willoughby av, n w cor Grand av, 6x87x9.8x 87.
 Grand av, e s, 250 s Willoughby av, 25x200 to Steuben st.
 Myrtle av, s s, 50 e Steuben st, 50x100.
 Steuben st, e s, 250 s Myrtle av, 25x200 to Schenck st.
 Willoughby av, n e cor Steuben st, 50x87.
 Willoughby av, n s, 75 e Steuben st, 25x87.
 Myrtle av, s e cor Schenck st, 32x100.1x35x 100.
 Schenck st, e s, 150 s Myrtle av, 25x37.6x25x 36.8.
 Schenck st, e s, 162 n Willoughby av, 25x44.1 25x45.2.
 Lots 455 to 459 on Hay Scale, commissioners map, missing; also 471 to 476; also 491 to 496.
 Schenck st, e s, 200 s De Kalb av, 25x91.2x 25x92.
 Lafayette av, s s, 125 e Grand av, 25x100.
 Schenck st, e s, 275 n De Kalb av, 25x68.9x25 x69.8.
 Lafayette av, s s, 225 e Grand av, 75x200 to Clifton pl, s s, 275 e Grand av, 50x200 to Greene av.
 Grand av, n e cor Lexington av, 75x100.
 Lexington av, n s, 150 e Grand av, 25x200 to Greene av.
 Lexington av, s s, 197.9 e Jamaica av, 50x100.
 Lexington av, s s, 372.9 e Jamaica av, 25x200 to Quincy st.
 Quincy st, s s, 91.4 e Jamaica av, 25x93.4, in two courses, to Jamaica av, x25x71.2, in two courses.
 Edwin R. Sheridan et al., exrs. B. Sheridan,

to Fanning J. Baldwin, Hempstead, L. I. All title. 164
 Flushing av, s e cor Steuben st, 50x102.9x 55.11x99.8.
 Steuben st, e s, 149.8 s Flushing av, 50x200 to Schenck st.
 Schenck st, e s, 165 s Park av, 25x11.9x25x11.
 Grand av, w s, 137 n Willoughby av, 25x11.2 x25x10.8.
 Schenck st, e s, 200 n De Kalb av, runs east 73.5 x north 50 x west 71.6 to Schenck st, x south 50.
 Lexington av, n s, 425 e Grand av, 50x100.
 Quincy st, n s, 325 e Grand av, 25x100.
 Ann wife of Richard Jackson to Albert H. Osborn. nom
 Gates av, s e cor Franklin av, 21.10x76.6. Henry Keale, Jr., to Franklin B. Purdy, New York. Morts. \$10,000. nom
 Same property. Franklin B. Purdy to Henry Keale, Jr. Mort. \$12,000. nom
 Georgia av, e s, 100 n North Carolina av, 25x 100, New Lots. Clemence V. wife of Louis F. Boin to Charles Legrand. 460
 Graham av, e s, 21 s Maujer st, 20x54.9. Catharine Tretter, widow, to Charles L. Sieber. 3,600
 Grand av, s e cor Clifton pl, 25x100, h & l. John Adamson to Ella L. wife of Cornelius E. Donnellon. Mort. \$4,500. 8,000
 Same property. Ella L. wife of and Cornelius E. Donnellon to Jacob Albert. M. \$4,500. 8,500
 Hudson av, w s, 189.10 n Myrtle av, 50x61.7 x about 50x65.4. Henry B. Burtis to Joseph P. Durfey. Mort. \$3,500. 6,000
 Kent av, w s, at intersection n s of Division av, if continued, runs west to low water mark East River, x north to line between Brooklyn and Williamsburg, x east to Kent av, x south to beginning. Anthony F. Campbell, late Sheriff, to James M. Waterbury. 1868. nom
 Lewis av, w s, 25 s Stockton st, 24.8x75, h & l. Joseph Frisse to Frederick Koch and Christina his wife. Mort. \$2,700. 6,150
 Lewis av, w s, 49.8 s Stockton st, 24.8x75. Joseph Frisse to Maria Harnisch. Mort. \$2,700. 6,200
 Lewis av, n w cor Willoughby av, 100x— farm line of P. A. Delmonico, x— along farm line to Willoughby av, x east to beginning. Bernard McCaffrey to The Roman Catholic Orphan Asylum. 5,000
 Lewis av, s w cor Vernon av, 100x100, hs & ls. Bernard McCaffrey to The Roman Catholic Orphan Asylum. Morts. \$7,000. 10,000
 Lafayette av, n s, 250 w Nostrand av, 14.6x100.
 Stephen Halstead to Richard A. Roberts. 4,400
 Lafayette av, n e cor Ryerson st, 50.6x99.6, h & l. Henry L. Coe to Kate Anderson. Mort. \$25,000. 57,000
 Lafayette av, No. 463, n e cor Graham st, 21.6x 80. Noah P. Ives to William D. Toy. nom
 Lafayette av, n w cor Franklin av, 20x76, h & l. Eliza B. wife of George W. Dorrance to Ella S. wife of John R. Quinn. 5,400
 Lafayette av, n s, 450 e Lewis av, 66.8x94.11x 67.8, gore. James M. Baldwin, trustee for F. Dodds, heirs to William M. Gibson. 1,900
 Lexington av, n s, 94.5 w Bedford av, 25x88.8. Rose Gallagher to Michael Tracy. Q. C. 190
 Lexington av, s s, 200 e Grand av, runs south 78.6 x southeast 25.6 x east 11.4 x north 100 x west 25. Rosetta wife of and David Bedell, Hempstead, L. I., to Alfred J. Pouch. 1,000
 Lexington av, s s, 393.5 e Reid av, 100x100.
 Owen Mulvey to Wilson Bohannon. 3,750
 Lee av, w s, 48 s Penn st, 16x81.6, h & l. Herman D. Stahelberg, Danbury, Conn., to Joseph Totten. 3,825
 Liberty av, n w cor Smith av, 75x100, New Lots. Mary G. F., wife of and Albert A. Miller to Rudolph Reimer. Mort. \$750. 1,400
 Liberty av, n s, 150 w Johnson av, 50x100, New Lots. Julia A., wife of Joseph S. Collins to William A. Lynch, Springfield, Mass. Mort. \$1,100. 2,025
 Marcy av, e s, 20 s Rutledge st, 60x85. Mariana A. Ogden et al., exrs. and trustees Wm. B. Ogden to Louisa Grasman. 4,200
 Myrtle av, s s, 50 e Schenck st, 25x100. John Bentley to John H. Murphy. 2,500
 Myrtle av, Nos. 917 and 919, n s, 95 e Tompkins av, 40x100, hs & ls. George D. Gill to Margaret T. Gill. nom
 Myrtle av, west cor Cedar st, 112.2x57 to Cedar st, x 92.11 and 1/2 of Cedar st.
 Myrtle av, south cor Cedar st, 121.11 to Chestnut st, x293.5x135.7 to Cedar st, x 188.8 with 1/2 of Cedar and Chestnut sts.
 Myrtle av, west cor Stockholm st, 153 to Central av, x 109 to Stockholm st, x 107.5 to beginning, with 1/2 of Central av and Stockholm st.
 Meta wife of Frederick Herr and Charles Herr to John Herr. Morts. \$3,000. Taxes, assmts., &c. nom
 Same property. John Here to Frederick Herr. Liens as above. nom
 Manhattan av, w s, 150 s Meserole av, 25x100, h & l. Sarepta Pease, widow, Oakridge, N. J., to William Heinrichs. 5,000
 Manhattan av, w s, 22 s Nassau av, 18x75. John C. Provost to Michael Gilmartin. 1,500
 Nassau av, s s, 75 e Lorimer st, 25x100. Henry D. Van Orden to John J. Randall and William G. Miller. 1,600
 Nassau av, s s, 50 e Lorimer st, 25x100. Release mort. Theodore A. Havemeyer, New York, to Sarah M. Disbrow, formerly Meade. 300
 Same property. Sarah M. wife J. P. Disbrow late Sarah M. Meade, widow, and formerly Meserole, Kingsbridge, N. Y., to John J. Randall and William G. Miller. 1,600
 Nostrand av, e s, 80 n Madison st, 20x80, h & l,

William W. Butcher, assignee of Geo. W. Brown, to Howard E. Turner. All liens. 8,900
 Nostrand av, e s, 80 s Monroe st, 20x80, h & l. M. Louise wife of George W. Brown to Henry G. Preston. Release dower. nom
 Nostrand av, e s, 80 s Monroe st, 20x80. William W. Butcher, assignee George W. Brown, to Henry G. Preston. All liens. 8,900
 Nostrand av, e s, 100 s Monroe st, 20x80, h & l. Release dower. Louise wife of George W. Brown to Howard E. Turner. nom
 Norman av, s e cor Monitor st, 25x95. George W. Horniblow to James D. Lynch, New York. 800
 Norman av, n s, 25 w Eckford st, 25x95, h & l. Catharine wife of and John W. Jarboe to Henry C. Fischer. 6,200
 Ovington av, n e s, lot 49 map of Ovington, 45.8 x170.2. Foreclos. Lewis R. Stegman to Philip J. Connell. 100
 Same property. Mary A. Wright, New Rochelle, to same. Q. C. nom
 Prospect av, s s, 350 w 9th av, 25x80, h & l. Anna wife of John Purcell to Daniel C. Donohue, New York. 2,250
 Prospect av, late Middle st, s w s, 175 s e 7th av, 50x100.2
 17th st, n e s, 175 s e 7th av, 25x100.2
 Frederick W. Newman, New York, to William H. Biersds. Mort. \$2,000. 4,000
 Reid ov, s e cor Monroe st, 50x100.
 Monroe st, s s, 100 e Reid av, 25x100.
 The James Methodist Episcopal Church to George W. King. Mort. \$2,400. 5,400
 Reid av, n w cor Van Buren st, 100x125. Release mort. The Williamsburgh Savings Bank to Elizabeth E. Hutchins. 3,000
 Rockaway av, w s, entering from Hull to Somers st, 200x75. Max Schwerin, Jr., Los Angeles, Cal., to Frederick Cobb. Mort. \$2,000. 4,300
 Same property. Frederick Cobb to William H. Palmer, New York. Mort. \$2,000. 4,377
 Stewart av, s e s, 200.9 s w Cowenhoven lane, 50x198.4, New Utrecht. Francis McElroy to John Hutton. C. a. G. 800
 St. Marks av, n s, 197 e Schenectady av, 25x 127.9. Frederick Van Axte, extr. Otto F. Fisher to Otto W. Van Campen. 1/2 part. 219
 Same property. Otto W. Van Campen to Augusta Smith. 650
 Schenectady av, n w cor Diamond st, runs north 200 to Garden st x west 100 x south 100 x west 87.10 x south 100 to Diamond st, x east 187.10, Flatbush. Anna M. Rosenbaum to Sarah F. Morrissey. 425
 Skillman av, s s, 80 w Lorimer st, 20x100. William Riley to George McLaughlin. 1,450
 Tompkins av, w s, 40 s Quincy st, 60x100. John J. Lynes to James W. Stewart. 5,600
 Waverly av, w s, 272.3 n Myrtle av, 100x100. Edwin O. Read to John Gordon. exch
 Washington av, n e cor Gates av, 25x75.7x25.2 x75.6.
 Interior strip, 143.9 w of St. James pl and 3.11 n Gates av, runs north 21.3 x east 0 1/2 inch x21.3x0 1/2 inch.
 Henry L. Coe to Kate Anderson. Mort. \$13,000. 25,000
 3d av, e s, 40 s 22d st, 20x100, h & l. David S. Arnout to Joseph Preitz. 4,500
 5th av, n e cor 6th st, 53x97.7. Hamilton B. Bradshaw to Ira A. Kimball. 8,500
 5th av, s e cor St. Marks av, 18x78.10, h & l. William H. Scott to William B. Leggatt. 10,000
 Same property. William P. Leggatt to William H. Scott. Mort. \$5,000. 10,000
 8th av, e s, 23.6 n President st, 22x100, h & l. William Gubbins to Mrs. R. Annie Armstrong and Mrs. Charlotte I. Smith. Mort. \$10,000. nom
 16th av, e s, 375 n Bath av, 53x216.8 to Bay 13th st, New Utrecht. Edward Quigley to Thomas and William Quigley. Sub. to 2 morts. 1,900
 Interior lot on centre line bet North 9th and North 10th sts, at point 75 s e of 6th st, runs southeast 100 x southwest to centre line of brook abt 25 x northwest following brook to point 75 s e of 6th st, x northeast abt 15, h & l. William H. Kelly, New York, to Patrick Booden. Taxes and assmts. and sales for same. 375
 Interior lot, 500.6, n of Lafayette av, and 100 e South Oxford st, runs north 19.6 x e 15x19.6x 15. Sarah E., wife of and Charles W. Prankard to William C. and C. W. Prankard, trustees, Mary A. Prankard, dec'd. 200
 Certificate of William T. Horn that he is the grantee in a deed wherein it is sought to make him a trustee, that he has never seen the deed and refuses to accept the attempted trust.
 General release. Wilbur Rankin, heir and devisee of J. Rankin, to Albertine, widow, indiv. or as extr., of J. Rankin. Divers sums of money and 1,428
 Receipts for legacies and release. Emmeline and Edward Boyle, Jane White, Thos. Shannon and Addie Weeks, Jane White, guard. of George White, to Cyrus A. Shannon, extr., &c.
 The last will and testament of Martha O. Harmon, dec'd, late of East Orange, N. J.
 Waiver of conditions in letters patent. State of New York to William Dick and Cord Meyer.

WESTCHESTER COUNTY, N. Y.

JANUARY 22 TO FEBRUARY 4—INCLUSIVE.

EASTCHESTER.

Kiefer, Louis F.—Joseph S. Wood, s e s Railroad av. at West Mt. Vernon, 80x125. 450

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

JANUARY 30, 31, FEBRUARY 2, 3, 4, 5.

Altmann, Fannie, to Bernhard Galewski. Broome st, No. 237. P. M. June 18, 1886. \$4,500
Aldhous, Frederick, to George F. Johnson. Boulevard, s e cor 111th st, 100.11x75. See Conveys. Feb. 4, 1 year. 6,000
Baudouine, Abram, to Charles A. Baudouine. 55th st. P. M. Feb. 5, due Jan. 1, 1886. 35,000
Beck, Reuben, to THE EAST RIVER NAT. BANK, City New York. 22d st. P. M. Feb. 5, 3 years. 7,000
Bingham, Mary N., wife of and William H., to THE MUTUAL LIFE INS. Co. 52d st, s s, 150 w 5th av, 25x100.11. Feb. 3, due Mar. 1, 1886. 10,000
Bliss, George, to THE MUTUAL LIFE INS. Co., New York. 52d st, n s, 375 e 11th av, 75x100.5. See Conveys. Jan. 30, due Mar. 1, 1886. 7,500
Same to same. 53d st, s s, 400 w 10th av, 150x100.5. See Conveys. Jan. 30, due Mar. 1, 1886. 15,000
Bliss, Frederick C., to James L. Montgomery. 1st av, s e cor 72d st, 102.2x115. Sub. to mort. \$71,000. Jan. 12, due July 1, 1885. 1,000
Bookman, Jacob and Caroline his wife, mortgagors, with Charles A. Haas, Munich, Germany. Agreement that payments may be made in ordinary current funds and correcting erroneous descriptions in mortgages as follows: 3d av, n w cor 71st st, 22.2x80; 71st st, n s, 80 w 3d av, runs north 22.2 x east 5 x north 20 x west 5 x north 20 x south 62.2 to 71st st, x east 20. Jan. 30. nom
Bonnell, John H., to THE GERMANIA LIFE INS. Co. 5th av, s e cor 85th st, 27.2x100. Jan. 26, due Nov. 30, 1887. Correction. 36,000
Bonnell, John H., to Caroline F. Reynolds. 1st av, e s, 77.2 n 83d st, 25x84. See Conveys. Jan. 31, 1 year. 15,000
Burns, Robert, to Timothy Hallahan. 185th st. P. M. Jan. 30, 6 years, 5%. 1,750
Baumann, Lotti, wife of and Albert, to Leopold Schapp. 79th st. P. M. Jan. 31, due Feb. 1, 1890, 5%. 15,000
Beaudet, Alphonso, to Christian Stoll, Greenpoint, L. I. 2d av, s w cor 99th st, 42x100. Feb. 2, due Feb. 3, 1885. 5,250
Same to same. 81st st, n s, 150 e 2d av, 50x102.2. Feb. 2, due Feb. 3, 1885. 5,250
Bierhoff, Joseph, and Julie his wife, to Mount Sinai Hospital. 127th st, s s, 147 e 8th av, 17x99.11. Feb. 2, due Feb. 1, 1888, 5%. 8,000
Blodgett, Abby B., widow, and Eleanor E. and William T. heirs W. T. Blodgett, to Susan B. Nelson. 11th av, 62d and 63d sts. See Conveys. Jan. 12, 1 year. 10,750
Same to Julia A. Low. Same property. Jan. 12, 1 year. 13,500
Same to Henry W. Clarke and ano., exrs and trustees A. B. McDonald, Jr. Same property. Jan. 12, 1 year. 1,750
Same to same. 62d st, n s, 350 e 11th av. See Conveys. Jan. 12, 1 year. 4,000
Burchell, John J., to Gottlop Gunther. 50th st, 11th av. P. M. Jan. 9, 3 years, 5%. 13,000
Bradhurst, Charles C., to Theodore P. Nichols, Peekskill, N. Y. Cortlandt st, n w cor New Church st, 25.2x120.11, the Pearsall Building; also all other lands of which F. Pearsall died seized in New York. All title. Jan. 27, 1 year. 1,500
Backhaus, Franz, to Benjamin Bernard. Forsyth st. P. M. Feb. 3, due Feb. 1, 1887. 2,500
Same to Jacob Raichle. Same property. P. M. Feb. 2, due July 3, 1885. 7,000
Berger, Morris, to THE BANK FOR SAVINGS, City New York. Madison st, n s, 144 e Scamnel st, 24x96. Feb. 3, 1 year, 5%. 2,000
Byrne, Mary E., wife of and William P., to The Knapp Mfg. Co. Boulevard, centre line, s w s, 125 n w Sherman av, 25x250. Dec. 31, secures note of Wm. P. Byrne. 932
Bernisi, George D. and Eliza B. his wife, to Catharine E. Steers and ano., exrs. W. D. Steers. Clinton st, w s, 175 s Rivington st, 25x100. Feb. 3, 5 years, 5%. 10,000
Birngruber, Charles, and Magdalena his wife to Edward Uhl. 8th av. P. M. Jan. 30, due Feb. 1, 1890, 5%. 8,000
Buek, Charles, to Nellie A. Crossman, widow, Morris Co., N. J. Madison av, No. 753, e s, 27 n 65th st, 23x63. Feb. 4, 2 years. 28,000
Chambers, Matthew S., and Charlotte B. his wife, to Stephen Van Nostrand. 18th st, n s, 142.4 w 3d av, 18.10x92. Already mort. for \$1,500. Feb. 2, 1 year. 1,500
Cohnfeld, Isidor, to THE NEW YORK LIFE INS. Co. Boulevard, n w cor 99th st, 25.11x100. Jan. 20, 1 year. 7,000
Same to same. Boulevard, w s, 25.8 n 92d st, 100x100. Jan. 20, 1 year. 13,000
Cohn, Samuel, to Josephine Hassenmuller. Henry st. Lease. P. M. Feb. 2, 2 years, 5%. 7,000
Collins, Theresa B., wife of Jeremiah J. to

Albert Hirsch. 50th st, s s, 250 w 10th av, 25x100. Sub. to P. M. mort. \$24,000 on above and three other lots, and another mort. \$32,000. Jan. 29, 1 year. 2,200
Same to James Mara. 50th st, s s, 300 w 10th av (?) omission, 25x100.5. Sub. to mort. \$2,000 and portion of \$32,000. Jan. 20, 1 year. 1,800
Same to John M. Canda and John P. Kane, of Canda & Kane. 50th st, s s, 300 w 10th av, 25x100.5. Mort. \$34,000. Jan. 28, due July 1, 1885. 1,204
Same to same. 50th st, s s, 325 w 10th av, 25x100.5. Mort. \$34,000. Jan. 28, due July 1, 1885. 912
Cohen, Anna, wife of and Jacob, to THE CITIZEN'S SAVINGS BANK, New York. 120th st. P. M. Feb. 2, 1 year, 5%. 9,000
Corkedale, John, Newburg, to THE BANK FOR SAVINGS, City New York. 53d st, n s, 350 e 9th av, 25x47.4x25.1x49.4. Jan. 30, 1 year, 5%. 2,500
Crohn, Leah, to Valentine Hill. 79th st. P. M. Jan. 28, due Feb. 1, 1886, 5%. 1,000
Calkin, Hervey C. and Judson H., to John Striker, Brooklyn, and Charles Menken. Christopher st, No. 167, n s, 99.6 e Weehawken st, 22x95.3. Lease. Jan. 29, 3 years, 5%. 3,000
Comings, Mary F., Brooklyn, to William J. Northridge. Market st, No. 62, e s, 25x62. Jan. 27, due Jan. 1, 1886. 1,500
Conway, John H., to James T. Barnes., Jersey city. 50th st, s s, 200 w 10th av, 50x100.5. Sub. to mort. \$16,000. Jan. 20, due May 1, 1885. 1,500
Cramer, George to William Egner. 43d st. P. M. Jan. 30, 5 years, installs. 5%. 4,300
Cusack, Jane E., Brooklyn, to Mathilde Von Ellert. 53d st. P. M. Jan. 31, 1 year, 5%. 5,750
Degener, John F., to THE GERMAN SAVINGS BANK, New York. 38th st, n s, 159 w 5th av, 26x98.9. Jan. 31, 1 year. 32,500
Demarest, Ralph S., to Randolph Guggenheimer. 121st st, n s, 150 w 1st av, 25x100.11. Jan. 31, 5 years, 5%. 11,000
Diefenthaler, Valentine, to Karoline Beier, Brooklyn. 56th st, n s, 375 w 9th av, 50x138.8 x50.5x132.2. Jan. 31, due Jan. 1, 1888, 5%. 10,000
Ducey, Thomas J., to Henderson Moore. 29th st, s s, 145 w Madison av, 23.6x98.9. Dec. 1, 1 year, 5%. 6,000
Demarest, John, to William N. Robertson et al., exrs. J. T. Foster. North 3d av. P. M. Jan. 31, 1 year. 6,000
Dempsey, Eliza J., wife of and Patrick, to John J. Jones and ano. exrs. and trustees D. Jones. 120th st, Nos. 118 and 120, s s, 215 e 4th av, 2 lots, each 25x100.11. 2 mortgs., each \$16,125. Jan. 21, 5 years. 32,250
Same to Thomas R. A. and William H. Hall, of Wm. Hall's Sons. 120th st, s s, 215 e 4th av, 75x100.10. Jan. 26, 1 year. 4,706
Same to Newman Cowen and Jacob Korn. 120th st, s s, 285 e 4th av, 25x100.10. Sub. to above. Jan. 29, demand. 1,000
Dempsey, Eliza J., wife of and Patrick, mortgagor, with Marmaduke Tilden. Agreement to extend mort. Jan. 20. nom
Dempsey, Eliza J., wife of and Patrick, to George N. Manchester and William N. Philbrick, of Manchester & Philbrick. 120th st, s s, 90 w Lexington av, 100x100.10. Sub. to mort. \$5,706. Jan. 29, 1 year. 4,000
Same to Vincent M. Wilcox and ano., trustees and exrs. H. K. Wells. 120th st, s s, 90 w Lexington av, 25x100.10. Jan. 2, due in Jan., 1888. 17,000
Duffy, Bryan, to Isabella I. Brock. 163d st, n s, 140 e Courtlandt av, 50x172x50x171.8. Jan. 31, due Oct. 21, 1889. 200-
de Villaverde, Emilia C., wife of Cirilo to Amelle wife of Eugene Laforcade. 24th st, No. 39 W., n s, 283.4 e 6th av, 20.10x98.9. Jan. 19, 3 years, 5%. 13,000
Draper, William H., to Cornelia W. Slade. 47th st, No. 19, n s, 61.3 w Madison av, 33.6x100.5. Feb. 4, 5 years, 4 1/2%. 20,000
Dittmar, William, to Augustus Taber and ano., exrs. A. S. Underhill. 81st st, n s, 75 e 2d av. P. M. Feb. 4, 5 years, 5%. 1,000
Same to George F. Shotwell, exr. J. S. Shotwell, and trustee for Mary F. Underhill. Same property. P. M. Feb. 4, 5 years, 5%. 4,000
Elwers, Charles A., to Jonas and Samuel Weik and Bernhard Mayer. 63d st, s s, 250 w 1st av. P. M. Feb. 2, installs. 5%. 6,000
Feierabend, Paul, to Mary L. Tiffany, widow. 69th st, s s. P. M. Dec. 20, 1 year. 11,000
Fitzpatrick, Edward, to James H. Whitehouse, exr. E. M. Whitehouse. 53d st. P. M. Feb. 2, 3 years, 5%. 7,000
Fitch, Catharine M., to William H. Buxton. 126th st. P. M. Dec. 10, 1 year, 5%. 3,000
Franck, Johanna, wife of Charles to Reuben Ross. 85th st. P. M. Jan. 29, 1 year. 2,000
Friedsam, Barbara, wife of Morris, mortgagor, with Caroline Wandell. Agreement extg. mort. Jan. 21. nom
Fischer, Hugo, to Margareta Wendland, extr. P. Wendland. 3d av, w s, 80.5 n 57th st, 20x80. Lease. P. M. Feb. 2, installs, 6,000
Same to same. Same property. Lease. P. M. Feb. 2, due Jan. 1, 1886. 1,600
Frame, William, to Robert Willets et al., exrs. S. Willets. Cherry st, No. 330, n s, 210.3 e Clinton st, 16x99x16x99.1. Feb. 4, 3 years, 5%. 9,000
Same to same, Cherry st, No. 332, n s, 226.3 e Clinton st, 25.6x98.6x25.6x99. Feb. 4, 3 years, 5%. 13,000
Same to same. Cherry st, No. 334, n s, 251.9 e Clinton st, 25.6x98.2x25.6x98.6. Feb. 4, 3 years, 5%. 13,000

McLaughlin, Pauline and Michael, and Mary E. Harper—John W. Echersley, e s highway leading from William's Bridge to White Plains adj. land of Kelly abt 1 1/2 acres. 3,100
McDonough, Bridget and Timothy, and Thomas Murphy—Annie McDonough, s s Bridge st, at Central Mt. Vernon, 50x100. 600
Murphy, Thomas—Edward E. Ormsby, lots Nos. 412 and 413, on map of Mt. Vernon; also, lot No. 111, on map of Chester Hill. 1
Ormsby, Edward E.—Lucretia F. Murphy, same property. 1
Pierson, Edgar L.—Christopher F. Keogh, assignee of E. L. Pierson, n w s Greenwich st, Mt. Vernon, 80x125. 30
Keogh, Christopher B., assignee of Edgar L. Pierson—Myndert A. Vosbergh, same property. 100
Trageser, John—Thomas J. Tobin, lots Nos. 2 to 11, and 20 to 28, both inclusive on s e s highway leading from White Plains road to Tuckahoe adj lands of James Dusenbury. 26,000
Barkley, Deborah H. and James M.—Charles A. Barkley, on e s 10th av, Mt. Vernon, 25x105. 100
Lawrence, Anna—Isaac Odell, e s 10th av at Central Mt. Vernon, 50x100. 1,000
Lawrence, Jonathan—Isaac Odell, e s, 10th av at Central Mt. Vernon, 50x100. 1
Odell, Isaac—Anna Lawrence, same property. 1
MAMARONECK.
Dillon, Jane—James M. Constable, Frederick A. Constable and Harretta M. Arnold and Amy H. Weatherbee, n s Boston Post road, 30x200. 5,000
Palmer, William D.—Wm. A. Boyd, e s Rushmore av, adj. I. P. Hyde, abt 100x105. 600
Same—John O'Connor, Morrell orchard on w s Mt. Pleasant st. 400
Southac, Julia, et al., by Theodore Fitch, ref.—Mary W. Woodruff et al., exrs. of Marcus P. Woodruff, w s Larchmont av, 146 5 n Cedar av, 50x120. 3,000
NEW ROCHELLE.
Lawton, J. Warren, exr. of Warren Lawton—Patrick Fallen, lot Nos. 29 and 30, s w cor Warren st and Union av. 450
Lorezen Frederick—John Farley, lot No. 13, on e s Union pl. 275
Same—Peter Loern, lot No. 219, on s s, Washington av, at West New Rochelle. 275
Same—Walter F. Davids Jr., s w s, Franklin av, 40x115. 500
Lorenzen Frederick—Matthew Bourne, lots Nos. 11 to 15 incl; also Nos. 17 and 18 at n w cor High and Spruce sts. 750
Same—John McDonald, s s Spruce st 100 w Drake av, 50x100. 212.00
PELHAM.
Griffin, William—Susan Cowley, lot No. 98, on n s Clay av, 957 s e Hudson st. 1
Black, Mary G. W. and Robert C.—Rosa H. Spilsburg, e s Esplanade, abt 15 city lots, each, 25x100. 7,260
WESTCHESTER.
Cash, Daniel—Gottbrel Grau, s w cor 3d st and 10th av, Wakefield, 50x100. 600
Morris, Mary, et al., by J. M. Smith, ref.—Thomas B. Bown, lot on w s Highway leading from Westchester Village to Pelham Bridge adj lot of P. Carron. 600
WHITE PLAINS.
Smith, Stephen W.—Wm. P. Hamlet, w s Oraupaas st, adj. Alex. Bartlet, 33.3x150. 2,300
Maney, Richard—Wm. S. Stilwell, part lot No. 4B on map Fischer estate, n e cor old Post road and Brookfield st. 250
Waites, Edward P.—Hiram D. Seacord, e s Washington av, 120x150, also n e s Cambridge av, 115x124, also lots at Yonkers Nos. 88 to 93 inclus. on s s Walnut av. 1
Seacord, Hiram D.—Margaret F. Waites, same property. 1
YONKERS.
Golded, David—Nicholas S. Smith, w s Grassy Sprain road, adj Mrs. C. Purdy, 20 acres. 2,500
Copcutt, John—John W. Acker, lot at s w cor Riverdale av and Main st. 10,200
Sullard, Benjamin E.—Mary D. Crane, lot at s e cor Vineyard av and Myrtle. 1,000
Waring, Charles E.—Enoch W. Ketcham, s e cor Park and Glenwood avs, 125x225. 20,100
Hobe, Bernhard—Charles Kuhresch, lot on w s New Main st, 50 s Kelling st. 1,000
Tuttle, Albert C.—Patrick Whelan, n e cor Ashburton av and Ritter's lane, 25x100. 1,150
Gallagher, Joseph, et al., by Al. J. Prime, ref.—Albert C. Tuttle, same property. 1,500
Feely, Thomas—John W. Winder, e s School st, 25x100. 550
Herriot, Sarah L. M., extr. of Warren Herriot—Patrick Shannon, w s Buena Vista av, adj land of C. M. Harvey, 25.1x120.6. 800
Herriot, Ann M.—Patrick Shannon, s s, Herriot st, 175 w Riverdale av, 25x100. 400
Stewart, James—Patrick McGrath, s s Parker st, 25 w Vineyard av, 25x100. 1
Powers, William J.—Edward C. Delevan, lot No. 59, on w s Ravine av. 10
Copcutt, John—James Youmans, triangular lot on s s Nepperhan av, adj grantee. 100
Hitzelberger, John—Edward L. Schultz, s s Wood pl, 65 w Cottage pl, 25x80. 1
Schultz, Edward L.—Sophia Hitzelberger, same property. 1
Mutual Life Ins. Co. of New York—Michael F. Mitchell, n w cor Locust st and Woodworth av, 50x100. 5,000
Robertson, Jane—George C. Reid, lots Nos. 52 and 53 on w s Summit st. 1,000

Grozkey, Abraham J., to Irving Van Wart. 109th st, s s, 19 e 4th av, 19x74. Jan. 29, 5 years. 7,000
 Grozkey, Abraham, to Emilio Del Pino. 109th st, s s, 114 e 4th av, 19x100.11. Jan. 29, 5 years, 5%. 7,000
 Grabert, Amalien K., wife of and Edward C., to Charles R. Bissell. 165th st. P. M. Jan. 31, due Jan. 2, 1886. 289
 Gibbons, Maria R., wife of and Robert H., to THE MUTUAL LIFE INS. CO., New York. Bleecker st, No. 183, n s, 50.6 e Macdougall st, 25.3x75. Jan. 31, due Mar. 1, 1886. 7,500
 Griggs, Henrietta C., wife of and C. Robinson, to THE METROPOLITAN SAVINGS BANK. 68th st, s s, 137 e Madison av, 22x100.5. Feb. 4, 1 year, 5%. 5,500
 Hardy, John A., Sing Sing, to Leonard J. Carpenter. 8th av, n w cor 134th st. P. M. Feb. 4, 3 years, 5%. 14,000
 Same to same. 134th st, n s, 7 w 8th av. P. M. Feb. 4, 3 years, 5%. 6,000
 Hasler, John E., to Philip Hauseman. 47th st. P. M. Jan. 30, due Feb. 1, 1886, 5%. 12,000
 Hughes, Anthony A., to Magdalene M. Craft. 3d av, e s, 50.11 s 102d st, 25x100. Feb. 5, 3 years, 5%. 18,000
 Hunter, Frances A., wife of William C., to Emeline S. Ely, Mt. Vernon. 9th av, n e cor 84th st, 51.2x100. Jan. 20, 5 years, 5%. 2,700
 Hall, Thomas R. A., and William H., of Wm. Hall's Sons, et al., with Alexander McSorley. All mortgagees. Agreement as to priority of mortgages. Dec. 18. nom
 Haug, Gotthold, to Hales W. Suter, admr. S. D. Bradford. 61st st. P. M. Feb. 2, due May 1, 1888. 15,000
 Haug, Gotthold, to Reuben Ross. 85th st. P. M. Jan. 29, 1 year. 2,000
 Haug, Gotthold, to Charles A. Buddensiek. 11th av, s e cor, 62d st, 50.5x100. Sub to all mortg. Jan. 30, 4 months. 1,467
 Same to James King. 11th av, e s, 100.5 n 61st st, 50x100. Sub. to all mortg. Jan. 30, 6 months. 2,052
 Heumann, Louise P., wife of Peter, to Mary Schachner. North 3d av, n w s, 165.5 n e 170th st, 52x130.5x51.8x126.9. Jan. 31, 3 yrs., 5%. 600
 Hoffmann, Jobst, to Isaac L. Kip, exr. W. V. Brady. 41st st. P. M. Feb. 2, 1 yr., 5%. 31,500
 Hamm, Elizabeth, to Carl A. Weber. Willett st, No. 30, e s, 137.6 n Broome st, 31.3x100. Jan. 1, 5 years, 5%. 3,000
 Hayden, Helena, wife of and Edward A., to Samuel Cardwell. 43d st, n s, 268.6 w 1st av, 28x100.5. Jan. 31, due Feb. 1, 1886. 2,000
 Henderson, Juliette C., formerly Enos, wife of and Russell H., to THE MUTUAL LIFE INS. CO., New York. 40th st, No. 12, s s, 210 w 5th av, 25x98.9, party second part already holds 2 mortg. against above property. Jan. 29, due Mar. 1, 1886. 10,000
 Hey, George, Marianna and Rosina, to John Eichler. Railroad av, e s, 190.5 n 167th st, 105.5x150, with right of way to 169th st. Jan. 31, 2 years, 5%. 12,000
 Hoffmann, Jobst, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, e s, 75.5 n 49th st, 25x100. Jan. 31, 1 year. 16,000
 Hotaling, David V. P., to Harriet Overhiser, Binghamton, N. Y. 131st st. P. M. Jan. 31, 3 years, 5%. 6,000
 Hoefer, Hermann, to THE EQUITABLE LIFE ASSUR. SOC., U. S. Broad st, No. 108, n w cor Water st, 31.6x74.3x31x68.7. Feb. 2, due Jan. 1, 1890. 42,500
 Hodges, John E. and Catherine his wife, to Jeannette Burchell. 11th av, 50th st. P. M. Feb. 2, 1 year. 5,250
 Howell, Alonzo, to Albert E. Putnam. Church st, 24th ward. P. M. Feb. 2, installs. 3,500
 Ives, Bessie W., New Haven, Conn., widow, to DRY DOCK SAVINGS INST. 130th st, n s, 395 e 6th av, 20x99.11. Jan. 30, due Feb. 1, 1886, 5%. 8,000
 Innes, Isaac, Newtown, L. I., to THE EAST RIVER SAVINGS INST. 83d st, s s, 160 e 5th av, 75x102.2. Jan. 14, 1 year, 5%. 36,000
 Jansen, Edward, to David Duncan et al., exrs. and trustees J. Duncan. 19th st. P. M. Jan. 31, due Feb. 2, 1890. 7,500
 Kalbfleisch, Henry, to Joseph Rubsam, Stapleton, N. Y. 6th st, No. 321, n s, 280 e 2d av, 20x81.9. Jan. 31, due Jan. 1, 1890, 5%. 5,000
 Kelly, Patrick, to Abigail J. Purdy, White Plains. 150th st, n s, 325.3 e Morris av, 25x118.5. Jan. 27, 4 years. 2,500
 Kuntz, Catharine, wife of William F., to Louis A. Fahs. 168th st, s s, 31.10 e Concord av, 30 x125. Jan. 30, 2 years, 5%. 1,000
 Kuntze, Augusta R., wife of and Frank G., to Edward Smith. 113th st, s s, 150 w 3d av, 16.8x100.11. Jan. 31, 4 years, 5%. 2,000
 Kernan, Sophia, to Joseph S. Cohn. 55th st. P. M. Jan. 31, 3 years. 2,500
 Kearns, Bernard T., to Adon Smith. 3d av, No. 683, n e cor 43d st. P. M. Jan. 26, due Feb. 1, 1890, 5%. 20,000
 Lawrence, Mary H., widow, to George W. Johnston. West 11th st, No. 239, n s, 162.6 e 4th st, 18.9x100x19.5x100. Jan. 30, 5 years, 5%, gold. 4,000
 Leggatt, William P., to The Trustees of the Theological Seminary of the Presbyterian Church, Princeton, N. J. 56th st, No. 131, n s, 350 w 6th av, 20.10x100.5. See Conveys. Jan. 31, 3 years, 5%, gold. 18,500
 Same to same. 56th st, No. 141, n s, 454.2 w 6th av, 20.10x100.5. See Conveys. Jan. 31, 3 years, 5%, gold. 18,500
 Lavery, Daniel O'C., to Thomas Page. 9th av. P. M. Feb. 2, 3 years, 5%. 8,000

McQuade, Francis, to John J. Jones and ano., exrs. and trustees D. Jones. 48th st, n s, 250 e 2d av, 3 lots, each 25x100.5. 3 mortg., each \$16,000. Feb. 3, 3 years. 48,000
 Same to same. 48th st, n s, 225 w 2d av, 25x100.5. Feb. 3, 3 years. 16,000
 Meyer, August, to Ann Purdy, Harrison, N. Y. Adams av, e cor Columbia av, 100x100. Jan. 1, 2 years. 400
 Michel, Solomon, to THE EMIGRANT INDUST. SAVINGS BANK, City New York. Bowery, No. 4, w s, 30 n Doyer st, 13.10x71.10x12.2x71.10. Sub. to alley. Feb. 3, 1 year. 12,000
 McCrystal, Michael, to Mary A. Ferris, admr. R. Ferris. 8th av, n w cor 22d st, 14x58, lease. Feb. 4, 2 years, 5%. 2,000
 McDonnell, Bernard, to William H. Bormann. 144th st. P. M. Jan. 31, 1 year. 500
 McEwen, Louise A., to Martha J. Murman. North 3d av, e s, 125 n Spring pl, 25x102.6x23.6x100.6. Jan. 29, due Feb. 1, 1888, 5%. 1,500
 McGlade, Charles, to James Gillies. 150th st, n s, 300.3 e Morris av, 25x118.5. Jan. 15, due Sept. 23, 1889, 5%. 2,600
 Mesch, Nicholas and Franziska his wife, to John Griessell. 88th st. P. M. Jan. 31, due Feb. 1, 1887, 5%. 13,000
 Miller, Erastus H., to THE BROADWAY SAVINGS INST. 126th st, s s, 235 w 5th av, 18.9x99.11. Jan. 31, 1 year, 5%. 10,000
 Mathias, Jacob, to Henry Klein. 75th st, s s, 88 e 1st av, 25x109x25.4x105.1. Feb. 2, due Feb. 1, 1890, 5%. 4,500
 McPherson, John B., to Peter T. O'Brien. Cornelia st. P. M. Feb. 2, 5 years, 5%. 7,000
 McVicker, Ada J., wife of and James, to Robert Winthrop. 47th st, n w cor Madison av, 19.9x100.5. Jan. 31, due Feb. 1, 1890, 5%. 25,000
 Miller, Catharine, to Louisa J. Ashforth. 10th av, s w cor 48th st, 25.1x100. Lease. Jan. 31, due Feb. 1, 1890, gold. 10,000
 Morris, George H., Brooklyn, to Abby B. Blodgett, widow, and Eleanor E. and William T. Blodgett, heirs W. T. Blodgett. 11th av, 62d st. P. M. Jan. 12, due Feb. 2, 1886. 31,200
 McGillivray, Hugh, and Peter G. Arnot to Andrew B. Humphrey. 89th st, s s, 158.11 e 4th av, 51.1x-. Jan. 30, due April 15, '85. 242
 Mulholland, Ann, wife of and John, to William A. Pullman. 70th st, n s, 74 e 2d av, 76 x100.5. Feb. 5, due April 9, 1885. 1,500
 Nathan, Pinkus, and Maria Morris, widow, to Emilie Sklarek. Bowery, No. 89; Hester st, Nos. 130 and 132, and Broome st, Nos. 358 and 360. P. M. Jan. 30, 3 years, 5%. 40,000
 Nolan, Patrick, to John Davidson. Willis av, w s, 25 n 144th st, 100x106. Building loan. Jan. 31, due July 1, 1885. 4,000
 Same to same. Same property. P. M. Jan. 15, due July 1, 1885. 7,750
 Oakley, Rosalie A., to John L. Gardiner and ano., trustees O. H. Jones, dec'd. 5th av, s e cor 29th st, 24.9x100, given to secure a trust fund. 1-5 part. May 1, 1 year. 25,000
 Ochsenreiter, Philip, to Maria Schoen, widow. Rose st, No. 12, n w s, 25x100x25x107. Jan. 15, 3 years, 5%. 9,000
 O'Gorman, William, to Thomas L. Concklin et al., exrs. W. W. Concklin. 142d st. P. M. Jan. 1, 4 years, 5%. 2,000
 Patterson, Samuel P., to Thomas B. Kerr, exr. J. Kerr. 130th st, No. 57 W. P. M. Jan. 31, due Feb. 1, 1888, 5%. 10,000
 Phelan, Peter F., to William H. Brooks. 119th st, n s, 390 e of 4th av, 140 feet wide, 15x100.11. 1/4 part. Jan. 31, due Mar. 1, 1885. 1,000
 Philp, James, to Reuben Ross. 65th st. P. M. Jan. 20, 1 year. 40,000
 Same to same. Same property. Jan. 20, 1 year. 40,000
 Purdy, Elijah H., William Phyfe and Robert Clenighen to THE EAST RIVER SAVINGS INST. 6th av, s e cor 113th st, 100.11x75. Jan. 28, 1 year, 5%. 15,000
 Paine, John, to Henry W. Clark and ano., exrs. and trustees A. B. McDonald, Jr. 11th av, s e cor 63d st, 100.5x350; 63d st, s s, 425 e 11th av, 62.6x100.5. See Conveys. Jan. 12, 1 year. 1,750
 Same to same. 63d st, s s, 350 e 11th av, 75x100.5. Jan. 12, 1 year. 4,000
 Same to Julia A. Low. 11th av, s e cor 63d st, 100.5x350; 63d st, s s, 425 e 11th av, 62.6x100.5. Jan. 12, 1 year. 13,500
 Same to Susan B. Nelson. Same property. Jan. 12, 1 year. 10,750
 Power, John F. B., to Enoch C. Bell. 128th st. P. M. Jan. 31, 3 years, 5%. 560
 Phillips, Moss S., to John B. Smith. 61st st, n s, 200 e 11th av, 25x100.5. Feb. 3, 2 months, 6,000
 Pasinsky, Henry, to Morris Berger. Madison st. P. M. Feb. 2, installs. 3,500
 Rourke, Mary A., wife of and John, to THE GREENWICH SAVINGS BANK. Bethune st, s s, 251 e Washington st, 22x78.3x22x78.1. Jan. 28, due Feb. 1, 1888, 5%. 6,000
 Rodenburg, Frank H., to Frederick Baker, Brooklyn. Av A. Lease. P. M. Feb. 1, installs. 609
 Raymond, Charles H., to THE GERMANIA LIFE INS. CO., New York. 65th st, n s, 117 w 4th av, 17x100.5. Feb. 2, due Nov. 30, 1887, 5%. 21,000
 Same to same. 65th st, n s, 134 w 4th av, 17x100.5. Feb. 2, due Nov. 30, 1887, 5%. 19,000
 Robinson, Julius A., to THE NEW YORK LIFE INS. CO. Mercer st, s e cor Washington pl. 49.9x100. Jan. 23, 1 year. 7,000
 Same to same. Madison av, w s, 17.2 n 104th st, 16.8x70; Washington av, also lots 112 and 114, and 126 and 127 map of Belmont; also,

Garden av, s w s, lots 73 and south 1/2 of 74 map of South Belmont 75x-. Collateral to above mortgage. Jan. 23, 1 year. 7,000
 Rosenfeld, Isaac, to Nathan Necarsulmer. Frankfort st, Nos. 32 and 34, n e s, 26.6, n w Rose st, runs northeast 40.2 x north 0.6 x northwest 6.7 x northwest 29.7 x southwest 51.6 to street, x southeast 32.3. Jan. 29, due Feb. 2, 1888, 5%. 15,000
 Seitz, Frank A., to John Hefner. Stanton st. P. M. Jan. 20, 1 year, 5%. 1,400
 Steinreich, Jennie, wife of Samuel, mortgagor, with Jette Dittman. Acceptance of notice of assignmt, of mort. also agreement to extend mort. and reduce interest. Feb. 2. nom
 Schanck, Mary A., widow, to THE MUTUAL LIFE INS. CO., New York. Madison av, e s, 49 n 37th st, 24.9x100. Already mortgaged to party 2d part. Jan. 29, due Mar. 1, '86. 10,000
 Schuyler, Eugene, Ithaca, N. Y., and Gertrude King Schuyler his wife and Cornelius L. L. King, trustee under deed of settlement, to Samuel E. Lyon, exr. of Jas. B. Danforth. Hancock st (Cottage pl), n w cor Houston st, runs along Houston st 114.8 x northeast 100 x northwest 46.4 x northeast 111 x southeast 113 to Hancock st, x southwest 200; Bleecker st, s w cor Hancock st, 15.9x225.2x113x198. 1-5 part. Jan. 16, 1 year. 5,000
 Schuyler, Gertrude K., desires and requires Cornelius L. King, trustee, to execute a mortgage to Samuel E. Lyon, exr. of J. B. Danforth, for 5,000
 Seibt, Emil, to Lene Seibt. 3d av, e s, 75.4 n 58th st, 20.1x105; 3d av, w s, 25.5 s 52d st, 25x100. All title. Jan. 30, 3 years, 5%. 2,500
 Shepard, Francis N., Mary N. and Robert F., to THE MANHATTAN SAVINGS INST. Chatham st, Nos. 158, 160 and 162, n e cor Mulberry st, runs east 70.8 x north 84.1 to Worthy st, x northwest 7.9 x southwest 65.11 to Mulberry st, x south 72.2. Jan. 23, 2 years, 4 1/2 %. 37,000
 Same to Susan Dycelman. 2d av, s w cor 39th st, 49.5x83, excepting the buildings. Jan. 9, 2 years, 5%. 12,000
 Spring, Carl, to Sophia A. Kinnan, widow. 73d st, No. 167, n s, 231.8 w 3d av, 16.8x102.2. Jan. 31, 3 years, 5%. 3,000
 Stastny, Peter, to Ambrose Snow et al., exrs. J. S. Young. Av A, w s, 54.4 n 71st st, 25x100. Jan. 19, due March 1, 1886. 3,500
 Steinhart, Rosalie, to Peter A. H. Jackson. 9th av, 56th st. P. M. Jan. 30, due Jan. 31, 1886. 54,000
 Shedlinsky, Morris, to Emma J. Simonson. Eldridge st, e s, 87.6 n Grand st, 25x87.6. Jan. 29, 3 years. 3,000
 Samuels, Eva, mortgagor, with Charles Eimer. Agreement extdg. reduced mort. at reduced interest. Feb. 2. 4,000
 Sayers, David, to Jane E. Carrigan. Lafayette av, e cor Talmadge st, 65x100. P. M. Sept. 24, 3 years. 150
 Schmitt, Jacob, to THE EMIGRANT INDUST. SAVINGS BANK, City New York. 2d av, w s, extdg from 19th to 20th st, 184x100. Jan. 24, 1 year. 140,000
 Silberman, Harris and Samuel J., to Alexander Brown, Woodbridge, N. J. Norfolk st. P. M. Feb. 2, due Feb. 1, 1890, 5%. 12,500
 Starrett, George, Brooklyn, to Jane E. Shotwell, of Gloversville, N. Y. Water and Beekman sts. P. M. Jan. 26, 3 years, 5%. 7,500
 Same to Amelia E. Shotwell. Same property. P. M. Jan. 26, 3 years, 5%. 7,500
 Same to Robert Titus, North Hempstead, L. I. Same property. P. M. Jan. 26, 3 years, 5%. 20,000
 Stone, Aaron, to Matilda August. 50th st, s s, 215 w 1st av. P. M. Feb. 3, 5 years, 5%. 7,500
 Same to Julius J. Lyons. Same property. P. M. Feb. 3, 1 year. 500
 Smyth, Anthony, to David J. Dean. 123d st. P. M. Jan. 31, 1 year. 33,500
 Spear, Ettie V., Yonkers, to Ettie V. Spear, guard., Edith M. Spear. 31st st, s s, 287.6 w 8th av, 18.9x98.9. Jan. 30, 1 year, 5%. 4,000
 Same to Mary Spear. Same property. Jan. 31, demand without interest. 3,750
 Siessenbyttle, Andrew, to George F. A. Jussow. 2d av, n w cor 76th st, 25x100. Feb. 5, 5 years, 5%. 1,500
 Schenker, Isaac, to Frank Peterkin, Brooklyn. Orchard st, No. 20. P. M. Feb. 3, 3 years, 5%. 9,000
 Tiffany, Henry D., to S. Louise, Mary G. W. and Kate S. Stevenson, Morristown, N. J. Home st. See Conveys. Feb. 2, 1 year. 1,000
 Taylor, Sarah E. L., to THE NEW YORK LIFE INS. CO. Madison av, n w cor 58th st, 100.5x95. Jan. 26, 3 years, installs. 240,000
 The Brainerd Quarry Co., Portland, Conn., to Thomas R. A. and William H. Hall, of Wm. Hall's sons. Park av, 87th st. P. M. Jan. 15, installs. 26,083
 Tobin, Thomas J., to Charles Frazier. 68th st, n s, 125 w 11th av, 25x100.5. Jan. 31, 1 year, 5%. 4,000
 Same to same. 68th st, n s, 150 w 11th av, 2 lots, each 25x100.5. 2 mortg., each \$4,183. Jan. 31, 1 year, 5%. 8,366
 Same to Sarah H. Powell. Same property. Jan. 31, 1 year, 5%. 15,634
 Same to Samuel W. Milbank. 68th st, n s, 125 w 11th av, 25x100.5. Jan. 31, 1 year, 5%. 8,000
 Tonk, Adelina B., wife of and William Jr., to Moses Goldsmith and Solomon Plaut. 126th st, No. 18, s s, 216.3 w 5th av, 18.9x99.11. Jan. 30, 5 years, 5%. 8,000
 Same to Silas Swartz. Same property. 2d mort. Jan. 30, 3 years, 5%, installs. 3,000
 Totten, John, to Florence A. Ten Eyck. Mon-

roe st, No. 168, and No. 336 Cherry st, beginning Monroe st, s s, 163.4 w Montgomery st, runs south 196.8 to Cherry st, x west 23.4 x 196.8 to Monroe st, x east 23.4, also slip on w s of the Cherry st property, begins Cherry st, n s, 186.8 w Montgomery st, 1.6x98.4, with right to vault under walk. Jan. 31, 1 yr. 10,000
 Trageser, John, Tuckahoe, N. Y., to Catharine G. Livingston. 26th st, n s, 150 e 10th av, 50 x98.9. Jan. 30, due Jan. 31, 1888, 5%. 12,000
 Tiffany, Mary L., widow, to Edward Wood and ano., trustees Charlotte L. Fox, dec'd. 6th av, n w cor 130th st, 46.11x90. See Conveys. Jan. 30, 1 year. 11,500
 Travers, Francis C. and Vincent P., to THE GREENWICH SAVINGS BANK. Duane st, No. 106. P. M. Jan. 31, due Feb. 1, 1886, 4 1/2%. 30,000
 Van Wagener, George, mortgagor, with Charies Eimer. Agreement extending mortgage and reducing interest. Jan. 29. nom
 Vantine, Ashley A., to Emanuel Einstein, et al., exrs. and trustees, Judith Einstein. 57th st, n s, 265 e 7th av. P. M. Jan. 12, 1 year, 5%. 24,600
 Ward, Catharine, wife of James, Fordham, to William J. Valentine, exr. and trustee J. Valentine. Av B, e s, 200 s Irving st, 50x100. Jan. 20, due in Jan., 1886. 250
 Wetmore, George C., Hempstead, L. I., to THE NEW YORK SAVINGS BANK, City New York. Greenwich st, No. 701, e s, 25x90. Feb. 3, due Dec. 1, 1887, 5%. 6,000
 Wilkins, Morris, to John T. Halliday, Brooklyn. 124th st, n s, 265 w 4th av, 25x100.11. Jan. 28, due Jan. 1, 1888, 5%. 5,000
 Wright, Samuel O., to John Ross. 131st st, s s, 225 w 6th av, 75x99.11; 130th st, n s, 225 w 6th av, 75x99.11. P. M. and building loan. Feb. 3, 6 months. 60,000
 Waugh, John E., to Kate S. Richmond. 101st st. P. M. Jan. 27, 5 years. 1,500
 Weiher, Lorenz, Rye, N. Y., to Ambrose Snow et al. trustees for Caroline A. Brundage. 8th av, e s, 50.10 s 123d st, 25x100. Jan. 19, due Mar. 1, 1888. 13,500
 Same to Miriam Fisher. 8th av, e s, 25.9 s 123d st, 25x100. Jan. 26, 1 year, 5%. 13,000
 Same to Sarah C. Savage, Philadelphia, Pa. 8th av, No. 2, 282, e s, 75.11 s 123d st, 25x100, Jan. 29, 3 years. 12,500
 Wiener, Samuel, to Jacob Cooper. 39th st. P. M. Jan. 31, 2 years. 2,000
 Wiese, William, to THE BANK FOR SAVINGS, City N. Y. 10th st. P. M. Jan. 31, 1 year, 5%. 4,000
 Wolters, Frederick, to Rosa Herschman. Av A, s w cor 8th st, 24.6x70. Lease. Jan. 30, 2 years, 5%. 7,000
 Woods, James, to Harriet Overhiser. Rail Road av, e s, 100 s 170th st, 190.4x150. Jan. 30, 3 years, 5%. 2,500
 Weinstein, Ida, wife of Harris, to Benjamin and Isaac Goldschmidt. Division st, s s, 180 e Montgomery st. P. M. Feb. 2, 5 yrs, 5%. 4,300
 Wortendyke, Joseph T., Boonton, N. J., to Louis Kammerer, as guard. of Louis, Lillie, George, Emma and Edith Gloeckner. 45th st, n s, 116.8 e 8th av. Leasehold. P. M. Jan. 30, due Feb. 1, 1890. 5,000
 Westerfeld, Isaac, to Julius E. Siegel. 26th st. P. M. Feb. 2, 3 years, 5%. 6,500
 Weiher, Lorenz, New Rochelle, to John A. Hardy. 8th av, 134th st. P. M. Feb. 4, due Sept. 1, 1885. 13,000
 Yost, Caroline, to Newman Cowen. 125th st, n s, 175 w 1st av, 75x100. See Conveys. Feb. 4, due Aug. 1, 1885. 20,500
 Yost, Caroline, to Newman Cowen. 125th st. P. M. Jan. 31, due Aug. 1, 1885. 20,500
 Ziegel, Moritz, to Adolph I Namm. 122d st, n s, 305 e 3d av, 25x100.10. Feb. 2, due Feb. 6, 1886, 5%. 4,000
 Zeckendorf, Louis, to Ludwig Dreyfuss. 67th st. P. M. Feb. 2, 3 years, installs, 5%. 40,000

KINGS COUNTY.

JANUARY 30, 31, FEBRUARY 2, 3, 4, 5.

Allen, Isaac, to Sarah C. Schoonmaker, Ulster Co., N. Y. Jay st, w s, 318.7 s Concord st, 19.8x103.2x19.8x103.2. Jan. 15, 1 year. 536
 Adamson, John, to George A. Betts. Bedford av. P. M. Jan. 31, 3 years, 5%. 2,500
 Same to same. Bedford av. P. M. Jan. 31, 3 years, 5%. 2,500
 Arkills, James E., to Susan Dyckman. Calyer st, s s, 177 e Franklin st, 14x133.5x100x133.5; Calyer st, s s, 100 w Dobbin st, runs south 100 x west 9.10 x northwest 115 to Calyer st, x east 19.9 to an angle in said st, x east 41.6. Jan. 3, 3 years, 5%. 4,250
 Abraham, Ann, wife of John J., to Ellen L. Congdon. 39th st, n s, 160 w 4th av, 20x100.2. Jan. 22, 5 years, installs. 2,500
 Andrews, William, to Elizabeth W. Aldrich. New York. Clifton pl, s s, 357.4 w Nostrand av, 18.8x100; Clifton pl, s s, 506.8 w Nostrand av, 18.8x100; Clifton pl, s s, 544 w Nostrand av, 18.8x100; Clifton pl, s s, 581.4 w Nostrand av, 18.8x100. Feb. 3, 2 months. 2,000
 Brett, Carrie A., wife of and Gustav A., to Samuel Thorne, George A. Vail and Matthew E. Clarendon, trustees. Columbia st, e s, 150 n Pierrepont st, 25.4x100. Feb. 3, due Feb. 5, 1888, 5%. 2,000
 Brett, Emily F., wife of and William G., to Samuel Thorne, George A. Vail and Matthew E. Clarendon, trustee. Columbia st, e s, 175.4 n Pierrepont st, 25x101. Feb. 3, due Feb. 5, 1888, 5%. 2,000
 Brill, Mary C., widow, Phoebe, wife of and Charles Buermeyer, William F. and Emma R. Brill, to Kate Ashbury. Van Brunt st,

westerly cor Van Dyke st, 20x90. Feb. 4, due Feb. 1, 1887. 1,000
 Bushfield, John C., to Samuel H. Vandewater. 12th st, n s, 296.5 e 5th av, 33.4x100. Jan. 13, due Feb. 10, 1885. 1,000
 Boswell, Marie A., wife of and William, to Anna A. Godwin. Macon st, s s, 150 w Verona pl, 20x100. Jan. 28, 3 years. 2,500
 Brown, John T., to Frederick F. White. Pulaski st, n s. P. M. Feb. 2, 1 year. 500
 Brown, M. Louise, wife of George W., to Robt Willets et al., exrs. Samuel Willets. Monroe st, s e cor Nostrand av, 20x80. Jan. 14, 5 years, 5%. 9,000
 Biglin, Bernard, to the town of Gravesend. Ocean Parkway. P. M. Mar. 20, 3 years. 2,000
 Bissell, Mary M., wife of and Eugene, to The South Brooklyn Savings Inst. Warren st, n e s, 223.9 s e Clinton st, 25x100. Feb. 2, 1 year, 5%. 5,000
 Babitsch, Moritz, to Sarah W. Cobb. Broadway. P. M. Jan. 29, installs. 450
 Barnett, Walter E., to Rose Howe, widow. Park pl, s s, 350 e Brooklyn av, 100x255.7 to Butler st. Jan. 29, due Feb. 1, 1888. 10,000
 Blumenan, Levi, to John H. McAuley. Smith st, e s, 75 n Wyckoff st, 25x75. Jan. 27, due Jan. 1, 1890, 5%. 4,000
 Bohannon, Wilson, to Owen Mulvey. Lexington av. P. M. Jan. 29, 3 years. 2,200
 Borst, Ada, to The Sag Harbor Savings Bank, Sag Harbor, L. I. 12th st. P. M. Jan. 31, due Feb. 1, 1886, 5%. 1,500
 Boyd, Isabella, to Sarah H. Powell. Quincy st, n s, 325 e Reid av, 16.8x100. Jan. 31, 3 years, 5%. 3,400
 Same to Rebecca F. Willets, Flushing, L. I. Quincy st, n s, 341.8 e Reid av. 16.8x100. Jan. 31, 3 years, 5%. 3,400
 Same to Warner P. Knight, Stockport, Pa. Quincy st, n s, 358.4 e Reid av, 16.8x100. Jan. 31, 3 years, 5%. 3,400
 Same to Mary J. Willits and ano., exrs. Henry T. Willits. Quincy st, n s, 375 e Reid av, 16.8 x100. Jan. 31, 3 years, 5%. 3,400
 Brush, Joseph F., to The Continental Ins. Co., New York. Tillary st, Canton st. P. M. Jan. 29, due Jan. 1, 1895, installs, 5%. 15,000
 Carey, Marianne, to Francis Fely. 16th st. P. M. Jan. 31, due Jan. 1, 1887. 900
 Conklin, Wilbur H., to Mary C. Sarles, as admrx., &c., of Edmund B. Sarles. 17th st, n e s, 145 e 8th av, 25.6x100. Jan. 27, 3 years. 4,000
 Cornell, Thomas F., to Emeline Davison, Rockville Centre, L. I. Prospect pl, s s, 165.5 w Bedford av, 20x100. Feb. 2, due May 1, 1888, 5%. 2,500
 Cornwell, Maria, wife of and Hagaman, to The Dime Savings Bank of Williamsburgh. South 8th st, s s, 107.2 e 5th st, 21.5x92.7x21.6x90.10; also a piece of land south of and adjg above, 21.5x31. Feb. 2, 1 year, 5%. 4,000
 Crane, Mary F., wife of Michael, to Section 2, First Union Co-operative Building Assoc., N. Y. Gold st. P. M. Feb. 2, 10 years, installs. 6,916
 Carroll, James G., to Mary L. Grannis, Newark, N. J., 55th st, s w s, 20 s e 2d av, 4 lots, each 20x100. 4 morts., each \$1,500. Feb. 2, due Jan. 1, 1890. 6,000
 Church, William F., to George G. Reynolds. Douglass st, s s, 550 w New York av, runs south 127.9 x west 55 to Clove road, x northwest to Douglass st, x east 141.5. Feb. 2, 1 year. 1,000
 Cornell, William E., Mt. Vernon, N. Y., to Robert Turner. Lots 200, 201, 202 and 203, in block bounded by Clason and Franklin avs, Bergen st and St. Marks av, made by Ludlam & Struchfield, 50x200. Feb. 2, 2 years. 600
 Doherty, John H. and William R., to D. Sackett Moore, New York. Maria M. Perry, Newtown, L. I., and Garetta M. Dickinson. Berkeley pl. P. M. Jan. 12, 1 year. 2,500
 Dunfy, Patrick, and Mary his wife, to Emily F. Dingley. Centre st, e s, 250 s Broadway, 50x100. Jan. 27, 3 years. 200
 Detlefsen, Asmus, to Frederick Meyer. Pacific st, s e cor Schenectady av, runs south 87.2 x east 50 x north 20.2 x west 20 x north 67 to Pacific st, x west 30. Jan. 31, due July 1, 1885. 500
 Doremus, Peter C., to Clark and Frederick Stone, Orange, Conn. Dean st, No. 115, n s, 245 w Hoyt st, 20x100. Feb. 2, 5%. 1,800
 Dahn, John A., and Emil M. Perhacs, to Horace N. McGee. North Oxford st, e s, 158.5 s Flushing av, 50x100. Jan. 30, 3 years, 5 1/2%. 2,500
 Davemann, Henry, to Richard Kelland. 17th st, s s, 18.9 w 7th av, 18.9x100. Feb. 2, due Feb. 1, 1888, 5%. 1,100
 Dusenbury, Teresa, wife of William W., to Samuel Chichester, New York. Herkimer st, s s, 525 w Utica av, runs south 132.5 x northwest 143.2 to Herkimer st, x east 54.4; Herkimer st, s s, 100 e Schenectady av, runs south 185.6 x east 96.9 x northwest 200.6 to Herkimer st, x west 20.8. Jan. 30, 3 years, 5%. 7,000
 Fagan, Ellen A., widow, to The Dime Savings Bank, Brooklyn. Myrtle av, s s, 25 w Kent av, 25x75. Jan. 30, 1 year, 5%. 2,750
 Fowler, Ella E., wife of Bernard, to John H. Northup, Washington Co., N. Y. Franklin av, n e cor Pacific st, runs southeast 80 x northwest 100 x northwest 20 x southwest 51.10 x west 74.4 to Franklin av, x south 19.6. Jan. 27, 2 years. 1,500
 Fredricks, Linson D., to Charles D. Fredricks. Magnolia st, n w s, 44 s w Evergreen av, 19x100. Jan. 27, 1 year. 4,500

Fuller, Herbert, to George H. Stone. Jefferson st. P. M. Jan. 20, 2 years, installs. 3,000
 Fischer, Henry C., to Abram Cooke. Norman av, n s, 25 w Eckford st, 25x95. Feb. 2, 2 years, 5%. 3,000
 Glover, William H. H., to Harry W. Glover, New York. Van Buren st, s e s, 136 n e Broadway, 36x100. Jan. 30, demand. 2,500
 Greiffenhagen, Isabel M., to John Cassidy. 2d st, n s, 130 e Bond st, 120x95.11x120.1x93.3. Feb. 3, 2 years. 1,500
 Gallagher, Ellen, to William McKenna. Dupont st, n s, 150 w Oakland st, 25x100. June 10, 1 year. 175
 Grasman, Louisa, wife of Henry, to Rebecca F. Willets, Flushing, L. I. Heyward st, s s, 167 w Marcy av, 18.6x100. Jan. 30, 3 years, 5%. 3,200
 Same to Sarah H. Powell. Marcy av, e s, 20 s Rutledge st. P. M. Dec. 13, due July 30, 1885. 3,000
 Same to Lydia Willets. Heyward st, s s, 185.6 w Marcy av, 18.6x100. Jan. 30, 3 years, 5%. 3,200
 Goodwin, Charlotte M., wife of and Thomas R., to Charles H. and James M. Burtis, exrs. T. W. Burtis. Gates av, s s, 100 e Stuyvesant av, 25x171.6 to centre line road from Cripple Bush road to Jamaica turnpike, x35.8x146. Dec. 23, 3 years. 1,000
 Gottschalk, Maria A., wife of and Julius, to Frederick Hower. Tompkins av, w s, 100 s Flushing av, 25x100. 2d mort. Jan. 30, due May 1, 1885. 510
 Same to Ferdinand Engelhaupt. Same property. Jan. 30, due Feb. 2, 1890. 2,000
 Herderich, Adam, to Andreas Knapp and Fredericka his wife. McKibben st. P. M. Jan. 29, 1 year. 1,600
 Hewlett, Jesse M., to Jesse Mott. Liberty av, Christopher av. P. M. Jan. 30, due Feb. 1, 1890, 5%. 2,300
 Hirsch, David, to John Cassidy. Greene av, s s, 100.1 e Franklin av, 19.6x100. Jan. 30, installs. 4,000
 Hoffman, Richard, to Louis E. Nicot. Broadway, easterly cor Linden st, 25x80. Feb. 10, 1883, 1 year. 2,000
 Hommal, Ellen C., wife of and Christian F., to Charles H. Kalbfleisch et al., exrs. Martin Kalbfleisch. Grand st, n s, 80.8 w Morgan av. P. M. Nov. 15, 3 years, 5%. 850
 Hager, Alvin, to Minnie L. Howes, Astoria, L. I. Decatur st, s s, 117 e Stuyvesant av, 16.6x100. Sub. to morts. \$4,700. Jan. 7, 1 yr. 1,000
 Same to same. Decatur st, s s, 100 e Stuyvesant av, 17x100. Sub. to morts. \$4,700. Jan. 7, 1 year. 1,000
 Heath, Harriet and William H., to Catharine T. Maginn. North Portland av, w s, 20.7 s Auburn pl, 25x100. Nov. 15, 1880, due Nov. 1, 1882. 700
 Houseman, Louis, to John S. Loomis. Louis pl, w s, 144 s Herkimer st, 30.8x97.6. Jan. 30, due June 1, 1885. 500
 Howe, William, to Mary McConnell, Oyster Bay, L. I. Bergen st, n s, 319.6 e Troy, 25x107.2. Jan. 31, due Jan. 1, 1890. 1,200
 Same to Maria T. King. Same property. Jan. 31, 5 years. 350
 Hutton, John, to Francis McElroy. Stewart av, s e s, 200.9 s w Covenhovens lane, 50x198.4. Jan. 30, installs. 400
 Herman, Ellen F. to Mary Toumey, N. Y. Prospect av, s s, 200 e 5th av, 25x80.2. Jan. 15, due Jan. 19, 1888. 1,500
 Hogan, Mary, wife of John, to Jacob Strauss. Bay av, n s, 96.7 w Eldert av, 25x100. Error, Jan. 31, 1 year. 250
 Hatton, Julia A., wife of Loftus D., to Albertine S. Aikman. Madison st. P. M. Feb. 3, 3 years, 5%. 4,000
 Healey, Patrick, to James S. Voorhies. East 14th st, e s, 100 s Av X, 100x100. Jan. 24, 7 years. 600
 Jenkins, John, to Elbert Hallock, New York. Adelphi st. P. M. Jan. 29, 2 years. 1,000
 Kendrick, Ruth D., wife of Andrew W., to Charles W. Osborne and ano., trustees of Ann E. Meserole. Hancock st, n s, 487.8 e Howard av, 18.8x100. Feb. 4, due Jan. 1, 1888. 1,000
 Keale, Henry, Jr., to Ellery Anderson and Frederick H. Man, N. Y. Gates av, s e cor Franklin av, 21.10x76.6. Jan. 31, due Feb. 2, 1885. 2,000
 Keleher, Cornelius, to Richard Chidwick. Jefferson st. P. M. Jan. 31, due Feb. 2, 1890, 5%. 1,000
 Kimball, Ira A., to Calvin Burr. 5th av, n e cor 6th st, 53x97.7. Feb. 2, 5 years. 6,000
 Kramer, John and Barbara his wife, to The Williamsburgh Savings Bank. Locust st, n w s, 270 n e Broadway, 20x100. Jan. 31, 1 year, 5%. 2,700
 King, George W., to the Kings Co. Savings Inst. Reid av, s e cor Monroe st, 50x100. Monroe st, s s, 100 e Reid av, 25x100. Jan. 10, 1 year, 5%. 4,000
 Ludwig, Jacob, to Elizabeth Berger, Floyd st, s s, 150 e Marcy av, 20x100. Jan. 29, due Jan. 1, 1888. 800
 Linikin, Benjamin, to Mary B. D. Noble. Stuyvesant av, n w cor Hancock st, 24x100. Jan. 30, due July 1, 1888, 5%. 7,000
 Livingston, Adelaide C., to Pierre L. and Josephine Lanoir. Hart st, s s, 255.4 w Broadway, 40x100. Jan. 29, 3 years. 3,500
 Linton, Edward F., to Sarah and Catharine Stoothoff and Arabella P. Walters, Jamaica, L. I., and William Stoothoff, Brooklyn and Jamaica turnpike road. P. M. Jan. 27, due Feb. 1, 1895. 75,000
 Lipsius, Hellen, widow, to Robert Harrold. Dupont st. P. M. Jan. 30, to Feb. 1, 1890. 750

Leggatt, William P., to Mary E. Everest. 5th av, s e cor St. Marks av, 18x78.10. Feb. 4, due Feb. 1, 1888, 5 %.	5,000	president of The Long Island Bank. 3d av, s e cor 3d st, runs south 335 to 5th st basin, x east 20 x north abt 32 x east 105 x north 225 x east 25 x north 80 to 3d st, x west 150, with machinery. Feb. 2, note.	60,000	Archer, Clarence and Clement, to Abigail E. Rich.	2,000
Lewis, Lavinia, wife of and Moses J., to Michael S. Springsteen. Monroe st, s s, 200 w Howard av, 25x100. Feb. 2, 1 year.	500	Starrett, George, to John Carle, Jr. Spencer pl, w s, 126.4 s Hancock st, 16x109.2x north 15 x east 9.2 x north 1 x east 100. Feb. 2, 2 years, 5 %.	5,000	Ball, Carrie L., Brooklyn, to Harriet Overhiser.	2,000
Lanthier, George W., to the town of Gravesend. Ocean Parkway. P. M. Mar. 20, 3 yrs.	2,000	Same to same. Quincy st, s s, 425 e Bedford av, 20x115. Feb. 2, 2 years, 5 %.	5,000	Barney, Ashbel H., guard. Newton H. Barney, to Danford N. Barney, formerly Newton H. Barney, Farmington, Conn.	nom
Leinfelder, Benjamin and Josephine, to The First Co-operative Building Assoc., New Lots. Centre st, e s, 700 s Sackett st, 50x100. Feb. 2, 10 years, installs.	1,696	Stewart, James W., to John J. Lynes. Tompkins av. P. M. Jan. 9, due Jan. 1, 1886, 5,300	5,300	Blakley, James, to John Quick, of Dickinson, N. Y., and James Dwyer, of Brandon, N. Y.	2,000
Macdonald, Susan J., wife of George W., to Sarah A. Hoogland, admrx. John T. Hoogland. Market st, s e cor Fulton av, 55x152.11 x75x—. Jan. 30, due Jan. 1, 1890.	500	Sieber, Charles L., to Catharine Tretter. Graham av. P. M. Feb. 3, due Mar. 1, 1890, 5 %.	2,600	Bottomley, John, to Susan C. Steers.	2,000
Minton, Carrie A., to Thomas E. Greenland. Hart st. P. M. Jan. 28, 1 year, 5 %.	500	Schmitt, Joseph, to Frederick Herr. Jefferson st. P. M. Jan. 31, 4 years, 5 %.	2,200	Bissinger, Philip, et al., exrs. and trustees H. Bergmann, to Hermann A. Bergmann.	nom
McCoy, Elizabeth, to Peter Young. Palmetto st, s s, 260 e Hamburg st, 20x100. June 2, 1884, 5 years.	725	Scholey, Sarah, wife of and Thomas J., to Louisa S. Sammis, Huntington, L. I. Madison st, n s, 510.9 e Reid av, 14.3x100. Jan. 31, due Feb. 1, 1888.	2,000	Buddensiek, Charles A., to John Kehoe.	1,467
McGuinness, Patrick T., to Maria Timms. Sackett st. P. M. Jan. 31, due Feb. 1, '87.	360	Seelbach, Jacob J., to Lewis W. Hyde. Graham av, e s, 25 n Scholes st, 25x100. Feb. 2, due Jan. 1, 1888.	2,000	Burt, William H., to Edwin M. Taylor.	2,531
McCarter, Catharine L., wife of and John, to New York Produce Exchange. Carlton av, e s 102 s St. Marks av, 20x86. Jan. 26, due Jan. 1, 1886, 5 %.	5,000	Stafford, Mary E., wife of and John, to Eugene G. Blackford. Herkimer st, s s, 600 w Nostrand av, 20x100. Feb. 2, 3 years, 5 %.	5,000	Carter, George S., guard. of Sarah E. Carter, to said Sarah E. Carter, Tarrytown, N. Y.	5,070
Murtagh, John, to Amelia C. wife of Joseph O. Gerow. Nelson st, s s, 115 w Clinton st, 25x 64.9x27x75. Jan. 31, 3 years.	600	Same to same. Herkimer st, s s, 620 w Nostrand av, 20x100. Feb. 2, 3 years, 5 %.	5,000	Cusack, Jane E., Brooklyn, to Mathilde Von Ellert.	5,000
Martin, Anna S., widow to Minny Meyers. Beaver st. P. M. Jan. 29, due July 1, 1890, 5 %.	1,000	Stelzner, Charles W. J., to Henry Loeffler. Bushwick av. P. M. Jan. 31, 4 years, 5 %.	2,500	Candee, Julius A., et al., exrs. and trustees G. W. Candee, to George T. Dollinger.	6,000
Miller, Samuel, to Sarah F. Thompson. Prospect st. P. M. Jan. 29, 3 years, 5 %.	2,500	Sanford, Susan C., wife of Carl, to Samuel P. Dunn et al., exrs. Jacob Travis. Clermont av, e s, 55.6 s Greene av, 20x100. Dec. 11, 3 years, 5 %.	7,000	Crear, David, to Donald Mitchell.	2,500
Miller, William M., to John A. Prior and ano., exrs. Thomas Rushmore. Hull st, n s, 265 e Stone av, 30x100. Jan. 29, 3 years.	2,000	Schmand, Margaretha, widow, and heir of Anton Schmand, to Alois Fensch. Danforth av, n s, 225 e Cypress av, 50x141x50x129. Jan. 29, 3 years.	300	Cohn, Morris and Hannah, to Matilda Myers.	6,000
Same to Agnes H. Davies. Hull st, n s, 295 e Stone av, 30x100. Jan. 29, 3 years.	2,000	Smith, Augusta, wife of and John B., to Frank D. Lyons. Blecker st, n w s, 288.2 n e Myrtle av, 20x100. Jan. 26, 5 years.	250	Cudlipp, Annie W., to Ellen O'Keefe.	nom
Same to Annie E. De Friesse. Van Sinderen av, e s, 100 n Broadway, 50x100. June 29, due Feb. 1, 1890.	1,500	Same to same. St. Marks av, n s, 197 e Schenectady av, 20x127.9. Jan. 26, 5 years.	350	Cummings, Richard., to Isaac E. Valentine.	1,600
Same to Gertrude R. Sackett. Baltic av. P. M. Jan. 8, due Feb. 1, 1885.	150	Stevens, Linden D., to Emma S. Kissam, Smithtown Branch, L. I. Willow pl, w s, 173.1 n State st, 24.11x80. Jan. 31, 3 years.	2,500	Daly, Matthew., admr. of A. S. Coperman, to John Eichhorn, Boston, Mass.	nom
Murray, Sarah E., wife John E., to Alexander H. Anderson. State st. P. M. Jan. 19, due Jan. 30, 1888, installs.	1,800	Schwartz, John, to Timothy F. Nostrand. Hamilton av, easterly cor Lexington av, 50x116.3. Feb. 3, due May 1, 1886.	650	Deckinger, Charles and Moses, to Hilda Falkenberg.	3,096
McLaughlin, George, to Henry McLaughlin. Skillman av, s s, 80 w Lorimer st, 20x100. Feb. 2, 3 years.	350	Stout, Charles, to William G. Peirson. Atlantic av, n e s, 100 n w Utica av, 22x91.1. Jan. 28, 3 years.	500	Dyckman, Isaac M., trustee for Hannah Fulton, to Isaac Dyckman, trustee for Fannie F. Dyckman.	3,250
Mergell, Frank P., to Michael Moylan. Greene av, s e s, 100 s w Wyckoff av, 44x100. Feb. 5, 3 years.	200	Studdiford, William V., to Samuel H. Vandewater. Jefferson st. P. M. Jan. 26, due Feb. 10, 1885.	12,000	Decker, John W., to R. Clarence Dorsett.	450
Miller, Emma, wife of Richard, to George W. Palmer. Manhattan av, w s, 19 s Noble st, 33.8x72x37x60; also lots 4 and 5 map James H. Banker and E. B. Hilton. 1-6 part. Lease. Feb. 2, 7 months.	300	Same to same. Same property. Jan. 26, due Feb. 10, 1885.	3,000	De Voie, to The Manhattan Life Ins. Co.	2,000
Mills, Stephen H., to Charles Emmons. Clason av, w s, 175.1 s Gates av, 20x100. Feb. 2, 1 year, 5 %.	2,500	Sullivan, Donella, wife of Elmor E., to Charles A. Sullivan, Jamaica, L. I. All title of mortgages in real estate in Kings Co. of Thomas Pool, dec'd. Also 1/4 part of farm at Flushing, L. I. Jan. 23, demand.	193	Dorr, Frederick, to Peter Eppinger.	1,000
O'Mallon, Edward, to Margaret Hendrickson, Jamaica, L. I. Douglass st, s s, 310 e Smith st. P. M. Jan. 31, due Feb. 1, 1888, 5 %.	1,500	The First Baptist Church of Williamsburg to The Dime Savings Bank of Williamsburgh. Lee av, s e cor Keap st, 89x100. Jan. 17, 1 year, 5 %.	17,000	Dwinelle, Mary E., to James H. Lewis.	6,000
Opp, Philip and Margaretha, to Thomas J. Moore. Stockton st. P. M. Jan. 27, 1 year.	1,000	The Reformed Episcopal Church of the Atonement, Brooklyn, to John M. Young, Madison, N. J., and Thomas Young, Montclair, N. J. Keap st, s w cor Marcy av, 40x90. P. M. Sept. 1, 1884, 10 years, 5 %.	14,000	Ducker, John M., Lodi, N. J., to Anna M. Ducker.	1,600
Oulton, Sampson B., to Asa W. Parker, Hempstead, L. I. 11th st. P. M. Feb. 2, due July 1, 1885.	13,000	Same to same. Same property. Sept. 1, 1884, demand.	15,000	Eimer, Charles, to Heny de F. Weekes, exr. Amanda M. Eckford.	8,500
Oberhofer, Julius M., to Bernard Cruse. Van Brunt st, e s, 60 s Van Dyke st, 20x90. Jan. 31, due Feb. 3, 1888.	700	Thinnes, Sophie A., wife of Jacob, to Alois Lazansky. De Kalb av, n w cor Vanderbilt av, 24.1x40 x north 36.7 x east 15.7 to Vanderbilt av, x south 80.7. Jan. 31, due Feb. 1, 1887.	1,500	Eller, Catharine, wife of John P., to Frederick Kilian.	10,000
O'Brien, John J., to the town of Gravesend. Ocean Parkway. P. M. Mar. 20, 3 years, 2,000	2,000	Tweitmann, Wilhelm N. and Elizabeth L. his wife, to Gustav J. Volckning. Floyd st. P. M. Jan. 10, 3 years, 5 %.	1,500	Gray, James F., to The Middlesex Quarry Co., Portland, Conn.	1,000
Parrot, Peter, to August Roy. 26th st, s w s, 100 n w 5th av, 50x20.4 to 27th st. Feb. 1, 5 years.	1,000	The Church of the Holy Cross, Flatbush, to The Emigrant Industrial Savings Bank. East Broadway, s w cor Prospect st, runs south 300 to Erasmus st, x west 107.6 x north 150 x east 10 x north 150 to East Broadway, x east 101.9. Jan. 12, 1 year.	20,000	Gottlieb, Henry, to Catherine Springer.	12,200
Purdy, Franklin B., to Helen L. Norman. Gates av, Franklin av. P. M. Jan. 30, 3 years.	12,000	Tourte, John H., to Frank Duffrin. South 1st st, s w s, 75 s e 11th st, 25x95. Feb. 2, due Jan. 1, 1887.	1,500	Godard, J. E., New London, Conn., to Charles A. Williams, New London, Conn.	nom
Pettit, Baldwin, to Elizabeth Hutchinson. Hull st. P. M. Dec. 15, 1 year.	2,400	Townsend, Andrew E., to Sarah Froment. Conselyea st, s e cor Leonard st, runs south 100 x east 145 x north 128 to Conselyea st, x west to beginning; also plot at Newtown, containing abt 4 acres. Feb. 2, 3 years.	2,000	Goldberger, Max, to Rosa Schaefer.	3,000
Pouch, Alfred J., to Theodore W. Sheridan. Clifton pl. P. M. Jan. 13, due July 1, 1886, 5 %.	2,000	Uhrig, Mary, widow, to The Williamsburgh Savings Bk. Elm st, n w s, 400 n e Broadway, 25x75. Feb. 5, 1 year, 5 %.	2,500	Hall, Thomas R. A. and William H., of Wm. Hall's Sons, to George S. Hall.	4,706
Frankard, Sarah E., wife of and Charles W., to Jane Delano and ano., exrs. Benjamin F. Delano. South Oxford st. P. M. Jan. 31, due Feb. 1, 1885, 5 %.	5,000	Wilkie, Mary J., Yonkers, N. Y., to Henry Bade. 14th st, s w s, 272.10 n w 5th av, 16.8x 100. Jan. 7, 1 year.	1,000	Hamburger, Samuel B., to Adeline Myers.	nom
Preizt, Joseph, to David S. Arnold. 3d av. P. M. Jan. 29, 2 years.	1,000	Wilde, Julia, to James Merihew. Dean st, No. 1272, s s, 280 w Kingston av, 20x100. Feb. 2, 3 years.	4,000	Holly, Henry H., and ano., exrs. A. Voorhis, to Benjamin C. Wandell.	4,000
Rafferty, John H., to George Covert, Maspeth, L. I. McDonough st. P. M. Jan. 29, due Aug. 1, 1885.	3,400	Warner, William, to Elizabeth Binns. East 95th st, westerly cor Av M, 225x100. Jan. 31, 3 years.	600	Hirsch, Albert, to Charles S. Hirsch.	val consid. and 1,000
Rich, Theodore, to Silas A. Underhill. South Elliott pl, e s, 337.6 s Hanson pl, 20.10x100. Jan. 30, due Aug. 1, 1885.	500	Winter, Catharine R., to Cornelia Beiser. Fort Greene pl, e s, 104 s Lafayette av, 21x 84.11. Sub. to mort. \$5,500. Dec. 23, 1 yr.	500	Hirsche, Albert, to Charles S. Hirsch.	val consid. and 1,822
Robins, Charles, to Sarah H. Powell. McDonough st, s s, 325 w Reid av, 25x100. Jan. 27, due May 1, 1885.	2,500	Weil, David, to Fanny Stern. Marcy av, e s, 20 n Middleton st, 20x85. Jan. 24, 5 yrs.	3,000	Hawkins, Mary L., to Maria L. wife of Nathaniel Smith.	nom
Ross, Susan I., to John M. Bensinger. Myrtle av, n s, 62.5 e Graham st, 20.5x92.8x20.5x92.6. Jan. 31, due Jan. 1, 1890, 5 %.	2,000			Herzog, Julius, to Sophie wife of Louis Cohen.	7,000
Riker, Richard B., to John Englis, Sr. Newel st, e s, 195 n Norman av, 75x100. Jan. 26, 1 year.	1,000			Ingraham, George L., to Daniel P. Ingraham.	3,500
Robbins, Thomas H., to Stephen H. Herriman. Bergen st. P. M. Dec. 18, due June 1, 1885.	8,000			Johnston, Toby, Columbus, Miss., to Sam. B. Johnston.	13,000
Randall, John J., and William G. Miller, to Daniel H. Homan. Nassau av, s s, 50 e Lorimer st, 15x80. Feb. 2, 3 years, 5 1/2 %.	1,800			Johnson, William M., to Ellen E. Ward, widow.	18,000
Same to same. Nassau av, s s, 65 e Lorimer st, 15x80. Feb. 2, 3 years, 5 1/2 %.	1,800			Same to same.	18,000
Ravenhall, Richard, to the town of Gravesend. Atlantic Ocean. P. M. Mar. 20, 3 years.	4,666			Kahn, Joseph, to Solomon B. Lichtenstein.	1,500
Smith, Emma L., to Thomas E. Greenland. Hart st. P. M. Jan. 28, 1 year, 5 %.	1,200			Kaufmann, Sigismund, to Rosetta Riess.	1,500
Somers, Daniel M., Joseph L. and Guy A. and William H. Atkinson, to Crowell Hadden, as				Same to same.	1,500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

JAN. 23 TO FEB. 5—INCLUSIVE.

Ambler, John G., to Frederick Bruce, South Hampton, L. I. \$8,000

Roosevelt, Theodore, to Alfred and W. E. Roosevelt, as guards. Cornelia C. Roosevelt.

15,092

Same to same, as guards. of William O. Roosevelt.

7,682

Same to same, as guards. of Cornelia C. Roosevelt.

7,33

Table listing names and amounts for Kings County, including entries like 'Same to Jas. A. and Alfred Roosevelt, trustees for Clarisse Ludwig' and 'Ruck, John M., to George Roll'.

KINGS COUNTY.

JAN. 23 TO FEB. 5—INCLUSIVE.

Table listing names and amounts for Kings County, including entries like 'Ballantine, John H. and Robert F., and George G. Frelinghuysen' and 'Beales, John S., to Elizabeth P. Beales'.

Table listing names and amounts for Kings County, including entries like 'Same to Ida Virmond', 'Keller, James F., to Francis K. McCully', and 'Loffler, George, to John Wills'.

Table listing names and amounts for Kings County, including entries like 'Anderson, Hugh J., as recvr. of Second Nat. Bank of Scranton', 'Adler, Seligman', and 'Adler, Samuel'.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and amounts for New York City, including entries like 'Jan. and Feb.', 'Auerbach, Aaron', and 'Adler, Samuel'.

Table listing names and amounts for New York City, including entries like 'Emmens, Abraham W.', 'Engelhard, Peter J.', and 'Eldridge, Lillian'.

3 Fuller, Lavelle—Margaret B. Mapes, admrx., &c.	138 70	5 Lawrence, John S.—Edward Bell.	681 65	44 Richmond Adah, known as Mary Doe—Sarah P. T. Borst.	499 02
4 Fine, Christopher—S. S. Townsend.	46 72	6 Laverty, William K.—C. L. Moreau.	339 08	4 Rosetti, Sarah A.—S. J. Cowen.	40 00
5 Farina, Antoninus—T. E. Greacen.	352 02	6 Lissner, George—L. M. Bates.	634 93	4 Reed, Roland—E. D. Tannehill.	592 74
5 Finnerty, Joseph—People State N. Y. &c.	244 30	30 Murphy, Thomas—A. D. Puffer.	45 97	5 Requa, Leonard F.—D. F. King.	210 01
5 Fredericks, Herman C.—J. J. Hallenbeck.	140 70	31 Murphy, Mary—Lena Torges.	189 87	5 Rosenthal, Robert—Louis Michael.	623 89
6 Ford, William V. D.—John Sloan.	1,377 90	31 Milligan, Alexander H.—H. G. McKaye, as exr., &c.	90 54	5 Rindskopf, Morris (Somerset Mfg. Co.)	2,248 46
6 the same—the same.	1,539 19	31 Marsh, William H.—J. F. Long.	145 43	5 Raborg, Samuel A.—St. Johns College, Fordham, N. Y.	142 38
6 Flanagan, John—Phinney Ayres.	113 53	31 Moses, Alfred—Julius Oppenheimer.	119 97	6 Rogers, Charles W.—Morris Steinbock.	837 36
31 Gedney, Charles B.—James Rozell.	166 14	31* Meyers, Abraham—Frederick Booss.	586 46	6 Russell, Jacob—Charlotte Handley.	5,067 67
31 Goldsmith, Hennis—John Hardman.	254 39	31 Marshall, William E.—Oscar Marshall.	3,018 22	30 Shapland, Albert G.—A. N. Lindsley	38 50
31 Gilbert, Samuel C., as exr. of Enos S. Halbert, dec'd—J. L. Gilbert.	947 47	31 Moore, Benjamin P.—Albert Hamacher.	32 60	31 Sinzheimer, Alexander—Henry Lewis.	3,470 82
2 Goldsmith, Herman—Isaac Durlach.	405 56	2*Maher, William (L. H. Gein.)	271 57	31 Sherwood, John—W. T. Ryerson.	108 07
3 Griffith, Stephen—J. D. Heims.	35 50	2 Macgowan, Denton E. (F. L. Schrueth.)	65 00	31 Stanton, Samuel—Ætna Nat. Bank.	1,067 99
3 Gehlert, Edward—C. F. Willis, costs.	126 97	3 Mecke, William (F. L. Schrueth.)	65 00	31 Sturges, William N.—J. W. Bell.	242 79
4 Gillies, Wright (F. P. Osborn.)	2,478 89	3 Marks, Benjamin—The Ninth Nat. Bank, City N. Y.	936 04	31 Stoothoff, James A.—The Hamburg-American Packet Co.	548 16
4 Gillies, James W. (F. P. Osborn.)	120 50	3 Mayer, Ferdinand (John Wheeler, as assignee.)	11,287 53	31 Steinberg, Philip—Albert Hamacher.	32 60
5 Grant, Emil—E. T. Teft.	503 42	3 Mayer, Benjamin (John Wheeler, as assignee.)	259 50	2*Schwab, Emil—Rachel S. Gaff.	4,525 45
5 Gunsburg, Bernhard—Bartholomew Walther.	92 50	3 Miller, A. J.—T. T. Wildmerding.	90 25	2 Schwab, Emil—W. H. Akin.	6,988 47
5 Gillespie, Louis C.—Ernest Ludwig.	82 40	3 Montanye, Charles—E. W. Scarborough.	30 65	2 Schlieser, James—Gustav Salomon.	1,939 87
5*Gerken, Gottfried—George Ehret.	177 92	3 Meyers, Abraham—Jacob Loewenthal.	694 79	2 the same—E. L. Aurich.	4,729 20
6 Gillen, Patrick J.—Moritz Bauer.	189 14	3 Meyer, Philip—J. A. Ritter.	2,304 34	2 Schrenkeisen, Martin (Peter Born Schrenkeisen, Henry costs.)	85 16
6 Giliberti, Louis—Charles Barsotti.	1.2 97	3 the same—Frank Germeten.	1,359 73	3 Sizer, William H.—E. D. Sniffen.	617 79
6 Gautier, William H. (John Camp.)	996 46	3 the same—Charles Doll.	677 44	3 Skenion, Milton (E. N. How Sweetser, Edward E. cell.)	329 48
6 Geary, Michael—H. J. Tilford.	149 90	3 Marks, Benjamin—Ninth Nat. Bank.	936 04	3 Spaulding, Bernard—Thomas Cassidy.	43 45
6 Goddard, George C. (Alice E. Millgorey, Thomas igan.)	97 84	3 Mullen, Thomas F.—J. W. Harris.	38 39	3*Spaulding, Mary H.—A. W. Cole.	44 50
29 Harnett, Richard V.—W. P. Barbour (Correction)	106 24	3 Merritt, William H.—The Germania Bk. City N. Y.	872 01	3 Schmidt, Christian (C. J. Warren.)	1,092 97
31 Herron, Francis J.—Andrew McClute.	131 98	3 the same—the same.	1,831 96	3 Streeter, William H.—John Sloane.	283 13
31 Hickey, Patrick J.—Peter McQuade.	383 74	3 Meyer, Mary—Peter Ertz, Jr., assignee, &c.	247 03	3 Shotwell, Townsend W.—The Merchants Exch. Nat. Bk., City N. Y.	2,359 18
31 Houghtalin, Annie E.—E. B. Cunningham.	25 52	4 Mason, Joel W.—John McClave.	76 09	3 the same—the same.	3,291 46
2 Hein, Ferdinand—W. H. Smith.	5,360 54	4 Myer, John C.—David Lieber.	118 91	4 St. Ormond, Harry—William Wilkinson.	215 20
2 Hess, Ludwig—Gustav Salomon.	1,939 87	4 Murray, Ellen—E. G. Bradley, 3 judgments, total.	400 37	4 St. John, Charles, Jr.—Charles Frazer.	230 21
2 the same—E. L. Aurich.	4,729 20	4 Mortimer, Gustav A.—E. D. Tannehill.	592 74	4 Sayre, John J.—Margaret Leitzbach.	2,613 82
3 Howard, James—S. William Moores (D)	14,327 17	5 Marsh, William H.—Fanny Marsh.	482 22	4 Short, Patrick—E. D. Tannehill.	592 74
Hays, Simon (C. B. Barnes.)	2,150 33	5 Myers, John K.—Carl Voigt.	396 70	5 Saxton, Ella—Laura A. Mundy.	119 12
3*Hays, Maurice (C. B. Barnes.)	2,150 33	5 Myers, Abraham—J. G. Smith.	711 46	6 Sweeney, William H.—G. E. Remsen.	212 86
3 Halleck, Winthrop B.—Alexander Masterton, as exr.	88 00	5 Madden, John J.—Anthony Doelger.	341 27	6 Stevens, Amos—Charles Kohler.	516 73
3 Holmes, John—J. W. Tantum.	1,847 82	5 Morey, Elizabeth—G. W. T. Lord.	791 21	6 Stemler, H. J. (Alice E. Milligan.)	97 84
4 Hoole, Herbert G.—J. H. Brown.	698 76	5 Moore, William P.—Alijah Curtiss.	1,191 83	6 Swan, Charles A.—Thomas Gill.	128 62
4 Harriman, Daniel G.—J. H. Pratt.	81 99	6 Malone, James—H. S. Butler.	29 00	2*Smith, Frederick L.—John Dobson.	84 00
4 Hamilton, Sylvester M.—William Easton.	531 96	6 Mehihoff, Hermann—William Eggert.	1,139 47	2*Smith, Mary—W. C. Wilson.	80 34
4 the same—the same.	935 79	6 Meierhoffer, Andrew (Hugh Riley)	416 77	31 Temple, Patrick M.—S. D. Babcock, exr.	115 80
4 Henning, Maria M.—Louis Zanger.	159 62	6 Meierhoffer, John	416 77	31 Treacy, Richard H.—Walter McLean	160 36
4 Hurlbut, Richard W. (I. O. Whithealy, Cyrus A. ing.)	8,855 82	6 Martin, Mary Ann—The Providence & N. Y. Steamship Co. costs	87 57	31 Tracey, John—A. L. Gurney.	313 98
4 Hartman, Robert—Samuel Geigler, assignee.	70 50	6 Mock, Max—Oliver Harrimann.	5,287 18	3 Titman, George S.—Charles Schneider.	104 00
5 Hoffman, John—S. B. Hamilton.	97 94	6 same—E. S. Bowdlen.	3,979 63	4 Thompson, William A.—Sherman Petrie.	493 90
5 Houlihan, Patrick—Peter McHugh.	67 50	6 same—C. L. Harding.	809 10	4*Toher P.—David Lieber.	118 91
5 Halstead, William M. (Carl Voigt.)	396 70	6 same—Abraham Steinam.	980 49	5 Turner, James W.—W. C. Thompson.	84 87
5 Haines, William A. (Carl Voigt.)	396 70	31 McManus, Ellen—Lena Torges.	189 87	5 Twigg, Charles W.—Philip Nessel.	62 77
5 Herrman, Carl—Anton Market.	395 41	31 McNulty, John C.—L. M. Bates.	181 86	31 The American Protectionist Publishing Co.—E. H. Ammidown.	118 97
5 Hagen, William—Benedict Fischer.	280 09	31 McMillan, Solomon D.—J. B. Arthur	115 92	31 The Atlanta Hill Gold Mining Milling Co.—R. L. Marrell.	81 87
5 Hartt, Henry A.—John Fulton.	35 73	4 McCallum, Neil—H. B. Claffin.	301 59	31 Schuyler Steam Tow Boat Line—John Salisbury, costs	6,360 37
5 Hencken, George, Jr. (The U. S. Life Ins. Co., wife.)	212 19	6 McCombs, James J.—R. S. Ridgely.	219 85	31 The Holmes Burglar Alarm Telegraph Co.—J. M. Levy.	219 34
6 Hencken, Sophia, his (Life Ins. Co., wife.)	212 19	31 Newbouer, Goodman—C. N. Bliss.	2,310 16	31 The Fountograph Co.—John Jacobs.	119 40
2 Isidor, Moritz—W. H. Smith.	5,360 24	3 Newbouer, Goodman—Fritz Horninghaus.	4,517 97	31 United States Book Cloth Co.—F. J. Oakes, individ. and as exr.	321 39
3 Ittner, Ernestine—J. P. Schuchman.	652 50	3 Nagel, Charles—Henry Hartig.	82 50	31 The American Protectionist Publishing Co.—A. L. Gurney.	313 98
4 Jacobsen, Adolph—George Schlegel.	254 54	4 the same—Gustav Stellwag.	355 36	2 The Mayor, Aldermen, &c., N. Y.—T. C. Cooke.	90 83
4 the same—the same.	143 76	6 Newman, Henry—A. W. Pratt.	548 12	2 Newton Copper Type Co.—George Lieb.	264 29
5 Jones, J. Wynne—H. W. Knapp.	1,069 71	31 O'Friel, James—Robert Logan.	326 97	2 Manhattan Railway Co.—C. F. Riechman.	413 49
6 Juhring, Edward A.—J. G. Webb.	305 47	3 Osborne, Robert A.—C. E. Teale.	232 54	3 The N. Y. West Shore & Buffalo R. R. Co.—J. W. Hansell.	137 41
31 Klein, Adam—Frank Herbst.	262 62	3 O'Malley, Edmund C.—William Berger.	73 46	4 The San Bartolo Mountain Mining Co.—G. F. Comstock.	12,838 14
31 Kempner, Louis—J. H. Grote.	69 34	4 Ochiltree, Thomas P.—C. W. Hatfield.	636 14	4 The People of State of N. Y. upon the relation of J. W. Mason—John McClave.	76 09
31 Kleinbaum, Louis—Emanuel Bernhardt.	116 91	4 Offenbach, Joseph (James Louch Offenbach, Louis eim.)	363 13	4 The Allentown Mfg. Co.—J. E. Heller.	2,064 25
31 Koenigsheim, Maximilian W.—The Hamburg-American Packet Co.	548 16	4 Oatman, Oscar F.—E. A. Ridley, costs.	47 85	4 The N. Y. "L" R. R. Co.—Patrick Moriarty.	271 92
31 Koebel, Andrew—Joseph Weber.	22 25	5 Osborn, Charles S.—Patrick Cunningham.	803 20	4 The New Orleans Ins. Co.—M. R. Cook.	749 84
2 Kennedy, Frank G.—D. P. Hays, as assignee.	717 72	30 Parker, Charles—F. S. Gray.	1,244 96	4 The Lehigh Valley Portland Cement Co.—G. F. Benton.	5 0 89
2 the same—E. B. Lord, costs	89 39	31 Pease, Edwin R.—William Neely.	464 49	5 The N. Y. & Harlem R. R. Co.—F. W. Whittaker, costs	86 64
3 Keller, Pierre P. (The Merchants Exch. Nat. Bk. City N. Y.)	2,359 18	31 Potash, Morris—Abraham Westheimer, individ. and as assignee, &c.	259 50	5 The Mayor, Aldermen, &c., N. Y.—Eliza M. Gregory, as extr., &c.	2,342 77
3 the same—the same.	3,291 46	2 Pottberg, John T.—C. H. Weigle.	121 75	5 the same—H. W. Coates, as exr.	6,442 92
4 Kehoe, Alfred—Demas Barnes.	2,779 19	3 Post, John A.—T. P. Simpson.	277 86	5 American Contracting and Dredging Co.—John McEntee.	415 40
4 the same—the same.	314 72	4 Paige, Edward W.—The Chase Nat. Bk., City N. Y.	3,619 05	5 The Mayor, Aldermen, &c., N. Y.—Oliver Van Courtlandt.	255 07
4 the same—the same.	9,459 74	4*Pond, Samuel G.—The First Nat. Bk., Stamford.	5,086 64	6 The North River Construction Co.—William Sellers.	16,207 37
4 Kierst, John J.—Erik Neilsen.	179 50	4 Pitt, Henry M.—Solenio Dolaro.	229 81	24Ullman, Meyer—The Rosenberg Mfg. Co.	413 49
4 Koch, John—C. F. Meert.	116 43	4 Pitt, Harry M.—Richard Mollenhauer.	227 76	4 Uihlein, Teresa—Louis Zanger.	159 62
4 Kearney, Henry—C. O. West.	123 72	5 Plewe, Robert E.—H. W. Knapp.	1,069 71	4 Ullman, David—Edward Simon.	354 86
4 Koch, John—Charles Renauld.	256 69	31 Quinn, John—Cord Mahnken.	142 90	3 Von Taube, George—Matthew Thompson.	483 33
6 Kelly, Thomas—Alice E. Milligan.	97 84	2 Quinion, Joseph—G. W. Sneden.	1,005 00	4 Visnesky, Aurora—Hancke Henken.	98 96
31 Lichtwitz, Theodore—Baer Stiefel.	210 00	3 Quin, John J.—D. P. Hays.	248 42		
31 Lisner, George—J. P. Kernochan, as trustee.	185 70	4 Quin, John J.—E. P. Steers.	3,030 35		
31 Lang, John (J. H. Baker.)	191 10	30 Rosenzweig, Max S.—J. H. Lurie.	147 50		
31 Lang, John, Jr. (J. H. Baker.)	191 10	31 Robertson, Robert—Michael Ryan.	163 46		
3 the same—Denis Dermody.	172 90	31 Ryder, William E.—E. G. Selchow.	181 97		
3 Langerman, Walter L. S.—Herbert West.	153 85	31 Reichenberg, Nathan—Christopher Riessner.	263 71		
3*Lucas, Edward F.—The Germania Bk. City N. Y.	1,831 96	2 Robinson, Jesse H.—H. B. Kirk.	613 99		
3 the same—the same.	872 01	2 Reichenberg, Nathan—N. L. Ely.	273 72		
3 Lemist, George H.—William Watson.	511 69	2 the same—Augustus Kreamer.	110 61		
3 Leland, Fred—Margaret B. Mapes, admrx., &c.	138 70	2 the same—Lalance and Grosjean Mfg. Co.	354 46		
4 Levy, Edward—H. S. Almy.	1,428 80	2 the same—J. A. McKinless.	101 03		
4 the same—Adolph Meyersberg.	535 98	2 Ridder, Herman—G. I. Bolz.	495 59		
4 Lippman, Levy—Solomon Solomon.	47 71	3 Rogers, Elizabeth—F. W. Frerichs, costs	186 80		
4 Langhaar, John H.—Cord Mahnken.	233 07	3 Ryder, William E.—W. H. Thorne.	150 44		
4 Long, Emilie—Theodore Roehrs.	145 45	3 Roth, George—R. W. McMaster.	1,932 47		
5 Lytle, Oscar C.—J. W. Culver.	190 91	4 Riker, Samuel (Ellen Hogan, as exrs., &c., of Sarah Bern, dec'd.)	1,564 23		
6 Leonard, Thomas W. (West Virginia Transportation Co.)	1,659 93				

brose & Halbach agt Solomon Jacobs, Michael and Dennis Meehan. (Nov. 26, 1884). 154 00

* Discharged by depositing amount of lien with County Clerk.

KINGS COUNTY.

Table listing property transactions in Kings County, including dates, names of agents, and amounts.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH STREET.

Stanton st, No. 233, one five-story brick tenement and store, 25x61, tin roof; cost, \$15,000; owner, Frank A. Seitz, 315 East 42d st; architect, Jos. M. Dunn. Plan 91.

BETWEEN 14TH AND 59TH STS.

35th st, No. 256 W., one five-story brick tenement, 25x82, tin roof; cost, \$16,000; owner, Lawrence Curran, 260 West 39th st; architect, Jos. M. Dunn; builder, not selected. Plan 92.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

95th st, s s, 199.8 and 224 w 9th av, two three-story brick dwell'gs, 36x50, slate roofs; cost, each, \$6,000; owner, Edwin and Charles Fraser, 13 St. Lukes pl; architect and carpenter, Louis Falk; mason, James McGarity. Plan 107.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

5th av, No. 793, two-story brick store and greenhouse in rear, 25x40, with extension, tin and glass roof; cost, \$4,000; lessees, Sarah I. Burnham and W. W. Hall, 245 West 129th st; architect, C. Abbott French. Plan 94.

2d av, e s, 100 n 63d st, one five-story brick workshop, 25x85, gravel roof; cost, \$17,000; owner and builder, Geo. B. Christman, 331 East 55th st; architect, Wm. Graul. Plan 102.

104th st, s s, 80 w 3d av, one five-story brick flat, 20x90, tin roof; cost, \$22,000; owner, Mary E. Bailey, 186 East 104th st; architect, Chas. Baxter; Plan 99.

Av A, e s, 75 n 84th st, three five-story brick tenem'ts and stores, 26x32, tin roofs; cost, each \$13,500; owner, Frank White, 2425 1st av; architect, John Brandt. Plan 111.

3d av, w s, 70.8 n 102d st, three four-story brick tenem'ts and stores, 18.6x52, tin roofs; cost, each, \$8,500; owner, John J. Worden, 6 West 3d st; architects, D. & J. Jardine. Plan 124.

85th st, s s, 235.6 e 4th av, one six-story brick flat, 40.10x72.6, extension 20 ft, tin roof; cost, \$35,000; owner, Philip Braender, Av B, bet 84th and 85th sts; architect, John Brandt. Plan 120.

23D AND 24TH WARDS.

Morris av, n w cor 149th st, four four-story brick tenem'ts and stores, one 20x65, and three 26 x55, tin roofs; cost, \$—; owner, Mrs. Margaret A. Johnson, 2200 1st av; architect, Andrew Spence. Plan 93.

Jennings st, n s, 137 w Bristow st, one two-story frame dwell'g, 20x32, tin roof; cost \$1,500; owner, John H. Fitzsimmons, 350 East 81st st. Plan 98.

Bergen av, s w cor Rose st, two three-story frame tenements, 25x52, and one two-story frame stable on rear of lot, 20x42, tin roofs; cost, total, \$12,000; owner, Henry Ahr, 681 North 3d av; architect; Theo. E. Thompson. Plan 100.

Franklin av, e s, 400 s Tremont av, one two-story frame dwell'g, 22x32, tin roof; cost, \$2,500; owner, Jas. Kilkenny, 317 East 21st st; architect, John C. Derby. Plan 105.

Walton av, w s, 250 n 150th st, one two-story frame dwell'g, brick basement, 22x40, tin roof; cost, \$4,000; owners, Stephen F. Stafford and wife, 605 Walton av; builder, Stephen F. Stafford. Plan 106.

148th st, s s, 99 e College av, one three-story frame dwell'g, 22x35, tin roof; cost, \$1,500; owner, Patrick Boland, 1157 2d av. Plan 108.

Alexander av, s e cor 137th st, seven three-story brick dwell'gs, 14.4x43, tin roofs; cost, each \$6,000; owner, Frank G. Swartwout, 353 East 124th st; architect, Wm. J. Merritt. Plan 110.

145th st, n s, 173 e 3d av, one two-story brick dwell'g, 17.6x46, tin roof; cost, \$3,000; owner, Geo. J. Ord, 606 East 145th st; architect, John Rogers. Plan 109.

150th st, n s, 100 w North 3d av, two frame tenements, one on front of lot, 25x53, and one on rear, 25x45, tin roof; cost, front \$4,800 and rear \$2,000; owner, Louis L. Zugner, 633 North 3d av; architect, A. Aretander. Plan 116.

River av, s e cor 150th st, one one-story frame with sheathed front, glass foundry, 40x50, gravel roof; cost, \$1,000; owner, John J. Nathan, 137 East 34th st; builder, A. F. Fielder. Plan 117.

157th st, No. 651 E., rear, one one-story frame woodhouse, 18x8.6, board roof, cost, \$100; owner, Chas. H. White, on premises. Plan 113.

152d st, s s, 175 w Courtland av, one two-story frame dwell'g, 22x40, extension 9.8x15, tin roof; cost, \$3,400; owner, Ferdinand Geyer, 601 Courtland av; architect, Adolph Pfeiffer; builder, not selected. Plan 121.

152d st, s s, 200 w Courtland av, one two-story frame dwell'g, 22x40, extension 10x16, tin roof; cost, \$3,400; owner, Nicholas Jesbera, 562 East 151st st; architect, &c., same as last. Plan 122.

Willis av, w s, 25 n 144th st, four four-story brick tenem'ts, 25x60, tin roofs; cost, \$15,000 each; owner, Patrick Nolan, 954 East 138th st; architect, Chas. Baxter. Plan 123.

KINGS COUNTY.

Plan 101—Fulton st, s e cor Lafayette av, five four-story iron stores and tenem'ts, 76 on Fulton st, and 42 on Lafayette av, and 104 on Fort Green pl, tin roofs, wooden cornices; cost, \$50,000; owner, A. S. Robbins, 114 6th av; architect and carpenter, Joseph Platt; masons, J. De Mott & Sons.

102—Buffalo av, e s, 100 n Atlantic av, one two-story frame dwell'g, 20x36, tin roof; cost, \$1,500; owner, Edward J. Smith, 22 Suydam pl; architect, A. Hill.

103—McDougal st, n e cor Ralph av, two three-story brick stores and dwell'gs, 23x56 and 27x52, tin roof, iron cornice; cost, total, \$14,000; owner, Edw. F. Holtz, on premises; architect, Th. Engelhardt; builder, A. Sutterline and P. Kunzweiler.

104—Central av, Nos. 71 and 73, cor Melrose st, two three-story frame stores and dwell'gs, 25x55, tin roofs; cost, total, \$9,000; owner, Leonard Eppig, 58 Central av; architect, Th. Engelhardt.

105—Halsey st, n s, 125 e Reid av, three two-story and basement brick dwell'gs, 18x40, tin roof, wooden cornices; cost, each, \$3,000; owners, Frederick and John Dhuy, 184 Chauncey st; carpenter, John Dhuy.

106—Linden st, s s, 155 e Bushwick av, one two-story frame dwell'g, 25x29, shingle roof; cost, \$2,500; owner and architect, John L. Heaton, 730 Van Buren st; mason, not selected; carpenter, John C. Larkins.

107—Troutman st, No. 359, n s, 125 w Wyckoff av, one one-story frame stable, 18x12, gravel roof; cost, \$50; owner, A. Stevens, Grand st; builder, A. Krummrich.

108—Van Buren st, n s, 100 w Stuyvesant av, one three-story brick building, m'fg purposes, 50x42, gravel roof, brick cornice; cost, \$5,000; owners, Wm. Nagle and R. W. Homan, 217 Hooper st and 91 Stuyvesant av; architect and carpenter, Wm. H. Doughty; masons, James Ashfield & Son.

109—Ivy st, n s, 150 w Central av, three two-story frame and brick basement, brick filled dwell'gs, 18.6x34, tin roofs; cost, each, \$2,800; owners and builders, Franklyn and Thos. Phillips, 81 Ralph st; architect, H. Vollweiler.

110—Kingsland av, w s, 100 s Nassau av, one two-story frame (brick-filled) dwelling, 25x40, tin roof; cost, \$1,900; owner, George Skivers, 105 Van Cott av; architect, H. Vollweiler.

111—Graham av, No. 426, e s 100 n Withers st,

one four-story frame (brick-filled) store and tenement, 27x60, tin roof; owner, Augustus Weingardt, 428 Graham av; architect, Th. Engelhardt; builder, Andrew J. Hulse.

112—Steuben st, e s, 85 s De Kalb av, ten four-story brown stone flats, 22.4x66, tin roofs, wooden cornices; cost abt \$12,000 each; owner, Thomas H. Brush, cor 4th st and Flatbush av; architect, Fred E. Lockwood.

113—Halsey st, s s, 115 e Sumner av, twelve two-story and basement brick dwellings, 16.8x42, felt, cement and gravel roof, wooden cornice; cost, \$3,500 each; owner, George R. Waldron, 529 Halsey st; architect, Amzi Hill.

114—Washington av, e s, 47 s Park av, one one-story frame shed, 78.6 and 64.6x54; cost, \$750; owner, John Good, 290 Clinton av; builder, G. G. Pook.

115—Cedar st, No. 52, s s, 193 e Evergreen av, one three-story frame flat, 18.5x55, tin roof; cost, \$3,000; owners, C. & G. Spoerl; architect, Th. Engelhardt.

116—Banker st, w s, 150 s Calyer st, one two-story frame stable, 29x38, gravel roof; cost, \$250; owner, Theo. Hamu, 111 Calyer st; builder, G. E. Moore.

117—Powers st, No. 259, n s, 125 e Judge st, one three-story frame tenem't, 25x54, tin roof; cost, \$4,000; owner and architect, Herman Meydrott, on premises; builders, C. Buchheit and D. Kreuder.

118—Broadway, n e cor Eldert st, eight two-story frame stores and dwell'gs, 12.6x28, gravel roof; cost, each, \$800; owner, I. D. Mason, 37 Hopkinson av.

ALTERATIONS NEW YORK CITY.

Plan 122—Willis av, n w cor 144th st, new store front; cost, \$400; owner, James E. Dougherty, 270 Madison st; architect, Adolph Pfeiffer; builder, Geo. Mand.

123—Thomas st, No. 56, put in a line of girder and columns under floor beams; cost, \$200; owner, John McKesson, 25 West 34th st; builders, Rafty & Brown.

124—Catharine st, No. 17, repair damage by fire; cost, \$435; owner, Catharine A. Hedges, 19 West 10th st; builders, Holmes Bros.

125—Madison av, No. 634, repair damage by fire; cost, \$25; owner, Patrick T. Weir, on premises; builder, Isaac White.

126—15th st, No. 318 W., three-story brick extension, 19x22, tin roof; cost, \$3,500; owner, Leopold Aman, on premises; architect, John J. Tucker; builder, Wm. A. Vanderhoff.

127—11th av, No. 735, new show windows in store front; cost, \$210; owner, Jacobina Blichdorn, 327 Lafayette av, Brooklyn; builder, P. Connor.

128—Church st, No. 231, cut a window opening on s of building; cost, \$75; owner, Geo. Manley, Summit, N. J.; builder, John M. Alexander.

129—59th st, s e cor Madison av, lay floor for skating rink; cost, \$2,000; lessee, F. B. Murtha, 224 East 82d st.

130—129th st, No. 131 W., move building from opposite side of st; cost, \$—; owner, Mary J. Wood, on premises.

131—157th st, s s, 150 w 10th av, raise one story; cost, \$1,500; owner, John N. Bull, 10th av and 153d st.

132—143d st, No. 708 E., one-story frame extension, 9x30; gravel roof; cost, \$100; owner, F. V. Morrison, 366 Willis av.

133—2d av, e s, 96th to 97th st, three-story brick extension on rear, 201.10x185, gravel roof; cost, \$75,000; owner, Second Av. R. R. Co.; on premises; architect, John G. Prague.

134—Broadway, s e cor Liberty st, internal alterations, such as new stairs, two passenger elevators, new boilers, new plumbing, &c., fix up for offices; cost, \$50,000; owner, Mutual Life Ins. Co., Nassau, Cedar and Liberty sts; architect, John G. Prague; mason, J. Thompson.

135—Charlton st, No. 104, cut window openings in rear cellar wall and build area wall; cost, \$300; lessee, James Talcott, 108 Franklin st.

136—125th st, No. 77 E., new show windows and doors in store front; cost, \$350; owner, Chas. C. Schildwachter on premises; architect, Bart Walther.

137—Madison av, No. 632, repair damage by fire; cost \$65; owner, —; builder, Henry Wallace.

138—4th st, No. 336 W., repair damage by fire; cost \$750; owner, Marx Ottinger, 134 East 58th st; builder, Elward Smith.

139—2d av, No. 1484, new show windows in store front; cost, \$380; owner, Louisa J. Morgan, 946 Lexington av; builder, Wm. Klein.

140—Canal st, No. 356, new store front with iron columns and girder, and internal alterations; cost \$1,500; owner, M. J. Adrian, 472 Grand st; architect, Julius Boeckell.

141—Walker st, Nos. 63 and 65, new stair well and stairs; cost \$150; agent for owner, H. N. Camp, High Bridge; builder, A. Crouter.

142—North 3d av, No. 1197, raise one story; cost, \$1,700; owner, Minnie Rabe, 1115 North 3d av; architect, Louis Falk; builders, James McGarity and Louis Falk.

143—Ludlow st, No. 53, take down and rebuild 8 feet of wall in yard 3 feet from where it now is; cost, \$80; owner, Moses Finkelstein, on premises; builder, Henry Arlt.

144—8th av, No. 371, one-story brick extension, 27x35, tin roof; cost, \$600; owner, Aaron Sherick, 300 w 42d st; architects, D. & J. Jardine.

cost, \$125; owner, Joseph Wolf, on premises; architect, E. W. Greis; builder, C. Lochmann.
 147—Baxter st., No. 26, internal alterations; cost, \$150; owner, Maurice Levy, 204 Chatham sq; architect, Wm. Graul.
 148—137th st., No. 928 E., two-story frame extension, 12x27, shingle roof; cost, \$800; owner, Sophia Feusterer, 454 E. 116th st; builder, Henry Andrews.
 149—42d st., No. 115 W., take out brick pier in 1st story rear wall and put in iron girder; cost, \$—; owner, R. S. Williams, 51 West 127 st; architect, John F. Miller; builder, E. W. Gardner.
 150—10th av., e s, 50 s 68th st., raise attic to full story, new flat roof and internal alterations; cost, \$1,500; owner, James Linden, 167 Western Boulevard; builder, George Heid.
 151—1st av., Nos. 394 and 396, internal alterations, partitions, &c.; cost, \$250; owner, Charles Seidler; lessee, H. K. Ryan, 17 Stuyvesant st; builder, H. Simberland.
 152—Greene st., Nos. 153-157, repair damage by fire; cost, \$1,500; owner, —; builder, Henry Wallace.
 153—14th st., No. 35 W., repair damage by fire; cost, \$700; owners, Albert H. Baldwin, 337 4th av., and others; builder, Elward Smith.
 154—1st av., Nos. 185 and 187, repair damage by fire; cost, \$2,200; owner, M. L. Midford, by F. C. Wagner, att'y, 136 East 44th st; builder, Elward Smith.
 155—Broadway, Nos. 627 and 629, new show-windows in store front; cost, \$560; lessees, Adolph H. King, 251 East 49th st., and others; builder, Joseph Finn.
 156—112th st., s s, 175 e Broadway, two-story brick extension, 22x15, tin roof; cost, \$1,300; owner, Patrick McArdle, 302 East 12th st; builders, Peter Wagner and Thos. H. Bainton.
 157—3d av., No. 2983, new store front and repairs; cost, \$900; lessee, Jos. H. Rosen, on premises; builder, Jas. M. Robinson.
 158—13th st., Nos. 160 and 162 W., two-story brick extensions, 20x15, tin roofs; cost, \$4,000; owner, John Gault, 71 Broadway; architects, D. & J. Jardine.
 159—5th av., No. 385, one-story and basement brick extension, 22x24, tin roof, also internal alterations; cost, \$12,000; owner, Saml. S. Sands, 80 5th av; architects, D. & J. Jardine.

KINGS COUNTY.

Plan 31—Johnson av., No. 157, three-story frame (brick filled) extension, 25x21, tin roof, wooden and tin cornice; cost, \$2,000; owner, Joseph Rinzinger, on premises; architect, J. J. Smith.
 32—Walton st., No. 75, n s, 150 w Harrison av., one-story frame extension, 12x12, tin roof, wooden and tin cornice; cost, \$100; owner, architect and builder, John Frey, on premises.
 33—Hamilton av., No. 384, two-story brick extension, 24.9 and 16.3x50, tin roof, wooden cornice; cost, \$1,600; owner, — Brandenburg, on premises; architect and builder, John Bolle.
 34—Bridge st., e s, 200 n Myrtle av., repair damage by fire; cost, \$3,000; owner, trustees of E. M. Church; builder, T. A. Remsen.
 35—Devoe st., No. 318, one-story frame extension, 12x28, tin roof; cost, \$400; owner and architect, Elizabeth Bookheit, on premises; builders, F. Gleish and J. Happel.
 36—Leonard st., No. 606, add one-story, flat tin roof; cost, \$300; owner and architect, Israel Papps, on premises; builders, Mr. Van Riper and I. Papps.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending February 6:

	Nominal Liabilities.	Assets.	Real Assets.
Breed, Abel D.	\$817,286	\$6,542,594	\$30,056
Cisco, John J. & Son.	2,987,146	3,294,448	2,467,370
Fascher, J. Henry.	10,032	6,106	1,404
Meenger, Louis R.	29,841	8,728	5,265
Newman, Henry.	13,985	6,682	4,437
Sanders, Henry L.	7,104	8,591	3,998
Strube, George H.	2,187	1,551	1,383
Simonds, Samuel E.	25,503	18,874	11,860

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Jan. and Feb.
- 3 Costello, Patrick (butcher, Washington Market), to Isaac Danenbaum; preferences, \$3,120.
- 5 Holmes, John (fancy goods, 273 3d av), to Geo. C. Tantom; preferences, \$9,330.
- 4 Lauri or Lowry Louis (macaroni, 144th st, near 4th av), to Felice Locci; preferences, \$500.
- 5 Mitchell, Rebecca B. and Francis Kinzler (firm of Mitchell & Kinzler, Hotel Brunswick, 5th av and 27th st), to Richard H. Southgate; preferences; \$58,000.
- 4 Newman, Henry (paints, 7th av, near 34th st), to Aaron Harris; preferences, \$3,864.
- 31 Ryder, William E.
- 2 Strube, George H. (paper boxes), to Wm Strube; preferences, \$1,175.
- 3 Sanders, Henry L. (tailor, 175 Broadway), to Adolph L. Katz and Eli M. Goodman; preferences, \$3,839.
- 2 Titman, George S. (jeweler, 604 Grand st), to Wm. Hall; preferences, \$7,700.

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, February 2, 1885.

REGULATING, GRADING, &c

12th st, from 10th av to Boulevard.*

107th st, from Boulevard to 10th av.*
 133d st, from 8th to St. Nicholas av.*
 133d st, from 8th to 9th av.*

REPAIRING.

20th st, from 9th to 13th av.†
 36th st, from 1st to 2d av.†
 25th st, from 2d to 3d av.†
 26th st, from 8th to 11th av.†
 Park st, from Centre to Pearl st.
 Batavia st, from Roosevelt to Oliver st. }†
 Mulberry st.

GRADE ESTABLISHED.

Lexington av, bet 97th and 99th sts and bet 99th and 102d sts.*

CROSSWALKS.

6th av, at both sides of 55th and 56th sts.*

MAINS.

Anthony av, from Waverly to Ash st. } Croton*
 Ash st, east from Anthony av.
 Worth st, from Broadway to Baxter st; 12 inch pipe.*
 66th st, from 8th to 9th av; Croton.*
 151st st, bet Boulevard and St. Nicholas av; Croton.*
 Arthur av, from Highbridge road to Locust av; gas.*

FENCING VACANT LOTS.

74th st, n s, 100 w 1st av, alt 175 ft front. }*
 1st av, w s, abt 75 n 74th st, 100 ft front. }

DESIGNATION.

New st to be laid east of Grand Central Depot, as enlarged, from 42d to 45th st, shall be known and designated as Hibbard av.†

PAVING.

93d st, from 8th to 9th av.*

BROOKLYN BOARD OF ALDERMEN.

February 2, 1885.

LAMP-POSTS ERECTED.

Truxton st and Stone av.†

GRADING, PAVING, &c.

Decatur st, from Patchen to Ralph av.†

SEWERS.

Decatur st, from Patchen to Ralph av.†

ADVERTISED LEGAL SALES.

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

- 77th st, n s, 94 e 1st av, 75x102.2, three five-story brick (stone front) dwell'gs, by D. M. Seaman. (Foreclosure of mechanics' lien). 7
- Mangin st, Nos. 87, 89, 91 and 93, with buildings thereon, by Van Tassel & Kearney, right title and int. (Assignee sale). 7
- Alexander av, w s, extgd from 137th to 138th st, 2x100, by J. L. Wells. (Amt due \$38,707). 7
- 69th st, No. 5, n s, 201 e 5th av, 34x100.5, four-story brick dwell'g, by J. L. Wells. (Amt due \$90,462) 9
- 164th st, s s, 31.2 e Brook av, 16.8x— to Brook av, by J. T. Boyd. (Amt due, \$1,828). 9
- 164th st, s s, 47.3 e Brook av, 16.8x— to Brook av, by J. T. Boyd. (Amt due, \$1,830). 9
- Lexington av, No. 1340, w s, 80.8 s 90th st, 20x81, four-story brick dwell'g, by R. V. Harnett. (Amt due, \$7,630). 10
- 57th st, No. 10, s s, 228 w 5th av, 22x100.5, four-story stone front dwell'g, by J. L. Wells. (Amt due, \$65,165, sold Aug. 17, 1883, for \$100,000, and traded Oct. 9, 1883, for \$113,000). 10
- 78th st, n w cor 9th av, 50x102.2, seven-story brick flat, by J. L. Wells. (Amt due, \$104,389). 10
- Broad st, Nos. 67 and 69, n e s, 47.4x126.11x irreg. x 101.3, two four-story brick buildings. 10
- William st, Nos. 104 and 106, s e cor John st, 50.10 x47.4x48.1x49, two four-story brick buildings. 10
- Bleecker st, Nos. 259-263, n e s, 54x80, three three-story brick buildings. 10
- Waverly pl, No. 23, n e cor Greene st, 30x112, four-story brick dwell'g. 10
- Greene st, No. 256, e s, 22.11x57.6, three-story brick building. 10
- Washington pl, Nos. 115 and 117, n s, 50x97, two four-story brick dwell'gs. 10
- 38th st, No. 54 W., s s, 21x98.9, four-story brick dwell'g. 10
- 4th st, Nos. 233 to 239, n w cor 10th st, 80x80.3, four three-story brick dwell'gs. 10
- 4th st, Nos. 291 to 299, n e cor Bank st, 90x65, five three-story brick dwell'gs. 10
- by C. S. Brown. (Partition sale) 10
- Franklin av, westerly side part lot No. 78 on a map of the village of Morrisania, 28.6x127, by J. T. Stearns. 10
- 20th st, No. 29, n s, 520 w 5th av, 25x92, four-story stone front dwell'g, by Sheriff, at 11 o'clock, at City Hall. (Sale under execution). 10
- Cherry st, Nos. 138 and 136 1/2, n s, 25x100. 11
- Catherine slip, No. 3, e s, 20x68.2x30.1x70.2. 11
- Stuyvesant st, No. 42, s w s, 17.1x70.5x17.2x75.5, four-story brick dwell'g. 11
- Stuyvesant st, No. 44, s w s, 24.3x75.5x irreg. 352.9, three-story brick dwell'g. 11
- by E. F. Raymond. (Partition sale). 11
- 4th av, w s, 50 n 104th st, 25x80, vacant. 11
- 120th st, s s, 150 w 6th av, 25x100.11, vacant. 11
- by J. Bleecker. (Amt due, \$745). 11
- Canal st, No. 436, s w s, 93.1 n w Vestry st, runs northwest 22 x southwest 64 x south 17 to Vestry st, x 22x— to beginning, five-story stone front factory, by E. F. Raymond. (Partition sale). 12
- 76th st, n s, 155 w 4th av, 60x102.2, six-story stone front flat, by L. J. Phillips. (Amt due, \$104,022). 12
- 112th st, No. 68, s s, 78.9 w 4th av, 26.3x100.11, five-story brick (stone front) tenem't, by R. V. Harnett. (Amt due, abt \$1,750; prior mort. \$12,500). 13
- East Broadway, No. 256, n s, 23 w Montgomery st, 23x56.9, three-story brick dwell'g, by R. V. Harnett & Co. (Partition sale). 12
- Washington st, No. 205, and Nos. 75 to 81 Vesey st, being s e cor, 25.4 x irreg. x 70.11x107.2, four-story brick warehouse. 12
- Franklin st, No. 133, s s, 120 e Greenwick st, 20 x70, one-story brick building. 12
- by R. V. Harnett. (Partition sale). 12
- 71st st, n s, 173 w Av B, 75x102.2, vacant, by J. T. Boyd. (Amt due, abt \$4,400). 12
- Chatham st, n e cor Frankfort st, 113.10x124.3x 107.3x136.3 on Frankfort st, seven-story brick hotel, by E. H. Ludlow & Co. (Partition sale). 12
- 63d st, No. 35, n s, 159 w 4th av, 20x100.5. 12
- 63d st, No. 33, n s, 179 w 4th av, 21x100.5. 12
- Two four-story stone front dwell'gs. 12
- by R. V. Harnett. (Amt due, \$34,178 and \$35,873 respectively). 14

- 109th st, No. 72, s s, 126 w 4th av, 17x100.11. 14
- 103th st, No. 78, s s, 85 w 4th av, 17x100.11. 14
- Two four-story stone front dwell'gs. 14
- by R. V. Harnett. (Amt due on each, \$1,241; prior mort. on each, \$9,100). 14
- 13th st, No. 6, s s, 143.4 e 5th av, 16.8x99.11, four-story stone front dwell'g, by J. Bleecker. (Amt. due, \$7,606). 14

KINGS COUNTY.

- 4th av, n e cor 38th st, 25.2x100. 7
- Lafayette av, n w cor Nostrand av, 20x80. 7
- Lafayette av, n s, 20 w Nostrand av, 20x80. 7
- by J. Cole, at 389 Fulton st. 7
- Devoe st, n s, 150 w Leonard st, 25x100, h & l, by J. C. Eadie, at 45 Broadway, E. D. 9
- 3d st, s w s, 397.7 s e 5th av, 88x190 to 4th st, by J. Cole, at 389 Fulton st. 10
- Kosciusko st, n s, 250 e Reid av, 50x100. 10
- Water st, s e cor Gold st, 100x75 x irreg. x 15.11, by T. A. Kerrigan, at 35 Willoughby st. 11
- 1st st, n e cor North 10th st, 25x100, by J. C. Eadie, at 45 Broadway, E. D. 11
- 2d pl, s s, 85.8 e Henry st, 17x133.5, by Cole & Murphy, at 379 Fulton st. 12
- Cumberland st, w s, 87.3 s Park av, 25x100, by T. A. Kerrigan, at 35 Willoughby st. 13

LIS PENDENS, KINGS COUNTY.

- Plot at Gravesend, known as lot 22, Boulevard Lots, Commissioner's map, Coney Island, 200x 212.3x200x192.1. Sarah A. Prindell agt George A. and James McDowell; att'y, A. W. Parker. 30
- Diamond st, w s, 434.10 n Van Cott av, 25x—x44.9x 100. McDermott & Mason agt Julia Clarendon; att'y, Simon Dunne. 30
- Leonard st, n s, 75 n Meserole st, 25x100. John Timmes agt George and Louisa Kraemer; att'y, Max Brill. 30
- Butler st, s s, 120 e Clason av, 80x262 to Douglass st, x west 100 x north 131 x east 20 x north 131. T. J. Oakley Rhineland agt Elizabeth D. and James C. Brevoort and Arthur D. Vinton; att'y, J. Drake. 30
- Gates av, s s, 56.10 e Franklin av, 17.6x76. E. Ellery Anderson agt Henry Keale, Jr., et al.; att'y, Bloomfield Littell. 31
- Gates av, s s, 39.4 e Franklin av, 17.6x76. Same agt same. 31
- Gates av, s s, 21.10 e Franklin av, 17.6x76. Same agt same. 31
- Franklin av, e s, 93 s Gates av, runs east 74.10 x south 27 x west 15 x north 10 x west 59.10 to Franklin av, x north 17. Bartow S. Weeks agt Henry Keale, Jr., et al.; att'y, Bloomfield Littell. 31
- Franklin av, e s, 76 s Gates av, 17x74.10. Same agt Henry C. Murphy et al.; same att'y. 31
- Clinton st, w s, 98.10 s Warren st, runs south 25 x west 40 x again west 52.10 x north 23.9 x east 52.10 x again east 40. Louis E. Delius agt Joshua Nickerson, Jr., et al.; att'y, O. J. Wells. 2
- 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. 2
- Pleasant pl, w s, 144 s Herkimer st, 16x97.6. Warren A. James, agt George H. Bishop, et al.; att'y, M. H. Topping. 3
- Quincy st, n e cor Ralph av, 20x50.6x21.8x69. Frances Dosch agst John M. Dosch et al, action to correct mistake in deed; att'y, George M. Baker. 3
- Montgomery st, s s, 180 w New York av, runs south 127.9 x west 140 x north 27.9 x east 120 x north 100 to Montgomery st, x east 20. Lucius N. Palmer agst William H. Pendleton; attachment; att'y, J. Culbert Palmer. 3
- Johnson av, n s, 100 e Humboldt st, 25x100. Charlotte E. Woodward agst John Pfalzgraf and James Rodwell; att'ys, S. F. F. H. & H. Cowdrey. 3
- Howard av, e s, 50 s Marion st, 25x100. Richard F. Whipple agst Peter Modest, Christian Bauer and Christina Weber; foreclos. of Mechanics' Lien; att'y, Chas. J. Patterson. 4
- Sackman av, w s, 100 s Baltic av, 25x100. Eva E. Ulrich agst Robert C. L. Johnston et al.; att'y, R. B. Gwillim. 4
- 6th av, w s, 90.11 17th st, 26x100. Terrence Jacobson, exr. T. G. Bunker agst Catharine Graber or Graeber and Heinrich, her husband; att'y, O. J. Wells. 4
- Franklin av, s e cor Greene av, 22.6x80.7. Stephen C. Williams agst John J. Crocker and William O. Platt; att'y, Edgar A. Hutchins. 4
- Dean st, s s, 168.9 w Hoyt st, 21.10x100. The South Brooklyn Savings Inst. agt Amalie and Jacob H. Guggenheimer; att'y, Stephen Condit. 4
- Flatbush Turnpike road, e s, contains 1 1/2 acres. Flatbush. Margaret H. Bergen agt James C. Bergen, exr. C. J. Bergen et al.; att'y, Geo. C. Blanke. 4
- Union av, s w cor Schenck av, 50x100. John W. Van Sielen agt Ann Quinn; att'y, John H. Ives. 5
- Clark st, n s, 144.10 w Henry st, 22.5x100x22.8x100. Albert P. Wells agt Emma L. Kibbe; att'y, O. J. Wells. 5
- Manhattan av, e s, 75 n Freeman st, 25x100. Sarah A. Valentine agt Ellen Howard; att'y, A. J. Valentine. 5

RECORDED LEASES.

- NEW YORK. Per Year.
- Burling slip, No. 15, 2d, 3d and 4th floors. Edward W. Tapp to Cooper, Hewitt & Co.; 5 years, from May 1, 1885. \$800
- Broadway, n w cor Beaver st, portion of New Exchange building for offices. The New York Produce Exchange to the Pennsylvania R. R. Co., 10 years, from May 1, 1883. 12,000
- Delancey st, No. 20, store and basement. Moses and Harris Sheddinsky to Daniel Patterson, 5 years, 7 months, from Oct. 1, 1884. 1,700 and 1,750
- Greene st, No. 78. Julia A. Lee to Solomon Cohen, 5 years, from Feb. 1, 1885. 2,400
- Great Jones st, No. 5. Harvey N. Weed to Stadecker & Emsheimer; 3 years, from Feb. 1, 1884. 2,700
- Grove st, No. 56. Sarah Lyon to Patrick O'Thayne; 5 years, from May 1st, 1885. 660
- William st, No. 234 and 236. Thomas Stillman to Adrian Fedy; 5 years, from May 1, 1885. 1,550
- Washington st, No. 512. Warren R. Hedden to Stephen P. Denihan, 3 1-12 years, from April 1, 1884. 840
- 47th st, Nos. 617 and 619 W. George Snyder, agent to Henry Krebs; 3 years, from Mar. 1, 1884. 600 and 660

50th st, No. 360, W. Meta Segelken, widow, Hoboken, to Isaac S. Bennett; 5 years, from May 1, 1885. 720

58th st, No. 128, W. Mary J. Coar to Pamela C. Stratton; rerecorded; 5 years, from Nov. 1, 1884. 2,700 and 3,000

115th st, n s, abt 248 w Pleasant av, 44.6x132x 130x100.11. Cornelia Graham to John F. Welter; 6 years from May 1, 1885. 300

Avenue A, No. 47, store and basement. John G. Krekel, ext. J. G. Krekel to Klingenstein Bros., 2 years, from May 1, 1885. 1,300

3d av, No. 981. Herman Geisenheimer to John Dalhart; 3 years, from April 1, 1885. 2,200

3d av, No. 325. Margaret Murphy, to John Rock; 4 years, and 6 months, from Feb. 1, 1885. 2,000

Same property. Assign lease. John Rock to Charles Russel. nom

3d av, No. 631, store, cellar and one room top floor. Mrs. Auguste Reinold to L. F. W. Seifert; 2 years, from Nov. 17, 1884. 1,296

3d av, Nos. 897 and 899, n e cor 54th st, stores, basements and sub-cellars, and first floor No. 203 E. 54th st. Adelheid Winter to Sebastian Spieler; 5 years, from May 1, 1885. 4,000

Same property. Agreement between above parties and Jacob Hoffmann, who guarantees payment of the rent, that a dispossession shall be at once effected in case of default in rent and a lease for unexpired term made to said Hoffmann.

North 3d av, No. 1077, store, hall and cellar. Katharina Geib to Charles Bauer; 3 years, from May 1, 1885. 780

4th av, No. 716. The exrs. Henry Gershel to Albert Eich; tenant put in new plate glass front; 5 years, from May 1, 1885. 1,400

7th av, No. 76. John Ruchmeyer to Henry Bening; 5 years, from May 1, 1885. 4,100

9th av, No. 547, first floor. George Schiffmeyer to Thomas Jetter and Henry Stillgebauer; 4 1/2 years, from Feb. 1, 1885. 660

9th av, No. 765, store. Elizabeth Phillips to George Lignier; 5 years, from Feb. 1, 1885. 1,200

10th av, No. 700, store and front basement. William Krumwiede to George Krumwiede; 5 1/2 years, from Feb. 1, 1885. 1,600

10th av, n w cor 67th st, store. Christian Volzing, agent H. J. Burchell to Valentine Gauch; 1 year, from Feb. 6, 1885. 1,200

Same property. Julius Johnston to Valentine Gauch; 1 year, 2 months and 22 days, from Feb. 6, 1886. 1,200

11th av, No. 400, shop. Michael Donnelly to John E. O'Gorman; 3 years and 6 months. 1,200

11th av, w s, 27th and 28th st. The old mill together with entrance. Frank D. Harmon to James A. Whitney, East Orange; 3 years, from Mar. 1, 1885. 1,200

11th av, No. 783, North store and fixtures. Henry Gersel to Hieronymus Herrmann; 5 years, from Feb. 1, 1885. 1,200

Pier No. 2, North River, with bulkhead adjoining on south. Harriette W. Berryman to The Pennsylvania R. R. Co., all title, 10 years, from May 1, 1884. 2,478

Same property. Phillips Phoenix, et. al, trustees, S. W. Phoenix to same, all title, 10 years, from May 1, 1884. 2,478

Same property. Phillips Phoenix to same, all title, 10 years, from May 1, 1884. 2,478

Same property. Lloyd Phoenix to same, all title, 10 years, from May 1, 1884. 2,478

Same property. Eugene A. Livingston to same, all title, 10 years, from May 1, 1884. 5,864

Same property. Julian McAllister, trustee, of Ward McAllister to same, all title, 10 years, from May 1, 1884. 17,500

Pier No. 4, North River, with bulkheads and slips connected therewith. Robert and Ogden Golet, Hannah G. Gerry and Helen Le R. Stewart, also Robert C. Embree trustee of Alexca C. Bowden and G. Kemble, exr. G. Kemble, to the Pennsylvania R. R. Co.; 10 years, from May 1, 1883. 30,000

Pier No. 5, North River, with bulkhead connected therewith. William Wilson and ano., exr. of Augustus Bibby, et. al., to the Pennsylvania R. R. Co., 10 years, from May 1, '83. 30,000

MARKET QUOTATIONS.

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

BRICK.	Cargo afloat
Pale	per M. \$3 50 @
Jerseys	6 00 @
Long Island	6 50 @ 6 25
Haverstraw seconds	@
Haverstraw firsts	@
Choice cargos	@
Hollow Fire Clay Brick	11 00 @ 13 00

FRONTS.	
Croton and Croton P'ts—Brown	per M. \$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, per 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	per bbl \$1 00 @ 1 25
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 30 @ 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 24	—
2 0x6 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	5 1/2 @ 6
do —Medium	6 1/2 @ 7 1/2
do —Large	8 @ 9 1/2
Mahogany—Small	5 @ 10
do —Medium	7 1/2 @ 12
do —Large	8 @ 14
do —Extra Large	15 @ 22
Rosewood, ordinary to good	2 1/2 @ 4 1/2
Rosewood, good to fine	4 1/2 @ 6 1/2
Lignumvita, 8 @ 12 in.	per ton 45 00 @ 65 00
Lignumvita, other sizes	15 00 @ 30 00
Satinwood	per 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 and 5 per cent. single thick on French; 70 and 5 @ 70 and 10 per cent. on American.

Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.			
1/8 Fluted plate	18 @ 20	3/8 Rough plate	27 @ 30
1-16 Fluted plate	20 @ 22	1/2 Rough plate	33 @ 30
1/4 Fluted plate	22 @ 25	3/4 Rough plate	60 @ 70
1/2 Rough plate	22 @ 25	1 Rough plate	70 @ 80

HAIR—Duty free.

Cattle	per bushel of 7 lbs.	21 @ 25
Goat		30 @ 35

IRON.	
Pig, Scotch, Coltness	per 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	per lb 1 6 @ 1 9
1 to 6 in. 3/8 to 1 in.	1 6 @ 1 9

Refined Iron.	
3/4 to 2 in. round and square	1 90 @ 2 02
1 to 6 in. 3/8 to 1 in.	1 90 @ 2 02
1 to 6 in. 1/2 and 5-16	2 10 @ 2 40
Rods—3/8 @ 1 1-16 round and square	2 00 @ 2 30
Bands—1 to 6x3-16 No. 12	2 30 @ 2 50
Norway nail rods	5 4 @ 6

Sheet.	
Nos. 10 to 16	per lb 2 70 @ 3 00
Nos. 17 to 20	3 00 @ —
Nos. 21 to 24	3 00 @ —
Nos. 25 to 28	3 25 @ —
Nos. 27 to 28	3 37 1/2 @ 3 50

Common American.	
	3 3/4 @ —
	3 3/4 @ —
	3 3/4 @ —
	4 @ —
	4 @ 4 1/4

B. B.	
Galvanized, 10 to 20	5 1/2 @ 4 3/4
do 21 to 24	6 @ 5 1/4
do 25 to 26	6 1/2 @ 5 3/4
do 27	7 @ 6 1/4
do 28	7 1/2 @ 6 3/4

Patent planished.	
	per lb A, 10 @ 11 1/2
Russia	per lb 10 1/2 @ 11 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 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	per bbl 80 @ 50
State, finishing	1 00 @ —
Ground	95 @ 1 00

Add 25c. to above figures for yard rates.

LATH—Cargo rate per M @ 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, per M ft	\$55 00 @ 75 00
Pine, good	65 00 @ 60 00
Pine, shipping box	21 00 @ 22 50
Pine, common box	18 00 @ 20 00
Pine, common box, 5/8	16 00 @ 18 00
Pine, tally plank, 1 1/4, 10 in., dres'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, dres'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	33 @ 40
Spruce plank, 1 1/4 inch, dressed	28 @ 30
Spruce plank, 2 inch, dressed	43 @ 45
Spruce wall strips	16 @ 18
Spruce timber	per M ft 20 00 @ 22 00
Hemlock boards	each 18 @ 20
Hemlock joist, 2 1/2 x 3	17 @ 19
Hemlock joist, 3 x 4	18 @ 20
Hemlock joist, 4 x 6	40 @ 44
Ash, good	per M ft 55 00 @ —
Oak, cull	55 00 @ 65 00
Maple, good	25 00 @ 30 00
Chestnut	45 00 @ 50 00
Cypress, 1 1/2, 2 and 2 1/2 in. 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, 5/8	85 00 @ 100 00
Black Walnut, selected and seasoned	150 00 @ 175 00
Black Walnut counters	per ft 22 @ 28
Black Walnut, 6x5	150 00 @ 160 00
Black Walnut, 6x6	160 00 @ 170 00
Black Walnut, 8x8	175 00 @ 180 00
Black Walnut, 8x8	175 00 @ 180 00
Cherry, wide	per M ft 100 00 @ 120 00
Cherry, ordinary	70 00 @ 80 00
Whitewood, inch	45 00 @ 50 00
Whitewood, 5/8 inch	35 00 @ 40 00
Whitewood, 5/8 panels	45 00 @ 50 00
Shingles, extra shaved pine, 18 in per M	— @ —
Shingles, extra sawed pine, 18 in	5 75 @ 6 00
Yellow pine dressed flooring, per M ft.	30 00 @ 40 00
Yellow Pine girders	26 00 @ 35 00
Shingles, clear sawed pine, 16 in	4 50 @ 5 00
Shingles, heart, cypress, 24x6	22 00 @ 24 00
Shingles, heart, cypress, 20x6	— @ 14 00

PLASTER PARIS.

Calcined, ordinary city	per bbl 1 20 @ 1 30
Calcined, city casting	1 30 @ 1 35
Calcined, city superfine	1 45 @ 1 50
Calcined, Eastern	— @ 1 30

PAINTS AND OILS.

Chalk block	per ton \$1 10 @ 1 15
Chalk in barrels	per 100 lbs @ 40
China clay	per ton 14 00 @ 16 00
Whiting, gilders, &c.	60 @ 65
Whiting, common	per lb 40 @ 42 1/2
Paris White, English	per lb 95 @ 1 25
Lead, white, American, dry	4 1/2 @ 5
Lead, white, American, in oil pure	5

TIN PLATES.

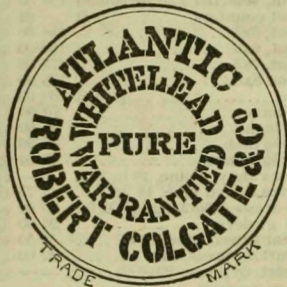
I. C. Charcoal, 10x14.....	box	\$5 25	@	6 00
I. C. coke, 10x14.....		4 75	@	5 00
I. X. charcoal, 10x14.....		6 50	@	7 25
I. C. charcoal, 20x28.....		11 00	@	12 50
I. X. charcoal, 14x30.....		6 50	@	7 25
I. C. coke, 14x30.....		4 75	@	5 00
I. C. coke, terne, 14x30.....		4 50	@	4 75
I. C. charcoal, terne, 14x30.....		4 62	@	4 87

MISCELLANEOUS.



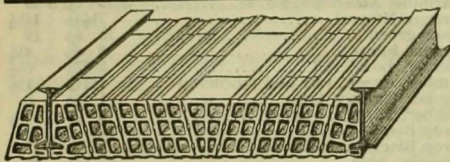
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Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.
Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut.
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BOARDS & VENEERS
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CABINET WOODS
MILLS YARD & WHARF
FOOT OF HOUSTON STREET
NEW YORK

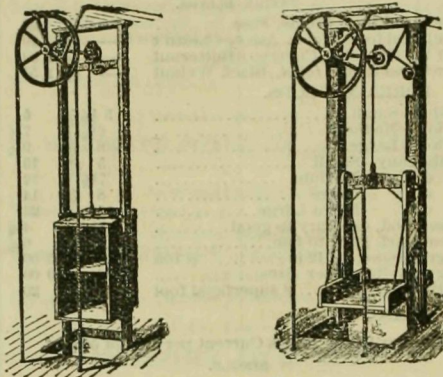
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THOMAS M. MAYER, Manager

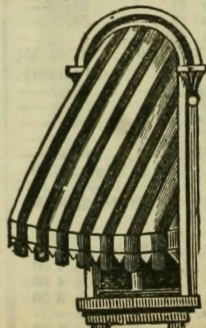
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INSURANCE.

TWENTY-FIFTH ANNUAL STATEMENT

—OF THE—

WASHINGTON LIFE INS. CO.

W. A. BREWER, Jr., President.

Net Assets, December 31, 1883.....	\$6,587,879 03
Receipts during the year for premiums..	\$1,494,332 34
For interest, rents, &c.....	341,001 45
	1,775,333 79
	\$8,363,212 87

Disbursements:

Claims by death.....	\$412,620 80
Matured and discounted endowments.....	184,244 20
Surrendered policies, cash dividends and return premiums.....	549,665 57
Annuities.....	3,110 23

Total paid policy-holders

Taxes.....	\$1,149,040 80
Committed Commissions...	13,967 60
Profit and loss.....	48,277 72
Dividends to Stockholders..	16,185 36
Expenses, Rent, Commission, Salaries, Postage, Advertising, Medical Examinations, &c.....	8,820 00
	242,473 59
	1,479,365 07

Net Assets, Dec. 31, 1884..... \$6,883,847 80

ASSETS.

U. S. and N. Y. City stocks.	\$709,703 42
Bonds and mortgages, being first liens on Real Estate..	5,490,889 74
Real Estate.....	522,634 17
Cash on hand in banks and Trust Co.....	25,378 11
Loans on collaterals.....	103,982 37
Agents' balance.....	31,259 99
	\$6,883,847 80

Add excess of market value of stocks over cost.....	156,546 58
Market value real estate in excess of cost as per Department valuation.....	7,844 49
Interest accrued.....	62,639 56
Interest due and unpaid....	8,768 65
Deferred and unpaid premiums less 20 per cent....	185,262 76

GROSS ASSETS, December 31, 1884... \$7,304,909 84

LIABILITIES.

Reserve by N. Y. Standard Company's valuation.....	\$6,388,005 00
Unsettled claims.....	100,407 17
Premiums paid in advance.	3,302 09
Unpaid dividends to stockholders.....	315 00
Unpaid expenses.....	2,708 35
Surplus as regards policy-holders.....	810,172 23
	\$7,304,909 84

Policies issued in 1884.....	2,917
Amount of insurance in 1884	\$6,898,500
Total number of policies in force.....	15,043
Total amount insured, with additions.....	\$83,334,672

W. HAXTUN, Vice-Pres. and Sec'y.
CYRUS MUNN, Ass't Sec'y.
E. S. FRENCH, Sup't of Agencies.
I. C. PIERSON, Actuary.
B. W. McCREADY, M. D., Medical Examiner.
FOSTER & THOMSON, Attorney.

The dividends of THE WASHINGTON are deemed to be the inalienable property of the policy-holders, and are applied, at the option of the insured, in one of several ways:

- 1st. The dividends of The Washington may be applied to the payment of the premium.
- 2d. If not so applied, they purchase additional insurance.
- 3d. If used to purchase additional insurance, they are reconvertable into cash for their original amount.
- 4th. If the premium be unpaid when due, the whole of the cash dividend to the credit of a policy is applied to continue the insurance for the full amount, as so much premium until exhausted.
- 5th. The fact that a policy has dividends to its credit is authority for this Company, by virtue of the policy contract, to apply their full cash value to the payment of premiums without written directly from the party insured.
- 6th. A policy in the Washington while held by dividends may be continued without medical re-examination, by payment of the balance of the premium due.

OFFICE:

21 CORTLANDT STREET, N. Y.