

# THE RECORD AND GUIDE,

Published every Saturday.

191 Broadway, N. Y.

## TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

FEBRUARY 21, 1885.

## To Whom it may Concern.

The growth of the statistical and tabular departments of THE RECORD AND GUIDE has been so great that the mechanical difficulties of getting out correctly without errors of greater or less degree so much printed matter in one issue have become quite serious. Whether the times are good or bad New York continues to grow. Every year shows an increase in the Conveyances, the Real Estate and Chattel Mortgages and the plans for New Buildings.

Take the Conveyances alone—in 1874 they numbered 6,191, in 1884 we published 12,263. The Mortgages—real estate and chattel—the Judgments and the plans for New Buildings, have all nearly doubled within the same period. While giving less than one-third the matter than we do now—a-days the price of the paper was then \$8 per annum. We have recently been publishing a journal covering far more ground and triple the size for \$6 per annum. We have been enabled to do this by the very much larger subscription list and the increased value of the paper as an advertising medium. But this increase of the statistical departments gives the impression that THE RECORD AND GUIDE is a catalogue rather than a live journal, although every line, outside of the advertising pages, is written and printed fresh in each issue.

Some of our readers have complained of the bulky size of the paper. Our "Business World," notes on trade and editorials have greatly widened the circle of our readers, particularly out of town, and many of them are not interested in the technical matter which real estate dealers, financial institutions and money lenders generally find indispensable to the prosecution of their business.

There is but one way out of the dilemma. The matter must be separated; the more important departments being given in THE RECORD AND GUIDE, published on Saturday, and the other essential features in the *Chronicle*, published on Wednesday. After this week, therefore, the former paper will be found to contain the New York Conveyances and Mortgages, the Judgments, the plans for New Buildings, as well as everything that relates to real estate and general business, while the *Chronicle* will give the out-of-town real estate, including Kings County, the Chattel Mortgages and the other departments heretofore published. The price of THE RECORD AND GUIDE will as before be \$6.00 a year, the *Chronicle* \$5.00 a year, but should anyone wish both papers, they will be furnished for \$8.00 per annum, which is just about the increased expense for white paper and printing.

Spring elections are no protection against municipal misgovernment. People forget that we had spring elections before, and that under the city officers then chosen were perpetrated some of the worst evil acts of the Tweed regime. There should, indeed, be fewer elections, as proposed by Mr. Heath's bill now before the Assembly. A city election in the spring would cost a quarter of a million dollars, at least, to be paid by the city treasury, while the election expenses and loss of time would cost individuals probably a million more. We are now trying responsible government by lodging large powers in the Mayor. Let us test this plan thoroughly by giving our local executive the authority to remove, as well as appoint. Let us have single heads of departments, responsible to and removable by the Mayor. Should the latter prove to be corrupt, or grossly inefficient, let power be given the Governor of the state to remove him and call a new election. All this is practical, but spring elections are a quack remedy for municipal abuses, for they have already been tried and proved worse than useless.

There is much just complaint at the increased valuations on real estate in the lower part of the city, especially in the First ward. The figures show an increase over last year out of all proportion to the natural increment of values. The assessor, we believe, claims that he has been guided by the consideration named in the deeds upon record in the Register's office; but these are often misleading, because of the dishonest practices of certain speculators, who deliberately put false considerations in the deed in order to enhance the apparent value of adjoining property which they hold for sale, or on which to make a claim for mortgages more than the property really ought to command. Then, in trading one piece of property for another, either or both of the parties are apt to put down extravagantly high figures as the price of each parcel exchanged. This makes no difference to the traders, but it gives an entirely erroneous idea of real estate values when the figures are published. This practice ought to be stopped by law,

The *Stockholder* republished our table showing that the heavy exports of the precious metals were in the six years previous to the passage of the Bland Silver Bill, while the heavy imports of the precious metals were since that act was passed over President Hayes' veto in 1878. The natural inference we drew that silver coinage was no danger to the country, the *Stockholder* thinks, was more or less sophistical; but what has it to say of the figures in the following table taken from its own columns showing the condition of the national banks for the past six years?

	L'n's and Dis.	Specie.	Leg. tend.	Circul'n.	Deposits.
Feb. 14, 1885....	\$299,453,100	\$103,296,800	\$37,574,500	\$11,024,000	\$357,040,900
Feb. 16, 1884....	345,894,200	78,319,800	32,577,100	14,538,200	863,544,400
Feb. 17, 1883....	323,352,100	59,999,300	21,353,800	16,543,000	810,712,200
Feb. 18, 1882....	328,659,300	59,479,000	18,065,000	19,975,000	805,887,100
Feb. 19, 1881....	320,807,300	65,849,600	14,887,200	18,259,500	807,718,100
Feb. 21, 1880....	290,091,200	59,887,200	15,505,500	21,282,200	271,601,000

If the reader will look at the specie column in the above he will notice that in six years the gold reserve has increased over 70 per cent. So far as solvency is concerned the banks are in better condition than ever before. Now if the silver law was a danger and was tending to put us on a silver basis why is it that the banks have so enormously increased their stores of gold? And how is it, we again ask, that since the silver coinage law has passed, the store of gold in the country has increased from \$200,000,000 to over \$600,000,000? Our stock of silver has increased in the meantime from \$85,000,000 to about \$270,000,000. In other words since the coinage act was adopted we have added \$2 in gold to \$1 in silver to our store of precious metals. These facts are never given in the *Financial Chronicle*, *Tribune*, *Herald*, *Times*, *Evening Post* or any of the papers which have been denouncing the silver coinage bill. Why?

Mr. Dorsheimer's bill to solve the currency dispute has fortunately no chance for passing. It proposes to increase the amount of silver in the standard dollar, from 412½ grains to 480 grains. The objections to this are numerous and overwhelming. It would require the recoinage of the \$200,000,000 already minted in this country, and would further create confusion in the silver markets of the world for the reason that the \$600,000,000 of silver five-franc pieces in the Latin Union have 3 per cent. less silver than our standard dollars. Should bi-metallism be re-established it will be found that the Latin Union ratio of 15½ parts of silver to 1 of gold is as near the normal relation of the two metals as can very well be secured. We should have made that proportion in originally minting our silver dollar; but Thomas H. Benton, in the Senate, insisted that we should put more silver in our dollar than was found in the dollar of the rest of the world. The result was that before silver was demonetized in 1873, it was at a premium of 3 per cent. over the gold coin of the country.

Then Mr. Dorsheimer does not seem to understand that gold has not only been made artificially more valuable than silver by the force of positive law, but that gold production the world over has fallen off very greatly. The fall of prices in every country is due to this added natural and artificial value given to gold. After his dollars of 480 grains had been coined it would be found that the disproportion between silver and gold would be as great as ever. The only solution of this problem is an international agreement upon the Latin Union basis of 15½ to 1, with free and unlimited coinage of both metals in all countries. Whenever that is done the dreadful shrinkage in prices will cease, and the cloud will be lifted from every department of business the world over.

It seems there will be no official announcement of the members of the new cabinet until their names are sent in to the Senate for endorsement after the 4th of March. It is pretty well known, however, that Mr. Bayard will be Secretary of State; and the other statesmen mentioned for positions are all men of deserved repute in the councils of the Democratic Party. There is very little exception to be taken to any of them and it is to be hoped that before the inauguration Mr. Cleveland will be induced to reconsider his determination to appoint Mr. Manning and in his place send in the name of Mr. Hewitt, Mr. Randall or some statesman who would add weight to the administration, and whose experience and training fitted him to wield the great powers lodged in the hands of a Secretary of the Treasury.

Daniel Manning should never have been thought of for Secretary of the Treasury. It is the most important office in the gift of the President. The monetary necessities of the Civil War induced the Congress which was in existence when the strife commenced to confer extraordinary powers upon the finance department of the government. It had charge, not only of the fiscal arrangements of this great and growing nation, but also of the foreign commerce and the newly created internal revenue system. In addition the powers conferred in other governments upon national banks are in an indirect way, exercised by our Secretary of the Treasury acting in conjunction with the New York associated banks. Mr. Manning's career as a reporter, editor of a country paper and a political



boss has not given him the experience to fill such an all-important department. It is surprising that at least the Independent Republican papers, such as the *Times*, *Evening Post* and *Harper's Weekly* do not protest against so unfit an appointment. It may be true that Mr. Cleveland owes everything to Mr. Manning, who first made him governor, then a candidate for the presidency, and finally, secured his election by getting him the vote of the state of New York. But it is public and not private consideration which should influence Mr. Cleveland in choosing a Secretary of the Treasury. As collector of the port of New York Mr. Manning would be the right man in the right place, provided the object was merely to keep the political machine in this state well in hand. If Mr. Cleveland should now appoint a Postmaster-General who would know how to use official patronage with as much skill as Mr. Manning, the inference would be irresistible that the President-elect has already made up his mind to be his own successor; for it is the Secretary of the Treasury and Postmaster-General united who wield the great bulk of the patronage, and directly influence party action in the several states.

William M. Evarts was our choice among the various candidates for United States Senator when the canvass was under way at Albany. This was because with the exception of Roscoe Conkling, we regarded him as the ablest republican in the State, and the one most likely to give New York its due weight in the councils of the nation. If the democrats were in a majority in the Legislature, we would have been equally anxious that their foremost statesman should be returned to the United States Senate. We confess, however, to being greatly disappointed at Mr. Evarts' speech at the Union League Club. It was low in tone and unnecessarily partisan. "You cannot," said Burke, "frame and maintain an indictment against a nation;" and when Mr. Evarts said that the democratic party of to-day was substantially the same that upheld slavery before the war, he made a charge he could not sustain, and cast a slur upon an organization the members of which are as good citizens as he is himself. He should be charitable also, for on a memorable occasion at Castle Garden he upheld the fugitive slave law and was then regarded as a pro-slavery Whig. It does not become Mr. Evarts above all public men to keep fanning the flames of sectional animosity a quarter of a century after the close of a Civil War.

Mr. Evarts' references to the tariff were equally unfortunate. He apparently upholds every objectionable feature of our commerce-killing import duties. This is the more remarkable for when Secretary of State he invented a phrase which expressed, we believe, the feeling of the American people on this question. As a nation, he said, we want "full" trade more than "free" trade. This we cannot secure under a system of prohibitory duties. The republican party of the future must have a new programme, if it wants to return to power. It must favor an extension of our commerce, the control of our great monopolies, liberal commercial treaties with other countries and a foreign policy worthy of a nation of 60,000,000 inhabitants. Mr. Evarts must awake to the fact that there is no glory to be gained in advocating the dead issues of a discredited party. He must rise to the height of the great argument and favor measures suitable to the times, and helpful to the prosperity and glory of the nation. To-night, at the Lotos Club, Mr. Evarts has a chance to redeem himself and express sentiments more befitting a senator of the greatest state in the Union.

The times are hard in this country, due primarily to the low price put upon our agricultural products by the gold mono-metallic nations, such as England and Germany. In view of our large crops could we secure the same prices for our grain, cotton, petroleum and meats as were current from 1879 to 1881, this country would be exceptionally prosperous during the year 1885; but low prices do not help the nations whose money system has brought them about. England, Germany, Austria and Italy are in a far worse plight than is the United States, and yet in these countries there is no silver coinage law. France is in the best condition of any of them, and yet that country has nearly four times more silver in circulation than the United States, with 20,000,000 less inhabitants. The riots of unemployed workingmen in London show the condition of things under gold mono-metallism.

The Tax Commissioners report that the assessments on personal property show a large falling off this year, as persons liable for such taxation have begun to find out how many loopholes there are in the laws imposing taxes on personal property. A few honest and ignorant persons continue to pay personal taxes, but nine-tenths of those who are really liable, and for large amounts, do not pay at all, nor can they be forced to bear their share of the public burdens. It would be far better to abolish all taxes on personal estate, and in their place, as recommended by the state assessors, levy a tax on incomes over \$10,000 per annum. This would force the great capitalists and railway magnates, such as the Vanderbilts, Jay Gould, Russell Sage, etc., to pay something to support the government

which protects them and their property, besides the very little they contribute in the taxes they pay on their real estate. It would be better still if there was a national income tax, for in that case many grievous burdens in the business of the country in the way of imports on our foreign trade and internal taxes could be eliminated from our statute books.

### Our Prophetic Department.

INVESTOR—I see that the mining board has commenced an opposition to the stock board. How do you think it will end?

SIR ORACLE—The dealing in fractional shares of stocks is the natural result of the bucket shop method of speculating. I do not think the public appreciate as yet the enormous amount of speculative gambling which has been going on all over the country. The telegraphic wires have carried stock quotations to every small town in the nation. At first the would-be speculator sent his business to some New York broker, but the opening of the bucket shops in New York resulted in their being imitated in literally tens of thousands of similar establishments throughout the country. The bucket shop affords some advantages over the Stock Exchange. There is a fixed charge for a margin, but there is no interest account, and no extra commissions to pay. The result has been an appalling amount of gambling on stock prices.

INVESTOR—This probably is all true enough, but how could the Stock Exchange help this?

SIR O.—The rules of the Exchange were such that they were destined sooner or later to build up outside opposition. One of these established the rate of \$25 for buying and selling 100 shares of stock. If a small investor wished fewer shares he was compelled to pay a higher price, while the dealer in thousands of shares was not allowed any rebate on the high commissions charged. This system of a fixed commission is obviously unfair, both to the small operator and the large one; but in the prosperous years following the resumption of specie payments the brokers had so much to do that they paid no heed to the bucket shops nor to the outside Exchanges which were doing business for smaller commissions, and dealing in petroleum and miscellaneous securities. The Stock Exchange was repeatedly warned that the elements of a formidable opposition were becoming established, and quite a number of their more far-seeing members wished to revise the rules to meet the new requirements. But it is difficult to change the methods of any great trade's union, such as is the Stock Exchange. There are over 1,200 members, but the average broker has "no head above his eyes." He rarely knows anything, even about the stocks he buys and sells. So in addition to the bucket shops, the Petroleum Board and the Mining Board have taken to dealing in stocks in a way to make them very formidable competitors. The brokers in these latter exchanges are free to charge what commission they can get, and small investors and speculators can buy or traffic in ten or twenty shares of stock. This, I think, must tell upon the business of the Stock Exchange. Operators will not pay \$25 when they can get the same amount of work done for \$12.50, or, perhaps, \$10, and then the number of small operators is so great that their aggregate business compares very well with that of the dealers in 500 and 1,000 shares of stock.

INVESTOR—What ought the Stock Exchange to have done, in your judgment?

SIR O.—It ought to have allowed some freedom of contract between the broker and his client. There should have been a minimum and a maximum rate established; but a hard and fast rule was certain to work unjustly. Then, the Stock Exchange ought to have listed all kind of securities and have permitted dealings in small lots. The London unit is 10 shares, and in Amsterdam, Berlin and other German cities five shares can be bought or sold for the same commission as 500. Had this been done three years ago the bucket shops would have died a natural death, and petroleum would not have been so largely dealt in. Then also the two outside exchanges would not have amounted to so much. It would have been desirable, from every point of view, if the whole speculative interest in securities of all kinds were confined to the four walls of the Stock Exchange. Speculation proper, that is, dealing in present or future prices, is a perfectly legitimate business. Indeed, trade of any kind would be impossible without what is called speculation. But there is no real need for the swarm of operators hanging around the bucket shops and dealing in stocks and petroleum in the two outside exchanges. These people ought to be employed in producing something, or exercising some useful function in society. There are too many of them, and some day Nemesis will overtake them.

INVESTOR—Still, you have not said what will be the effect of the opposition of the Mining Board to the Stock Exchange.

SIR O.—I do not think the price of seats in the regular stock board are worth as much as they were. The older exchange must reduce its commissions, and it must not force its members to charge six per cent, for money they can borrow at two per cent. This has always been an outrage to the clients of the members of the Board. The lucrative monopoly of the Stock Exchange no longer exists.



People will deal in shops that sell the cheapest goods. It would be wise for the Petroleum and Mining Boards to coalesce; the Stock Exchange could not do better than come to some understanding with this outside united board, allowing the latter to deal in small lots, petroleum and miscellaneous securities, provided it did not infringe upon the province of the Stock Exchange itself.

INVESTOR—How about the business situation? Is everything serene?

SIR O.—The advance in prices tells its own story. It is evident that the "street" believes the Central & West Shore trouble has been practically settled, and that railway receipts this spring will be more profitable to the various roads than were those of last spring. Our great corn crop is the principal factor for the better feeling in business circles.

INVESTOR—Suppose the silver coinage law should be repealed by the present Congress, what effect would that have?

SIR O.—In that case I would advise everyone to sell and go short, for without the support of silver, prices would again go on the down grade. I was editing a paper when the Bland Law was passed in 1878, and I rather astonished people with a double-leaded article, telling them the time had come to buy. The city papers then, as now, were prophesying all manner of evils from the coinage of silver dollars. It would, they said, hurt the public credit, drive gold out of the country and ruin every business interest. But I was right then, as I am now, for the premium on gold disappeared shortly after, the price of government bonds went up in value, and the great "boom" in business which lasted till the summer of 1881 followed. Of course, there were other factors at work besides the remonetizing of silver. There were the deficient harvests abroad, the unprecedented low price of stocks and the natural reaction from a state of depression; but the silver coinage helped to make things better. There is, I think, no danger of the repeal of the silver coinage act; but, if it should take place, I would as confidently advise everyone to sell as, when the Bland bill was passed, I urged everyone to buy. If there is no meddling with the silver law then put me down as a bull on stocks, grain, cotton and petroleum.

What a mass of assertions there is about the "silver danger," in the newspapers, without a solitary item of fact to substantiate them. The store of gold in the country has increased since the coinage of silver in 1878 from \$200,000,000 to \$600,000,000. Our city banks hold \$33,000,000 more gold than they did thirteen months ago. The *Times* of last Thursday, editorially, admits that "the gold reserve in the treasury has begun to increase." Now, if the gold store of the nation has trebled in amount under silver coinage, if the banks have so much gold that they don't know what to do with it, and if the treasury is adding to its gold reserve, what harm has silver coinage done the country? On the contrary it must be a positive good. England has no silver coinage law, yet to retain its gold store the Bank of England has been forced to charge 5 per cent. for the use of money, which is a most serious tax upon the business of the empire. But gold does not increase in bulk in the bank vaults of England, while our store of the yellow metal is constantly accumulating. At present there are nearly \$240,000,000 of gold coin and bullion in the treasury and \$156,000,000 silver coin and bullion; but there are outstanding nearly \$114,000,000 gold certificates and \$112,000,000 silver certificates. The outcry against silver coinage has absolutely no basis of fact to warrant it.

A legal friend who expresses a wish to throw light upon the lawyer problem sends us the following:

In the "Fable of the Bees," by Mandeville, is described the opposition of the English lawyers to the attempt to record deeds and mortgages in England, under what was called the Registration Act.

"The lawyers of whose art the basis  
Was raising feuds and splitting cases,  
Oppos'd all Registers, that cheats  
Might make more work with dipt estates;  
As 'twere unlawful that one's own,  
Without a lawsuit should be known."

In England the title deeds and abstracts "muniments of title" are kept by the family solicitor in a good strong box or chest, and the possession and control of these is a small fortune in itself, which accounts for the aforesaid opposition.

No such innuendo or slur can fairly be applied to the New York Bar, however, who have always been in favor of the best system of record or registry possible.

Is our friend quite sure that the lawyers are in earnest in desiring a good system of registration? It is true this matter was brought to the attention of the Bar Association as long ago as January, 1882, and a report was made to the Association by a committee, of which Mr. Charles Price was chairman. It traversed the whole ground of land transfer reform, registration included, but from that time to this, not a thing has been done by the Association itself or any of its members. It is quite true that there is a land transfer association, several of the officers of which are lawyers, and it is also true that a number of intelligent lawyers admit the evils of our present land laws; but as an organization those professional gentlemen have not done a thing. As a profession they profit by the outrageous exactions upon purchasers and holders of real estate, and they will not act unless there is danger of losing their real estate business, as they have done in Baltimore and Philadelphia, by the intervention of title guarantee associations,

## Guide to Buyers and Sellers of Real Estate.

BY GEORGE W. VAN SICLEN.

COPYRIGHTED.

### VI.

**Title Reform Two Hundred Years Ago.**—Andrew Yarranton, a shrewd Englishman, published over two hundred years ago a book with the following extensive title; "England's Improvement by Sea and Land: To Outdo the Dutch without Fighting; To Pay Debts without Moneys; To Set at Work the Poor of England with the Growth of Our Own Lands; To prevent Unnecessary Law Suits with the Benefits of a Voluntary Register; Directions where Vast Quantities of Timber are to be had for the Building of Ships; With the Advantage of Making the Great Rivers of England Navigable; Rules to prevent Fires in London and other Great Cities; With Directions how the several Companies of Handicraftsmen in London may have Cheap Meat and Drink. By Andrew Yarranton, Gent., London; Printed for the Author, by Roger L'Estrange, 1677."

Andrew had been sent abroad by eleven private gentlemen, who paid from their own pockets his expenses and those of an interpreter, that he might study and report upon all trades, manufactures and improvements which he should deem it advantageous to introduce into England. This book was written on his return. The following extract gives his views on the subject of Land Title Reform. Our New York system seems to be the child of the Holland system of our Dutch ancestors; but it has grown to such dimensions here, that it must be reformed again.

"Now, I will demonstrate to all men unbiassed the truth of what I assert, and show them the condition the gentlemen and people of England are in at this day, and also the condition the Dutch are in at this day, in all their provinces. Let a gentleman now in England, that hath a thousand pounds a year in land, that owes four thousand pounds, come to a money scrivener and desire four thousand pounds to be lent on all his land, and produce his writings, and the estate hath been in the family two hundred years, I know at this day the answer will be, that by the law of England, as it is now practiced, no man can know a title by writings, there being so many ways to encumber land privately. And therefore, the answer commonly is, 'Bring us security for the covenants, and we will lend you the moneys.' The gentleman gets such friends as he can procure to be bound for his covenants, whom, if they accept, then the procurator and continuator have their game to play; but if he bring not such security as they like, he goeth without his four thousand pounds, which is a sad and lamentable case, he having lands worth a thousand pounds a year; and now he is put to his shifts, his creditors come upon him, the charge of law-suits comes on, all his affairs are distracted, his sons and daughters want money to set them into the world. At last it is possible he gets two thousand pounds a piece of two several persons, of one at York, and of the other at London, and mortgages all his lands to each man. This continues private for some years; the while the gentleman strives what he can to be honest, and prepare moneys to pay off one of the mortgages.

But it commonly falls out otherwise, either through 'bad times' or decay to tenants, great taxes, or the eldest son matching contrary to his father's will, or oftentimes it is worse—he is so debauched no one will match with him. Now the gentleman's miseries comes on, and what must he then do? For the persons that have the land mortgaged will not stay, because by this time it is discovered the land is twice mortgaged. I tell you, the lawyers' harvest is now come on, and the estate torn to pieces, and the gentleman, his wife and family, and, it may be, creditors, too, undone. For seeing all is in danger to be gone, the friends of the wife trump up a former title to the two mortgages, and fence to get all the estate that sheriff, bayliffs, solicitors and lawyers leave, to be to the uses intended or pretended in the private settlement. But you will ask me what the poor gentleman shall do to secure his person? I will tell you what some have done, and many more, I know, must do,—even turn over either to the Fleet or Bench. O pity and sin that it should be so in brave England! First, pity that a poor gentleman cannot have moneys at such interest upon his lands as the law directs, to pay his just debts, and for the good and comfort of his family. Secondly, it is a sin that a gentleman of a thousand pounds a-year should be the occasion of ruining so many families, as he does, by pulling them to such vexatious suits for their moneys lent, and it may be at last lose all."

"In this posture, as you see, are many poor men in England, which cannot borrow four thousand pounds of a thousand pounds a-year land. I pray let us see what posture a Dutchman stands in, that hath one hundred pounds a year, and wants four thousand pounds."

"Now, I am a Dutchman, and I have one hundred pounds a year in the province of West Friesland, near Groningen, and I come to the bank at Amsterdam, and there tender a particular of my lands, how tenanted, being one hundred pounds a year in West Friesland, and desire them to lend me four thousand pounds, and I will



mortgage my land for it. The answer will be, I will send by the post to the register of Groningen your particular, and at the return of the post you shall have your answer. The register of Groningen sends answer, it is my land and tenanted according to the particular. There is no more words, but tell out your moneys."

"Observe, all you that read this, and tell to your children this strange thing, *that paper in Holland is equal with moneys in England*. I refuse the moneys, I tell him I do not want moneys, I want credit, and having one son at Venice, one at Noremburg, one at Hamburg and one at Dantzick, where banks are, I desire four tickets of credit, each of them for a thousand pounds, with letters of advice directed to each of my sons, which is immediately done, and I mortgage my lands at three in the hundred. Reader, I pray observe, that every acre of land in the seven provinces trades all the world over, and it is as good as ready money; but in England poor gentlemen cannot take up four thousand pounds upon his land at six in the hundred interest, although he would mortgage a thousand pounds a year for it. No; and many gentlemen at this day, of five hundred pounds a year in land, cannot have credit to live at a twelve-penny ordinary. If this be so, it is very clear and evident that a man with one hundred pounds a year in Holland, *so convenienceed as their titles are*, and at the paying but three in the hundred interest for the moneys lent, may sooner raise three families, than a gentleman in England can raise one or preserve the family in being, for the reasons already given."

Our New York system seems to be the child of the Holland system of our Dutch ancestors; but it has grown to such dimensions here that it must be reformed again.

### Financial Points.

James R. Keene has got upon his legs again, and what is specially significant, is now a pronounced bull. His friends claim that he has always been right in his general theories and always in advance of the market. When he came to New York in 1877 the stock market was extremely depressed. It was the dark days before the dawn, but he discerned glimmerings of a better future and loaded up with low priced stocks two years in advance of the "boom." He was the first to turn bear in the winter of 1881 and he was right on the market in his general theories for the succeeding three years. He finally failed from his itch for trading, that is, trying to make money by the fluctuations of the market. Then he dealt too largely in stock privileges which have so far ruined every operator who has sold puts and calls. The fate of Russell Sage points a moral which should never be forgotten. Mr. Keene is now a bull and is the principal manipulator, it is said, in Lake Shore and New York Central.

Wabash is likely to come to the front again as a speculative stock. It runs through a great corn country and its receipts now and for the future will be very large. It was the failure of the corn crop for three successive years on this line which brought such disaster upon Wabash. It is understood there has been no default on any of the Wabash securities, the general mortgages alone excepted. There is to be a re-organization of this company, the common and preferred stock to pay an assessment of \$6 and \$3 per share respectively, and the interest on the \$17,000,000 general mortgages to be reduced from 6 to 5 per cent. But there can be no foreclosure under seven years, new stock to be issued to take up both common and preferred. Wabash has often been a favorite speculative security in Wall street and will be such again.

One of the most important feeders of Lake Shore is Lake Erie & Western, which connects the Lake Shore with Bloomington. This road will shortly be extended to Peoria, some forty miles distant, when it will become of the utmost importance to the Lake Shore, for at Peoria can be secured a great deal of business which now goes over other roads. It is a curious circumstance that the first mortgage bonds of Lake Erie & Western are selling for 81; yet they have never defaulted, for in the very worst of times the road has more than made its fixed charges. The extension to Peoria will be completed early in the fall, and the first mortgage bonds ought then to be as good as any in the market and by that time be selling at or nearly par. Nearly all the securities of this road are held by the Vanderbilt interest, which makes them prospectively very valuable.

Mr. George William Ballou was one of the so-called bankers who visited President-elect Cleveland to instruct him on the silver question. The value of Mr. Ballou's judgment may be inferred from the fact that he floated Toledo & Delphos bonds on his friends and clients at 95. Their market price is now about 10. Mr. Ballou's views on financial matters have not proved of much value to anyone who followed them.

The Vanderbilt securities will be the favorites from this time forth; there is a great deal of money in Canada Southern, Michigan Central, Northwest, C. C. & I., Lake Erie & Western and Alton & Terre Haute. The Gould stocks will naturally be neglected for a time at least.

Gen. Thomas Jordan, who has paid a great deal of attention to the silver question, says that the great objection to the Dorsheimer bill is that it would affect disastrously the legal tender silver of Europe and the British Indies. In Europe there is \$959,000,000 of such silver money, and if its price was cut off 17 per cent. as proposed, the loss would be \$161,000,000 in Europe alone, the loss in British India in the money value of silver would be \$195,500,000, in all aggregating the vast sum of \$357,000,000. Then all Asia and all Central and South America use silver exclusively. The disturbance in prices if a 480 grain dollar could be everywhere recognized would be simply appalling. There is however, no possibility of the passage of this bill; but Gen. Jordan admits that the tide seems to be setting strongly in favor of abolishing the silver coinage act in this country.

### Home Decorative Notes.

—Fashion has ordained the successive imitations of the styles of the Renaissance, the Gothic and Bourbon periods. The highest aim of decorating and furnishing should be the production of perfect repose, and this is only secured by the mutual harmony of walls, ceilings, carpet and furniture, ornaments and whatever the room may contain.

—Handsome pincushions are made frequently long and narrow, rather than square. A lovely one, of very delicate pink satin, has a monogram embroidered in white embroidery silk; a large bow of pink satin ribbon adorns one corner, while a fall of soft white lace finishes the edge of the cushion.

—Tall lamps are placed on bracket-stands in the corner of the hall or staircase.

—Lovely tea-aprons of China crape have Japanese designs embroidered in floss.

—Gilded candles are used by those who want the latest fancy.

—Blotters are made quite ornamental by cutting them any shape desired, and fastening four or five together by a bow of ribbon; decorate the outer blotter with sprays of flowers, or some pleasant design painted in water colors.

—Broad window seats are cushioned with velvet or plush, one end forming a scarf and hanging down almost to the floor; two square pillows covered with the same material are placed at the back of the seat.

—His royal eminence the pig serves as a penwiper, with a ridge of bristles on his back into which one thrusts one's pen.

—Little teapots to be used when giving a cup to a weary one after a round of shopping, are hexagonal with perfectly straight sides; their shape and stiffness is rather suggestive of the town pump.

—A freak of fancy is to have a silver spider, lizard, frog or some insect on leather hand bags in place of initials.

—Small round moons of brass arranged like a face are novelties for ash receivers.

—The Japanese bead draperies over lamp shades or suspended from hanging lamps are in order.

—Among new dining room wall coverings may be mentioned jute tapestries in two shades of a quiet color with linen rope netted fringes finished with tassels of same material; sometimes a dado of Japanese matting in deep maroons accompanies this tapestry.

—The newest buffet cloths are made of white satin damask embroidered in white with Torchon lace at the end.

—Bright Japanese crape shawls embroidered in brilliant colors with designs of birds and flowers in great profusion are much admired for bed spreads.

—Panels of velvet or satin, embroidered with floral designs, are hung on either side of etchings or crayons; a very lovely panel is of maroon plush with a branch of glorious magnolias painted upon it.

—An attractive oblong mirror has the frame covered with peacock blue plush embroidered with pink chrysanthemums.

—The Russian samovar has a very hospitable look, and is much used at five o'clock social teas; it may be of brass, bronze or copper.

—A tidy of pongee has a border with disks in outline stitch in pale blue and sprays of conventionalized spirea leaves in dull green silk; the ground is filled in with darning stitch in gold colored silks.

—In the floral world the very strange combination of stuffed Java sparrows with lilies of the valley, roses and other flowers continues in vogue.

—Many florists substitute carrot tops for ferns in table decoration.

—In years gone by our lovers of music thought everything was quite in order if all the books, sheet music, etc., was laid carefully upon the piano, but in these advanced and extravagant days, one is not altogether contented unless they possess a music cabinet. John Moore & Co., of 223 Canal street, offer exquisite styles of these cabinets; they are made both in mahogany and ebony, and finished with spindle ornamentation and brass mountings.

—Low old-fashioned dressing tables are considered very *recherche*.

—Among the odd silver bronzes is a perfume holder representing a crowing cock; in removing the head the glass bottle is seen with its daintily set stopple.

—Smyrna rug work is still a favorite employment; many of the designs are very beautiful and quaintly oriental.

—A dainty inkstand is concealed in the head of a dashing little terrier running at full speed.

—Stained glass screens are very showy in front of a fire.

—Very pretty lamp shades have a net foundation covered with artificial yellow chrysanthemum blossoms while here and there is placed a bud or bit of foliage.

—Towels are embroidered with a monogram; it is now considered inappropriate to put indelible ink on any article which has any claim to delicacy of fabric.

—Exquisite bonbon boxes are composed of etched ivory having lids of oxidized silver, with antique designs in repousse.

—Wall papers are made so artistically beautiful that they form a very important part in the decoration of a room; the latest designs for ceilings are the India patterns of carved wood; the dado is used only in halls and dining-rooms if at all, and in some instances the frieze is discarded; where heavy leather papers are used a heavy moulding serves as a finish; many beautiful and novel designs in wall paper are shown by W. N. Peak, No. 688 Broadway.



### The Newspapers Subvention.

The following is one of many circulars which are now being sent to the newspaper offices throughout the country:

SPRINGFIELD, OHIO, Feb. 13, 1885.

#### FELLOW PUBLISHER:

Some days since, we requested publishers to ask their Congressmen to favor the reduction of postage on newspapers. Many must have done so, as the following resolution was passed in Congress, Thursday, February 12th:

(EXTRACT FROM REPORT OF CONGRESSIONAL PROCEEDINGS, IN DAILY PAPERS, FEBRUARY 13TH.)

Mr. Townsend offered an amendment providing that all publications of the second class, when sent by the publishers thereof, or from the office of publication, to BONA FIDE SUBSCRIBERS, or from news agencies to actual subscribers, shall, after the 1st of July, 1885, be entitled to transmission through the mails at one cent a pound or fraction thereof. Agreed to.

Mr. Long offered an amendment providing that any article or item in any newspaper, or other publication, may be marked for observation without increase of postage. Agreed to.

From the above you will see that Congress has made the mistake of making two classes of newspapers, the very thing that publishers complained of a few years since, and by a united effort succeeded in having changed so that ALL newspapers, whether SAMPLE COPIES or those sent to ACTUAL SUBSCRIBERS, should be allowed to pass through the mails at one rate of postage. We now wish to have the above resolution offered by Mr. Townsend so altered that ALL newspapers, whether sample copies or to actual subscribers, shall pay one rate of postage; for if above law is not altered, then you cannot send a copy of your paper to a friend, or to an advertiser, or to a writer of your journal, or to any one who has not actually paid in advance for it, without prepaying the postage with stamps at the rate of one cent for each copy. We know that the vast majority of publishers wish ALL of their papers mailed at one rate of postage, because they united on such a petition a few years since, and we ask you to unite again with us, and to write once more to the Congressman from your district and to both of your State Senators, requesting such a change, and it will be granted now as it was a few years since. What is done must be done quickly, as this session of Congress expires in a few days.—Your fellow publishers, Mast, Crowell & Kirkpatrick; R. S. Thompson; Kinney, Nichols & Co., *Globe Republic*; Globe Printing and Publishing Co.; The Springfield News Printing Co., T. E. Harwood, publisher of *Daily and Weekly Gazette*; L. Weixelbaum, publisher of *Journal*.

The above needs but little comment. The press of the country which is so horrified at jobs of all kinds, which goes frantic at every expenditure of government money except perhaps, for fraudulent pensions, is bringing a pressure to bear on Congress to carry all printed matter for one cent a pound, knowing of course that the real cost to the government is from five to ten times that amount. It is believed that the deficit from the class of postal matter which includes the newspaper mail is from \$10,000,000 to \$12,000,000 per annum. About every journal in the country supports this plundering scheme, and they are actively backed up by the great paper manufacturing interest, for of course the more worthless papers that are carried by the postoffice for little or nothing the better it will be for them. The press never tells what its mails cost the government and how large the deficiency is.

But while favoring a reduction of postage on newspaper mails from two to one cent a pound, the journals are opposed to allowing the average citizen to send a letter weighing an ounce for two cents. The present rate it will be remembered is two cents the half ounce letter. The *New York Times* objects to this concession to letter writers on the ground that "it will cause no increase in the volume of first-class matter, and will therefore inevitably diminish the postal revenue. The loss will be slight, but the benefits of the change will accrue wholly to a class of persons well able to pay for the transportation of bulky letters. The change will be contrary to the sound principles which should govern remission of taxation, and of charges for public service." While it seems it is all right to send newspapers through the mails for one cent a pound it would be "contrary to the sound principles which should govern remission of taxation and of charges for public service" to allow the servant girl or the laborer to send an ounce letter for two cents. This is straining at a very small gnat and swallowing a very large and crooked camel.

### The Dorsheimer Silver Bill.

The radical defect of this measure is that it puts a valuation upon silver as money, which exists nowhere else in the world. France maintains a large silver circulation, and at a different ratio of coinage from that of the United States, but maintains it with difficulty, and at a virtual loss of over \$200,000,000 which it holds in useless silver. Were any considerable part of that enormous and useless reserve to be thrown upon the French market, or thrust into French circulation, a premium on gold would quickly appear. But the present ratio in France is not that which Mr. Dorsheimer's bill would establish for this country, nor is that of Germany or the Latin Union. In fact, should this bill pass, the United States would suddenly take the position of placing a much lower valuation upon silver used as money than any other nation in the world. The consequence would be that other nations would be compelled to stop the coinage of silver at once, or to restrict it so far as to prevent the emptying of American silver upon their mints. The inevitable result would be another depreciation in silver as compared with gold, another important fall in the price of silver bullion, and the necessity of contriving a new bill, to be offered by Mr. Dorsheimer or somebody else, changing the coinage of the United States to correspond with the new market ratio between silver and gold. With much respect for Mr. Dorsheimer and Mr. Pierrepont, it must be said that this is child's play.—*N. Y. Tribune*.

What a curious jumble of sense and nonsense there is in the above. The points the *Tribune* urges against the Dorsheimer bill are all true enough but most of the statements are as wrong as can be. The amount of silver circulating in France is \$540,000,000, not \$200,000,000, which latter amount is held by the Bank of France alone. Then the ratio between silver and gold is the same in France as in the Latin Union, for France is one of the nations comprising that Union. Then again silver could not very well be "thrust" into French circulation, for as all travelers know it freely circulates in that country on a par with gold, although the French dollar (the five franc) contains 3 per cent. less silver than the American standard dollar. That there is no premium on gold despite the enormous amount of light weighted silver in France compared with this country is a sufficient answer to the bugaboo raised by the eastern press, as to the danger in the continued coinage of the silver dollar. France besides has about \$200,000,000 gold in its bank vaults, and in all about \$870,000,000 in the country. There is no need for its raising its bank rate to attract gold, as mono-metallic England is

forced to do, for like the United States it attracts gold because it is a bi-metallic nation. What a world of lies the papers have been telling on our silver coinage.

### Recent History.

Congressman Samuel S. Cox of this city has in press a work which will undoubtedly be a valuable addition to the historical literature of the country. Its character is happily indicated by its title "Union—Dis-union—Re-union." Three decades of Federal Legislation, 1855 to 1885.

In effect Mr. Cox expects to cover much the same ground as did Mr. James G. Blaine in his history of the period preceding and succeeding the Civil War. Although the work of a partisan chief, Mr. Blaine's first volume is singularly fair and as between the two parties judicial in tone. It is to be hoped that Mr. Cox will be equally successful in impressing his readers with a sense of his fairness and candor. He brings to his task an intimate knowledge of men and affairs for the last twenty-five years, for his career as a national legislator antedated the opening of the Civil War. Mr. Cox has gifts of mind and expression also which ought to be of the greatest value in compiling a history. He has written many works of high literary merit, and his style is at once concise and graphic. It cannot fail being an interesting work and one which no gentleman's library can be without. Contemporary history is in high favor just now. All intelligent people realize that the records of the last fifty years are of more vital importance to us than the annals of all previous eras. Hence the popularity of Justin McCarthy's works and the large sale of Mr. Blaine's book. Mr. Cox's contribution to our political history should be equally valuable. His work is to be published by J. A. & R. I. Reid, of Providence, Rhode Island.

### Value of Guaranteed Titles.

The success of the Levy sale of building lots in the Eighteenth Ward of Brooklyn, with title insured, is another demonstration of the growing faith in title insurance. Some fifty-four lots were sold at good prices, and on the day set for closing, fifteen days from the day of sale, all the parties met and every deed and policy were delivered and the whole matter closed within two hours. A few sales like this and the Fox estate sale last October, will make the advantages of the sellers tendering a title policy manifest, and will so accustom the public to relying upon the policy, that its use probably may become general. Owners will have them, not only because they make the sale easier, but because they make it easier to borrow upon mortgage. There is no reason why an investor should not borrow here upon his guarantee policy without a new examination as readily as he does now in Philadelphia. There is in existence a letter from the president of the Fidelity Insurance Trust and Safe Deposit Company, of Philadelphia, signed also by the presidents of five other trust companies of similar standing, in which they say that it is the practice of their companies "to take the policies of the Philadelphia Title Company, in place of the abstract of title, searches and opinion of counsel formerly required, and pay out their money at once, on presentation of the bond and mortgage and policy of the title company, without any other examination or evidence of title." That denotes a great step toward making one's real estate available for raising money quickly, and gives to the holder of a title policy a great advantage over the one who has to wait and pay for a new examination every time he borrows.

### Stone Cutters Feasting.

The Master Free Stone Cutters' Association of this city held their annual dinner at the Grand Union Hotel on Thursday evening last. A sumptuous feast was provided and about one hundred persons were present, amongst them being many stonecutters and quarrymen well known in New York and the adjacent States. Each gentleman was presented with a bouquet, and a menu in pink, red or blue satin, with his name inscribed on the cover in silk letters. Selections from the "Bohemian Girl" and other operas were played during the dinner, and a number of toasts followed the repast, interspersed with songs and quartettes. Mr. G. N. Williams, the newly appointed Civil Service Commissioner, responded to the toast of the "City of New York" in a vigorous and well-chosen speech, in which he referred to the great future which lay before the metropolis of the United States, and of the necessity of better defences being erected to guard the approaches to the harbor, a sentiment which was loudly applauded by all present. Mr. F. W. Russell responded for the "Portland Quarries," Mr. Robinson Gill, to the toast of "Our President," and Mr. John Furlong, in a felicitous speech, to that of the "Foreign Quarry Companies." The other toasts were "The Brooklyn Association," responded to by James McLaren, "Our Secretary" by J. Hamilton Young, "Our Association," by B. A. Williams, "Our Trade," by Michael Brennan, the "Real Estate Brokers," by Wm. S. Guthrie, and "The Press," responded to by Louis Berg, of THE RECORD AND GUIDE. Mr. James B. Gillie acted as toastmaster. Amongst the other gentlemen present were Messrs. G. P. Sherwood, David Tullock, James Gillies, Michael Mulligan, Hugh Young, M. C. Henry, F. M. Pirsson, Andrew Mills, Bernard Meyer, Patrick Morris, Judson Lawson, James Whitehouse, G. N. Williams, Jr., Alex. Walker, James Lamb, R. Brainerd, and Alex. Phillips and E. N. Stanley, of New Jersey, and Michael Walsh, of Brooklyn. The company broke up in the early hours, after having enjoyed a most pleasant and jovial reunion.

The Chicago *Building Journal* reports affairs in that city very much the same as obtains in New York. It says the leading real estate dealers "report a number of recent sales with a large number of inquiries thus early in the season. Rents look favorable, as at present all houses which are in any way desirable are rented. The people of Chicago are fast becoming tired of paying high rents and then not being able to obtain what is really desirable. This will lead many the present year to build homes for themselves. Flats have long since begun to wane in popularity. On inquiry it was found that capitalists more than ever are anxious to invest their money in real estate, their choice being central business property." The same views come from the other leading cities. We shall have a good building year.



## Who are the Assessors?

Editor RECORD AND GUIDE:

Until quite recently we had entertained the popular notion that the assessors of taxes in New York were selected with special reference to their fitness for the important work they have to perform, but as the result of a recent investigation we are compelled to change our belief. I have been informed that one of these gentry was a dry-goods clerk who had "never done such work before." Another was a saloon keeper, who acquired his knowledge of the value of real estate from long association with hod carriers and laborers who frequented his saloon, and were supposed to have knowledge of the values of brick, mortar and soil. Another was a carpenter, who "of course knows all about such things." But it remains for the new appointee for the First Ward to head the procession as a first-class ignoramus. This intelligent gentleman must have been a plumber, for his chief qualification seems to be his ability to make prices without rhyme or reason. To fairly comprehend this party's stupendous ability, one has only to scan the recent returns at the Tax office, which show an increase over last year of nearly \$17,000,000 in the First Ward alone, or about  $\frac{1}{2}$  of the increase in the entire city. As illustrations of his success in "equalizing" values (which, we understand is what he started in to do), he assessed a warehouse in Bridge street, 22 feet front, renting for less than \$3,000 for which \$32,000 was paid less than three years ago, and which probably could not be sold to-day for \$40,000, at \$41,000, an increase of \$21,000 over last year. Nos. 5 to 11 Broadway, assessed last year at \$250,000, this year at \$450,000. No. 34 Broadway assessed last year at \$55,000 this year at \$250,000; and so on through the list, old buildings and new "equalized" on the same basis. The assessor, doubtless through ignorance, seems to have taken it for granted that the prices named in conveyances are always bona fide. Any well-informed person could have told him that there are other considerations which enter into the figures which appear on the records. The assessor quotes Nos. 5 to 11 Broadway as having been sold last February for \$750,000. This property was in the market for a long time at less than \$500,000. It "sold" in September, 1883, at \$600,000, again in February, 1884, at \$750,000, again in May, 1884 at \$1,000,000. At this rate it must now be worth about \$2,000,000, and should be assessed in proportion. He also quotes No. 34 Broadway as having sold last July at \$245,000. This property sold in April, 1883, at \$100,000, again in April at \$127,500, and in April, 1884, at \$201,500. What these properties may now be really worth I do not attempt to say; if they were my own they would not be for sale, as I have great faith in the future of Broadway property. Though this basis of reasoning may be very interesting to the owners in question, or others who have property to sell, when surrounding property which is not for sale is valued in the same ratio for taxable purposes, it seems to me owners have just cause to complain. This "equalizing" process, however, seems to work both ways, for we find that more available property which to ordinary minds seems to be more valuable, at the present time at least, has been decreased in about the same ratio that those named have increased; for instance, the United Banks Building, assessed formerly at \$1,200,000 has been reduced to less than \$1,000,000, while the old Mutual building formerly assessed at \$900,000 has been reduced to \$700,000.

I do not wish to be understood as appraising any one's property, much less depreciating it. The vicinity of lower Broadway undoubtedly has a grand future before it, but the "boom" resulting from the Produce Exchange improvement should not be taken as an evidence of permanent value, though it may be an index of future value. That the "boom" has already somewhat abated is evidenced by the fact that Nos. 31 and 33 Broadway have very recently sold for \$75,000 less than a year ago.

If there is to be an "equalization" of tax valuations, let us have it on the basis of fair average values, determined by experts, and let the ratio of assessment to value be placed at a fixed rate of, say two-thirds or three-quarters, or the entire value if necessary to make up a valuation to keep our debt within the limits prescribed by the new constitutional amendment, but in any event the property owners of New York should have something to say as to who is to assess their property, and how it is to be done, and not leave the matter to the arbitrary will of inexperienced irresponsible men, whose actions may or may not be governed by the highest motives. The tax commissioners are all men of repute and common sense who will doubtless do the proper thing on appeal. But, if it has come to pass that owners have got to protest against such valuations as this new assessor has laid, it seems to me it is high time to organize for self protection. This is the kind of work our Real Estate Exchange was expected to look after. Will they do it? Or are we real estate men to sit supinely by and see our principals literally robbed to provide boodle for our lecherous tax masters to divide in jobs and salaries.

REAL ESTATE.

## The Lawyers Again.

NEW YORK, Feb. 16, 1885.

Editor RECORD AND GUIDE:

Your timely article on "Less Law and More Justice," contained in the issue of your paper of February 14th, is worthy of careful perusal by the business community.

The time has certainly come for the respective branches of industry to organize boards of arbitration for the settlement of all disputes arising, and thus remove from the clutches of the pettifogging as well as the able lawyers and the so-called courts of justice, cases of dispute over which years of time and millions of money are consumed in lawyers' delays, fees and court charges.

These boards of arbitration are little understood, for if they were, the dry-goods merchants, iron merchants and real estate dealers, builders and merchants generally would at once organize their respective boards.

An examination, for instance, into the simple method pursued by the Arbitration Committee of the New York Stock Exchange would at once convince the most sceptical of the practicability of the method as applied to the respective branches of trade.

Many important and complicated cases go before the committee which, if allowed to go into court or even into the hands of a lawyer, would take ten years to settle, which before this board are settled in a few hours to the satisfaction of all concerned.

The following course is pursued in case of a dispute arising:

The parties to the suit make their demand for the committee to meet, and they in turn notify the disputants to appear before them on an appointed day.

Both sides submit their cases in writing if they choose. They are examin-

ed by the committee and then their witnesses follow them in giving testimony. All the parties to the suit then retire, the committee sit as a jury on the case and the following day make their decision.

I trust you will continue to agitate this subject of establishing Arbitration committees in the respective branches of industry.

The methods pursued by the lawyers and the courts in conducting cases, can all be summed up in the following short story: An old lawyer whose age prevented him from practicing any longer, took his son, a very young man, into partnership with him. The old gentleman had occasion to go away for a short time and upon his return was greeted by his son, who cheerfully informed him that he had settled that case of Jones agst Robinson. "Settled that case!" exclaimed the horrified old man. "Why I have lived on that case all my life and now you have ruined me."

COMMON SENSE.

## Realty at Albany.

[From our own Correspondent.]

ALBANY, February 19.

No action has been taken this week on either of the bills relating to local improvements in New York, sent here by the mayor and corporation counsel, nor does it seem likely that they will pass without being amended. The gentleman whom the mayor and corporation counsel have sent here to look after the bills, does not command the confidence of the members, on account of his peculiar transactions as a lawyer in the city of New York in using facts and information that he gained while in the corporation counsel's office to help his clients, after his connection with that office had ended, and also the part he played in connection with the injunctions in December last. If the city officials desire to have their views considered by the Legislature they will have to change their representative here.

Assemblyman Hagan, of the Eighteenth ward of New York, has introduced a bill amending the act of last year establishing the new parks north of the Harlem river, by striking out of the first section the Van Courtland, the Bronx and the Pelham Bay parks, and all of the parkways except one. He leaves intact the Crotonah park, the Claremont and the St. Mary's parks, or the three smallest, and also the Crotonah parkway, which connects the Claremont and Crotonah parks. No change is made in the provisions of the bill in relation to the taking of the lands or the mode of paying for the same. This is not the bill that the mayor has been talking about. The measure advocated by the mayor, as understood here, is to amend last year's act by taking out a portion of the Van Courtland park on the north, the Pelham Bay Park, and all that portion of the Bronx Park which lies east of the Bronx River. It also provides for the assessments on adjacent property for the cost of taking the lands for the parks. It is for that purpose that the northern end of the Van Courtland Park is to be cut off, leaving a strip of land on that end which will be assessed to help pay for lands taken. The provisions of the bill, as they are understood here, will defeat the establishment of the parks, if it passes. The Park Commissioners have had for ten years the power and authority to lay out parks in the new wards, and did lay out some of the same parks that are embraced in the act of last year, but never could carry out their plans for the reason that they were obliged, under the law, to assess the cost of taking the lands on the adjacent property. The property holders rebelled. The proposed mayor's bill goes back to that plan to all practical purposes. It will, if it becomes a law, ruin the St. John's College property by the enormous assessments placed upon it. The present temper of the legislature will have to materially change to insure the passage of either the bill favored by the mayor or the Hagan bill. The same Senate is here that passed the new park bill of last year, and some of the senators declare that they will not allow any interference in what they consider the wise action of the legislature of last winter.

An amendment has been sent here to the bill relative to the management of the Sinking Fund, which is being considered in the light of offering it as a substitute to the bill introduced by Mr. Van Allen and now pending. It appears to meet all the difficulties connected with the Sinking Fund and the excepting of these securities in calculating the debt of the city without impairing the value of the fund.

It empowers and directs the commissioners of the sinking fund to cancel all bonds or stocks now held by them, and all bonds that may be hereafter purchased with the monies of the sinking fund, as soon as purchased or paid for, with the exception of such revenue bonds, issued in anticipation of the collection of taxes, as may be purchased from time to time with the available cash in the sinking fund.

It also provides that nothing in the act shall be construed so as to impair in any manner the present sources of revenue of the sinking fund, but in lieu of the interest upon such stock and bonds, which is now required by law to be paid into the sinking fund, until the redemption of said bonds, and has been hitherto raised by taxation, these shall be paid annually into the sinking fund, an amount to be raised in the same manner, which should be equal and equivalent to such interests.

This plan contemplates the keeping of a record of all bonds either now held by the sinking fund, or which may hereafter be purchased, with the amount of interest and the date of their maturing, in place of keeping the bonds themselves. Then the payment of the interest into the sinking fund just the same as if the bonds had not been cancelled, continues the revenue for that fund, without the danger of the bonds being stolen or made away with. It reduces the gross debt without impairing the revenue to meet future payments of maturing bonds and thus does away with the embarrassment in conducting local improvements on account of the constitutional amendment adopted last fall limiting the bonded debt of cities.

The bill of Mr. Shea, which provides that the lands embraced in the streets laid out and monumented by the Commissioners of the Department of Parks in the Twenty-third and Twenty-fourth Wards, shall not be assessed for taxation as against the adjacent owner, but be exempt, the same as all other streets which are graded and used, from taxation, has been advanced to third reading in the Assembly.

The bill of Mr. Ives, requiring the elevated roads to pay their personal taxes in the city wherein the whole or major portion of their roads are located, has also been ordered to third reading.

The act which passed the Senate last week, striking out that portion of Morris avenue which lies between One Hundred and Sixty-second street and Overlook avenue, and that portion of the proposed One Hundred and Sixty-fifth street which lies between Winfield place and Sheridan avenue, has been reported in the Assembly.

The bill giving the county clerk in New York twenty days in which to make returns and certificates of searches of titles in his office has passed the Senate.

A bill is pending in the Assembly which seeks to reduce the rates of wharfage in New York on boats and vessels engaged in inland commerce. It fixes the rate as follows: From every vessel of 400 tons burden or under,



one-half a cent per ton; and for each additional ton one-fourth cent, except that all canal boats or other vessels employed on the canals and waters of this state making fast to any wharf, pier or bulkhead within the cities of New York and Brooklyn, shall pay wharfage or dockage, not exceeding twenty-five cents a day of not less than twenty-four hours. It also allows the owner or lessee of a pier or wharf to charge five cents a ton on all wares and merchandise remaining on the bulkhead or pier for every day after the expiration of forty-eight hours. The canal men are pressing this bill.

The bill to allow the trustees of the Brooklyn Bridge to use the revenue of the bridge to fit up storage warehouses under the arches of the approaches, has been advanced to third reading in the Senate.

The bill amending and revising the building laws of New York city, which was reported by the Senate committee two weeks ago has at last been placed on the files at the Senate. It is the intention of pressing it to have it considered at an early day. One of its new provisions requires that every building hereafter erected, the height of which exceeds 70 feet, shall be built fire proof. If the provisions relative to furnace and other fires are enforced to the letter, there will be no danger of the destruction of buildings from defective flues in buildings erected hereafter.

The provisions in regard to the construction of theatres, if enforced, will do away with the terrible scenes attending the burning of places of amusement and make structures erected in accordance with this law safe and fire proof in every sense.

The board of examiners, over which so much controversy has heretofore taken place is constituted by the bill as it now stands, as follows: A member of the New York Chapter of the American Institute of Architects, one member of the Board of Underwriters, two members of the Mechanics and Traders Exchange, one member of the Real Estate Owners and Builders' Association, who shall be an architect or builder, all of whom shall be appointed by their respective organizations.

It is believed that all the defects in last year's bill discovered by the Governor have been corrected. It is in the main the same as last year, a few changes only having been made. The clause which was inserted last year to keep Mr. Esterbrooke in the bureau is not inserted this year, for the reason that he has taken himself out of the bureau.

There are now two spring election bills pending, the much talked of bill for that purpose prepared by Mayor Grace, having made its appearance to-day. It is not essentially different from the bill presented at the commencement of the session by Major Haggerty. If it passes, New York will have aldermen elected for two years instead of one, after next year, and the next comptroller elected will be for a term of four instead of three years. No change is made in the length of the term of mayor, except in the first one elected after the passage of the bill to make the term conform to the change from fall to spring election. The election under it is to be held in April, and the official elected take office June 1st following. It is not certain that the Republicans will throw away their opportunities for deals on state and national tickets by passing the bill and changing the local election from fall to spring.

## The World of Business.

### The Effect of Manufactures on Business.

The year 1884 will be memorable for low prices as well as depression in manufactures. Its history was continuous of "shutdowns" in mills, factories and forges. Values for the most staple products of cotton, wool, silk and iron declined below cost of production. With all the great shrinkage in values there was no corresponding increase of demand. Distribution was governed solely by actual wants from day to day, and large transactions in any lines of goods were few. In consequence of the temporary stoppage of mills, it is estimated that 200,000 operatives were thrown out of employment, the average weekly wages of which amounted to \$1,200,000. The stoppage of the large sum paid out for labor proved a serious injury to trade in manufacturing districts which thrived only when operatives were steadily employed. The loss of wages resulting from a stoppage of work in all industries, large and small, is still over \$3,000,000 per week. This is a large sum to be withdrawn from a numerous body of consumers, who pay out at once the greatest portion of it weekly for living expenses. Trade could not be otherwise than dull with so large a body of wage earners deprived of means of support. For a period of three months in 1884 fully 5,000,000 cotton spindles were idle, entailing a curtailment of production equal to about 500,000 packages of cotton goods. For the same period over 3,000 sets of woolen cards, engaged in the manufacture of men's wear fabrics, were stopped, and, in consequence, production was curtailed fully one-third. Silk manufacturers have also gone through a similar experience, and the silk industry has suffered in common with other textiles. Iron, the leading industry, was depressed the entire year. Foundries, rolling mills, blast furnaces, forges, one after another, let their fires go out, until the largest works were closed. In Pittsburgh alone 35,000 men were out of employment last summer and autumn. So long as this universal depression in manufactures exists it would be unreasonable to expect a business revival. It is a commonly-believed opinion that prosperity always comes with abundant crops. This is true, all other things being equal. Good markets, however, are as essential as good harvests. The harvests in this country in 1884 were very large, and yet a great amount of business depression existed. Manufacturers, mill operatives and all others who are engaged in mechanical arts and industries will not fail to make frequent and pointed mention of these facts. Nine-tenths of the agricultural products of the United States are consumed at home. The corn crop for 1884 consisted of 1,800,000,000 bushels, and was never before equalled. The wheat harvest was abundant, and is estimated at 500,000,000 bushels, and the cotton crop is estimated to reach almost 6,000,000 bales. In view therefore of the fact that the home market is by far the largest for our soil products, as to how far the financial ability of consumers will enable them to supply their wants, is an important question. Manufacturing sections are large consumers of food products, while cotton and woolen mills create the principal demand for raw cotton. When mills are running light and wages low, farmers are soon aware of it through a falling off in demand for breadstuffs and provisions. For like reason a shutdown in cotton mills lessens the demand for the staple. The fact is that agriculture and manufactures are mutually depending on each other, and a depression of one operates unfavorably on the other. As good crops are already a certainty, the next thing to hope for in a business revival is an improvement in manufacturing industries. Are the signs in this direction favorable or unfavorable?—this is the important query. In regard to iron, the change, though slight, is for the better. Many iron manufacturers believe that bottom has been reached and that within a short period there will be a marked improvement in prices. This opinion is based on the assertion that the stock of merchant iron in the country is smaller than it has been for years, and that agricultural establishments and other large consumers of iron that have been idle are resuming business and will cause an increased demand for iron in various forms. Orders are reported as increasing with iron producers, and mills which have been closed for months are preparing to begin operations. A leading iron journal recently published over 200 letters received from prominent manufacturers from all parts of the country, including furnace-men, dealers in iron-working machinery, steam engine builders and editors of papers, all taking a hopeful view of the future. Concerning textile industries there is an improvement. Manufacturers in Philadelphia state that large orders for cotton and woolen goods are looked for in January and labor equivalent to 10,000 persons will be employed in two weeks. In the South, cotton mills which were idle one-third of last year have again resumed operations with a full force of hands.

At Augusta, Ga., Wilmington, N. C., and around Baltimore, cotton spindles are once more in motion. The factories in South Carolina are again running full time, and there is a fair demand for goods. There is no probability of a single hour's suspension during the year unless in some of the very small mills, which generally shut down during the summer. At Cohoes, N. Y., twelve knitting mills, employing on the average 200 operatives each, have started their machinery which for three months has been idle. Business at the silk mills Willimantic, Conn., is reported as improving, and they will soon run on full time. At Manchester the silk factories have already started on full time with no reduction of wages. At Fall River, Lowell, Lawrence and other large manufacturing towns in New England, cotton and woolen mills, which for months have been idle, are now running under contract orders. The above facts are a sure indication that manufacturing interests are improving. With industrial improvement comes an improved demand for labor, and with the betterment of labor there is a corresponding betterment in all the smaller channels of trade. Wage earners are large food consumers as well as wealth producers. Steady employment ensures steady markets for the staples of life, and as soon as the rattle of machinery is in full play there will be an active call for breadstuffs, clothing and provisions. The hopeful outlook for business revival lies at our own doors, not across the seas. When idle mills and idle hands find work then alone will prosperity dawn. From factories and grain fields must come the recuperative power that will set the wheels of trade in lively motion. That power may be nearer at hand than we now discern. At last there is a look of confidence in the future.—*American Grocer.*

### Prosperous Cotton Mills.

The cotton mills of Biddeford and Saco have been unusually successful the past year. The Pepperell corporation has paid 12 per cent., the Laconia 6 per cent., and the York 5 per cent. The management state that the mills have actually earned these dividends, and their surplus funds have not been touched. The Pepperell is one of the richest cotton corporations in the country. With a capital of \$1,200,000 it has a surplus of \$1,200,000—enough to build a big mill. The par value of its stock is \$500 a share, and it is quoted to-day at a little rising \$1,000. It has been up to \$1,300. The Pepperell mills are the largest in Maine. They have 100,000 spindles, which eat up thirty-five to fifty bales of cotton a week. When the plant which is now the Pepperell was first started it proved a failure, and was knocked down at half price to the present corporation, which has grown rich out of the trade. The Laconia mill is intimately connected with the Pepperell corporation, and they are both under one agent, but the Laconia is the older of the two. The Laconia No. 1 mill was built in 1845, and some of the wooden looms built at that time are now running in the mill. The Laconia has a capital of an even \$1,000,000, and a surplus of \$4,000 or \$5,000. The par value of its stock is \$400 a share, and is quoted at \$430. There are 75,000 spindles in the building, and they employ 1,600 people. The Pepperell and Laconia run on white goods of a wide range of quality, from a cheese cloth weighing two and a half yards to the pound, to a heavy drill weighing five yards to the pound. The Laconia also makes cotton flannels, and is the only mill in Maine making them. The Pepperell and Laconia turn out about 14,000,000 pounds of cottons annually. Fifty per cent. of this product is sold in the Chinese and East India markets, and there is where they make their money. Their goods have such a foothold in those markets that they are beyond competition, and enjoy the advantage of commanding a quarter of a cent above the market. The recent war in China interfered with the demand considerably for a time. There is quite a movement of these goods to South America, too. Mayor Grace, of New York, recently made a heavy speculation in Biddeford cottons for shipment to the South American market. The York, situated in Saco, is the oldest cotton factory now running in the state. It started in 1831. The York is believed to be the oldest mill making colored cottons in the country. It has a capital of \$900,000, and the par value of its stock is \$750 a share. Sales have been made recently at \$821. The York has a surplus of \$400,000 or \$500,000. It has 4,200 spindles, and employs 1,400 people. The production of the York mills is 4,000,000 pounds of fabrics a year, or about 1,200,000 yards. The mills run on gingham, dress goods, denims, ticking, and colored goods similar to those made by the Bates mill at Lewiston. The total annual production of the three corporations in Biddeford and Saco is 18,000,000 pounds of cotton fabrics of various kinds. This is about 50,000,000 yards. The mills keep 5,000 people busy. The Saco River has all it can do and a little more to drive all this business. The mills have to use auxiliary steam power.—*Lewiston (Me.) Journal.*

### Aphorisms of Railway Regulation.

The principal value of the debates upon the problem of regulating railway charges, both in Congress and in the newspapers, is to bring into view the axioms which underlie the whole question, but which as yet have not been formulated. The first of these is that the most potent factor for reducing rates is competition. In spite of pools, and without the slightest pressure from the government, the average rate per ton-mile upon the main lines east of this city has gone down about one-half within the last ten years. The average per passenger-mile has shown a similar reduction. Pooling is about as great an evil to the roads as to the public. At the very best it is only a temporary scheme for regulating the flow of a stream which should have been cut off at the fountain. It deprives strong roads of their natural advantages in promptness, reliability and responsibility, and obliges them to share with weak roads which ought never to have been built, and which, if left to themselves, would soon wear themselves out by undertaking to do business below cost. In striking proof of this view is the Grand Trunk's action in withdrawing from the Chicago east-bound pool because it believed that it could make more money outside.

The keystone of the arch of satisfactory railroading will have been inserted first whenever the state restricts the construction of new roads to such cases as can show a public need for them; and, second, when it places the issuing of stock or debentures of any kind under conditions strict enough to secure their representing what they pretend to; and, third, when it brings the criminal law to bear upon the directors who mismanage corporate trusts. The New York commissioners claim that the state incurs the obligation of doing these three things whenever it undertakes to regulate railway charges. "Regulation," they say, "implies protection." The English financiers say that these restrictions are imperatively needed before there can be any renewal of confidence in American railway securities. But as yet nobody has spoken for that silent and long-suffering but much-injured class, the American investors, whose case is as important as any of the others.—*Chicago Morning News.*

### Steel Nails and Their Manufacture.

The monthly meeting of the Western Nail Association, which was held at Pittsburgh on Wednesday, was not a stirring or enthusiastic gathering. There is little in the outlook of the nail trade in the near future that can be called exhilarating either to the manufacturers or their employees. The price has ruled low for the last year, and the new card rate of \$2.25 per keg, which was adopted by the Association, little more than covers the cost of production. The most that can be said about the matter is that the demand for nails is fully up to the average and the capacity for production is so much above the highest possible demand that prices must necessarily rule low. What is of more public importance however, than the present or future price of cut nails, is the positive and unmistakable indication that the business is undergoing a revolutionary process. The steel nail is to take the place of the common iron nail. Already one-half of the nails manufactured in Wheeling are made of steel, and the machinery and plant necessary for their manufacture is being erected in every nail centre and at nearly



every nail foundry. At first there were doubts and objections urged to their use, as there is to every new innovation. The heads flew off in driving, it was said, and carpenters did not believe they would hold in wood as well as iron nails. A little more care in the manufacture has obviated the first objection, while experience has shown that the last is wholly groundless. Under present conditions steel nails can be made ten cents per keg cheaper than those made of iron, where the manufacturer has to purchase his ingots, and where he manufactures the latter himself the difference in favor of the new nail is still greater. The effect of the new departure in this industry is likely to be more far-reaching than at first sight would appear probable. The necessary plant is very expensive, and its erection and general adoption will render practically worthless the vast outlay of capital now invested in the old-fashioned nail plant. It does away with the iron puddler and all his works so far as they have any relation to the nail business. Indeed, it is claimed that the puddler, with his inflexible scale, which was the controlling element in fixing the prices of all the nail processes, is responsible for the introduction of steel nails, and that his obstinacy has left him without an occupation in the nail business of the future. Whatever the reason may be, and however they may affect the present capital invested in this great industry and the men who carry it on, it is very certain that the steel nail has come to stay, and that in the course of the next five years it will have as completely supplanted the iron nail as the steel rail has its iron predecessor. —*Philadelphia Times*.

### Congress and Business.

What has Congress done for business interests? Absolutely nothing. Merchant, tradesman, capitalist, banker, manufacturer, farmer, has this Congress by any act of legislation benefited your interests? Looking the ground over carefully, you answer, no. Have taxes been reduced? No; the Bankruptcy bill passed? No; the bill regulating inter-state commerce become a law? No; the National Banking act amended? No; have unearned land grants been declared forfeited? No; has the Postal Telegraph act passed? No; have shipping interests received due attention? No. Each and all of these measures promotive of our commercial, financial and industrial interests have failed of due recognition. There has been so much futile discussion in matters of minor importance, that no time will be left for any legislation aside from passing the appropriation bills. It looks doubtful about some of these having the consideration they deserve, as in the rush at the close of the session, jobs are likely to creep in unobserved. Of what avail, however, to find fault, criticize and condemn? Nothing will come of it, and voters will go to the polls with the yoke of party on them, and cast their ballots for men simply because they are Democrats or Republicans. Fitness is not considered; party is supreme. Go on, dear people; vote as leaders dictate, let taxes be piled up, large sums appropriated from the public treasury for mis-named public improvements, cast Civil Service reform to the winds, give railroads dictatorial power, let the public lands be bought up and controlled by foreign capital, and then sit down and wonder that Socialism mutters, growls and threatens. Republics do not thrive in this way. —*Am. Grocer*.

### Direct Imports.

A St. Louis paper asserts that New York does not bear the same relation to the general trade of the country which it bore ten or fifteen years ago, for the reason that hundreds of large business houses in the West which then bought in New York now import direct from Europe. During 1871, when St. Louis became a port of entry, there were but two direct importers. This number had increased to nearly 400 in 1883, representing about every department of foreign goods. The total foreign value of St. Louis direct imports during 1883 was \$2,392,800, upon which \$922,252 duties were collected direct, while the total imports, including packages brought into the city in bond, had a foreign value of \$4,113,213, upon which the duty was \$1,642,000. Reference to the annual reports of Chicago, Cincinnati, Louisville and all other Western and Southern ports of entry shows the same growing importance of direct importations; and the ratio of increase of the number of dealers in each city who thus dispense with the New York importer is said to be the same as in St. Louis. The paper referred to notes further that the appearance of a commercial traveller directly representing a foreign house and soliciting orders in St. Louis was unknown five years ago. Now the foreign representative jostles the native drummer in the hotel corridors, and they meet in the business houses with their sample cases. The figures for 1884, soon to be published, will show a large increase over the previous year in the amount of direct importations. —*Anglo-Am. Times*.

### Congress and Mr. Cleveland.

No sensible member of Congress will abate his own functions by voting for the proposed bill to invest Mr. Cleveland with the arbitrary power to stop silver coinage or not as he pleases merely because Congress does not know whether it wants silver coinage stopped or not, and does not know whether Mr. Cleveland would stop it or continue it. Green and raw as many of the Congressmen may be on financial and economic questions, there is hardly one of them that does not know more about them than Mr. Cleveland. We say this because there is a periodical tendency of the flunkys and parasites, who are always ready like roosters to crow at the rising sun, as if its rising was strictly their affair, to ask that dictatorial and extra constitutional powers be conferred upon the incoming President. Long before these flunkys get through with the administration, they are ready to condemn most of its acts, but at the outset they make a cheap noise by asking that special powers be conferred on the ox that has drawn the prize, and that legal and constitutional restrictions be removed. If Mr. Cleveland has any policy concerning the silver question which he wishes to father, let him communicate it to an extra session of the next congress, over his own signature. The people will then know exactly where the true responsibility lies. Above all no act should be passed vesting him with arbitrary power merely because he has not yet found out how he would exercise it. Mr. Cleveland has made his reputation so far by listening, smiling blandly, looking wise, saying nothing, and doing nothing. The people would like now to do a little listening themselves. If there are any circumstances sufficiently potential to induce him to say anything they purpose to hear what he has to say. If in this case "speech is silver and silence is gold" then we prefer that judicious bimetalism which would order the parasites to keeplent and Cleveland to speak. —*Inter-Ocean*.

### Chinese Bad Managers.

Chinese farmers have experienced a set-back in Ventura county, where, according to the *Signal*, they engaged in extensive operations last year upon land which they rented for one half the product. They all failed, and the *Signal* attributes it to their bad management, and says there will be no more Chinese farming in those parts. Chinese are not likely to become formidable competitors in any business that requires good judgement and a great deal of it. Their specialty is hard work and close economy. *Alta Cal.*

### Sales of Petroleum.

Less than 25,000,000 barrels of oil were produced last year. Yet there were seven billion one hundred and eighty-one million barrels sold upon the two petroleum exchanges of this city and the one of Pittsburgh. The transactions were two hundred and eighty-seven times greater than the year's yield, or, in other words, for every barrel of crude oil produced, 287 barrels were sold. The highest price was made in January, when oil sold at \$1.15½ per barrel; the lowest on June 21, when it fell to 51½¢. The average price for the year was \$4.62-100c. The legitimate trade in petroleum is controlled by the Standard combination, and it is currently believed that its greatest field of operations is in the speculative arena. "We make our money in

crude oil," said one of the Company's officers. We guess it is true. The exchanges are great gambling hells, where tens of thousands are annually fleeced by the financial giants who play with speculators as a cat toys with mice.

### The English Bankruptcy Law.

The new bankruptcy law, enacted some two years ago in England, and known by the name of its author, Mr. Chamberlain, is so severe in its provisions that it is said that cautious merchants are restrained from going into operations, which, while legitimate speculations, remotely involve some risk. The number of bankruptcies since the law has come into force has dwindled to a mere nothing, but settlements by private arrangement were never so numerous. In the old law these private settlements were recognized when sanctioned by a majority in number and amounts of creditors. The new law makes no reference to them, and on this and other accounts is not so popular with the trading classes as it was thought it would be. Says the *British Trade Journal*: "We hear from Dublin 'that the crop of arranging debtors has been remarkably heavy since the passing of the new bankruptcy act.' A debtor cannot be prevented from calling together his creditors in any place he pleases, and arranging a compromise, but it is hard that he cannot go into a Court of Bankruptcy, make his terms, and then obtain from them the advantage of the official seal." In the *Freeman's Journal*, the other day, there was a list for one day only, containing nearly thirty private arrangements, and the evil is evidently increasing every week. —*Exchange*.

### How Not to pay Bonds.

The Macon County (Mo.) people are exhibiting no little skill in their resistance to the payment of \$200,000 railroad bonds, which they hold were illegally issued. The courts have decided that notwithstanding the irregularity in issuing the bonds they are valid and binding. But the county has managed to secure recognition of a condition in the issue which limits the special tax for interest on the bonds to a rate which is inadequate. To overcome this difficulty, the bondholders secured from the United States Court an order requiring the county treasurer to issue to them warrants on the general fund for the amounts due them as they accrue—these warrants to take their order in being paid; but the county authorities, by reducing taxation to the limit of actual necessities of county administration, leave little in the general fund for the bondholders. The latter asked the court to order the county treasurer to pay the county revenues into the court that it might disbursement them, but this the court was forced to refuse on the ground that it was not administering the affairs of Macon county, and further, that the county treasurer had no authority to pay the county moneys except on warrants, which he could use in his settlement. The county court, for the purpose of keeping the general fund exhausted, had issued a warrant in favor of the school fund. The bondholders attempted to have this warrant annulled on the ground that the county's note to the school fund was not due, and would not be, for twenty years; but the court took the view that the county might make payments on it before it was due. The bondholders then asked the court to give their warrants on the treasury precedence over those drawn for the necessary expenses of the county administration; but the court hesitates to do this, since it would cause the county government to fall into disorder. The bondholders, therefore, find themselves baffled. In the litigation which has been going on for ten years, and which the court is heartily weary of, they have exhausted all the resources of the law and have not secured their money yet. —*St. Louis Republican*.

### The Nicaragua Treaty Nonsense.

Nicaragua has about fifty-nine thousand square miles and some three hundred thousand inhabitants, most of whom are Indians and mongrel negroes. Less than one-twentieth of the whole area is cultivated. It is a land of swamps, volcanoes and disease. It has one river, the San Juan del Norte, the most crooked stream in the world, full of shifting sand-bars, shallow and practically unnavigable, flowing ninety miles, into the Lake of Nicaragua. This lake is one hundred and twenty miles long, with some forty-two hundred square miles of surface, deep in the middle, but fringed along nearly its entire coast line for miles with shallow marshes. From the lake to the Pacific Ocean the nearest point is San Juan del Sur, or Salinas Bay, about eight miles in the most direct line. San Juan has no harbor and Salinas Bay is unfit for commercial purposes. The only harbor on the Pacific coast of Nicaragua is in the Gulf of Fonseca, at least fifty miles from Lake Managua, which connects with Nicaragua lake by a narrow and shallow stream. The distance from New York to San Francisco by a canal through Nicaragua is six hundred and twenty-five miles less than by Panama, but nine hundred and fifty miles greater than by Tehuantepec. The distance from any European port to San Francisco, or to any point on the Pacific coast, is much less by way of Panama than by way of Nicaragua. And from New York to any point south of Costa Rica the Nicaragua route makes the distance much greater than by the Panama canal. Where, therefore, is the economy of building a Nicaragua canal? We must make the San Juan river navigable, then improve the coast line of the lake, build a canal from the lake to San Juan del Sur, or Salinas Bay, and create an artificial harbor at the latter places. The cost will be enormous, both in money and in life. And when it is done it will be practically worthless. No European vessel will go through it when by way of the Panama canal it can shorten the route to any point in the Pacific several hundred miles. How, then, can a Nicaragua canal benefit us as a nation. Of all the gigantic "jobs" that the century has seen the proposed Nicaragua canal is the biggest. It is run in the interests of a "lobby" whose chief desire is to get the four million loan to Nicaragua. To inveigle the people of this country into a gigantic swindle, and to commit them to the perpetual task of taking care of three hundred thousand mongrel negroes and Indians, is asking too much of any country. —*Washington Gazette*.

### Sharp Banking Practice.

It is a somewhat impressive spectacle of wealth which the New York banks present in their reserve of \$100,000,000 in gold, besides their stock of greenbacks. This accumulation of gold in the banks of one city exceeds anything that the country has previously witnessed, but it has been accomplished by a neat little artifice at the expense indirectly of other large cities—by discriminating in fact, against silver and silver certificates, while the banks of other cities have received them. In compliance with the act of 1882, all national banks are compelled to accept silver certificates under certain penalties; the banks of New York do not reject such certificates, but effectually rule them out of their circle by means of a mutual agreement to abstain from offering the same to each other in settling balances. The sub-treasurer of the United States at New York actually connives at the scheme and makes his payments to the banks of that city in gold and legal tenders, the latter being, of course, equivalent to gold and convertible at the Treasury. Boston bankers are complaining very bitterly of this manipulation not as accomplishing the depletion of their gold and legal tender resources, but also on account of the fact that in recent remittances they have been compelled to pay premiums of 75 cents to \$1 for funds bankable in New York, while making their collections largely in silver certificates, which are not available in settlements through their New York correspondents. It is the alternation either to submit to this tax or to decline to make collections for the metropolis. It is a perfectly clear proposition that the act of 1882 should be repealed, or that such artifices as the New York banks are practicing through the help of the Treasury Department should be immediately forbidden. Without the help of that act the scheme of the New York banks would fail. —*Courier Journal*.



## Sunbeams Out of Cucumbers.

Cheap wheat, cheap iron, cheap money, are the raw materials of prosperity, and these the United States now has in abundance. While our population has been increasing, deposits have been accumulating in the banks, inventions have been multiplied, intelligence has been spreading, and all the processes of civilization have been going on; the course of industrial readjustment has been strengthening all the foundations of our prosperity. Credits have been revised, and many abuses which grew up during the generous practices of the too abundant confidence of a few years ago have been put an end to. Tendencies to extravagant living have been checked, and it is a very rare exception that people are not living within their means. Frauds that take root naturally and flourish in eras of expansion, have been overtaken and exposed. Enormous masses of debt have been liquidated. The commercial observer will, on the whole, probably find it impossible to discover in any preceding period of the history of this country a greater accumulation than that which he can now easily find of what we term the raw materials of prosperity.—*Age of Steel.*

## Canadian Public Debt.

The public debt of the Canadian dominion has considerably more than doubled since the establishment of the confederation in 1867, largely by reason of outlays for the Pacific railway that has been built, the land that has been opened up, the canals that have been enlarged and other railways that have been aided; but in the meantime the rate of interest upon the debt has steadily diminished. The following tabular statement is interesting:

Year.	Debt.	Interest.
1867.....	\$93,046,051	5.21 per cent.
1873.....	129,743,432	4.33 " "
1878.....	174,957,368	4.05 " "
1884.....	242,482,416	3.98 " "

The net amount of interest paid in 1874 was \$5,552,528; in 1878, \$6,533,214, and in 1884, \$7,384,986.—*Detroit Post.*

## The Law of Mortgages, Real and Chattel.\*

Measure off forty-three lines, or about two-fifths of one column of the RECORD AND GUIDE; that will give the handy size of the neat, well-filled, pocket volume, published by Sumner, Whitney & Co., of San Francisco, called "Boone on Mortgages." Small and handy as it is, it is overflowing with information. It is one of the excellent "pony series" of valuable books issued by that firm, a companion to "Boone on Corporations," "Barber on Insurance," "Desty's Commerce and Navigation," etc. This is a complete condensed view of the law relating to the practical subjects of mortgage, pledge and collateral security, and we can assure our readers that it will repay every one of them who expects to give or take a mortgage, whether on land or chattels, to get this book and read it. Here you may learn definitely all about the form and execution of mortgages, the effect of alterations, what may be mortgaged, who may make them, when a deed is a mortgage, record and notice, validity, assignments, assumption of mortgages, foreclosures, chattel mortgages and pledges, the law as it has been determined upon all these points, clearly stated. We shall be pleased to supply copies of this book at \$3 each, and it is well worth the money.

\* *The Law of Mortgages of Real and Personal Property, including also the Law of Pawn or Pledge and Collateral Securities, as determined by the Courts of England and the United States, by Chas. T. Boone, LL. B., 1884. Published by Sumner, Whitney & Co., San Francisco, Cal.*

## Real Estate Department.

A hopeful feeling still obtains in real estate circles. It is now certain that there will be an unexpectedly large building movement this year. New York is growing rapidly and there will be no difficulty in renting the kind of houses which are about to be erected. As we long ago pointed out, the new structures needed are residences which will rent at moderate figures, say from \$800 to \$2,000 per annum, tenements containing flats which would rent for \$40 per suite or less and store property, for the increase of population is constantly adding to the value of business establishments suitable for retail traffic. There is an increased demand for larger stores, and more of them on the avenues traversed by the "L" roads. The tenement houses are needed principally in the older sections of the city not too far distant from the business centres. A reference to the new plans filed in the Building Department and to the information derived from architects and builders in other departments of this paper shows how general will be the building movement later on in the season.

Brokers all report a good feeling among investors, but there are not many large private sales reported. The sales at auction last week were without special significance, as most of the property offered was under foreclosure. It was noticed, however, that rather more property of this kind than usual went into the hands of outside parties and not to the plaintiffs, as is generally the case. These plaintiffs, by the way, were in many cases fiduciary institutions which had advanced very liberal sums, too liberal in fact, on the properties which had been foreclosed.

For the coming two weeks there are several very important sales announced, as will be seen by our advertising columns.

Richard V. Harnett & Co. will sell on Wednesday, February 25th, by order of the executor of the estate of the late M. Halliday, several desirable parcels in the Ninth Ward. They comprise the houses and lots No. 4 Jane street, No. 326 West Eleventh street and No. 133 Perry street. The location of the properties mentioned is in one of the busiest sections of the old Ninth Ward and one that is greatly fancied by west side residents. The day is probably not far distant when there will be experienced an active demand for just such property, convenient to the river front, for business as well as dwelling purposes.

Several other valuable properties in the same section of the city will also be offered at peremptory sale by Messrs. Harnett & Co. on Wednesday next. They include the valuable tenement site No. 24 Jane street, about 24x74, on which are now standing front and rear buildings; the building and full lot No. 65 Bank street, and the lot 25 feet front, with dwelling, No. 28 Charlton street. The desirable three story stone front residence and full lot No. 62 West One Hundred and Thirty-second street will also be sold.

On the same day, Wednesday the 25th inst., Messrs. Harnett & Co. will sell, by order of the Supreme Court, to close out an estate, a particularly valuable plot with buildings, fronting on three streets, the north side of Bank, the west side of Hudson and the east side of Greenwich streets. The plot is an exceptionally good one and desirable for investment purposes. We would call the attention of real estate investors to the sale elsewhere

announced, to be held by E. H. Ludlow & Co., on Wednesday, February 25th. They will offer the valuable corner plot, 145x100, on the southwest corner of Fourth avenue and Thirteenth street, by order of the executor of the late Jeremiah Skidmore. It is not often a large plot such as this, centrally located and available for the profitable erection of buildings of almost any description, finds its way to the auction room. This corner is probably the most valuable on Fourth avenue immediately below Fourteenth street, and its sale should not fail to attract a large attendance at the salesroom.

On Thursday, February 26th, Peter F. Meyer will dispose of, under a decree in partition, a number of fine properties belonging to the estate of the late Owen O'Connor. The latter, during his life, was esteemed a shrewd and close buyer, and in the list published in our advertising columns of the parcels to be sold there is none that can be considered other than well-located and profitable as an investment.

Richard V. Harnett will sell, on Thursday, the 26th inst., the two four-story stone front flats, Nos. 318 and 320 East Seventy-seventh street. The location is excellent and rapidly growing in value. On the same day there will be offered, by the same auctioneers, the following property in the city of Brooklyn: Three medium-sized brick and frame dwellings on Prospect avenue, between Sixth avenue and Webster place, and the lot, 20x100, with frame dwelling, No. 165 Butler street.

John F. B. Smyth will sell on Friday, February 27th, the four-story brick tenements and lots, Nos. 515 and 517 East Thirteenth street. The neighborhood is a populous one, patronized by the desirable class of tenants for which the east side German district is noted. As rent-producing properties they are well worthy the attention of investors. Mr. Smyth will also sell on that day the leasehold premises Nos. 141 and 143 East Seventeenth street, a favorably located parcel comprising dwelling and stable.

On Wednesday next Mr. Smyth will sell the front and rear brick tenements, with full lot, No. 427 East Sixteenth street.

On Wednesday, February 25, E. H. Ludlow & Co. will sell the valuable four-story high stoop brown stone house and lot No. 215 West Forty-second street. The sale is absolute, and 60 per cent. can remain on bond and mortgage at 5 per cent. The location is one where rapid improvement may be expected, and the property is well worthy the attention of investors.

Offices in the substantial building on the southeast corner of Broadway and Liberty street, formerly occupied by The Mutual Life Insurance Company, can now be secured from May 1st next. The structure will be throughout altered for offices, arranged in the most attractive and convenient manner. The location speaks for itself, and will undoubtedly be greatly in demand on account of its convenience to the new Real Estate Exchange. The agent for the building, Wm. Reynolds Brown, can be consulted on the premises.

In our advertising columns will be found a diagram of eight building lots in an excellent location in Harlem, which are offered for sale. They are on the south side of One Hundred and Twenty-first street, 125 feet east of Seventh avenue, and will be sold at very reasonable figures. As the street is restricted to the erection of private dwellings, and the owner of the lots offered as above announces his willingness to build four houses on the plot adjoining, the advertisement is worthy the consideration of builders and operators.

Investors and others of our readers interested in the development of New York city should notice the card published in our advertising columns offering for sale valuable water fronts on the Harlem River. There are three parcels in all, two of which contain 78 lots each and the other 186 lots. The property is convenient to the Fourth avenue bridge and has easy rail, road connections with the New York Central and Hudson River, the New York, New Haven and Hartford, and the New York and Harlem railroads.

The following table shows the number of Conveyances and Mortgages, with the amounts involved, for the past week, as compared with the corresponding week of 1884. It will be noticed that the number of Conveyances and the aggregate consideration fall far short of the totals for the week ending February 21st, 1884, while the Mortgages recorded are fewer, but for an aggregate amount considerably in excess of the previous year:

CONVEYANCES.		1884.	1885.
		Feb. 15 to 21, inc.	Feb. 13 to 19, inc.
Number.....	225	150	
Amount involved.....	\$5,114,157	\$2,339,466	
Number nominal.....	63	40	
Number 23d and 24th Wards.....	43	12	
Amount involved.....	\$54,929	\$24,082	
Number nominal.....	12	4	
MORTGAGES.		1884.	1885.
Number.....	160	153	
Amount involved.....	\$1,444,339	\$1,860,294	
Number at 5 per cent.....	60	62	
Amount involved.....	\$810,158	\$868,600	
Number at less than 5 per cent.....	3	5	
Amount involved.....	\$59,000	\$151,367	
Number to Banks, Trust and Ins. Cos.....	29	13	
Amount involved.....	\$503,778	\$532,300	
BUILDINGS PROJECTED.		1884.	1885.
		Feb. 16 to 22.	Feb. 14 to 20.
No. of buildings.....	59	39	
Estimated cost.....	\$929,200	\$551,900	

## Gossip of the Week.

Paul P. Todd has sold for Mrs. Annie, wife of James Fettretch, the elegant apartment house, known as the "Astor," Nos. 24 and 26 West One Hundred and Twenty-eighth street, for \$200,000, to Robert H. Croft. It is one of the largest apartment houses in Harlem, 75x90x100, and contains two elevators.

The four-story dwelling, No. 5 East Sixty-ninth street, north side, 201 feet east of Fifth avenue, 34x100.5, which was sold under foreclosure, two weeks ago, for \$70,000, to satisfy a mortgage amounting to \$90,462 held by the New York Life Insurance Co. has been resold by the company to Joseph J. O'Donohue for about \$80,000.

Richard H. L. Townsend has purchased the four-story stone front dwelling No. 237 Madison avenue, 24.2x100, for \$55,000. Brokers, A. H. Muller & Son.



L. Tanenbaum has sold for Terence Farley the four-story stone front dwelling No. 1052 Lexington avenue, for \$20,000.

Riker & Son have sold for M. Brennan the three-story brown stone front dwelling No. 354 West Eighty-fourth street, between Eighth and Ninth avenues, 18x52x100.5, to a Mr. Gordon, for \$19,000.

Charles Buek & Co. have sold the four-story high stoop Nova Scotia stone front dwelling No. 33 East Sixty-fifth street, 17x65x100.5, for \$36,000.

V. K. Stevenson & Co. have sold the four-story high stoop brown stone 20-foot house No. 31 East Sixty-third street, for Chas. T. Bartlett, of the Produce Exchange, for \$35,000.

Thos. E. Cooper has sold the property on the southeast corner of Third avenue and Thirty-fourth street, 44.3x80, for about \$52,000, to Patrick Sheehy.

A. A. Teets has sold one of his three-story stone front dwellings on the south side of One Hundred and Twenty-second street, 19x53x100.11, for \$18,750, to Wm. Shaw.

The estate of Dr. Woods has sold sixteen lots, eight on Eighty-seventh and eight on Eighty-eighth street, commencing 106.5 feet east of First avenue, to Moore & McLaughlin, for improvement. Mr. Bernard Moore was formerly of the firm of Moore & Wilson.

The New York Central and Hudson River Railroad has leased to Henry Clausen, Jr., for a term of sixty years the plot on the southwest corner of Forty-second street and Fourth avenue, opposite the Grand Central Depot, having a frontage of 155 feet on the street, running westerly to the Lincoln Bank, and 104.8 on the avenue, will be improved as announced elsewhere.

E. B. Underhill has purchased the two three-story and basement brown stone dwellings, Nos. 1040 and 1042 Lexington avenue, 16x50x75 each.

Coleman & Higgins have sold three lots on the south side of Forty-ninth street, east of First avenue, to D. Loonie.

D. C. Campbell has sold the three-story and basement brown stone dwelling, No. 232 East Eighty-second street, 20x50x100, to Charles Stier for \$13,500.

Anderson Fowler has sold the three-story and basement brown stone dwelling, No. 129 East Sixty-second street, 16x50x75, to E. B. Underhill.

Walter B. Waldron has sold to Darius G. Crosby the plot of seventeen lots on the northeast corner of Thirtieth street and Tenth avenue, at an advance.

John D. Crammins has sold to Milliken & Smith the Manhattan Square apartment house on the northwest corner of Ninth avenue and Seventy-eighth street, 150x102.2.

Wm. B. Donihee has sold four lots on the southeast corner of Second avenue and One Hundred and Twenty-sixth street to Van Dolsen & Tyson, for improvement.

Moritz Bauer has sold four lots on the northeast corner of Third avenue and One Hundred and First street for about \$42,500, to M. Duffy, for improvement.

A. Guthman has sold, for A. Heins, the three-story brick dwelling, No. 328 East Seventy-eighth street, 17x50x102.2, for \$6,000, to J. Metzler.

Samuel Glover has sold, for E. C. Bogert, the four-story stone front dwelling, No. 128 Lexington avenue, 20.6x100, to Wm. P. Woodcock, 2d, for \$22,000.

The Slade estate has leased the building No. 242 Fifth avenue, lately occupied as the Republican headquarters, for a term of ten years, to H. B. Herts & Son. Extensive improvements will be made.

Rev. Dr. Menges has purchased the four-story stone front dwelling, No. 214 West Forty-eighth street, 13.8x50x100, for \$13,000.

Richard Deeves has sold the four-story brick and stone front dwelling, No. 361 West Eighty-second street, for \$22,000.

Tichborne & Melrose have sold for Mrs. Katti Raubitschek the four-story stone front dwelling, No. 111 East Fifty-fourth street, 17x50x100, to Mrs. W. H. Pell, for \$13,250, and for J. L. Mott the three-story stone front dwelling, No. 44 East One Hundred and Twelfth street, 16x50x100, to Miss Maria Louisa A. Miller, for \$7,500.

John W. Stevens has sold for Julius Rosenbergh the four-story brown stone front dwelling No. 240 West Fifty-second street, 20x50x100, to Wm. Buhler for \$27,750.

Mangam & Co. have sold for Charles Riley the four-story stone front flat No. 264 West One Hundred and Twenty-fourth street, 18.9x60x100.11, for \$13,000 to Metzger & Schiff.

Haines & McQuillen have sold one lot on the southeast corner of Eighth avenue and One Hundred and Twenty-third street for \$12,000 to Mr. Archer for improvement.

V. K. Stevenson & Co. and Ogden & Clark have sold the four-story stone front dwelling No. 24 West Fifty-first street, 27.6x60x100.5 (Columbia College leasehold) to E. P. Dutton, the publisher, for \$30,000.

Charles Buek & Co. have sold the new four-story and basement brick and stone residence No. 755 Madison avenue, 32.5x50x70, for \$58,000.

E. C. W. Macholdt has sold the four-story brick tenement No. 1635 Lexington avenue, 25x60x100.5, to L. Livingston, for \$15,250.

Breen & Bellamy have sold for Wm. Barbour the three-story Nova Scotia stone front dwelling No. 150 East Seventy-fourth street, 18.9x45x65, for \$13,000, to a Mr. Stern.

T. B. Robertson has sold for J. Noonan the four-story dwelling No. 102 West Thirty-eighth street, 20x50x93.3, to James Kearney, for about \$25,000.

### Brooklyn.

Paul C. Grening has sold the two-story brown stone dwelling, No. 231A Monroe street, 16.8x40x100, to J. J. Kiernan, for \$5,500, and the plot on the north side of Putnam avenue, 295 feet east of Tompkins avenue, 100x100, to Arthur Taylor, for \$8,000.

### PROJECTED BUILDINGS.

	1884 Feb. 16 to 22.	1885. Feb. 18 to 20.
No. of buildings.....	40	31
Estimated cost.....	\$191,659	\$126,625

### The New Inspector of Buildings.

The appointment made on Monday by the Fire Commissioners of Albert F. D'Oench to the vacant office of Inspector of Buildings is an eminently satisfactory one. Mr. D'Oench is an architect of recognized ability, and a civil and mechanical engineer as well. Endorsed by such men as Leopold Eidlitz, R. M. Hunt and E. E. Raht, he cannot fail to fill the position satisfactorily to the building public. Mr. D'Oench is a native of St. Louis, and graduated from the Washington University in that city. After completing a course in architecture and mechanical engineering in the Royal Polytechnic Institute of Wurtemberg, Germany, he came to this city and entered the office of Leopold Eidlitz. Since then he has been in the office of Richard M. Hunt, and has held the position of chief assistant to Ed. E. Raht. Being a young man of ability and not identified with any clique of city politicians, his declaration that the office will henceforth be conducted solely in the interests of the public is entitled to the utmost credence, and will, no doubt, be fulfilled in a manner most satisfactory to those having business to transact with the bureau.—*Real Estate Chronicle.*

### Out Among the Builders.

Henry Clausen, Jr., will shortly commence the erection of a four-story hotel on the southwest corner of Forty-second street and Fourth avenue, opposite the Grand Central R. R. depot. The first story will be leased for store purposes. The building will contain steam heat, elevators, etc., and will cost about \$300,000. The architect will be William Kuhles.

Schmitt & Schwanenflugel will shortly erect a five-story and basement brick brewery, 25.9x87, on the East side of Avenue A, between Fifty-sixth and Fifty-seventh streets; cost, about \$20,000. The architect is Anthony Pfund.

Jared W. Bell will shortly improve the triangular property at One Hundred and Twenty-fifth street, Ninth avenue and Manhattan street, by the erection of several private dwellings and an apartment house, the total estimated cost of which is \$85,000. Thayer & Robinson are the architects.

Sixteen five-story brown stone flats will at once be erected on the north side of Eighty-seventh street, and the south side of Eighty-eighth street, running through, commencing 106.5 feet east of First avenue. They will each be 25x67, the first story being of brown stone, and the floors above of brick. They will be of an improved character, and the owners, Messrs. Moore & McLaughlin, estimate an expenditure of about \$300,000. The plans are being drawn by Thom & Wilson. The same architects have the sketches for a five-story brick extension to Rohe & Brother's packing house at No. 543 West Thirty-sixth street, size, 25x98.2, to cost about \$22,000, and for the alteration of the four-story private dwelling on the southeast corner of Seventh avenue and Twenty-second street into a flat and a store, for Nicholas Wernert. Thom & Wilson are the architects also for the six houses to be built by Farley Bros. on Seventy-sixth street, near Ninth avenue, as previously reported.

Jobst Hoffman has the plans under way for a five-story brick and stone tenement with store, 25x79, to be built at No. 81 East Fourth street, for W. Pilgrim, to cost \$18,000; two five-story and basement brick, brown stone and terra cotta trimmed stores and tenements, 25x85 each, to be erected at Nos. 327 and 329 Houston street, for S. Jacobs, to cost about \$36,000, and two five-story and high basement brick, stone and terra cotta tenements and stores, 25x80 each, to be put up for Kranich & Bach, piano manufacturers, at Nos. 231 and 233 East Twenty-sixth street, to cost about \$36,000, as reported in our issue of January 24.

Andrew Spence has the sketches on the boards for four five-story brick and stone flats and stores, 20x80 each, to be erected on the northeast corner of Third avenue and One Hundred and First street, for M. Duffy, at a cost of \$64,000. The corner building will have a hall for public meetings, etc., size, 20x80. He has also the plans for three five-story improved flats and stores, 25x84 each, to be built on the north side of One Hundred and Twenty-fifth street, between First and Second avenues, for A. Yost, at a cost of \$48,000; four five-story brick and stone flats and stores, three 26.8x84, and one 20x84, to be put up on the southeast corner of Second avenue and One Hundred and Twenty-sixth street, for Van Dolsen & Tyson, at a cost of \$64,000, and five three-story and basement brick and stone private dwellings, 15x50 each, to be reared on the north side of One Hundred and Thirty-fourth street, between Willis avenue and Brown place, for Theo. F. Sanders, at an estimated cost of \$35,000.

The Manhattan Square apartment house, about which there has been so much litigation, is now to be completed by Milliken & Smith. The structure is located on the northwest corner of Ninth avenue and Seventy-eighth street, and has seven stories nearly finished. The architects chosen are Messrs. D. & J. Jardine. The latter are also drawing plans for completing the addition to the Hotel Branting, on Fifty-eighth street and Madison avenue.

Chas. C. Haight is the architect for the eleven-story apartment house to be erected by the Fifth Avenue Apartment Company on the southwest corner of Fifth avenue and Thirty-fifth street, reported in our last.

Henry Herter has the plans for a five-story brick and stone store and dwelling, 25x54, to be built at No. 94 East Broadway, for Solomon Jacobs, to cost about \$14,000.

D. Loonie will erect three five-story tenements on the south side of Forty-ninth street, east of First avenue.

Richard Deeves intends to improve the plot on the south side of Eighty-third street, 275 feet east of Tenth avenue, probably by the erection of a first-class stable and flats.

John Hennessy will shortly commence the erection of a six-story brick and stone flat, 25x84, at No. 59 Marion street. Hugo Kafka & Co. are the architects.

D. A. McLeod proposes to erect four two-and-a-half story frame cottages, 22x50 each, on Ogden avenue, High Bridge, at a cost of about \$20,000, from plans by Alfred E. Barlow.

### Brooklyn.

Th. Engelhardt is preparing plans for a three-story brick store and dwell-



ing, 20x60, with one-story extension, 20x17, with a two-story frame stable, 17x20, to be erected on the southeast corner of Broadway and Van Buren street, for Henry Sahlfeld, cost, \$9,000; two-story brick basement frame dwelling, 23.6x46, to be erected at No. 126 Ainslie street, for Frank Mayer, cost, \$4,000; three-story brick ice house, 40x133.6 on the green avenue, 60 south Monteith street, for S. Liebmann's Sons, the brewers, to cost about \$18,000; three-story frame stores and tenement, 25x55, on Central avenue, 50 south Melrose street, for John Bosch, cost, \$4,000.

H. Vollweiler has plans under way for eleven three-story brick dwellings with brown stone basements and trimmings, ten of which will be 18x42 and one 20x42, to be erected on the south side of Quincy street, between Reid and Stuyvesant avenues, for Samuel W. Post, cost about \$5,500 each; four-story brick (Dorchester stone trimmed) store and tenement, 25x65, to be erected on the west side of Manhattan avenue, 150 south of Meserole avenue, for Mr. Hendricks, cost, \$8,000; two three-story brick (Dorchester stone trimmed) flats, 27.10x65 each, to be erected on Clason avenue near Flushing, for Mr. Schuter, cost, about \$18,000 each; three three-story brick flats, each, 20x51.4, to be erected at Nos. 97 to 101 Gwinnett street, for Messrs. Marx & Wachschrager, cost, about \$4,800 each.

### Special Notices.

John Bazley White & Brothers, Limited, manufacturers of the well-known Portland cement bearing their name, announce that they have appointed Marcial & Co., of No. 36 Broadway, their sole agents for the Eastern section of the United States, or the states bordering on the Atlantic. Mr. Francis Spies, Consul General of Ecuador, is a member of the last named firm, and was the first salesman to effect a sale of English cement in this country. The cement manufactured by White & Brothers has invariably stood the severest possible tests, and is known and recognized all over the world for its great durability. That it is a superior article for work of every description is shown by the fact that few cements equal it in density, color, firmness and strength. Of course, all who use cement are not good judges of its quality and excellence, and necessarily depend greatly on the reputation borne by the firm from which it is obtained. In this respect J. B. White & Brothers are rated first-class, and point with pride to their record as manufacturers of cement for the past seventy years. In that time their cement has been successfully introduced in all parts of the civilized world, and attained the highest rank for quality and durability in temperature of every sort. The firm publishes in descriptive circular form a long list of notable buildings throughout the world in which their cement has been used, and in addition to the published list have recently supplied cement for the following: H. M. Office of Works, Cardiff Docks, Southampton Docks, Tibury Docks, Forth Bridge, Liverpool Waterworks, L. & N. W. Railway, S. E. & S. W. Railway, in England, as well as the Natal Harbor Works, Eastbourne Harbor Works, Batoum Fortifications, and other works of magnitude.

A co-partnership has been formed by R. T. Haines and James S. McQuillen, as real estate brokers, under the title of Haines & McQuillen. Both

names are known amongst real estate men. Mr. Haines occupied an office for a number of years, at No. 30 East Fourteenth street, and Mr. McQuillen, who is a notary public, is young, energetic and intelligent. The firm commences business at a good time of the year and has already received marked encouragement. They are prepared to effect transactions in loans and commercial paper, this branch of their business being under the charge of Mr. T. W. Frech, who has had considerable experience in conducting negotiations of this character. Their office is at No. 73 Cedar street, between Broadway and Nassau.

Farrell & Larsen, manufacturers and builders of the endless rope dumb waiters, are well known in the building trade. They have supplied a very large number of structures in all parts of the city, amongst them being four houses on Fifth avenue, between Eighty-sixth and Eighty-seventh streets, the fine apartment house, now being built by W. J. Gessner, on Eighty-seventh street and Park avenue, and four first-class flats for S. O. Wright, on One Hundred and Twentieth street, between Madison and Fourth avenues. This firm also manufactures elevators and refrigerators, and they have made valuable improvements in their dumb waiters. Their factory is at Steer's mill, One Hundred and Twenty-fifth street and Harlem River.

A brick manufacturing firm in Ohio has succeeded in perfecting and patenting an invention which, it is claimed, is far superior to common brick material, and obviating the necessity of drying, racking and burning, will be available at any portion of the year. It is composed of sand, cement, water, slaked lime and a coloring substance. The ingredients are combined in certain proportions and well mixed, and then pressed into moulds of any desired shape. To make the bricks thoroughly water-proof, they are subjected to a bath of hot water, containing soap, and allowed to dry, after which they are passed through an alum bath. The brick are of uniform color and hardness, and can be cheaply made. The same material can be used for mantels, fence-posts, tiles, or nearly anything where wood and iron have been used heretofore exclusively in building.—*Exchange*.

After an attempt lasting two years and a half, and involving an expenditure of over \$25,000, the Winchester Repeating Arms Company has abandoned its attempt to secure an artesian well on its premises. The Arm Company was charged so much by the New Haven Water Company for its supply of water that an independent supply was sought, but, although the work occupied several times as long as was expected, no artesian supply has been obtained, and the manufacturing concern must remain dependent on the water company. The bore, six inches in the diameter, had reached a depth of 2,400 feet about two months ago, when some maliciously-inclined person dropped down the bore several pieces of iron one day while the men were at dinner. These pieces of iron wedged in about fifty feet of steel boring tools, and when more than a month had been spent in trying to remove the contents of the bore, the work was abandoned by the contractor. The contract provided that payment should be made by the foot, and for some forty days before the boring tools reached the point where they now remain, the contractor had averaged a net profit of \$115 per day. All the expense of trying to remove the obstructions was dead loss to him, and he now says that as a result of his contract he has lost two years and a half of his life without compensation and \$1,500 in cash besides. A year ago he was \$10,000 ahead on his contract. The obstructions in the bore weigh, he says, about 3,000 pounds. There is only one deeper bore in the world, and that is in a Pennsylvania oil well. The Winchester bore lacks only 240 feet of being half a mile deep.—*New Haven Palladium*.

### BUILDING MATERIAL MARKET.

It has been rather a dreary sort of week on the Exchange, for which the clerk of the weather is almost wholly responsible. Between the storms and the cold it was next to impossible to push forward work, and this of course checked demand for material, while at the same time supplies were cut off by the ice-bound condition of all channels of navigation and sellers had nothing to offer. Business, in consequence, was extremely limited, and the members of the Exchange who, through force of habit, put in an appearance found little to do beyond canvassing the chances for the future. The conclusions were by no means unfavorable and it is expected that as soon as nature will permit a cheerful revival of trade may be calculated upon.

**BRICKS.**—The wholesale market is practically suspended and, so far as we can learn, there has been nothing sold since our last report. Supplies were thoroughly blocked at every point and not even an attempt was made to get anything through while from the very limited quantity in hand here there was no offering made. A couple of operators engaged in a quiet little matter of speculation on Thursday but it was entirely outside the ordinary channels of trading and not likely to have any influence upon the situation. As to prices nothing can be named as a matter of course that would be in any way reliable. Old quotations must be retained as representing the latest known sales but they are nominal figures entirely and will no doubt be exceeded when an opportunity is afforded to give the position a new test as a great many buyers are unquestionably awaiting a time when they can come upon the market again. Dealers meanwhile are benefiting to a considerable extent through the absence of cargoes and in some cases as a necessity obtaining extreme rates owing to the difficult deliveries.

**LATH.**—Everything has been quiet for want of stock. The nearest approach to a supply was the arrival of a cargo at Hart's Island, but there the vessel became ice-bound and has remained with the lath practically useless for the time being. The latest actual sale was at \$2.50 per M, but receivers seem to think they will be enabled to realize more money when they can offer stock for competition. Buyers do not make much of a demonstration at the moment, but as lath are used on indoor work consumption has not been greatly impeded and second-hand accumulations are thought to be running down somewhat.

**LUMBER.**—In a general way the tendencies of the market continue toward improvement. There is nothing to indicate a quick and liberal gain on any class of stock, but simply a slow healing over of weak spots, the germination and expansion of new demand, and a growth of confidence in the situation that prom-

ises very fairly for the near future. As before intimated the manufacturing interest is feeling the pressure of growing wants and either through exhaustion of accumulations or the failure to obtain expected additions from primary sources are frequently compelled to come upon the market. For building purposes, also, there is a much better showing than many had anticipated on city account, while the consumption of Brooklyn will probably run well up to estimates contractors on both sides of the East River feeling much less worried over prospective labor difficulties as a deterrent to progressive work than they were at the commencement of the year. Many of the trade also predict good export orders. Supplies in the meantime are shrinking to a greater or less extent and this contributes another supporting factor and about all but over-anxious operators seem to be pretty well satisfied with matters as they stand. There seems to be no special effort to solve the general log-crop enigma, but we find an absence of alarm about any great scarcity of lumber of average quality and assortment.

Eastern Spruce does not give receivers much trouble, and current reports convey the impression that only an unusual heavy quantity of stock, with a full proportion of undesirable specifications would create a feeling of weakness. Buyers claim to be only moderately interested, yet, while this may be so in individual cases, there is a great many of them who leave word to "just let me know when anything comes in," and they not only appear upon receipt of information but are almost certain to become buyers if the offering possesses any attractions at all. Reduced and broken yard stocks in fact commence to exert an influence more frequently, and the demand promises to expand rather than diminish. Advices from primary points, as a matter of course are strong, and it is claimed are well fortified. General quotations remain at \$14@16 per M, and specials will range up to \$17 per M.

White Pine seems to have quite as full a movement as last week, and in about the same form, buyers acting with comparative promptness when they have orders, but not letting the demand go beyond that limit. Many dealers could add to their accumulations with some freedom, and then have only a fair stock, but they appear in no hurry to do so, and some efforts to place rail shipments have proven abortive. There is at present every prospect of a full log crop. We quote at \$15@17 for West India shipping boards; \$20@27 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine is steady and rather gaining in tone on the most desirable assortments, as yard stocks are broken up somewhat, and there is an occasional call for bids on a few more specials. Sellers are not keeping away from the demand, but on the contrary rather inactive to meet it fairly, though insisting upon about former rates. There is a little too much stock afloat in first hands to hope for a positive advance in rates. We quote as follows: Randoms \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$20@21 for dressed.

Hardwoods are steady and in better demand.

Choice poplar, ash, cherry, walnut and occasionally a little maple are all wanted. There appears to be a slight hitch in the sale of oak at times, though carefully cut quartered stock seldom goes begging or loses much on value. Export orders at present are rather moderate. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; ash, \$33@42 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$28@37 do.; cherry, \$60@90 do.; whitewood, \$28@35 do. do.; elm, \$22@25; hickory, \$45@50 do.

### GENERAL LUMBER NOTES.

#### THE WEST.

We have not received our copy of the *Northwestern Lumberman* this week, and are compelled to restrict extract from its yearly review of the lumber trade of the Northwest to the following telegraphic summary:

The white pine lumber cut in 1884 was 8,075,533,054 feet, as compared with 7,624,789,786 feet in 1883. The shingle production in 1884 was 4,543,856,000, against 3,964,756,639 in 1883. There are on hand at the mills 3,516,957,416 feet of lumber, 43 per cent of the entire cut. The lumber at the distributing markets makes the entire stock on hand nearly 6,000,000,000 feet.

#### SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, }  
BAY CITY, MICH. }

Although the unlooked-for activity in the lumber market, which set in about two weeks ago, has not been fully maintained during the past week—and it was hardly expected it would be—still some sales have taken place, and considerable inquiry is noticed. Of course the cold weather and blocked railroads undoubtedly induced many lumbermen to remain at home and enjoy the comforts of their homes and offices, instead of venturing on a journey which promised little else than to be side-tracked, or worse, blockaded by snow away from any source of supplies, as was the Indiana delegation of ninety-one lumbermen who attempted to reach the Michigan lumber woods, and consumed the best part of four days in doing so.

Inquiry by letter has been quite frequent, and several important sales are in embryo, but we are not at liberty to refer to them more particularly at present. A sale of 1,000,000 feet to Erie parties was reported on Wednesday last at \$15 straight measure, and 463,000 feet sold at Saginaw at \$9, \$18 and \$39. A sale of 4,500,000 feet of logs was also made by D. L. Wood, of Cleveland, to S. O. Fisher, of West Bay City, 1,000,000 of which are in the river at Bay City, and the balance early logs to be sawed at this point. The general opinion is, owing to the enormous curtailment of the log crop, amounting to over 40 per cent, in the aggregate, that as soon as the present blizzard blows over, lumber sales will be reported plentifully, and business will boom.

LUMBERMAN AND MANUFACTURER, }  
MINNEAPOLIS, MINN. }

The entire absence of business is growing tremendously monotonous in all western markets. Largest stocks and no orders grow as tiresome as chronic rheumatism.



It is pleasing however to note that in times of depression like the present that all concerned are in a most cheerful and hopeful mood in view of the beginning of a revival of trade in the manufacturing districts and commercial centres of the east, and the prospective business of the great growing and thriving West which is now anticipated for the year.

The shipments from Chicago, St. Louis and other points to Minneapolis are lighter than they have been for years in the corresponding week although gaining on the last few cold weeks. A cheerful feature of the situation is the fact that there is no one rushing around trying to induce some one to buy lumber they neither have use for, or can pay for.

In the railroads there is no disposition manifested by the northwestern lines to contest the right of the Chicago lines to all the southwest territory either now or at any time in the future. This fact has set the Wisconsin men to discussing the question of piling or rafting in 1885. It is apparent to all that the northwest alone cannot consume the product of the northwestern mills and unless the railroads reaching them will distribute it to the southwest at charges which will enable us to compete with Chicago, the lumber men must of necessity go back to rafting, and once more distribute from river points between Winona and St. Louis. Many who built mills in Wisconsin on the idea that they would be protected by their only railroad have now to submit to working their mills for the benefit of the railroad whose promises got them into the corner. They would stop or get out if they could.

The reports from the pineries continue to be most favorable and weekly additions have to be made on previous estimates of the output.

#### FOREIGN.

##### Cuba as follows:

Receipts having subsided, stocks are smaller and prices for both pitch and white pine rule with an increased firmness. Cooperage stocks—Box Shooks unchanged at 90¢ per sh; hhd shooks plentiful and moderately dealt in at from 16¢ to 18¢ for sugar and 20¢ to 21¢ for molasses, both quotations including headings. Empty casks—Active demand and rather scarce for which reason higher prices are anticipated for first receipts. Hoops—Fresh long shaved continue scarce, and as old continue to be retailed at 48¢ per mille, we anticipate a ready sale at remunerative prices to the first parcels that come in.

##### Rio Janeiro as follows:

Pitch pine—There have been no arrivals. The cargo ex "Rozeila Smith" is reported sold at about 40500 per dozen, 32x14. The market is very firm and offers to arrive are reported at or about 43000 per dozen. White pine—Arrivals nil and brokers still quote the article firm at 125 reis per foot to arrive. Spruce pine—The arrivals have been: 556 dozen per "Hermanus" from Hernosand; 893 do "Leitch" from Westerwick; 749 do "Therese" do; 579 do "Helene" do. The sales have been 940 dozen ex "Mary Ann" on private terms, and 893 doz. ex "Leitch" at about 385000. The cargoes per "Hermanus," "Therese" and "Helene" were on order. The quotation to-day is 385000 per dozen for white, and 415000 per dozen for red pine.

#### ENGLAND.

##### The Timber Trades Journal as follows:

##### LONDON.

American Black Walnut.—The consumption goes on steadily, and there is no falling off in the demand, although lately prices have been scarcely so high. When, however, any extra large-sized wood is offered there is no want of buyers at good prices. It is only the small and inferior logs that have yielded in price. We notice what seems to be a very good parcel of sizeable logs now landing at the West India docks.

##### GLASGOW.

A sale of mahogany was held here on 3d inst., and following it parcels of whitewood, birch and walnut were disposed of. There was a good attendance of town and country buyers, and the bidding for mahogany was marked by keen competition, especially for the larger-sized wood of the cargo. The walnut that was sold on same date clears out some old remainder parcels. At present the market is bare of walnut, and for good wood there is a strong demand. The weather on the 3d inst. was very favorable for these sales, and the company kept well together until the close.

A cargo, consisting of 353 logs Minatitlan (Mexican) mahogany, 38 logs cedar, and 19 log ends mahogany (sale contents 120,967 ft.), was cleared out at an average for the mahogany of 4 30-32d. per sale foot (prices ranging from 3d. to 12½d.), and for the cedar an average of 3 21-32d. (prices ranging from 3d. to 6½d.), log ends mahogany at 24d.

##### Following the above—

60 logs Weymouth, N. S., birch, 13¾ in. av. sq., at 1s 3d. per cub. foot.

51 logs American whitewood, 23 in. av. sq., at 1s. 6½d. to 2s. 2d. per cub. foot.

182 logs American black walnut, 15 in. av., inferior, very much split, at 2s. 7d. to 3s. 5d.

**METALS.—COPPER.**—Ingot shows little or no change of an important character. Offerings are not large nor is there any attempt to force trading, yet on the other hand the inquiry keeps within narrow bounds, and buyers manifest a general indifference about handling stock beyond the limits of well-defined necessities. Lake may be quoted at 11½¢ to 11¼¢, and thence cost grades down to 10½¢ for other brands. Manufactured Copper remains rather dull, disappointingly so in some instances, and cost has been further slightly shaded of late, though sellers assert that no further concession will be made. We quote as follows: Brazier's Copper, ordinary size, over 16 oz. per sq. foot, 17c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 17c. per lb.; do. do., 10 and 12 oz. per sq. foot, 21c. per lb.; do. do., lighter than 10 oz. per sq. foot, 24c. per lb.; circles less than 84 inches in diameter, 23c. per lb.; 84 inches in diameter and over, 24c. per lb.; segment and pattern sheets, 22c. per lb.; locomotive fire-box sheets, 20c. per lb.; Sheathing Copper, over 12 oz. per sq. foot, 16c. per lb.; and Bolt Copper, 17c. per lb. **IRON.**—Scotch Pig really has only a nominal sort of value. Some small lots occasionally change hands, but there is no open free demand, and sellers simply do the best they can on the invoices they are enabled to dispose of. There is said to have been some fair contracts for future delivery, however, with no particulars made public as regards price. About \$18.50 to \$21.50 per ton, continues to be named as a general range. American Pig gives no indication of animation, yet nearly every seller is doing a little business, and the footing for any given period would probably show quite a respectable aggregate. Stocks are full enough for all the calls made yet, as a rule, well under control, and value main-

tained on a steady basis throughout. We quote \$18.00 to \$18.50 per ton for No. 1 X foundry, \$17.00 to \$17.50 for No. 2 X do. do., and \$16.00 to \$16.50 for gray forge. Old material has been fairly active, and in a general way the market ruled quite steady. Supplies are not abundant and of wrought scrap there is something of a scarcity. We quote at \$17.50 to \$18.00 for old tee rails, \$18 to \$19 for double heads, \$17.00 to \$17.50 for No. 1 wrought scrap ex-ship, \$18.00 to \$18.50 for selected do., \$16.00 to \$17.00 for old car wheels, and \$19.50 to \$20.00 for crop ends. Steel rails have been dull and the market unsettled with rather an easier tendency. Most Eastern manufacturers are asking \$27.00 but it exceeds average bids and business at \$50 to \$1.00 less is rumored. Manufactured iron secures only moderate attention and on common the market is somewhat easier. Supplies ample. We quote Common Merchant Bar, ordinary sizes, at 1.60 to 1.90c. from store and Refined at 1.90 to 2.40c.; Rods, round and square, 2.00 to 2.30c.; Bands, 2.30 to 2.50c.; Norway Nail Rods, 5¼ to 6c., and domestic sheet on the basis of 2.70 to 3.00c. for common Nos. 10 to 16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. **LEAD.**—Domestic Pig has met with a few orders but most of the demand is of a jobbing character. Supplies well under control and firmly held. We quote at about 3½¢ to 3¾¢. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 4½¢ to 4¾¢; pipe, 5½¢; sheet, 6½¢, less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. **TIN.**—Pig secures a very good jobbing sale, the supply is very well under control and little variable advices from Europe have some little influence at times most holders are confident. We quote 17¼¢ to 17½¢ for Straits, 17½¢ to 17¾¢ for Australian, 17 to 17¼¢ for English and 19 to 19¼¢ for Banca. Tin plates, for immediate delivery are wanted only in small lots but there is reason to believe that in a quiet way a great deal of trading has been done for future. Desirable supplies are under control. We quote I. C. Charcoal, third-class assortment, \$4.95 to \$5.00 for Allaway grade, and \$5.80 to \$5.40 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke \$4.40 to \$4.45 for B. V. grade; \$4.50 to \$4.55 for J. P. grade; Charcoal terme, \$4.40 to \$4.57½; for Allaway and Dean grades 14x20, \$8.90 to \$9.30 for do. 20x28; Coke terme, \$4.30 to \$4.35 for Glais grade 14x20, and \$8.75 to \$8.80 for do. 20x28—all in round lots. Spelter without much animation and the tone unsettled though somewhat above last valuation. We quote at 4½¢ to 4¾¢ for domestic and foreign, according to brand, quantity, etc. Sheet Zinc selling fairly in small lots and ruling about steady at 5½¢ to 5¾¢, according to quantity, quality, etc.

**NAILS.**—Demand still fluctuates to a considerable extent, and it is difficult to find buyers who will invest beyond the amount of stock they intended to handle when starting in upon the market. This, however, is really only a continuation of the well-established spirit of caution that has so long guided operations, and does not greatly disturb sellers. Indeed a general expression of confidence may be noted in most movements, and the feeling is that supplies are now in such shape as to remain under control and command full rates. Quotations are \$2.20 to \$2.30 per keg for 10d. to 60d., according to size of invoice.

**PAINTS, OILS, ETC.**—Business appears to be good and increasing on most lines of goods. Indeed some operators who were very "blue" a short time ago, now that they are running up a pretty full line of orders go to the other extreme, and are particularly pronounced in the sanguine predictions of what they "expect" to do. Trade, however, is as good as could be expected. Most buyers are prompt enough to prevent any difficulty in serving them, and values have a hardening tendency in many instances. Linseed oil meeting with a better call and ruling steady at 51 to 53c. for domestic, and 54 to 55c. for foreign. Spirits turpentine has been moderately active, with an inclination to greater firmness, closing at 30½ to 32c. per gallon, according to size of invoice, etc.

**PITCH AND TAR.**—Dealings have been in about the usual channel and old form, with no new features of special interest since our last, though the tone is not over strong. We quote pitch at \$1.70 to \$1.95 per bbl.; Tar, \$1.95 to \$2.25 do., according to quantity, quality and delivery.

For Market Quotations, see page 202.

#### SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending February 20:

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

##### R. V. HARNETT & CO.

63d st, No. 35, n s, 159 w 4th av, 20x100.5, four-story stone front dwell'g. P. F. Collier. (Amt due \$34,178).....	35,000
*63d st, No. 33, n s, 21x100.5, four-story stone front dwell'g. New York Life Ins. Co. (Amt due \$35,873).....	36,000
*109th st, No. 72, s s, 136 w 4th av, 17x100.11, four-story stone front dwell'g. Catharine B. Logan. (Amt due \$1241, prior mort. \$9,100).....	8,600
*109th st, No. 78, s s, 17x109.11, four-story stone front dwell'g. Same. (Amt due \$1,241; prior mort. \$9,100).....	8,700
115th st, s s, 245 w 5th av, 20x100.11, three-story stone front dwell'g. Thos. McManus. (Amt due, \$13,042).....	14,450
115th st, s s, 285 w 5th av, 20x100.11, three-story stone front dwell'g. H. A. Dingee. (Amt due, \$13,042).....	14,500
South 5th av, No. 158, w s, 193 s Spring st, 25x75, five-story brick store. Joseph Libman & Co. Harlem River & Portchester R. R. n e cor Bungay Creek, runs north, abt 122 x southeast — to East River, x irreg with right, title, &c., to land under water, &c., 21 1,045-10,000 acres. John Watson.....	\$22,800
Water st, Nos. 348 and 350, w s, 103.3 s James st, 34.2x60.7x27.9x59.6, two and three-story frame buildings. John Callahan.....	5,175
130th st, No. 54, s s, 135 e Madison av, 25x99.11, four-story brown stone flat. William Blair. (Mort. \$13,500).....	17,100
130th st, No. 56, 25x99.11, four-story brown stone flat. Same. (Mort. \$9,500).....	16,750

##### JOHN F. B. SMYTH.

5th av, w s, 20.10 s 126th st, 20x85, four-story stone front dwell'g. Chas. F. Gallice. (Amt due, \$21,685).....	29,700
5th av, w s, adj, 20x85, four-story stone front dwell'g. Same. (Amt due, \$21,685).....	29,750

##### L. MESIER.

*63d st, No. 45, n s, 75 w 4th av, 17x100.5, four-story stone front dwell'g. The New York Life Ins. Co. (Amt due \$29,113).....	29,000
*63d st, No. 43, n s, 16x100.5, four-story stone front dwell'g. Same. (Amt due \$24,450).....	27,000
*63d st, No. 41, n s, 16x100.5, four-story stone front dwell'g. Same. (Amt due \$27,450).....	27,500
115th st, s s, 305 w 5th av, 20x100.11, three-story stone front dwell'g. Thomas McManus. (Amt due \$13,042).....	14,450
115th st, s s, 325 w 5th av, 20x100.11, three-story stone front dwell'g. James McCloud. (Amt due, \$13,042).....	14,475

##### L. J. & I. PHILLIPS.

*60th st, Nos. 221 and 233, n s, 80 w 2d av, 178x100.4, seven-five-story stone front flats. Max Danziger. (Amt due \$62,025).....	44,500
*108th st, Nos. 212 to 234, n s, 160 e 3d av, 300x100.11. Max Danziger. (Amt due \$61,388).....	12,000

##### D. M. SEAMAN.

78th st, Nos. 323 and 325, n s, 275 w 1st av, 50x102.2, two four-story stone front flats. Max Danziger. (Amt due, \$6,550).....	18,000
78th st, Nos. 319 and 321, n s, 50x102.2, two four-story stone front flats. Same. (Amt due, \$6,550).....	17,500

##### B. SMYTH.

2d st, No. 242, n s, bet Av A and 1st av, 24x105, with buildings. Michael Fay.....	3,600
--	-------

##### OTHER AUCTIONEERS.

Cedar st, No. 102, s s, 50.1 e Temple st, 24.5x55, six-story brick store and tenement. John J. Bradley. (Leasehold, 21 years' lease, from May 1877, ground rent, \$275 per annum).....	6,000
69th st, Nos. 343 and 345, n s, 296 e 2d av, 54x100.4, two four-story stone front flats. Thos. C. Smith. (Amt due \$9,310).....	43,000
*127th st, n s, 325 e 7th av, 25x99.11, three-story stone front dwell'g. Sophie Robert. (Mort. \$16,800).....	19,800
130th st, No. 6, s s, 143.4 e 5th av, 16.8x99.11, four-story stone front dwell'g. Mary L. Mayhew, party in interest. (Amt due \$7,606).....	11,100
Independence av, n e s, near Johnson av, 65.7x105x125, gore, 29-100 acres, Spuyten Duyvel. P. W. Kellogg.....	1,000
*1st av, Nos. 1657 and 1659, w s, 50.4 n 86th st, 50.4x75, two four-story brick dwell'gs. Sophie Robert. (Mort. \$18,810).....	25,010

Total.....	\$605,410
Corresponding week 1884.....	\$182,850

#### BROOKLYN, N. Y.

In the City of Brooklyn Messrs. J. Cole, and J. C. Eadie have made the following sales for the week ending February 20:

*Broadway, s w s, 35.3 n w Reid av, 20x86x22.5 x76. Henry Ginnel.....	\$5,600
Cumberland st, w s, 87.3 s Park av, 25x100. E. B. Wakeman.....	3,460
Diamond st, w s, 127.6 s Greenpoint av, 83.3x104x112x110. Eugene Piton.....	480
Duffell st, No. 234, w s, 21.8x100.3, three-story brick dwell'g. Robert Larkin.....	10,800
Pulaski st, n s, 75 w Reid av, 33.4x71.9x35.4x60. Matthew Gilson.....	7,655
Sackett st, s w s, 252 s e Nevins st, 25x100. John E. Allison.....	1,030
Schermerhorn st, No. 118, 21.8x100, three-story brown stone dwell'g. E. D. Bushnell.....	10,250
2d st, No. 406, 25x100, three-story brick store and dwell'g. Pat'k Colohan.....	4,900
2d st, No. 68, e s, 117.4 n e South 9th st, 22.8x104. Wm. O. Sumner.....	4,850
3d st, No. 389, 25x80, three-story brick dwell'g. John Ryan.....	7,200
North 5th st, No. 123, n s, 175 e 3d av, 25x100. John Kerwin.....	2,325
North 8th st, No. 115, 25x50, three-story brick dwell'g. Thos. Fagahan.....	4,400
North 8th st, n w cor 3d st, 25x80, vacant. Henry Hamilton.....	2,700
Total.....	\$65,650
Corresponding week, 1884.....	\$32,530

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

#### NEW YORK CITY.

FEBRUARY 13, 14, 16, 17, 18, 19.

Broadway, Nos. 345 and 347 and Nos. 92, 94 and 96 Leonard st, beginning Broadway, s w cor Leonard st, 56x149.2x49.7x156. Duane st, Nos. 305, 307 and 309, n w cor Duane st, 75x105x75.4x105. Harriet M. Wiley, otherwise Hale, to Harry H. Hale, Bradford, Mass. 1-9 part. Release dower. Aug. 22.....	nom
Canal st, s s, 152.8 e Broadway, runs south 25x east 25 to Cortlandt alley x north to Canal st, x —, four-story brick store, new store projected. Theodore M. Barnes and ano. exrs. Joseph N. Barnes to Diederich A. William and John H. Heidgerd of D. & W. Heidgerd. Feb. 2, 17, 1900.....	12,500
Columbia st, No. 86, 25x120, three-story frame and brick building and two-story brick and one-story frame building on rear. Solomon Weill to Mendel Altman. Contract. Feb. 11.....	12,500
Greenwich st, No. 328, w s, 50 s Jay st, 25x80, four-story brick building and one-story brick	



- building on rear. Thomas H. O'Connor, exr. John F. O'Connor, dec'd, to Deiderich Funk. Feb. 17. 19,000
- Houston st, No. 284, n s, abt 105.5 w Av B, 24x106.6, three-story brick dwell'g. Joseph Grunder to Jacob Raichle. Feb. 16. \$12,900
- Jones st, No. 13, n s, 25x100, three-story frame dwell'g and one-story frame building on rear.
- Jones st, No. 15, n s, 250 e Bleecker st, 25x100, three-story frame dwell'g with one-story brick and two two-story frame buildings on rear.
- Irving Hunter one of the heirs, G. J. Hunter to Ella I. Hunter.  $\frac{1}{2}$  part. Feb. 17. 5,720
- Pearl st, No. 6, s s, 21.5x50x22.6x50, four-story brick building. Partition. Abram Kling to Louis A. Heinsheimer. Jan. 28. 8,250
- Watts st, No. 9, s s, 228.10 e Varick st, 21.2x52 x16 and 5, the 5 foot being on alley, x 60, three-story frame building. Joseph Martin, New Lots, L. I., to Catherine N. Le Grand, Jersey City. Feb. 4. 8,000
- Willett st, No. 71, w s, 63 s Rivington st, 18.6 x50, five-story brick tenem't.
- Willett st, No. 69, w s, 81.6 s Rivington st, 18.6x50, five-story brick tenem't.
- George Cohen to Simon Bing, Jr. Mort. \$14,000. Feb. 14. 22,000
- Waverly pl, No. 119, three-story brick and stone house, 24.6x100.6. Contract. Edward Clear, Williamsburg, L. I., to Martin Kelly. Feb. 4. 14,000
- 4th st, n s, 90 w Lewis st, 10x21.2.
- 4th st, n s, strip, 5x96.
- Release of 2 mortgages and from Foreclosure and Sale. William K. Thorn, assignee, to Ellen and Mary J. Carren. Feb. 7. nom
- 10th st, No. 107, n s, 135.9 e 3d av, 23.9x94.7, three-story brick dwell'g. Margaretha Schaefer to Henry Pfeiffer. Mort. \$12,500. Feb. 2. 14,500
- 15th st, Nos 231-235, n s, 362.3 w 7th av, 75x103.3, three four-story brick flats. Anthony Yeoman to George De F. Barton. C. a. G. Mort. \$45,000. Feb. 13. 90,000
- 16th st, Nos. 634 to 640, s s, 238 w Av C, 100x103.3, four five-story brick tenem'ts. Charles and Abraham Rosenthal to Adolf Klaber. Mort. \$48,000. See 73d st. Feb. 16. 70,000
- 18th st, No. 327, n s, 320 w 1st av, 20x92, three-story brick dwell'g. Bernard Toch to Mary Toch, widow. C. a. G. Feb. 18. gift
- 22d st, No. 152, s s, 125 w 3d av, 25x98.9, four-story brick dwell'g and two-story brick stable on rear. The J. M. Horton Ice Cream Co. to J. Monroe Taylor. Feb. 14. 19,000
- 26th st, No. 304, s s, 100 e 3d av, 25x98.9, five-story brick tenem't. Joseph Johnston to William Forster. Mort. \$27,050, taxes and all liens. See 47th st. Feb. 10. 20
- 28th st, n s, 354.6 w 9th av, 20.6x98.9, three-story brick dwell'g. Mariechen, wife of Bernhard or Bernet Moral and Hannchen wife of Meyer Moral to Charles S. Fischer. Feb. 9. 8,000
- Same property. Louis Casper, exr. I. L. Joel, to Mariechen wife of Bernhard Moral, and Hannchen wife of Meyer Moral. Feb. 17. nom
- 29th st, No. 333, n s, 388.7 e 2d av, 22.5x98.9, four-story brick tenem't. Christina Disney, widow, Melrose, Mass., to Annie E. wife of Edward W. Disney. Mort. \$6,000. Oct. 2. nom
- Same property. Mary Welsh to Annie E. Disney. Correction deed. Feb. 9. nom
- 31st st, No. 362, s s, 160 e 9th av, 20x98.9, four-story brick dwell'g. Frederick C. Goldsmith to Stephen S. Baker. Jan. 27. 15,000
- 35th st, No. 216, s s, 183.4 e 3d av, 16.8x98.9, three-story brick dwell'g. Helen S. wife of and Samuel H. Cooper to Valentine Merklen. Mort. \$6,000. Feb. 14. 10,750
- 36th st, No. 323, n s, 260 e 2d av, 25x98.9, four-story brick tenem't. Martha L. Barry, widow, to Harriet L. Barry. Jan. 27. 7,764
- 36th st, Nos. 358 and 360, s s, 100 e 9th av, 50x98.9, two four-story brick dwell'gs. Joseph Rosenthal to Isaac Mannheimer. Q. C. Confirmation deed. Feb. 13. nom
- Same property. Isaac Mannheimer to Pierce Dunne and Margaret his wife. Mort. \$13,000. Feb. 14. 26,100
- 38th st, No. 103, n s, 60 w 6th av, 20x98.9, four-story stone front dwell'g. Edward G. Gilmore, exr. Mary Gilbert, to Mary A. Taylor. Mort. \$22,000. Feb. 17. 35,500
- 38th st, No. 449, n s, 157 e 10th av, 25x98.9, three-story brick dwell'g and four-story brick laundry on rear. Friedrich L. Volk to Nathaniel W. Meeker. Feb. 17. Mort. \$13,000. 14,000
- 43d st, s s, 200 e 8th av, 0.4x98.9. Henry Trumper, Emily A. Clearwater and Isabelle M. Weller, heirs Peter Trumper, to Joseph H. and Henry C. Bennett, Emma Close and Louisa Nelson, heirs Mary I. Bennett. Q. C. Feb. 10. 175
- 46th st, s s, 75 w 2d av, 25x50.5x25x50. John Bauer to Susanna Koch. Feb. 14. nom
- 46th st, No. 548, s s, 175 e 11th av, 25x100.5, three-story frame factory. Thomas Martin and ano., exrs. Alex. R. Martin, to Hellen W. Martin. Mort. \$500. Jan. 10. 5,000
- 47th st, Nos. 440 to 444, s s, 260 e 10th av, 75x100.5, three five-story stone front flats. William Forster to Joseph Johnston. See 26th st. Mort. \$27,000, and which is part of consideration. Jan. 16. 30,000
- 48th st, No. 229, n s, 300 w 2d av, 12.6x100.5, four-story stone front dwell'g. John H. Henshaw to Hanslen, wife of Zadok Strauss. Mort. \$4,500. Feb. 12. 9,500
- 52d st, No. 448, s s, 225 e 10th av, 25x100.5, four-story brick tenem't. Henry J. Burchell to
- Pierce Dunne. Correction deed. C. a. G. Feb. 14. nom
- 52d st. Receipt of payment for half of party wall and release. Frederick de Bary to Columbus O'D. and Edith C. Iselin. Feb. 2. 716
- 53d st, No. 422, n s, 274 e 1st av, 20x100.5, three-story brick dwell'g and one-story brick extension. Thomas Bolen to Elizabeth Soltmann. Mort. \$6,500. Feb. 16. 8,600
- 53d st, No. 129, n s, 357.6 w 6th av, 17.6x100.5, four-story stone front dwell'g. Foreclos. Jerome Buck to Daniel A. Lindley, Irvington, N. Y. Feb. 15. 14,500
- 53d st, No. 127, n s, 340 w 6th av, 17.6x100.5, four-story stone front dwell'g. Foreclos. Same to same. Feb. 15. 15,000
- 54th st, No. 122, s s, 140 w Lexington av, 16.8x100.5, three-story brick dwell'g. Emanuel Frankfeld to William S. Kane, Dec. 26. 12,000
- 54th st, No. 430, s s, 400 e 10th av, 22.6x55.2x22.7 x53.6, four-story frame dwell'g. Mary wife of and Thomas Murphy, formerly Mary Bowe of Ireland, to Edward Murphy. Q. C. All title. Dec. 15. nom
- 57th st, No. 10, s s, 228 w 5th av, 22x100.5, four-story stone front dwell'g. Foreclos. Nathaniel Cox to The New York Life Ins. Co. Feb. 12. 68,000
- 57th st, No. 221, n s, 270 e 3d av, 20x100.5, four-story brick dwell'g. Manuel Fried and Albert Deutsch to Eliza A. Burggraf. Mort. \$9,000. Feb. 29. 15,500
- 58th st, No. 348, s s, 73 w 1st av, 27x100.4, five-story stone front tenem't. Thomas M. Stewart to Alexander Lutz. Feb. 17. nom
- 58th st, No. 408, s s, 133.4 w 9th av, 16.8x100.5, three-story stone front dwell'g. Edward S. Dakin to Jennie H. Butt. Foreclos. Mort. \$8,000. Sept. 21, 1882. 500
- Same property. Jennie H. Butt to Nicolas Henry. Feb. 11. 12,250
- 58th st, No. 426, s s, 281.5 w Av A, 20x100.4, five-story brick flat. Robert W. Tailer to Leon and Hannah Cohen. Feb. 14. nom
- 59th st, No. 103, n s, 25 e 4th av, 20x100. Contract. Hannah Simmonds to John Ackerman. Jan. 31. 18,000
- 59th st, Nos. 226, 228 and 230 W. Hubert Apartment Association to Dry Dock Savings Inst. Consent of stockholders to borrow of party of 2d part \$125,000 to pay two existing mortgages with Treasurer's affidavit as to stock, &c. Feb. 13.
- 61st st, No. 406, s s, 110.4 w 9th av, 40x100.5, six-story brick flat. James A. Frame to David Lamb. Mort. \$83,000, taxes, &c. Nov. 1. 110,000
- Same property. David Lamb to Hugh Lamb. Mort. \$83,000, &c. Feb. 12. 110,000
- 63d st, n s, 370 w 9th av, 20x100.5, vacant. Nathaniel S. Wordin, Bridgeport, Conn., and Fanny A. his wife, to Louise wife of Albert C. Squier, Brooklyn. Q. C. Correction deed. Feb. 12. nom
- Same property. Louise wife of Albert C. Squier to John S. Schultze. Mort. \$3,350. Feb. 4. 4,900
- 65th st, No. 324, s s, 256.3 e 2d av, 18.9x100, two-story brick dwell'g. Albert Blum to Fanny, wife of Moses Bachrach. Mort. \$2,500. Feb. 18. 7,000
- 66th st, Nos. 350 and 352, s s, 100 w 1st av, 33.4x100.5, two three-story brick dwell'gs, with brick stable on rear. Alexander McSorley to Albert Wagner. Mort. \$4,500. Feb. 16. 13,375
- 69th st, No. 5, n s, 201 e 5th av, 34x100.5, four-story brick dwell'g. Foreclos. Leroy B. Crane to The New York Life Ins. Co. Feb. 12. 70,000
- 70th st, s s, 125 e Madison av, 25.6x100.5, Charles Duggin to John Graham. Release mort. Feb. 9. nom
- Same property. Release mort. Same to same. Feb. 9. nom
- 73d st, Nos. 327-337, n s, 100 w 1st av, 150x102.2, five four-story brick tenem'ts and cigar factory. Adolf Klaber to Charles, Abraham and Isaac Rosenthal. See 16th st. Mort. \$62,000. Feb. 14. 115,000
- 74th st, No. 21, n s, 100 w Madison av, 20x102.2, four-story brick dwell'g. Myer L. Sire to John Duff. Mort. \$7,500. Feb. 18. 45,000
- 78th st, No. 241, n s, 235.10 w 2d av, 13.10x102.2, three-story brick dwell'g. Andrew Anderson and ano., trustees of Christiana, wife of John G. Scott, Mary Millane, widow, Thomas and John Hattle, Isabella wife of Benjamin Mace, Jessie wife of George Welsh, Rosanna Borthwick, Elizabeth wife of Henry Yool, James Borthwick, Margaret wife of Daniel Logan and Elizabeth wife of Thomas Mewkill, heirs Christina or Christiana Spering, to Mary E. wife of Fernando R. Walker. Mort. \$2,000. Feb. 18. 5,000
- Same property, also property in Brooklyn. Elizabeth, wife of Henry Yool, Carlisle, Eng., to Andrew Anderson and George Purves, in trust. June 30. nom
- 78th st, n s, 194.4 w 2d av, 110.8x102.2. August and Ferdinand Stern and John M. Lander to Jacob Waldheimer. Correction deed. Feb. 14. nom
- 85th st, No. 157, n s, 255.7 w 3d av, 25.7x102.2, three-story frame dwell'g and three-story frame dwell'g on rear. Mary wife of and William Livingston, of Chestnut Ridge, L. I., to Hugh G. Kelly. Feb. 5. 10,000
- 85th st, s s, 235.7 e 4th av, 40.11x102.2, vacant. John H. Badeau, Putnam Co., N. Y., Peter C. Badeau, Brooklyn, and William S. Badeau, Brooklyn, to Philip Braender. Feb. 19. 15,000
- 83d st, n s, 255 e 4th av, 50x100.8, vacant. James H. Redman, Brooklyn, to August L. Nossor. Mort. \$6,888. Feb. 14. 13,000
- 93d st, n s, 255 e 4th av, 50x100.8. August L.
- Nossor to Louis Wirth. Mort. \$7,000. Feb. 17. 16,500
- 94th st, s s, 400 e 3d av, 25x100.8, five-story brick flat. Foreclos. John M. Bowers to Meyer L. Sire. Feb. 18. 1,000
- 94th st, s s, 425 e 3d av, 25x100.8, five-story brick flat. Foreclos. Same to same. Feb. 18. 1,000
- 94th st, s s, 450 e 3d av, 25x100.8, five-story brick flat. Foreclos. Same to same. Feb. 18. 1,000
- 94th st, s s, 375 e 3d av, 25x100.8, five-story brick flat. Foreclos. Frank J. Dupignac to same. Sub. to mort. Feb. 18. 1,500
- 96th st, s s, 150 w 8th av, 25x100.8, vacant. Charles A. Hamilton, Milwaukee, Wis., to Maria E. H. wife of Charles A. Peabody. Feb. 7. exch
- 96th st, s s, 325 w 8th av, 25x100.8, vacant. Alice Hamilton to Julia R. wife of Daniel F. Appleton. Feb. 7. 4,500
- 96th st, s s, 350 w 8th av, 25x100.8, vacant. Maria E. H. wife of Charles A. Peabody to same. Feb. 7. 4,500
- 96th st, s s, 375 w 8th av, 36x100.8, vacant. Charles A. Hamilton, Milwaukee, Wis., to same. Feb. 7. 6,480
- 104th st, n s, 200 w 10th av, 75x100.11. Release mort. J. Orlando Harrison, Brooklyn, to James B. Gillie, Alexander Walker and Martha A. Lawson. Feb. 16. 5,000
- 105th st, No. 170, s s, 150 w 3d av, 25x100.11, two-story brick dwell'g. Otto Burkart and Katharina his wife to Edwin S. Barker. Mort. \$2,500. Feb. 12. 7,500
- 108th st, n s, 17 w 4th av, 17x80.11. Release mechanic's lien. Michael Reilly to The New York State Colonization Society. Feb. 14. 14
- 109th st, No. 120, s s, 195.8 w Lexington av, 19x100.11, four-story brick dwell'g. Foreclos. Elliott J. Arthur to William S. Verplanck and ano., exrs. J. P. De Wint. Feb. 14. 7,600
- 110th st, Nos. 154 to 160, s s, 50 e Lexington av, 100x100, four four-story stone front flats. Nicolas Banzet to Mayer Kahn. All mort. Jan. 31. 52,000
- 110th st, s s, 100 e 5th av, 25x100.11, vacant. Cornelius J. Kane to Andrew Blessing. Mort. \$2,000. Feb. 10, 1879. nom
- 111th st, No. 134, s s, 609.4 w 3d av, 17.10x100.11, three-story frame dwell'g. Antoinette wife of and Stiles G. Hyatt to William H. Brown, admr. Chas. Brown, dec'd. Mort. \$2,500. Jan. 31. 7,250
- 113th st, No. 170, s s, 120 w 3d av, 30x100.11, four-story brick tenem't. Foreclos. Henry V. B. Sparks to Thomas J. Tobin. Mort. \$19,300. Feb. 16. 200
- Same property. Thomas J. Tobin to John G. Cary and Leopold Roth. Mort. \$16,000. Feb. 16. 20,000
- 113th st, s s, 445 w 5th av, 50x100.11. Release dower. Irene F. wife of James C. B. Andrews to Genevieve B. Andrews. Feb. 11. nom
- 115th st, No. 114, s s, 105 e 4th av, 25x100.11, five-story brick flat. Emil Haenschen to Peter Eagan Jr. Mort. \$19,500. Feb. 14. 21,500
- 118th st, No. 413, n s, 144 e 1st av, 16.8x100.10, three-story brick dwell'g. Russell T. Low to Sarah M. Le Count, New Rochelle. Mort. \$5,006. Feb. 14. 8,750
- 120th st, Nos. 114 and 116 s s, 173.4 e 4th av, 41.8x100.10, two five-story brick flats. Oscar E. A. Wiessner to Leon A. Nones. Mort. \$22,000. Feb. 14. 29,000
- 123d st, s s, 125 w 6th av, 14.11x100.11, vacant. Foreclos. Charles F. MacLean to Alden S. Swan, recvr Globe Mutual Life Ins. Co. Jan. 30. 3,950
- 124th st, s s. Assigns party wall agreement. Mary J. Quin, Brooklyn, to Morris Schneider, of Sherman, Texas. val. rec'd
- 124th st, No. 340 E., 18x100.11, three-story brick dwell'g. Contract. Sargent V. Bagley to Francis Probst. Feb. 12. 9,200
- 124th st, s s, 425 e 8th av, 25x100.11.
- 123d st, n s, 425 e 8th av, 25.6x100.11.
- Two four-story stone front flats.
- Foreclos. Richard M. Henry to Morris Schneider, of Sherman, Texas, and Abraham Schneider, New York. Mort. \$22,584. Feb. 14. 7,800
- 126th st, Nos. 236 and 238, s s, 350 e 8th av, 50x99.11, two five-story stone front flats. Frederick Aldhous to John B. Radley. Q. C. Feb. 10. nom
- 128th st, No. 223, n s, 263.5 e 3d av, 19.5x99.11, four-story brick dwell'g. Enoch C. and Eva A. Bell to Moses Foltz. Mort. \$10,500. Feb. 14. 13,250
- 128th st, No. 253, n s, 273 e 8th av, 15x99.11, three-story brick dwell'g. William McReynolds to Nellie A. wife of Robert J. Horner. Mort. \$7,000. Feb. 14. 11,000
- 130th st, No. 206, s s, 125 w 7th av, 15x99.11, three-story brick dwell'g. John Sloane to Sarah F. wife of Henry P. Lane. Mort. \$7,750. Feb. 12. 12,000
- 130th st, s s, 325 e 12th av, 25x182.9 to n e s Manhattan st, x n w along same 55.9 x north 57.10 to centre block, x east 25 x north 99.11 to beginning, vacant.
- 130th st, s s, 425 e 12th av, 50x99.11, two-story frame building.
- 129th st, n s, 425 e 12th av, 50x99.11, vacant. Rachel A. Hyatt, widow, Augusta Hyatt and Agnes H. wife of Charles A. Robinson and George E. L. Hyatt to James P. Foster. Feb. 12. 30,000
- 182d st, No. 259, n s, 258 e 8th av, 16x99.11, three-story stone front dwell'g. Stephen J. Wright to Stiles G. Hyatt. Mort. \$8,500. Feb. 10. 11,750
- 134th st, s s, 150 w 8th av, 50x39.11, vacant. Benjamin F. Raynor, Jr., to Andrew Little Newburgh, N. Y.; E. Knox Little, Brooklyn,



and William D. Peck, Newark, N. J. All liens. Feb. 5. 9,000  
 Av B, No. 208, w s, 73.4 n 12th st, 18.5x60, five-story brick tenem't. Anton Ramsperger to Charles Finkbeiner. M. \$6,500. Feb. 18. 9,750  
 Lexington av, No. 183, e s, 39.6 n 31st st, 19.6x85.5, four-story brick dwell'g. Foreclos. Rastus S. Ransom to Robert Simpson. Feb. 18. 12,750  
 Lexington av, No. 519, e s, 20.5 n 48th st, 20x70, three-story brick dwell'g.  
 33d st, No. 242, s s, 143.9 w 2d av, 18.9x98.9, three-story brick building.  
 Charles S. Van Loon to Abram H. Dailey, Brooklyn. Q. C. Jan. 13. nom  
 Same property. John C. Van Loon to same. Q. C. Sept. 30. nom  
 Lexington av, No. 678, n w cor 56th st, 17.1x58, three-story brick dwell'g. Z. Parish Wheeler, exr. Ellen Wheeler, formerly Sheeren, to Mary E. Lane. Feb. 13. 18,000  
 Lexington av, n w cor 56th st, 17.1x58. Mary E. Lane to Z. Parish Wheeler and Eva V. and Ella P. Wheeler. Mort. \$10,000. Feb. 13. 18,000  
 Lexington av, No. 1635, e s, 100.11 n 103d st, 25x95, four-story stone front flat. Frederick R. Frech, New Dorp, to Louisa Lowinstamm. Mort. \$9,000. Feb. 14. 15,200  
 Madison av, No. 237, e s, bet 37th and 38th sts, 24.9x100, four-story stone front dwell'g, with two-story brick extension. Contract. Mary A. Schuck, Freehold, N. J., to Richard H. L. Townsend. Feb. 14. 55,000  
 Morningside av, n w cor 117th st, 100.11x100, vacant.  
 117th st, n s, 100 w Morningside av, 50x100.11. Dwight H. Olmstead to Lawrence D. Olmstead. Feb. 10. 50,000  
 Same property. Lawrence D. Olmstead to Maria N. wife of Dwight H. Olmstead. Feb. 10. 50,000  
 St. Nicholas av, s w cor 149th st, runs south 102.2 x west 128.5 x south 99.11 to 148th st, x west 50 x north 199.10 to 149th st, x east 156.11 to beginning, vacant. Henry M. Bradhurst to Robert McCafferty. Nov. 7, 1884. 27,700  
 Same property. Release mort. James H. Robb, guard. N. T. Robb, to Henry M. Bradhurst. Jan. 19. nom  
 2d av, No. 508, e s, 76.2 s 29th st, runs east 100 x south 22.7 x west 20 x south 2.8 x west 80 to av, x north 25.3, five-story brick store and tenem't. Margaret wife of Peter Ayen to Charles E. Lansing. All liens. Feb. 13. nom  
 Same property. Charles E. Lansing to Peter Ayen. All liens. Feb. 13. nom  
 2d av, No. 775, w s, 74.1 s 42d st, 24.8x80, five-story brick store and tenem't. Richard Fahrig to Louis A. Loew. Mort. \$12,000. Feb. 14. 26,500  
 2d av, No. 853, w s, 50.5 s 46th st, 25x100, five-story brick building and two-story brick building on rear.  
 46th st, No. 244, s s, 75 w 2d av, 25x50.5x25x50, five-story brick tenem't.  
 Susanna wife of and Ernst Cook to John Bauer. Feb. 14. nom  
 2d av, w s, 50.5 s 46th st, 25x100. John Bauer to Susanna Koch. Feb. 14. nom  
 2d av, e s, 100.5 n 63d st, 25x100, new workshop projected. Mary E. wife of and Patrick Norton to George B. Christman. Mort. \$4,000. Feb. 16. 8,500  
 2d av, s e cor 84th st, 51x100.  
 84th st, n s, 100 e 2d av, 50x102.  
 84th st, s s, 300 w 1st av, 100x102, vacant.  
 Jane A. Colwell, widow, and devisee W. H. Colwell, to Eva wife of George Muller. Feb. 17. 63,000  
 2d av, Nos. 1909 and 1911, w s, 42 s 99th st, 56x100, two five-story brick stores and tenem'ts. Joseph Blumenthal to Benjamin Bernard. Feb. 14. nom  
 3d av, Nos. 1671-1675, e s, 100.8 n 93d st, 75x90, three five-story brick stores and tenem'ts. Jacob Cohen to Theodore C. Schell. Feb. 14. 105,000  
 Same property. Theodore C. Schell to Jacob Cohen. Mort. \$54,000. Feb. 14. nom  
 3d av, s e cor 100th st, 50.7x105.  
 100th st, s s, 105 e 3d av, 25x100.11, vacant.  
 Jonas H. Monheimer, Leadville, Col., to Patrick H. McManus. Aug. 26. 20,000  
 3d av, e s, 50.5 s 114th st, 25.3x80. Release mort. William H. Jackson to Sarah O., wife of David Mitchell. Dec. 30. 11,000  
 4th av (Park av), n e cor 41st st, 97.3x85, four five and one six-story brick buildings, part Grand Union Hotel. Irwin McDowell, trustee Henry Burden, to Julia A. wife of James E. Shaw. Nov. 15. 140,000  
 5th av, n e cor 74th st, 27.2x100. Release judgment. Jacob B. Tallman, Jamesburg, N. J., to Isabelle M. Mulholland. Jan. 27. nom  
 6th av, No. 2033, w s, 60 s 122d st, 20x80, four-story stone front dwell'g. Abram B. Van Dusen to Caroline M. Smith. See above. Mort. \$17,000. Feb. 10. 32,000  
 6th av, n e cor 123d st, 25.2x75, vacant. Eliza wife of and Frederick Aldhous to Francis P. Fernald. Feb. 10. 11,500  
 6th av, No. 2145, w s, 60 n 127th st, 19.11x100, three-story stone front dwell'g. Caroline M. Smith to Abram B. Van Dusen. See below. Mort. \$12,000. Feb. 10. 20,000  
 6th av, s w cor 133d st, 99.11x100, vacant. Henry Rosenwald and ano., exrs. E. Hoffman, to H. Josephine Wilson. Feb. 13. 37,500  
 7th av, s w cor 128th st, 99.11x125. Release judgment. Mary Whelan to Benjamin Richardson. Feb. 13. nom  
 8th av, e s. Agreement to receive payment of mortgage on this property.

Snow et al., trustees for Caroline A. Brundage with Lorenz Weiher. Jan. 19. nom  
 8th av, No. 772 e s, 25.5 n 47th st, 25x75, five-story stone front flat. John H. Dresler to John H. Betz. Mort. \$18,000. Feb. 16. 28,000  
 10th av, No. 242, n e cor 24th st, 24.8x80, four-story brick tenem't. Albert Hunken to Herman Luning. Feb. 14. 23,500  
 10th av, No. 690, e s, 46.10 n 48th st, 26.10x82, five-story brick store and tenem't. Peter Scherrer to Charles E. Wolff. Mort. \$12,500. Feb. 16. 28,000  
 10th av, s e cor 85th st, 45.2x100.1x49.8x100, vacant.  
 85th st, n s, 150 w 9th av, 50x97.9, vacant.  
 85th st, n s, 156 e 10th av, runs east 106 x north 97.6 x west 50 x south 38.6 x northwest 50.2 x south 65.8, vacant.  
 Theodor B. Woolsey et al., exrs. and trustees J. M. Woolsey to Joseph Van Vleck. June 3. 30,000  
 Lot beginning on centre line bet 54th and 55th sts, at point 175 w of 10th av, runs south 93 x west 100 x north 90.6 to said centre line, x east 100. Lydia A. Corse et al., exrs. Henry Corse, to Morris Littman. Contains nominal release of dower by Lydia A. Corse. Feb. 12. 8,500  
 Same property. Samuel, John and Henry Corse, Catharine E. Fischer, widow, Hester A. wife of Wm. Fischer, Sarah M. wife of Joseph T. Chapman, Amelia A. and Harriet L. Corse, children of Henry Corse, to same. All title. Feb. 12. nom  
 Interior lot, 80 w 6th av and 75.5 n 42d st, runs north 25 x west 20x25x20. Louis Bresler and William Sperb, Jr. Feb. 10. 5,000  
 Same property. Anne M. Crane and Frances J. R. Chamberlain, New York, Jeremiah M. Ridley, Brooklyn, Annie R. Finch, Plainfield, N. J., Louise A. Crane, New York, John Ridley, Plainfield, N. J., Jessie Ridley, an infant, by J. M. Ridley, guard., and Jeremiah M. Ridley, exr. John Ridley, to Louis Bresler. Feb. 7. nom

## MISCELLANEOUS.

Agreement canceling condition relating to purchase money, &c. William Rankin with Aaron Buchsbaum. Feb. 17. nom  
 Assignment of judgment. Thomas L. Blackwell, Jr., to Georgianna I. Hotchkiss. Feb. 10. nom  
 Assignment of distributive share of estate of Abraham Cahn, dec'd. Helena Cahn, widow, to Benjamin Cahn. July 16. nom  
 All the real estate in New York and Newark conveyed by William G. Mulock to Thomas H. Spaulding in trust for Ella L. wife of said William G. Mulock. Thomas H. Spaulding, as such trustee, to said Ella L. Mulock. Feb. 18. nom

## 23d and 24th WARDS.

Home st, s s, 153 e Stebbins av, 25x87.2x26.9x96.9. Release mort. Joseph S. Auerbach to Henry D. Tiffany. Aug. 26. 92  
 Summit st, s s, 318.4 e Marion av, 25x100. William S., Charles W. and George F. Opydyke and William Peet, assignee of Geo. F. Opydyke, to Laura J. Davenport. Tax. &c. Jan. 31. 350  
 Terrace pl, s e s, 56.6 n e 158th st, 28.3x113.1x25x126.3. Frederick T. Slack, White Plains, N. Y., to Marion S. wife of Henry N. Rockwell. Feb. 3. nom  
 Same property. Henry N. Rockwell to Frederick T. Slack. Feb. 3. nom  
 Tiffany st, e s, 250 n 165th st, 25x100. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. Feb. 12. 75  
 Central av, n e cor Orchard st, 77.3x abt 103.6x75x121. Isaac H. Walker to William M. Walker. July 19, 1884. nom  
 Oden av, n w s, 300 s w Union st, 100x350, crossing proposed New av to Lind av, x 103.1 x 325 to beginning, four two-story frame dwell'gs, each 20.3x20 and one-story extension 12.3 deep. Silas D. Gifford, exr. and trustee of Wm. H. Florence, to The Mayor, &c., New York. Jan. 31. 12,500  
 Oden av, e s, 192.6 s Orchard late Highbridge st, 50x118. Ellen T. Donahue to Charles R. Evans. Feb. 14. 2,000  
 Same property. Charles R. Evans to The Union Reform Church, Highbridge. Q. C. Feb. 14. 325  
 Tinton av, e s, 200 n Cedar st, 35.9x134.3x35.6x134.1. Mary E. O'Keefe, Elizabeth A. O'Keefe widow, and Frances A., John D., Ellen J., Joseph C. and Anna J. O'Keefe to Robert Dorsett. Jan. 24. 325  
 Union av, w s, 201.4 n George st, 50x140, h & s. Charles Schaufelberger to Charles Sass. Feb. 16. 1,950  
 Harlem Railroad, n s, east ½ lot 27 map of partition of Rebecca Bassford property, West Farms, 125x732x125x728, being 2 9-100 acres. Harlem Railroad, n s, west ½ of lot 27 same map, 125x728x125x724.  
 The Commissioners for Loaning Certain Moneys, U. S., of the County of New York, to Allen G. N. Vermilya. Feb. 14. 6,786

## LEASEHOLD CONVEYANCES.

Bowery, e s, 144 n 10th st, runs n 55.8 to 11th st, x east 101 x south 24.10 x west 88.2. Surrender of lease. Henry L. Stebbins to Robert R. Stuyvesant. nom  
 Bowery, e s, 144 n 10th st, runs north 55.8 to 11th st, x southeast 101 x southwest 24.10 x west 88.2.  
 11th st, s s, 275 w 3d av, 18x75.5x18.11x69.8. Surrender of leases and agreement as to renewal of same leases. Henry L. Stebbins

Forsyth st, w s, 100 s Delancey st, 50x100. William S. Livingston to Paulina Mock, West Hoboken, N. J., widow, extr. &c., F. Mock, dec'd. 21 years, from May 1, 1885, per year. 900  
 Madison st, n s, 216.5 e Pike st, 25x100. Assign. lease. Benjamin Cahn, individ., and as admr. of A. Cahn, and assignee of the distributive share of Helena Cahn, in estate of A. Cahn, to Louis Stern. 5,000  
 Vesey st, No. 40, n s, 25x100. Leasehold. Foreclos. Andrew S. Hamersley, Jr., to Thomas Quinn. Feb. 1. Sub. to ground rent \$750, due Nov. 1, 1884, and rent accrued since. 15,550  
 Same property. The Rector, &c., Grace Church, to Thomas Quinn, Brooklyn. The lease contains surrender of old lease and covenants to extend term for 21 years at appraised rent, lessee, however, to expend \$10,000 in improvements. 24 ¼ years, from Feb. 1, 1885, per year taxes and assmts. and 1,500  
 Same property. Consent to assign lease. Rector, &c. Grace Church to Thomas Quinn. Willett st, No. 58, e s, 150 n Delancey st. Martha S. and Jeremiah S. Hendrickson, Northport, L. I., and Martha S. Fleet and Susan E. Lefferts, Centreport, L. I., to Thomas Carpenter. 21 years, from May 1, 1885, per yr, 420  
 West st, n e cor Watts st, 125x103.2x125x106.6. George L. Kingsland et al., trustees for Henry P. Kingsland, to The New Jersey Steamboat Co. 21 years, from May 1, 1885, per year, 10,000  
 11th st, Nos. 102 and 104, s s, 58.3 e 4th av, runs east 39.11 x south 25.5 x west 37.5 x north 16.4 x north 21.8. Robert R. Stuyvesant to Henry L. Stebbins. 22 years, from May 1, 1885, per year, 250  
 13th st, n s, 175 w 3d av, runs north abt 73.9 x east to point 150 w 3d av, x south 100 to 13th st, x west 25. Assign. lease. James Hamilton to Daniel C. Connell. 11,000  
 14th st, Nos. 710-732-E. Eagle Pencil Co. leasehold interest. Henry Berolzheimer, of Furth, Bavaria, to The Eagle Pencil Co. Q. C. Feb. 10. nom  
 Same property. Leasehold interest. Babette Reckendorfer et al., exrs. Joseph Reckendorfer, to Henry Berolzheimer. Q. C. Feb. 4. nom  
 15th st, n s, lot 41 map W. B. Astor property, 25x103.3. Assign. lease. Frederick Abrecht to Annie Abrecht his wife. 1,000  
 18th st, n s, 75 w 6th av, 25x62.9x25x63.4. Assign. lease. David Frankenberg to Benjamin Altman. All title. nom  
 19th st, s s, 84.10 w 6th av, 68x100. Assign. lease. David Frankenberg to Benjamin Altman. All title. nom  
 57th st, No. 221 E. Eliza A. wife of and John B. Burggraf to Maria L. Marshall. Life lease. Jan. 29. nom  
 59th st, Nos. 159, 161 and 163 E., the buildings, also cellars of Nos. 990 and 992 3d av and ground floor and cellar of No. 165 East 59th st, with vaults, &c. George Schmitt and Louis Van Schwanenflugel to Lyman and Joseph G. Bloomingdale, of Bloomingdale Bros. 13,500  
 4th av, No. 87, e s, 39 s 11th st, 16.9x48.3x16.4x49. Robert R. Stuyvesant to Henry L. Stebbins. 22 years, from May 1, 1885, per year, 400  
 Same property. Assign. lease. Henry L. Stebbins to Charles and Catharine Arnold. 5,500  
 Same property. Surrender of lease. Charles and Catharine Arnold to Robert R. Stuyvesant. nom  
 5th av, No. 240, w s, 84.8 n 27th st, 28.2x100. Timothy M. Cheesman to Edward M. Knox. 22 years from Jan. 1, 1885. 8,000 and 9,000  
 6th av, No. 132, n e cor 10th st. Assign short lease. Nicholas E. Hines to John Behrens. nom  
 6th av, s w cor 10th st, 5 lots. Assign. lease. David Frankenberg to Benjamin Altman. All title. nom

## KINGS COUNTY.

FEBRUARY 13, 14, 16, 17, 18, 19.  
 Broadway, s w s, 31.6 n w Lynch st, 22x86.7x22.7x91.10. Michael Munz to Louis Konig and Elizabetha his wife, joint tenants. \$6,600  
 Broadway, n s, 874.10 e Conway st, 116.10x353.1x112.3x307.1, New Lots. William H. Reid and Jane Rapp to Frederick Uhlmann, New York. 10,000  
 Broadway, n s, 664.10 e Conway st, adj. land of Evergreens Cemetery, runs north 643.1 to s s Bushwick av, x east 361.3 to land of Brooklyn City R. R., x south 303.1 x west 270.6 x south 244.6 to Broadway, x west 50. Bushwick av, n s, 109 w Howard av, runs north 57.11 x west 187.8 to av, x east 194.3, gore.  
 John Harris to Frederick Uhlmann, New York. Sub. to assmt. 20,000  
 Carroll st, n s, 157.8 w Hoyt st, 20x97.11, with front court yard, h & l. Dennis Shehan to James H. Watson and James H. Pettinger. Mort. \$5,000. nom  
 Carroll st, s s, 123.2 w 7th av, 19.7x100, h & l. Elizabeth A. wife of and Robert D. Vroom to Charles C. Marsh, New York. 3,921  
 Cedar st, s s, 35 w Evergreen av, 16.8x112x16.8x114.1. Isidore S. Hagenbacker to Philip Straus. Mort. \$1,500. 400  
 Church st, s w s, 102.6 s e Columbia st, 25x100. Patrick Briody to Bridget Sullivan. 375  
 Church st, s s, lot 228 N. Luqueer property. Maurice Fitzgerald to Patrick Briody. nom  
 Columbia pl, s w cor State st, 45x75, h & l. Abraham and Babette, Heller and Sigismund B. Wortmann to Robert J. Smith. Q. C. and release. nom  
 Same property. Sigismund B. Wortmann to



- Clay st, s s, 150 w Oakland st, 50x100. }  
 Clay st, n s, 200 w Oakland st, 25x100. }  
 Thomas Birney to James McCann. 4,000  
 Cook st, s s, 100 e Humboldt st, 25x100, h & l.  
 John Hirschfeld to Christian Eise and Mag-  
 dalena his wife, joint tenants. Mort. \$2,000. 5,000  
 Cumberland st, e s, 297 n Lafayette av, 0.11x  
 100. Harriet M. wife of Richard Young to  
 Margaret E. wife of Edward H. Gage. C. a.  
 G. 150  
 Cumberland st, e s, 35 n Greene av, 20x75, h & l.  
 Hester P. wife of and John M. Lawrence to  
 Edward F. Haynes and Anna his wife, joint  
 tenants. 5,750  
 Dean st, No. 173, n s, 270 w Bond st, 20x100.  
 Thomas P. Ball to William F. Tiemann. 8,000  
 Dean st, s e cor Bond st, 20x95, h & l. James  
 P. McGarry to Owen McGreevey. 1/2 part. nom  
 Same property. Owen McGreevey to Margaret  
 McGarry. 1/2 part. nom  
 Devoe st, n s, 150 w Leonard st, 25x100, h & l.  
 Foreclos. Charles B. Farley to John M.  
 Stearns. 2,000  
 Duffield st, e s, 125 n Myrtle av, runs east 100.3  
 x south 25 x west 40 x north 2.5 x west 60.3 to  
 Duffield st, x north 22.6. Sarah A. wife of  
 Cornelius Edsall to Asher and Isaac Gold-  
 schmidt. Mort. \$2,600. 5,500  
 Ellery st, s s, 225 e Throop av, 25x100, h & l.  
 Edward P. Ward to Joseph and Antonia Boeh-  
 ler. Mort. \$3,000. 6,125  
 Elm st, s s, 260 n e Broadway, 20x70.4x20x70.9,  
 h & l. Clara wife Moritz F. Von Lyncker,  
 formerly Clara Lehmann, to Sarah A. wife of  
 Joseph F. Fletcher. Mort. \$2,000. 3,800  
 Frost st, s s, 375 w Kingsland av, 25x107.6x29.10  
 x123.9, h & l. Claus Heinbockel to Louis C.  
 Odenwald. 1,800  
 Frost st, No. 35, n s, 150 w Lorimer st, 25x100.  
 Catherine Rahtes, by Wm. Rahtes, guard., to  
 Albert C. Hallam, infant's share. 50  
 Same property. Julia Sullivan to same. C. a.  
 G. All title. 50  
 Fulton st, s s, 125 w Utica av, 25x200 to Herki-  
 mer st. Henry G. Wheeler to John Harrison.  
 Mort. \$1,500. 3,500  
 Freeman st, n s, 189.5 e Oakland st, 3x100.  
 Thomas Kells to Ezekiel Butler. 150  
 Same property. Release mort. Catharine M.  
 Meserole to Thomas Kells. nom  
 George st, n s, 204.6 e Evergreen av, 25x95.8x  
 28.2x114. Henry Schock to — Gottlieb. 525  
 Grand st, s w cor 7th st, 25x50. Thomas, Matilda  
 W., Sarah A. and George A. Holmes, children  
 of Thomas Holmes, to Sarah Holmes, widow,  
 for life. Sub. to mort. \$3,500, taxes, &c. gift  
 Garfield pl, n s, 70 e 5th av, runs north 101 x  
 southeast 29.3 x southwest 8 x southeast 50 x  
 southwest 95.4 to Garfield pl, x northwest 80,  
 hs & ls. Asa W. Parker, Hempstead, L. I., to  
 Henry Lansdell. Correction deed. Q. C. nom  
 Same property. Henry Lansdell to Leonard  
 Dwight Hills, of Amherst, Mass. Mort.  
 \$26,000. 52,000  
 Graham st, e s, 322.3 s Park av, 25x83.11. How-  
 ard J. Griffen to Abraham Underhill. 1,900  
 Hall st, e s, 356.4 s Flushing av, 20x100. Daniel  
 O'Neill to Cornelius Duffy. Mort. \$2,500. 4,850  
 Halsey st, s s, 115 e Sumner av, 40x100. Fred-  
 erick W. Carruthers to George R. Waldron.  
 2,000  
 Halsey st, n e cor Saratoga av, 16.8x100. Catha-  
 rine L. Babcock to Mary A. wife of Edwin  
 Shaw. Mort. \$1,250. 2,300  
 Halsey st, n e cor Saratoga av, 16.8x100. Re-  
 lease mort. Charles R. Lynde to Mary A.  
 wife of Edwin Shaw. nom  
 Hamburg st, s e cor Melrose st, 50x100. John  
 Donaghey, Providence, R. I., to William  
 Bayer. 1,175  
 Herkimer st, s s, 48 e Kane pl, 23x98. Richard  
 Dwyer to Peter Kurten and Helena his wife,  
 joint tenants. Mort. \$1,800. 2,400  
 Herkimer st, No. 15, n s, 117.3 e Bedford av,  
 17.6x100. Eugene G. Blackford to Cornelius  
 R. Field. 8,000  
 Heyward st, n s, 252.6 w Marcy av, 20x100, h  
 & l.  
 Heyward st, n s, 80 w Marcy av, 57.6x100, hs  
 & ls.  
 Louisa, wife of and Henry Grassman to  
 George and Henry Fleer. See Greene av.  
 Mort. \$13,400. exch  
 Ivy st, n w s, 150 n e Bushwick av, 75x100. Wil-  
 liam V. or William King to James C. Brower.  
 Mort. \$500. 1,500  
 Jacob st, e s, 100 s Bushwick av, 150x100. Ad-  
 rian M. Suydam to James C. Brower. 3,600  
 Jefferson st, s s, 370 w Marcy av, 20x100, h & l.  
 Hermon Phillips to Fredricka D. wife of  
 Henry F. Evans. Mort. \$6,000. 11,500  
 Jefferson st, s e s, 219.11 n e Myrtle av, 25x98.10  
 x26.11x88.9. John L. Gaus to Henry Minck.  
 2,000  
 Jefferson st, s s, 390 e Throop av, 100x100.  
 Benjamin Wright to William V. Studdiford.  
 12,000  
 Jay st, w s, 125 n Tillary st, 40.8x102.10x37.3x  
 102.9, h & l. Alfred U. Korff, Jersey City, an  
 heir of Mary E. Bolte, to John H. Korff. 600  
 Keap st, n s, 180 e Marcy av, 20x75. John H.  
 McCoy to Eburn F. and Mary E. Haight. 1,700  
 Madison st, s s, 100.3 w Nostrand av, 20x100.  
 Harriet T. and Joseph W. Conklin to James  
 Parsons. Mort. \$4,000. 5,500  
 Marion st, n s, 75 w Ralph av, 25x100. Chris-  
 tian Klein to Mary S. Bier. Mort. \$850  
 taxes, &c. nom  
 Marion st, s s, 100 e Howard av, 75x200, to  
 Sumpter st, h & l. Enoch Folsom to Eliza-  
 beth Tompkins. Mort. \$2,500. 4,000  
 Same property. Elizabeth Tompkins, widow,  
 to Charles Schmidt. Mort. \$2,500. 4,200  
 Middletown st, n w s, 285 n e Harrison av, 48x  
 100. Jacob Bossert to Elizabeth L. Stokes.  
 Mort. \$5,400. 12,000  
 Moore st, n s, 149.2 w Morrell st, 23.4x100. Chris-  
 topher Mueller to Katharine Peters. Mort.  
 \$600. 2,400  
 Macon st, n s, 340 e Marcy av, 20x100. Fran-  
 ziska wife of and John C. Richard to Mary G.  
 wife of David F. Manning. Mort. \$3,000. 5,750  
 Macon st, s s, 188 w Throop av, 20x80. Simon  
 B. Hershey, Ashtabula, Ohio, to William H.  
 Pine. Mort. \$4,500. 7,000  
 McDonough st, n s, 57 e Sumner av, 19x100, h  
 & l. John F. Saddington to Ella C. wife of  
 Edward F. Burling. 8,000  
 McDonough st, n s, 80 w Sumner av, 20x100.  
 Foreclos. Frank Reynolds to George W.  
 Wager. 5,750  
 McDonough st, n s, 280 w Sumner av, 20x100.  
 Foreclos. Same to same. 5,675  
 Margaretta st, n w s, 280 n e Bushwick av, 100x  
 100. Charlotte H. wife of Henry Slingerland,  
 Coeymans, N. Y., to Emma wife of Samuel J.  
 Johnson. 2,500  
 Monroe st, No. 731, n s, 78 w Patchen av, 22x  
 75, frame dwell'g. William Foster to Charles  
 W. Hagerman. Mort. \$1,200. 1,800  
 Penn st, s s, 201.6 e Lee av, 20.2x100. Robert  
 B. Stokes to Lydia C. wife of Edward T. For-  
 man. Mort. \$3,700. 7,150  
 Prospect st, n w s, 77.10 s w Hamburg av, 22.1  
 x75, h & l. Annie R. wife of Charles L.  
 Francis to Herman and Sophia Berg. Mort.  
 \$1,000. 1,800  
 Prospect st, s s, 176 e Jay st, 25x87, h & l.  
 Louisa E. Belts, Scarsdale, N. Y., to Frances  
 A. Denike. 8,000  
 Palmetto st, s s, 200 e Hamburg st, 20x100.  
 Robert Brown to James Dunn. 333  
 Palmetto st, s s, 220 e Hamburg st, 40x100.  
 Robert Brown to John H. Rudd. 667  
 Palmetto st, w s, 32 n Hamburg st, 16x50.  
 George Underhill to Peter Blass. 1,350  
 Palmetto st, e s, 175 s Central av, 25x100. The  
 New York Co-operative Building Lot Asso-  
 ciation to John Davidson, Elizabeth, N. J.  
 Taxes, &c. nom  
 President st, n e s, 279.6 n w 6th av, 62.6x95, hs  
 & ls. William Caldwell, New York, to Mary  
 S. Kneeland. Mort. \$22,500. 45,000  
 President st, n s, 112.8 w Hoyt st, 16x98, h & l.  
 President st, n s, 284.6 w Smith st, 20.3x100,  
 1/2 of this.  
 John S. Voorhees to Jessie G. Smith. nom  
 Same property. Jessie G. Smith to Alice T.  
 wife of John S. Voorhees. nom  
 Quincy st, s s, 400 w Reid av, 25x100. Richard  
 Ballard to William Carroll, New York.  
 Mort. \$400. 1,300  
 Quincy st, n s, 341.8 e Reid av, 26.8x100, h & l.  
 George H. Smith to Andrew S. Denton.  
 Mort. \$3,400. 5,750  
 Rodney st, s s, 104 w Wythe av, 150x100. John  
 F. Tieleke to William Wendt. Mort. \$10,000.  
 2,200  
 Rutledge st, s e s, 100 s w Wythe av, runs south-  
 east 200 to Heyward st, x southwest 76 to  
 Wallabout st, x west 155.3 to Kent av, x  
 northwest 127.8 to Rutledge st, x northeast  
 233.6. Samuel M. Meeker, exr. and trustee  
 of W. Wall, to The Nassau Gaslight Co. 25,576  
 Rapelje st, w s, 269 s Brooklyn and Jamaica pike,  
 50x150, New Lots. Edward R. Vollmer to  
 Elizabeth V. wife of Alexander Leighton. 600  
 Ralph st, n w s, 100 n e Evergreen av, 125x100.  
 Loftis W. O. Berrey to Adam Hahn. 2,500  
 Ralph st, n w s, 100 n e Evergreen av, 125x100.  
 Adam Hahn to Charles C. Grau and Konrad  
 Hartman. 2,875  
 Rapelje st, w s, 1,200 n 3d st, 75x150, New Lots.  
 Serena L. Bridges to Emelie H. Weiss. 1,000  
 Schermerhorn st, No. 297, n s, 175.8 w Nevins  
 st, 19.4x100.9. Terence Jacobson to Sarah  
 Schlueter. 5,200  
 Smith st, n w s, 227.3 n e 6th st, 126.3x98.9.  
 Sarah Burnell, widow, to George England. nom  
 Schenck st, e s, 150 s Myrtle av, 25x36.8. Fan-  
 ning J. Belwin, Hempstead, L. I., to Rosa  
 wife of John E. Hegeman. 550  
 Sterling pl, s w s, 123.2 n w 6th av, 73x100.  
 Foreclos. Charles B. Farley to George S.  
 Hall. Mort. \$30,000 and int. July 1, 1884. 6,000  
 Suydam st, s e s, 91.5 s w Knickerbocker av,  
 runs southwest 31.4 x east 35 x north — to  
 beginning, with 1/2 of Suydam st; also gore  
 in rear of above, bounded northerly by line  
 of Hendrick Suydam farm x southeast by  
 centre of De Kalb av and west by line of A.  
 Stockholm farm. Francis Halstead to Cor-  
 nelia B. wife of Theodore F. Jackson. 150  
 Suydam st, s e s, 91.5 s w Knickerbocker av,  
 runs southwest 31.4 x east 35 x north — to  
 beginning; also 1/2 of Suydam st. Partition.  
 William N. Dykman to Robert B. Sherman  
 and Mary his wife. Correction deed. 21  
 Same property. Robert B. Sherman and Mary  
 his wife to Francis Halstead. nom  
 Sanford st, e s, 107.9 s Myrtle av, 25x100. Fore-  
 clos. Gerard M. Stevens to Richard M.  
 Hoffman. 1881. Taxes and assmts and 210  
 Sanford st, e s, 107.9 n Myrtle av, 25x100.  
 Richard Hoffman to Frank N. O'Brien.  
 Taxes, assessments, &c. 250  
 Sanford st, w s, 236.10 s Myrtle av, 25x100, h  
 & l. Foreclos. Lewis R. Stegman to The  
 White, Potter & Paige Mfg. Co. 1,320  
 Skillman st, w s, 407.9 n Myrtle av, 50x100.  
 Samuel Parnson to Eliza wife of Samuel  
 Goodman. Mort. \$5,000. 8,500  
 Skillman st, e s, 36 s Willoughby av, 18x50, h  
 & l. Isabell A. Sturtevant, widow, New  
 Brighton, S. I., to Harold L. Crane, New  
 York. Mort. \$1,500. 2,500  
 Steuben st, e s, 209.9 s De Kalb av, 100x100,  
 Release dower. Mary L. Ross, widow, to  
 Mary A. Manning. 20  
 Same property. Mary L. Ross, committee of  
 J. S. Jackson, to Mary A. Manning. All  
 title of lunatic. 41  
 Same property. Frederick W. Jackson et al.,  
 to same. C. a. G. nom  
 Steuben st, e s, 209.9 s De Kalb av, 100x100.  
 Mary A. Manning to Thomas H. Brush. 6,500  
 St. Johns pl, s w s, 156.7 n w 8th av, 18.10x100.  
 Release mort. Jacob M. Newman to Hans S.  
 Christian. 1,416  
 St. Johns pl, s w s, 194.4 n w 8th av, 18.9x100.  
 Release mort. Same to Jacob T. E. Litch-  
 field. 1,417  
 Stockton st, n s, 250 w Lewis av, 25x100.  
 Thomas J. Moore to Angeline Rode. Mort.  
 \$3,000. 6,300  
 Troutman st, s e s, 113.5 s w Evergreen av, 25x  
 116.8x25x116.5, h & l. Clemens Dehler to  
 Elizabeth wife of Theodore Wellenberger.  
 Mort. \$3,000. 5,900  
 Van Buren st, No. 418, s s, 150 e Tompkins av,  
 21.10x100. Charles N., Abram M. and Moses  
 E. Wood and Josephine A. Cronk, heirs N.  
 Wood, to Elizabeth Wortman. M. \$3,000. 4,900  
 Van Buren st, n s, 121 w Throop av, 20x100.  
 Daniel O. Hillier to Matilda E. wife of Gus-  
 tav J. Volckening. Mort. \$2,250. 4,000  
 Van Brunt st, s e s, 21 s w William st, 17.6x69.8,  
 h & l. James Brodigan to Mary wife of  
 Thomas Grogan. Mort. \$1,600. 3,500  
 Warren st, n s, 150 e Nevins st, 21x100. Michael  
 Doran to Augusta Gorske. 2,375  
 St. Johns pl, s s, 100 w 8th av, 132.2x100.  
 Ralph G. Packard to Asa W. Parker, Ridge-  
 wood, L. I. Mort. \$10,000. 31,500  
 3d pl, s s, 210 e Court st, 20x133.5, h & l. Ed-  
 mund W. Corlies to Matthew Dignan. 4,797  
 3d st, s w s, 397.10 s e 5th av, 88x190 to 4th st.  
 Foreclos. Howard T. Walden to Edwin C.  
 Litchfield. 20  
 South 5th st, n s, 200 e 11th st, 25x90.6x25x90.9.  
 Ellen E. McCort, wife of and William H., to  
 John P. McQuade. 1,100  
 7th st, e s, 75 n Hope st, 25x100. James W.  
 Stewart to Julius Bindrim. Mort. \$8,000. 3,600  
 9th st, s w cor 4th av, 21.4x95, h & l. John  
 Assip and Timothy J. Buckley to Jeremiah  
 Desmond. Mort. \$6,000. 4,400  
 11th st, n s, 95.9 w 5th av, 116.9x100, hs & ls.  
 William W. Reynolds, New York, and Alex-  
 ander E. Reynolds to Henry R. Low, Mid-  
 dletown, N. Y. Q. C. nom  
 11th st, No. 189, n s, 129.2 w 5th av, 16.8x100, h  
 & l. Henry R. Low to Theodore B. and  
 Henry A. Willis, of T. B. Willis & Bro.  
 Mort. \$3,500. 5,000  
 11th st, No. 185, n s, 179.2 w 5th av, 16.8x100.  
 Same to Emily M. Miller. Mort. \$3,500. 5,000  
 11th st, No. 187, n s, 145.10 w 5th av, 16.8x100.  
 Same to Ella T. S. Fellows. Mort. \$3,500. 5,000  
 11th st, No. 183, n s, 195.10 w 5th av, 16.8x100, h  
 & l. Henry R. Low, Middletown, N. Y., to  
 William M. Seymour. Mort. \$3,500. 5,000  
 11th st, No. 185 1/2, n s, 162.6 w 5th av, 16.8x100.  
 Henry R. Low to Jacob May. M. \$3,000. 5,000  
 11th st, n s, 95.9 w 5th av, 16.9x100, h & l.  
 Henry R. Low to Hilliard Low. Mort. \$3,500.  
 5,000  
 11th st, No. 189 1/2, n s, 112.6 w 5th av, 16.8x  
 100, h & l. Same to same as last. Mort.  
 \$3,500. 5,000  
 Bay 17th st, w s, 125 s 86th st, 175x96.8, New  
 Utrecht. Chandler F. Graves to Henry D.  
 Jennings. nom  
 Same property. Henry D. Jennings to Fannie  
 Graves. nom  
 20th st, n e s, 100 s e 6th av, 125x100. Abby  
 wife of and Thomas Welwood to Ira O. Mil-  
 ler. 1860. exch  
 20th st, n s, 325 e 7th av, 25x200 to 19th st. Ada-  
 line wife of John Weeber to William Weeber.  
 600  
 Same property. William Weeber to John  
 Weeber. 600  
 20th st, s s, 100 e 6th av, 25x100, h & l.  
 21st st, n s, 100 e 6th av, 25x100. {  
 People State New York to Ellen Allman,  
 widow. Release of title acquired by alien-  
 age. nom  
 21st st, No. 274 and 276. Caroline Hermans to  
 John P. Bongards. Life lease. nom  
 21st st, n e s, 400 s e 4th av, 25x100. Edward P.  
 Simms to Thomas Spinelli. Q. C. nom  
 22d st, s s, 100 e 6th av, runs south 100 x east 50  
 x south 10 to 23d st, x east 50 x north 200 to  
 22d st, x west 100. Sarah J. wife of Cleave-  
 land H. Lawler, Oak Ridge, N. J., to Henry  
 Pieper. Q. C. nom  
 23d st, n s, 250 e 3d av, 25x100. Release mort.  
 John Wiley to Sarah T. Frost. nom  
 27th st, s w s, 325 s e 3d av, 100x100.2. James  
 Bliss, individ. and exr. J. Baxter, to Clara  
 J. Bliss, sole heir John Baxter. Q. C. nom  
 27th st, s w s, 365 s e 3d av, 60x100.2. Clara J.  
 Bliss to C. A. Bliss. 1,200  
 44th st, n s, 190 w 4th av, 20x100.2. Kate wife  
 of John Geoghegan to Mary A. wife of and  
 James Barnatt, joint tenants. 750  
 Albany av, w s, 100 n Pacific st, 20x87. Wil-  
 liam McGeege, Jr., Philadelphia, Pa., to  
 Salvador Rodriguez. 4,000  
 Atlantic av, n s, 230 w Rochester av, 20x99.11.  
 Jacob Noll to Conrad Noll. nom  
 Atlantic av, s s, 200 w Hopkinson av, 200x100.  
 Thomas H. Robbins to Robert L. Carpenter.  
 27,000  
 Bay av, n w cor Madison st, 81.11x100; also,  
 Broadway, n w cor Madison st, 81x100, New  
 Lots.  
 Thomas C. Chapman to Thomas Everit. nom  
 Bedford av, w s, 80 n Ross st, 20x110, h & l.



Release mort. The Metropolitan Life Ins. Co., New York, to Joseph F. Knapp. nom  
Same property. Phoebe P. wife of and Joseph F. Knapp to Anthony H. Craig. nom  
Same property. Anthony H. Craig to Joseph F. Knapp, in trust for Antoinette Knapp. nom  
Bushwick av, w cor Schaeffer st, 25x75. James B. Macduff, Jr., to John W. Crawford. 900  
Bushwick av, n e s, 83.4 n w Palmetto st, 16.8x 80, h & l. Mary J. O'D. wife of and Jeremiah O'D. Rossa to Jeremiah M. Terry. Mort. \$2,000. 3,750  
Clermont av, w s, 332.10 n De Kalb av, 20x73.11 x20x73.10. William F. Porter and Mary J. Hooper to Emma S. Fischer. Mort. \$4,000. 7,250  
De Kalb av, centre line, north end of old lane, abt 18.2x— to F. Vandewoort land. John M. Rider to Cornelia B. wife of Theodore F. Jackson. 442  
De Kalb av, s e s, 150 s w Hamburg st, 25x100. Joseph Sweet, New York, to Gustav Muller and Elizabeth his wife. 750  
Division av, n s, 225 e 10th st, runs north 51.10 to Broadway, x east 44 x south 37.10 to Division av, x west 41.8. William Dick to Anna M. M. wife of J. Adolph Mollenhauer. gift  
Division av, s s, 60.5 w Harrison av, 20x84, h & l. Gustav Jud, exr. E. D. B. or Ernest Becker, to Andrew P. Gilloon. M. \$1,000. 3,000  
Same property. Ernest W. Becker et al., heirs of E. Becker, to same. C. a. G. nom  
Same property. Declaration of John Weeber, as to former ownership, &c.  
Evergreen av, e s, 39.5 n Cedar st, 19.4x75, h & l. Frederick C. Vrooman to Ella M. Langbeer. Mort. \$1,000. 2,350  
Fulton av, n s, 50 w Miller av, 50x100, New Lots. Ditmas E. Fosbell to Augusta wife of Robert Dressler. 900  
Flushing av, s s, 50.4 w Steuben st, 25x91.11 x25x93.5.  
Park av, n s, 25 e Steuben st, 50x100. Albert H. Osborn to Theresa Jackson and Anne J. wife of John H. Shields. nom  
Flushing av, s s, 50.4 w Steuben st, 25x70. Foreclos. William Sullivan to John T. Barnard. 1873. 200  
Grand av, s e cor Lafayette av, 25x100. The City of Brooklyn to George L. Sampson. Tax deed lease. 1857, 1,000 years 218  
Same property. Geo. L. Sampson to James M. Stark. 1858. nom  
Greene av, s w cor Reid av, 100x100. Release mort. Abram Cooke to George and Henry Fleer. 2,000  
Same property. George and Henry Fleer to Louisa wife of Henry Grasman. See Heyward st. exch  
Gates av, No. 894, s s, 300 w Patchen av, 20x100, h & l. Ramsay Crooks, trustee for Otard, Dupuy & Co., New York, to Agnes Rowatt. 3,400  
Graham av, s e cor Scholes st, 25x100. Scholes st, s s, 100 e Graham av, 25x100. Simon Moog to Joseph Klotz. Mort., &c., \$6,500. 10,000  
Lexington av, s s, 195 e Clason av, 20x100, h & l. William H. and John H. Caswell to Mary H. Curtiss. C. a. G. 6,500  
Same property. Release mort. Charles S. Smith, trustee, to William H. and John H. Caswell. 6,476  
Lexington av, s s, 225 e Sumner av, 100x100. Frederick Cobb to William Godfrey. 6,000  
Lexington av, n w cor Stuyvesant av, 50x100. Mary A. Patten, widow and devisee of Jas. Patten to Alfred J. Pouch. 4,000  
Lexington av, s s, 175 e Clason av, 20x100. William H. and John H. Caswell to Frederick W. Randall. C. a. G. 6,500  
Same property. Release mort. Charles S. Smith, trustee, to William H. and John H. Caswell. 6,477  
Myrtle av, n s, 125 w Throop av, 25x100, h & l. Betsie Davis to Aurelia Bunlen. 4,500  
Montrose av, n s, 75 e Lorimer st, 25x100. Frederic A. Ward, exr. E. Ward, to Edwin W. and Irving N. Ward. nom  
Paige av, centre line, at centre line of Ranton st if extended, runs north and along centre of Ranton st to water grant line Newtown creek x east to centre of block between Brant and Setauket sts, x southwest to centre Paige av x—, with land under water &c. Marvin Briggs to Trustees Union College. nom  
Paige av, s w s, 61.8 s e Clay st, 25x—. Marvin Briggs to The Trustees Union College. Q. C. nom  
Paige av, centre line, at centre line Duck st if extended, runs west along Paige av to centre line between Setauket and Brant sts, x north to water grant line Newtown creek x east to centre Duck st, x south to beginning, with land under water, &c.  
Paige av, centre line, intersection center line 175 southwest Provost st, runs southeast to centre Eagle st, x southwest to point 175 southwest of Provost st x northwest— x to centre Paige av, x east to beginning.  
Paige av, centre line at intersection centre line Clay st, runs southwest along Clay st to point 100 east of Oakland av, x northwest to centre Paige av, x east to beginning 1/2 of all streets.  
Trustees Union College to Marvin Briggs. nom  
Pennsylvania av, w s, 175 n Baltic av, 25x100, New Lots. George Walther to Morris Barnett and George Dressler. 3,000  
Stewart av, n e cor Randolph st, 100x100. Jefferson M. Levy, New York, to Charles Erthal and Martha wife of Frank Erthal. C. a. G. 410  
Stuyvesant av, n e cor Halsey st, 100x100. Catherine S. Cooper to John McCutcheon. 6,500  
Stuyvesant av, w s: 22 s Montrose st. 124.6x222.4

x east 58 x south 22 x east 100. Treno Yung, widow, and sole devisee of Caroline Yung or Yunge, to Henry and George Fleer. Q. C. nom  
Same property. Henry and George Fleer to Samuel M. Pettengill. 6,000  
Stone av, e s, 50 n Vanderveer av, 50x100, New Lots. Alexander Buderus to Elizabeth wife of Benjamin C. Choules. Mort. \$800. 1,250  
Tompkins av, w s, 20 n Halsey st, 20x80. Foreclos. Lewis R. Stegman to Alois Lazansky. 2,575  
Throop av, n w cor Ellery st, 25x100. Frederick Zoeller to Franz Reinhardt and Margaretha his wife. 9,000  
Utica av, n e cor Dean st, 131.1x83.4. Release mort. William A. Collingwood, New York, to Thomas Quinn. nom  
Van Sinderen av, e s, 135 n Liberty av, 40x100, New Lots. Charles Craske to John Y. Peters. 2,500  
Washington av, e s, 108 n Willoughby av, 21x 100, h & l. John H. Smith to John A. Mapes. nom  
Same property. John A. Maper, New York, to Eliza E. wife of John H. Smith. nom  
Wyckoff av, s s, 100 n w Troutman st, 21x 108.3x33x106.1. 1  
Troutman st, n w s, 302.8 s w Wyckoff av, 25x100. George E. and Carrie E. Smith, heirs James E. Smith and Caroline A. Smith, widow, to Ira P. Taylor. Taxes and assessmt. 150  
Wyckoff av, s w s, 75 n w Stockholm st, 25x 112.7x25x111.6.  
Hamburg st, s w s, 75 n w Stockholm st, 25x 100. Caroline A. Smith to Ira P. Taylor. Taxes and assessmts. 400  
Willoughby av, s s, 415 w Marcy av, 20x100. Arthur Taylor to William H. Worthen. Q. C. nom  
Willoughby av, n s, 100 e Kent av, 52.8x100x 52.3x100. Almira H. Stout et al., exrs. A. V. Stout, to Alonzo E. DeBaun. 2,000  
Same property. Release dower. Almira H. Stout, widow, to same. nom  
Wythe av, Nos. 136 and 138, w s, 53.1 s Rodney st, 35.7x64. Louis A. Loew, New York, to Richard Fahrig. See 2d av, New York City. 9,000  
4th av, n e cor 38th st, 25.2x100. Foreclos. John D. Snedeker to Augusta H. Wyand 1,825  
5th av, s e s, 40 n e 12th st, 20x70.4. Louis Doscher to Ellen I. or J. wife of Andrew Crowley. 2,200  
Same property. Release mort. Lucy R. Blanke to Louis Doscher. nom  
Same property. Release mort. George C. Blanke to same. 200  
5th av, w s, 25 s 22d st, 25x100. Thomas Clear, Gravesend, to John D. Witte. M. \$1,000. 2,800  
6th av, e s, 22.3 s St. Johns pl, 21x100, hs & l. Washington Force to Hiram Force. Mort. \$4,000. nom  
Same property. Hiram Force to Sarah Force. Mort. \$4,000. nom  
All grantors' title in estate real and personal of which Robert Mumby died seized. Joseph H. Mumby to Sylvanus T. White. In trust. nom  
Land under water East River, foot of Freeman st, &c. New York Dyewood and Extract Co. to Theodore F. Jackson et al., trustees L. Wood. C. a. G. nom  
Main road, Canarsie, e s, 50 n Av K, if extended, runs east 115 to point 100 w of East 93d st, x north 25 x west 116.2 to said road, x south 25, Canarsie. William M. Ingraham to William I. Wyckoff. nom  
Millpond and meadow at Flatlands, also Mill Island, with meadow, marshes, &c., 505 acres, also plot 66 acres, excepting parcel of 37 acres of the Mill farm. Susan M. C. wife of and John H. Bergen to Robert L. Crooke. C. a. G. 1-6 part. 2,500  
Plot at Gravesend on Bay, abt 1,066 sq. feet, with rights of way. Andrew H. Teeple to George G. Curnow. 1,850  
Plot at New Utrecht, strip 8.5, running from Gravesend road to Gravesend Bay, 376 feet long, also land under water to exterior pier line. Sub. to right of way. Samuel F. Speir to Robert Speir, Jr. nom  
Plot begins at point 56.10 s Baltic st and 149.10 w 4th av, runs crossing 4th and 5th avs to the centre line old Gowan road at point 72.8 e of 5th av and 94.7 s of Park pl, x south and southwest along said centre line, crossing Sterling, St. Johns and Lincoln pls to point 37 s of Lincoln pl, x west 16 x again west to centre line 5th av at point 29.8 s Lincoln pl, x north to centre Douglass st, x west along said centre line to centre of 4th av, x north to point 100 n of Butler st, x west to line late of Bushnell & Bussing, x north to beginning. Danella Sullivan to John P. Crawford. 6,000  
Road to Bergen's Island, n w cor Mill lane or road to Crooke Mill, 37 acres, Flatlands. Susan M. C. wife of John H. Bergen, Flatbush, to Robert L. Crooke. Q. C. nom  
Ante-nuptial agreement made Jan. 26, 1865, between William Beard and Mary Armstrong, and James Armstrong as trustee. Provides for Mary Armstrong so as to cut off dower.  
Copy of last will and testament of Joel Moore, of Watertown, N. Y., with proofs, &c.

## WESTCHESTER COUNTY, N. Y.

FEBRUARY 5 TO 18—INCLUSIVE.

## EASTCHESTER.

Breed, Abel D. individ., and by Wm. Lindsey, assignee—Edward Bartley, s e cor White

Plains road and 4th av; also lots Nos. 501 to 505 on 4th av and Nos. 507, 508, 555 and 556 on North st; also Nos. (AA) to (GG) inclus., on 3d av. \$3,000  
Felthaus, John W.—John H. Peters, Jr., e s 8th av, Mt. Vernon, 100x105. 1,600  
Carrol, George K.—Edward C. Thorn, lots Nos. 82 and 83, Central Mt. Vernon, and w part lot No. 1046 on e s 10th av, village Mt. Vernon. 4,200  
Farrington, Charles H.—Isachim Borgwald, e s 6th av at Central Mt. Vernon, 50x100. 400  
Morgan, Charles V.—John O'Neil, lot on n s highway leading from White Plains road past Temperance Hall, adj. grantee. 50  
Lent, Herbert D.—Marietta Coffin, lots Nos. 1023 and 1024 on s s Stevens av, village Mt. Vernon. 3,000  
Just, Jahn—Eliza O. Sullivan, e s 8th av, Mt. Vernon, 100x105. 7,500  
Cahen, Adolphe—Clarice Oates, e s Greenwich st, 100x100, West Mt. Vernon. 1  
Parodi, Elizabeth, et al., by Geo. W. Hunt, ref. James A. Glover, abt 16 acres adj. lands of Thomas Shute and Jesse Lyon. 1,150  
Wilson, Harriet—Clarence M. Fowler, e s 4th av, Mt. Vernon, 105x200. 1  
Kellogg, Minot C.—Charles E. Latimer, w s 1st av, Mt. Vernon, 100x105 333  
Betts, Charles J.—Mary N. Umberfield, e s Archer av, 15 s Oakley av, 75x125; also lot adj., 80x125. 8,000  
McManus, Janette—James F. Neilson, s s 6th st, Mt. Vernon, 100x105. 250  
Christ, Louisa and Conrad P.—Wm. Moegling, w s 11th av, Mt. Vernon, 100x105. 300

## MAMARONECK.

Larchmont Manor Co.—Helena Flint, lot on w s Beach av, 140.2 n Magnolia av. 1,311  
Same—same, lot on s w cor Grove av and Beach av. 141  
Same—same, lots Nos. 1, 2, 3, 8, 9 and 10 in block No. 12 on n w cor Magnolia av and Grove st. 252

## NEW ROCHELLE.

Underhill, Philip R.—Adrian Iselin, Jr., tract on Pelham road, adj land of grantee. 15,500  
Same—Thomas I. Burke, lot on n s Main st, adj grantee. 1  
Same—John F. Nest, lot on n s Main st, 313 e Church st. 8,071  
Moore, Ann and William D.—Wm. McCabe, n e Boston Post road, adj. Grantee, 25x200. 1,205  
Lawton, J., exr. Warren Lawton—Katie L. Regan, s s Union av, 50.2 w Warren st, abt 25 x115. 225  
Baruch, Bernhard, exr. of Nathan Hart—Sarah T. Murry, n s Main st, adj town lot, 36x 126. 4,000

## PELHAM.

Johnston, Sarah—Richard Bartley, 4th st, Pelhamville, 50x100. 150  
Witherbee, Walter C.—Charles F. Heywood, Old Boston Post road, s e cor Lake av, 4 1/2 acres. 3,000

## WESTCHESTER.

Hendricks, Mary—David Cooper (G. 14), on s s 20th av, village of Wakefield. 1  
Clinton, Paler—Elizabeth, lots Nos. 36 to 41 on s s Railroad av, also Nos. 35 to 38 on n s 2d st, also 40 to 42 on s s R. R. av, also lot on s w s causeway over Westchester Creek to village of West Farms adj Martin Delaney on map of J. V. Hutschler. 1  
Same—same, tract on highway leading from West Farms adj Wm. Titus. 1  
Barker, Ruth and John—John Johnson, lot No. 69, on s s 11th av, village of Wakefield. 225

## YONKERS.

Murphy, Mary A. and Dennis—Cornelius Coughlin, lot No. 129 on w s Riverdale av, 150 s York st. 1,700  
Tuttle, Josiah and Albert C.—Patrick Wheelan, n e cor Ashburton av and Ritter's lane, 25x 100. 1,150  
Emerson, Charles H.—David Scotland, lots Nos. 50, 52 and 54 on Hudson st. 1  
Scotland, David—Flora W. Emerson. same property. 1  
Healy, Timothy—Patrick S. Healy, 1/2 part lot w s, Main st, 25x35. 300  
Stewart, Mary E. and James—George Stewart, w s, Prescott st adj lands of Wm. Jones, abt 50x100. 1  
Stewart, James—John W. Alexander, lot on w s, Warburton av adj land of B. E. Sullard. 5,800  
Stewart, James—Patrick Shannon, w s, Warburton av, adj J. W. Alexander, 25x100. 5,800  
Colgate, James B.—James Stewart, lot on w s, Warburton av, adj Benj. E. Sullard. 1  
Alexander, John W.—James Stewart, lot No. 17 on n s Carlisle Place. 2,000

## 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.

FEBRUARY 13, 14, 16, 17, 18, 19.

Ammidown, Charles H., to Henry P. Ammi-



- midown. Dey st, No. 11, s s, bet Broadway and Church st, 25.6x89.6. Feb. 12, due in 1890. \$10,000
- Ambrose, Kate W. wife of and John W. to William B. Cutting. 53d st, s e cor Madison av, 47.9x100.5. Feb. 14, due Jan. 1, 1887. 35,000
- Appleton, Julia R., wife of and Daniel F., to William J. A. Fuller. 96th st, s s, 350 w 8th av, 25x100.8. Feb. 17, 5 years, 5%. 4,000
- Same to same. 96th st, s s, 375 w 8th av, 36x100.8. Feb. 17, 5 years, 5%. 6,000
- Same to same. 96th st, s s, 325 w 8th av, 25x100.8. Feb. 17, 5 years, 5%. 4,000
- Bradley, Edwin A., and George C. Currier, with Benjamin Wallace, both mortgagees. Agreement as to priority of mortgages made by John W. Monarque. Feb. 23, 1884. val. consid. Burton, Josiah H., to Caroline L. Macy. 105th st, n w cor New av. 50x100.11; 106th st, s w cor New av, 50x100.11. Feb. 17, 1 year, 5%. 10,000
- Same to same. 124th st, s s, 150 w Boulevard, 75x100.11. Feb. 17, 1 year, 5%. 10,000
- Barker, Edwin S., and Margaret A. his wife, to Fanny wife of Patrick J. Keary. 105th st, also Lowell st. P. M. Feb. 12, 5 yrs, 5%, 5,000
- Bohm, Gottfried, to THE DRY DOCK SAVINGS INST. Stanton st, n s, 75 e Suffolk st, 25x100. Feb. 14, due Feb. 15, 1886, 5%. 6,500
- Brennan, Margaret A., to Robert W. Forbes, Brooklyn. 84th st, s s, 169 e 9th av, 19x102.2. Feb. 13, due Jan. 1, 1886. 1,000
- Bach, Martin, Jr., to THE HARLEM SAVINGS BANK, City New York. 4th av, w s, 40 n 128th st, 20x70. Feb. 11, 1 year, 5%. 4,500
- Bailey, Mary E., wife of and Samuel H., to Joseph M. De Veau. 104th st, s s, 80 w 3d av, 20x100.11. Feb. 9, due Aug. 15, 1885. 12,000
- Baker, Stephen S., to Frederick Dedreux and Gertrude his wife. 31st st. P. M. Feb. 14, 2 years, 5%. 8,000
- Banta, Albert S. and Eliza J. his wife to Alfred and W. E. Roosevelt, guards. W. O. Roosevelt. Jane st, s s, 101 e Hudson st, 22.6x80. Feb. 16, 5 years, 5%, gold. 8,000
- Bachrach, Fanny, wife of Moses, to Rachel Gortzel, committee Simon H. Rosenfeld. 65th st, s s, 256.8 e 2d av, 18.9x100. Feb. 18, 5 years, 5%. 3,000
- Braender, Philip, to John H. Badeau, Putnam Co., Peter C. and William S. Badeau, Brooklyn. 85th st. P. M. Feb. 19, 8 months, 5%. 10,000
- Brody, Philip, to THE EAST RIVER SAVINGS INST. 2d av, w s, 25.5 n 69th st, 25x80. Feb. 19, 3 years, 5%. 10,000
- Callender, Isabella S., to Helen K. Sumner, ex-tr. and trustee Adams C. Sumner. Brooklyn, dec'd. 133d st, No. 249, n s, 275 e 8th av, 16.8x99.11. Feb. 19, 5 years, 5%. 8,000
- Same to same. 133d st, No. 251, n s, 258.4 e 8th av, 16.8x99.11. Feb. 19, 5 years, 5%. 8,000
- Churchill, Corinne, wife of Edward S., formerly Corinne Young, to The Barrington Apartment Assoc., New York. 146th st, s s, abt 75 w Leggett av, 50x100. Feb. 14, 1 year. 450
- Coogan, Teresa, wife of and Matthew, to Abraham and E. P. Steers, of Steers Bros. 1st av, w s, 50 n 113th st, 25x75. Sub. to mort. \$40,000. Feb. 19, due May 10, 1885. 4,000
- Cohnfeld, Isidor, to THE UNITED STATES TRUST CO., New York. Bleecker st, s e cor Greene st, runs south 150 x east 72 x north 20 x west 23 x north 130 to Bleecker st, x west 49. Feb. 16, due Feb. 1, 1888, 5%. 100,000
- Conway, John H., to Albert Hirsch. 50th st, s s, 200 w 10th av, 50x100.5. Mort. \$16,000. Feb. 13, notes. 1,000
- Clark, Patrick, mortgagor, with Emily Underhill. Agreement to extend mort. Feb. 12. 12
- Cogswell, Elizabeth R., Huntington, L. I., to Mary A. Marsh, New Orleans, La. 24th st, No. 22, s s, 100 w 4th av, 20x98.9. Feb. 14, 5 years, 4½%. 6,000
- Cohen, Leon, to Robert W. Tailor. 58th st. P. M. Feb. 14, 3 years, 5%. 8,000
- Christman, George B., to Mary E. wife Patrick Norton. 2d av. P. M. Feb. 17, due May 1, 1885. 3,500
- Cudlipp, Sarah P., wife Reuben H., to Thomas and Walter Storm, exrs and trustees of Stephen Storm, dec'd. Broadway No. 34 and No. 69 New st; begins Broa Iway, e s, 350.8 s Exchange pl., runs east 68 x north 6.5 x east 69.9 x south 5.4 x east 63.11 to New st x north 20.1 x west 197 to Broadway x south 28.1. Feb. 17, 1 year. 122,500
- Dean, William E., to Joseph M. De Veau. 120th st, n s, 225 e 7th av, 75x99.11. Jan. 21, due in July 1885. 5,000
- Dayton, Isaac, to Lucia N. Munro, surviving trustee Hugh Munro, dec'd. 23d st, No. 344, s s, 300 e 9th av, 25x98.8. Feb. 14, due Feb. 1, 1890, 5%. 8,500
- d'Herblay, Louise, to Bradford L. B. Baylies, trustee James H. Blackwell, dec'd. 4th st, s w cor Wooster st, 14x56. Feb. 12, due July 2, 1887. 5,000
- Dunne, Pierce, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 52d st, s s, 225 e 10th av, 25x100.5. Feb. 14, 1 year. 7,000
- Dart, Agnes L., wife of Henry C., to Rebecca Alexander. 64th st, s s, 212.6 w 3d av, 20.10x100.5. Feb. 16, 3 years, 5%. 3,000
- Doty, Wheeler K., to Alfred W. Doty, Windham, N. Y. 136th st, s s, 92 e Willis av, 18x79. Feb. 2, 1 year. 1,300
- Fink, Diederich, to Thomas H. O'Connor, exr. J. F. O'Connor. Greenwich st. P. M. Feb. 17, 5 years, 5%, gold 12,000
- Same to Anna C. Stephens. Greenwich av, No. 27, w s, 44.5 n 10th st, 21x75.5x20.1x79.8. Feb. 17, 3 years, 5%. 7,000
- Finkbeiner, Charles, to Anton Ramsperger, Av B, w s, 114.6 n 10th st, 25x70. Feb. 18, demand. 3,000
- Gillie, James B., to Caroline L. Macy. 104th st, n s, 225 w 10th av, 25x100.11. Feb. 14, 5 years, 5%. 12,000
- Goggin, Mary A., wife of and Joseph R., to Hilda Falkenberg, widow. 10th st, s s, 200 w 3d av, 20x71x21.1x64.5. Lease. Feb. 14, 5 years. 3,000
- Goldstein, Isidor, to Christian Brennemann. Hester st, s s, 75 w Norfolk st, 25x100. Feb. 12, due Jan. 1, 1891, 5%. 7,500
- Haberman, Simon, Belleville, N. Y., to Nathan Wise and Adolph M. Bendheim. 4th av, s e cor 102d st, 100.11x180, already mortgaged to party second part. Feb. 14, due July 1, 1885. 25,000
- Haug, Gotthold, to William R. Bell. 62d st, s s, 400 e 11th av, 50x100.5. Sub. to all mort. Feb. 11, 3 months. 2,727
- Same to same. 62d st, s s, 350 e 11th av, 50x100.5. Sub. to all mort. Feb. 11, 3 mos. 2,727
- Haynes, William, to Henry Randel, trustee for Mary R. Baremore. Jennings st, n s, 162.3 w Bristow [st, 37x180.4x25x178.6. Feb. 14, 5 years. 500
- Hein, John, to Mary E. Miller, New Windsor, N. Y. 39th st, No. 524, s s, 350 w 10th av, 25x98.9. Feb. 12, 5 years. 9,000
- Holdsworth, Frank, to Ida A. W. Siney, Brooklyn. 112th st, s s, 265 e 1st av, 30x100.10. Feb. 14, due Mar. 1, 1888. 1,000
- Hornberger, George and Louisa his wife to THE GERMAN SAVINGS BANK, City New York. 6th st, n s, 250 w Av A, 25x90.10. Feb. 13, due Feb. 14, 1886. 1,200
- Hughes, Anthony A., to George F. Chamberlain. Delancey st, Nos. 292 and 294, n s, 50 e Cannon st, 50x100. Feb. 13, demand. 1,300
- Heidiger, Diederich A., William and John H., of D. & W. Heidiger, to Theodore M. and Mary A. Barnes, exrs. J. N. Barnes. Canal st, s s, 152.8 e Broadway. See Conveys. Feb. 2, 5 years, 5%. 10,000
- Henry, Nicolas, to Jacob H. Warner. 58th st. P. M. Feb. 14, 5 years, 5%. 5,000
- Hill, Mary E., widow, Brooklyn, to Abijah G. and James L. Morgan, exrs. and trustees Abijah Morgan. Frankfort st, Nos. 26, 28 and 30, n s, 58.9 w Rose st, 57.8x60.9x53.8x51.6. Feb. 17, 3 years, 5%. 8,400
- Hone, John, to Frederic J. Middlebrook, Brooklyn. 73d st, s s, 200 e 9th av, 25x102.2. Sub. to mort. \$5,000. Feb. 18, due Mar. 1, 1886. 1,000
- Same to same. 73d st, s s, 250 e 9th av, 25x102.2. Sub. to mort. \$5,000. Feb. 18, due Mar. 1, 1886. 1,000
- Hornor, Nellie A., wife of and Robert J. to Henry W. Story, Philadelphia, Pa. 124th st, n s, 250 w 6th av, 25x100.11. Feb. 12, 1 year, 5%. 3,500
- Hunter, Ella I., daughter of Gilbert J., dec'd, to Anna C. Stephens. Jones st, No. 13, n s, 25x100; Jones st, No. 15, n s, 250 e Bleecker st, 25x100. ½ part. Feb. 18, 4 years. 5,500
- Hall, Sarah E., and ano., exrs. G. O. Hall, to Emma F. Stephens. 52d st, n s, 183 e Lexington av, 17x100.5. Jan. 2, due Jan. 1, 1888, 5%. 1,000
- Holliday, Martha, mortgagor, with Merritt Trimble, trustee of T. R. Ellicott. Feb. 19, nom Hubert Apartment Assoc. to THE DRY DOCK SAVINGS INST. 59th st, s s, 375 w 7th av, 75x100.5. Feb. 19, due Feb. 20, 1886, 5%. 125,000
- Johnston, Joseph, to William Forster. 47th st, s s, 260 e 10th av, 75x100.5. Feb. 17, due April 10, 1885. 4,017
- Same to Jessie Smith. 47th st, s s. Same property. Feb. 10, 2 months. 12,500
- Jackson, Ida, with THE IRVING SAVINGS INST., both mortgagees. Agreement as to priority of mortgages made by the New York Presbyterian Church, and increase of rate of interest on mort. due to Ida Jackson. nom
- King, Patrick, mortgagor, with Walter Langdon exr. Catharine L. Langdon. Agreement to extend mort. at 5%. Jan. 31
- Kneibert, Philipp, mortgagor, with Catharine M. Battelle, ex-tr., &c. Agreement to extend mort. at 5%. Feb. 7. nom
- Same to same, ex-tr., Lewis F. Battelle. Av A w s, 51.2 s 74th st, 25.6x100. Feb. 7, 5 years, 5½%. Additional loan 3,000
- Keys, John M., to John J. Jones and ano., exrs. and trustees D. Jones. 16th st, No. 234, s s, 309.9 e 8th av, runs south 108.3 x east 30.1 x north 35.3 x west 3.3 x north 68 to 16th st, x west 27.1. Feb. 17, 5 years, installs. 25,000
- Same to same. 16th st, No. 236, s s, 282.8 e 8th av, 27.1x103.3x26.10x103.3. Feb. 17, installs. 25,000
- Same to Philip Fisher. 16th st, No. 236. Feb. 17, 6 months, or sooner. 4,000
- Same to same. 16th st, No. 234. Feb. 17, 6 months, or sooner. 4,000
- Kotman, Amelia J., widow, to THE SEAMEN'S BANK FOR SAVINGS, City New York. Cherry st, n s, 165.11 w Pike st, 50.2x150.7x50.1x148.2. Feb. 17, 1 year, 5%. 20,000
- Kuschewsky, Raphael and Solomon L. to Charles A. Peabody, Jr. Rutgers pl or Monroe st, n s, 26.6 e Jefferson st, 26x120. Feb. 17, 3 years, 5½%, gold. 12,000
- Kane, William S., to Frank H. Dood et al., trustees E. Serfman. 54th st, No. 122, s s, 140 w Lexington av. P. M. Feb. 17, 3 years, 5%. 8,300
- Kelly, Hugh G., to Gideon Fountain. 85th st, n s, 255.7 w 3d av. P. M. Feb. 5, due Feb. 19, 1888. 7,500
- Loeb, Mary, wife of Leopold, to Robert W. Cooper. 53d st, n s, 282 w 2d av, 21x100.4. Feb. 16, 5 years, 5%. 5,000
- Low, Henry R., Middletown, N. Y., to James L. Barclay, trustee H. Barclay, dec'd. 30th st, No. 223, s s, 260 e 3d av, 18.9x98.9. Jan. 19, due Feb. 1, 1889, 4½%. Two bonds, each 3,367
- Lane, Mary E., to Edward Winslow, East Orange, N. J. Lexington av, 56th st. P. M. Feb. 13, 5 years, 5%. 10,000
- Legand, Catherine N., widow, Jersey City, to Andrea Lertora. Watts st, No. 9, s s, 228.10 e Varick st, 21.2x52x16x5, the 5 feet on alley, x60. Feb. 4, 3 years. 1,700
- Little, Andrew, Newburgh, N. Y., E. Knox Little, Brooklyn, and William D. Peck of Newark, N. J., to Benjamin F. Raynor, Jr. 134th st, s s, 150 w 8th av. P. M. Feb. 13, due in 1886. 9,000
- Same to same. Same property. Building loan. Feb. 9, due Feb. 12, 1886. 10,000
- Little, Andrew, trustee for Marietta and Katie Regain, to Richard Deever. 15th st. P. M. Feb. 6, due in Feb., 1886, 5%. 4,500
- Lowinstamm, Louisa, to Frederick R. Frech, New Dorp, S. I. Lexington av. P. M. Feb. 14, due Mar. 1, 1887, 5½%. 2,200
- Lawson, Martha A., wife of Judson, to William M. Kingsland, Mt. Pleasant, N. Y. 104th st, n s, 250 w 10th av, 25x100.11. Feb. 14, 5 years, 5%. 12,000
- Liebermuth, Rachel, wife of and Abraham, to William Demuth. Lexington av, e s, 83.2 n 58th st, 17.3x95. Feb. 13, due Feb. 14, 1888, 5%. 9,000
- Little, William McC., Newport, R. I., to THE EQUITABLE LIFE ASSURANCE SOC., U. S. Union sq E., s e cor 17th st, 53x125. Feb. 9, due Dec. 1, 1888. 175,000
- Littman, Morris, to Lydia A. Corse et al., exrs. Henry Corse. Interior lot on centre line bet 54th and 55th sts, at point 175 w 10th av, runs south 93 x west 100 x north 100.6 x east 100. Sub. to an agreement. Feb. 12, due May 1, 1886. 3,400
- Loew, Louis A., to Richard Fahrigr. 2d av. P. M. Feb. 14, due Feb. 16, 1888, 5%. 3,500
- McGinnis, Robert, to Joshua M. Brush, Brooklyn. 93d st, s s, 100 e 9th av, 75x100.8. Sub. to mort. \$45,000. Feb. 14, demand. 1,700
- Merklen, Valentine, to Helen S. Cooper. 35th st. P. M. Feb. 14, due Feb. 16, 1887, 5%. 2,000
- McGillivray, Hugh, and Peter G. Arnot, to P. J. Clancy. 89th st, s s, 158.11 e 4th av, 51.1x100.8. Feb. 10, due April 20, 1885. 675
- McCafferty, Robert, to Henry M. Bradhurst. 148th st, n s, 150 w St. Nicholas av. P. M. Nov. 7, 5 years or sooner, 5%. 2,500
- Same to same. St. Nicholas av, s w cor 149th st. P. M. Nov. 7, 5 years or sooner, 5%. 18,500
- McMahon, Hugh, to Gould Hoyt, trustee. 25th st, n s, 550 e 9th av, 25x98.9. Feb. 18, due May 1, 1890, 5%. 11,000
- McManus, Patrick H., to Jonas H. Monheimer, Leadville, Col. 3d av, s e cor 100th st. P. M. Aug. 26, due May 1, 1885. 16,000
- Same to same. 100th st, s s, 102 e 3d av, runs east 28 x south 100.11 x west 25 x north 50.4 x west 3 x north 50.7. P. M. Aug. 26, due May 1, 1885. 2,000
- Same to Thomas J. L. McManus. Same property. Feb. 17, 4 months. 1,000
- Maguire, Thomas, to James Kane. 102d st, n s, 130 e 3d av, 75x100.9. Sub. to other mort. and prospective loans, to be paid when permanent loan is obtained, without int. Feb. 16. 2,100
- Mount Morris Safe Deposit Co. to Julius Ehrmann. 4th av, n w cor 125th st, 25.2x69.11; 125th st, n s, 69.11 w 4th av, 20.1x49.11. Feb. 16, due Feb. 17, 1895, 4½%. 25,000
- Muller, Eva, wife of George, to Jane A. Colwell, widow. 2d av, s e cor 84th st, 51x100; 84th st, n s, 100 e 2d av, 50x102; 84th st, s s, 300 w 1st av, 100x102. Feb. 17, due Nov. 17, 1885, 5%. 59,000
- Muller, L. Edward, to Anton Reisert. Charlton st, n s, 138.9 w Macdougall st, 32.11x100. Feb. 7, 3 years, 5%. 5,500
- Muller, A. Julius, to John A. Morris, admr. W. D. Hennen. 104th st, n s, 20 e 4th av, 30x100.11. Feb. 18, due Feb. 19, 1887, 5%. 11,000
- Niemann, Ferdinand J., to William S. Verplanck and ano., exrs. J. P. De Wint. 121st st, s s, 300 w 4th av, 17x100.10. Jan. 20, due Feb. 1, 1886. 10,000
- Noble, William L., Andrew J. Robinson, Frederick R. Fortmeyer and Emmet N. Sweet to Leander Storme. 7th av, w s, 50.5 s 53d st, runs south 75 x west 181.9 to e s Broadway, x north 75.5 x east 189.9. Lease. Feb. 14. Secures notes of the Olympian Roller Skating Co. 4,000
- Nolan, Patrick, to John Davidson, Elizabeth, N. J. Willis av, w s, 25 n 144th st, 25x106. Feb. 16, due 1, 1885. 750
- Osborne, Thomas, with James McCreery, both mortgagees. Agreement as to priority of mortgages made by Elizabeth Van Antwerp. Feb. 9. nom
- Quinn, Thomas, Brooklyn, to William F. Cochran, Yonkers. Vesey st, No. 40. Leasehold. P. M. Feb. 1, 3 years. gold 15,000
- Same to James Turner. Same property. P. M. Feb. 1, 1 year. 5,600
- Powers, William R., to Stephen T. Gordon. 105th st, s s, 275 w 10th av, 25x100.5. Feb. 16, 3 years, 5%. 10,000
- Place, Annie M., wife of James K., to Edward Winslow, East Orange, N. J. Lexington av, w s, 22 n 38th st, 19x75. Feb. 19, due Mar. 1, 1887, 5½%. 16,000
- Quinn, Thomas, to Jane L., wife of Henry Y. Satterlee. 119th st, No. 317, n s, 188 e 2d av, 18.9x100.11. Feb. 16, 3 years. 8,250



Same to John Ross. 119th st, n s, 188 e 2d av, 18.9x100.11. Feb. 16, 3 months. 3,000

Rooney, Edward, Brooklyn, to W. B. Maben. 69th st, s s, 225 w 11th av, 25x100.5. June 5, 1884, due July 1, 1885. 2,000

Russell, Ellen M., mortgagor, to Mary E. McDermott. Declaration as to validity of mortgage, &c. Feb. 17. nom

Rafferty, Thomas, to Louise Evans, widow, Amboy, N. J. 14th st, n s, 79.3 w 2d av, 26.2 x103.3. Feb. 14, due May 1, 1890, 5%. 20,000

Raichle, Jacob, to Joseph Grunder. East Houston st, No. 284. P. M. Feb. 16, 1 yr., 5%. 7,000

Rosenthal, Charles and Abraham, to Isaac Rosenthal. 16th st, s s, 238 w Av C, 100x100.3, being 4 lots. Mort. on each \$12,000. Feb. 14, 3 years, 5%. 48,000

Robinson, Andrew J., and Edward H. Wallace to Sarah H. Popham, extrs. and trustee W. H. Popham. 23d st, n s, 50 w Lexington av, 25x98.9. Feb. 18, due Feb. 20, 1887, 5%. 25,000

Schuyler, Garret L., to Sarah H. Powell. 88th st, s s, 160 e 3d av, 100x100.8. Feb. 19, 1 month. 2,000

Sire, Meyer L., to Edward F. Browning. 94th st. P. M. Feb. 18, 1 year. 2,747

Scott, Sarah A., Brooklyn, wife of and John M., to THE EAST RIVER SAVINGS INST. 34th st, No. 231, n s, 200 w 2d av, 25x98.9. Feb. 16, 3 years, 5%. 14,000

Stoehr, Christian, to THE EMIGRANT INDUST. SAVINGS BANK, New York. 2d av, s e cor 38th st, 32.1x80. Feb. 16, 1 year. 20,000

Seixas, Gershom A., to THE GERMAN LIFE INS. Co. 9th av (St. Nicholas pl), e s, 375 n 150th st, 50.5x200. Feb. 14, due Nov. 30, 1887. 8,000

Shepard, Charles D., Larchmont, N. Y., and Clara V. his wife, to William Arras and William Sperb, Jr. 31st st, No. 41, n s, 525 w 5th av, 25x98.9. Feb. 11. Secures endorsers of note. 10,000

Silber, William H., to Anna S. Jewett. 22d st, s s, 404.2 e 7th av, 20.10x98.9. Feb. 14, due Dec. 30, 1885. 500

Sterling, Edward C., to Virginia Zabriskie. Lexington av, s w cor 97th st, 100.11x80. Sub. to mortg. \$13,750. Feb. 13, due Sept. 1, 1885. 7,500

Stilger, John W., to Annie Miller. 62d st, n s, 375 e 10th av, 25x100.5. Feb. 12, due May 15, 1885. 6,000

Schell, Theodore C., to John J. Jones and ano., exrs. and trustees D. Jones, dec'd. 3d av, e s, 75.8 s 94th st. P. M. Feb. 14, 5 years. 18,000

Same to same. 3d av, e s, 25.8 s 94th st. P. M. Feb. 14, 5 years. 18,000

Same to same. 3d av, e s, 50.8 s 94th st. P. M. Feb. 14, 5 years. 18,000

Shaw, Julia A., wife of and James E., to Irwin McDowell, trustee of Henry Burden. 4th av, n e cor 41st st, 97.3x85. P. M. Nov. 15, installs, 4%. 110,000

Same to John Webb. 4th av, n e cor 41st st, 197.6 to 42d st, x130. P. M. Feb. 17, 2 years or installs. 15,000

Smith, Caroline M., to Abram B. Van Dusen. 6th av. P. M. Feb. 10, 2 years. 2,500

Stern, Louis, to Benjamin Cahn. Madison st, No. 175, n s, 25x100. Feb. 17, before Jan. 1, 1886, or Feb. 17, 1889, 5%. 4,400

Tiffany, Henry D., to Joseph S. Auerbach. Simpson st, w s, 134.10 s 167th st, 25x100; 167th st, s s, 90.10 w Simpson st, 25x100.7x26.6x110. Aug. 26, 6 months. 212

The New York Presbyterian Church to THE IRVING SAVINGS INST. 7th av, n h cor 128th st, 99.11x100. Feb. 14, 1 year, 5%. 35,000

Thurston, Franklin A., to Robert Dorsett. 10th av, w s, 50 n 102d st, 50x100. Feb. 12, demand. 560

Tobin, Thomas J., to Marion E. Isaacs. 3d av, e s, 50.5 s 114th st, 25.3x80. Feb. 16, 1 year, 5%. 18,000

Tweedy, Joseph, of Knickerbocker, Texas, to Charles Tweedy, Plainfield, N. J. All title of mortgagor in estate, real and personal of Joseph N. Lord, dec'd. Dec. 13, 1883, note. 5,000

THE GERMAN SAVINGS BANK, City New York, with Aaron Buchsbaum. Agreement as to boundary line of mortgaged premises. Jan. 15. nom

Tobin, Thomas J., to Charles A. Fuller. 3d av, e s, 50.5 s 114th st, 25.3x80. Feb. 17, 1 year. 3,000

Weeks, Julia A. M., wife of and William H., to an Association for the Relief of Respectable Aged Indigent Females, New York. Madison av, e s, 20.5 s 67th st, 20x75. Feb. 17, 5 years, 4%. 7,000

Wirth, Louis, to August L. Nossor. 93d st, n s, 2.5 e 4th av. P. M. Feb. 17, due Nov. 1, 1885. 9,612

Same to same. 80th st, n s, 275 w 2d av, 22.6x102.2. Feb. 5, due May 15, 1885. 5,000

Wolff, Charles E., to Peter Scherrer. 10th av, e s, 46 10th n 48th st. P. M. Feb. 16, 3 years or sooner, 5%. 8,000

Wagner, Albert and Katie F., to Randolph Guggenheimer. 66th st, s s, 116.8 w 1st av, 16.8x100.5. P. M. Feb. 16, 1 year, 5%. 4,000

Same to same. 66th st, s s, 100 w 1st av, 16.8x100.5. P. M. Feb. 16, 1 year, 5%. 4,000

Walker, Alexander, to Caroline L. Macy. 104th st, n s, 200 w 10th av, 25x100.11. Feb. 14, 5 years, 5%. 12,000

Wilkinson, Anne, mortgagor, with Ann L. Lippencott. Agreement xteending mort. Feb. 12.

Wilson, H. Josephine, wife of Robert, to Henry Rosenwald and Max Oppenheimer. 6th av, cor 133d st. P. M. Feb. 15, demand. 71,000

Same to Marcus Kohner. Same property. Sub. to above. Feb. 13, demand. 2,500

Yetter, Andrew B., to The Society for the Lying In Hospital, City New York. 2d av, e s, 100.5 n 61st st, 25x100. Feb. 14, 5 yrs, 5%. 10,000

Same to Eugene Delano, Philadelphia. 61st st, n s, 100 e 2d av, 49.6x125.5. Feb. 14, 5 years, 5%. 22,000

Youngs, Henry J., to Hallett C. Hicks. 11th st, s s, 351 w 2d av, runs south 95 x west 23 x north 42 x east 0.6 x north 53 to 11th st, x east 21.6. Feb. 19, 3 years, 5%. 6,000

## KINGS COUNTY.

FEBRUARY 13, 14, 16, 17, 18, 19.

Adams, Bella G., to Aaron Strauss. Myrtle st, n w s, 181.6 n e Broadway, 22x95. Feb. 7, due in Feb. 1886. 500

Ahrens, John H., to William Acker. New Jersey av, s w cor Evergreen pl, 50x100. Feb. 1, 5 years. 500

Algie, Maria E., to David B. Algie. Sullivan st, n e cor Conover st, 100x100. Feb. 16, demand. 1,000

Bates, Louise E., Scarsdale, N. Y., to Henry W. Bates and Emily Golder, New York. Prospect st, s s, 176 e Jay st, 25x87, error. Feb. 10, 2 years. 2,500

Benton, Recaldo H., and Eugene Fisher to John J. Randall and William G. Miller. Greenpoint av, s s, 71.10 w Manhattan av, 140x95. Lease. Feb. 14, notes. 2,750

Buckley, Albion A., to Maria H. Phillips, Roslyn, L. I. Greene av, s s, 350 w Central av, 100x100. Feb. 19, due July 1, 1887. 800

Buntin, Aurelius, Cambridge, Md., to Betsie Davis. Myrtle av, n s, 125 w Throop av, 25x100. Feb. 18, 3 years. 3,500

Burling, Ella C., wife of and Edward F., to John F. Saddington. McDonough st. P. M. Jan. 28, 3 years. 3,800

Same to same. McDonough st. P. M. Jan. 28, due Sept. 1, 1885. 2,000

Bacon, Charles, to James B. Bacon. 14th st, s w s, 437.10 n w 4th av, 20x94.10x20x95.5. Jan. 31, due Feb. 1, 1888. 1,000

Browning, Jane, New York, to Harry Hill, New York. 3d av, s e cor 44th st, 100x100. June 18, 1884, 5 years, 5%. 6,250

Blass, Peter, to Abraham Underhill. Palmetto st. P. M. Feb. 13, 5 years. 1,150

Briggs, Marvin, to The Williamsburgh Savings Bank. Paige av, centre line n w cor Duck st, centre line, if continued, 390 x north to bulkhead line of Newtown Creek, x east along bulkhead line to centre line Duck st, x south to beginning, with all title to land under water, &c. Jan. 26, 1 year, 5%. 24,000

Barnett, Morris, and George Dressler, to George Walther. Pennsylvania av. P. M. Feb. 2, due Feb. 1, 1890. 2,000

Boehler, Joseph, and Antonia his wife, to Edward P. Ward, Newark, N. J. Ellery st. P. M. Feb. 16, due July 15, 1885, 5%. 1,000

Berry, Charles, to Thomas Grote. 12th st, n e s, 347 n w 3d av, 16.8x100. Feb. 16, 5 years, 5%. 600

Brush, Thomas H., to Mary A. Manning. Steuben st. P. M. Feb. 18, 1 year, 5%. 4,000

Buhrer, Gottlieb, to John Lauber. Chestnut st, w s, 1250 n 4th st, 75x150. Sub. to mort. \$1,000. Dec. 1, installs. 400

Coombs, Ann E., wife of and Thomas, to Alexander Macduff. Adelphi st, w s, 252.7 s De Kalb av, 22x100. Feb. 14, 2 years. 1,000

Carpenter, Robert L., to Thomas H. Robbins, Keyport, N. J. Atlantic av, s s, 200 w Hopkinson av, 10 lots, each 16.8x100. 10 mortg., each \$2,250. Feb. 2, due Feb. 1, 1888. 22,500

Same to same. Atlantic av, s s, 366.8 w Hopkinson av, 16.8x100. Feb. 2, due Feb. 1, 1888. 2,200

Same to same. Atlantic av, s s, 383.4 w Hopkinson av, 16.8x100. Feb. 2, due Feb. 1, 1888. 2,250

Crowley, Ellen I., wife of and Andrew, to John C. Smith and ano., exrs. and trustees Conklin Brush. 5th av. P. M. Feb. 12, 3 yrs. 1,250

Same to Daniel Doody. Same property. P. M. Feb. 12, 1 year. 750

Cullen, Mary, wife of William, to The East Brooklyn Savings Bank. Myrtle av, s s, 75 e Hall st, 25x112. Feb. 13, 1 year, 5%. 4,000

Choules, Elizabeth, wife of and Benjamin, to Alexander Buderus, New York. Stone av. P. M. Jan. 30, 5 years. 800

Connolly, John, by Michael Connolly, guard., to Elizabeth Taber. Graham st, No. 289, e s, 156 n Lafayette av, 20x91.5. Feb. 16, 4 yrs. 570

Crooke, Robert L., to Susan M. C. Bergen. Plots at Flatlands, known as Mill Island, &c. P. M. Feb. 13, installs. 2,500

Cerregen, James, to Fanny P. Brainerd. 21st st, n e s, 250 s e 3d av, 25x100. Feb. 19, due Oct. 1, 1888. 125

Denton, Andrew S., to George H. Smith. Quincy st. P. M. Feb. 18, installs. 1,850

De Baun, Alonzo E., to Almira H. Stout et al., exrs. A. V. Stout. Willoughby av. P. M. Feb. 16, 1 year. 1,000

Desmond, Jeremiah, to Michael O'Keefe and Martin E. Doyle. 9th st, s w cor 4th av, 21.4 x95. Feb. 14, due June 1, 1888. 3,000

Downs, Margaret, wife of and Benjamin F., to Ernst G. Wiechmann, guard. Charlotte Harms. Devoe st, s s, 161.4 e Union av, 26.5 x100.3x24.7x100.2. Feb. 13, due Feb. 14, 1890, 5%. 4,000

Same to Sarah Stake, Edgewater, N. Y. Same property. Feb. 13, due Aug. 14, 1885. 600

Dignan, Matthew, to Patrick Dunn. 3d pl. P. M. Feb. 16, due in Feb. 1890, 5%. 3,000

Ehlers, Emma, wife of John, to Stephen B. Wildey. Ralph av. P. M. Feb. 12, 5 years, 5%. 2,800

Ellson, Thomas to Charles S. Hall. Lafayette av or pl, s e s, 230 n e Broadway, 20x100. Feb. 10, note. 593

Ewest, Johanna, wife of Frederick W., to Samuel Parnson. Butler st, s s, 236 e Hoyt st, 3 lots, each 16x100. Dec. 29, 1 year. 3 mortg., each \$500. 1,500

Farrell, Catharine, wife of and Thomas J., to David F. Manning, Committee of Richard B. Matthews. 21st st, n e s, 325 s e 4th av, 25x100. Feb. 17, 1 year. 500

Field, Cornelius R., to Eugene G. Blackford. Herkimer st. P. M. Feb. 9, due Dec. 1, 1889, installs. 5%. 7,000

Fellows, Ella T. S., wife of F. J., to Benjamin F. Hobby and Daniel Doody, of Hobby & Doody. 11th st. P. M. Feb. 16, 1 year. 835

Gorski, Auguste, wife of and John, to Michael Doran. Warren st, n s, 150 e Nevins st, 21x100. Feb. 16, 4 years, 5%. 1,100

Grogan, Patrick J., and Walter R. Baulch, to Asa W. Parker, Hempstead, L. I. Prospect av, s s, 133.4 w 7th av, 116.8x90.2. Feb. 18, demand. 425

Godfrey, William, to Frederick Cobb. Lexington av. P. M. Dec. 20, due May 1, 1885. 15,000

Grau, Charles C. and Konrad Hartman, to Adam Hahn. Ralph st. P. M. Feb. 18, 1 year, 5%. 1,875

Holmes, Christian, to Edward P. Day. 2d av, s e s, 40.2 n e 55th st, 20x100. Mar. 25, 1884, 4 years. 1,600

Harrison, John, to Henry G. Wheeler. Fulton st. P. M. Feb. 16, installs, 5%. 1,500

Henrich, Joseph, to John H. Scheidt. Hopkins st, s s, 350 w Tompkins av, 25x100. Feb. 10, 5 years, 5%. 1,100

Hughes, Michael, to Henry Vogel. Lexington av, s s, 339.4 e Nostrand av, 20x100. Feb. 9, 3 years. 1,000

Hall, Mary E., wife of and Charles G., to Otto Huber. Patchen av, s w cor Monroe st, 20x80. Feb. 11, due Feb. 1, 1887, 5%. 2,000

Hartmann, Mary E., to Ellen L. Congdon. Dean st, n s, 150 e 3d av, 25x100. Feb. 12, 5 years. 2,200

Howey, Mary J., wife of Walter G., to Daniel K. Hall. Glen Cove, L. I. South 8th st, n s, 132 w 3d st, 22x100. Feb. 12, due May 1, '88. 1,000

Irvine, Alexander, to Sarah J. wife of William H. Semonite. Fulton st. No. 92, s w s, 130.4 n w Henry st, 21.8x68.6x22.1x70. Lease. Feb. 10, installs. 4,250

Johnson, Emma, wife of and Samuel J., to Charles H. Burtis, exr. Sarah Davis. Margaretta st. P. M. Feb. 13, due Feb. 1, '88. 1,000

Konig, Louis, to Michael Munz. Broadway. P. M. Feb. 12, 5 years, 5%. 4,000

King, Horatio C., to The American Savings Bank, New York. Concord st, s s, 25 e Washington st, 29x105.4. Feb. 14, due Feb. 18, 1886. 16,000

Litchfield, Helen M., wife of George, and Julia A. wife of James Litchfield, to Robert E. Dykeman. Elderts lane, w s, 201 n from land now or late of Mrs. Eldert, runs west 324 x north 500 x east 344 to Elderts lane, x south to beginning, said premises having heretofore been divided into two parcels by the opening of Fulton av, from city line to Elderts lane. Feb. 13, 3 years, 5%. 3,100

Lyons, Anne, James and Rosa B., widow and devisees of John Lyons, to John A. Clarry. Clifton pl, n s, 225 w Bedford av, 25x100. Feb. 18, 3 years. 350

Lohmar, Sybilla, widow, to Andrew Ginter. Greene av, northerly cor Knickerbocker av, runs northwest to s e Myrtle Av Park, x northeast 20 x southeast to Greene av, x 20. Feb. 14, 2 years. 200

Lane, Amelia R., wife of and George to Anna D. wife of Frederick A. Yenni. South Portland av, w s, 195 s Hanson pl, 20x100. Sub. to mort. \$5,000. Feb. 18, 1 year. 500

Lanzer, Theresia, wife of and Francis, to The Williamsburgh Savings Bank. Suydam st, s e s, 380 n e Broadway, 40x75. Feb. 19, 1 year, 5%. 2,700

Morrow, James and Catharine his wife, to Mary Riley, N. Y. St. Marks av, n s, 275 w Troy av, 25x127.9. Jan. 1, 5 years. 355

McDonald, Thomas D., to William Corrigan. 6th av, w s, 100.2 s 18th st, 25x100. Feb. 16, 1 year. 626

McGovern, Joseph, to William M. Ingraham. Smith st, s e s, 40 n e Baltic st, 20x75. Feb. 10, due Mar. 1, 1887. 2,000

Monsees, Herman F., to Joseph J. Eisemann. Park av, n s, 40 e Washington av, 20x100. Feb. 11, 3 years. 900

Mulley, Margaret, to William Rich. Halsey st, n s, 200 w Reid av, 16.8x100. Feb. 12, due Feb. 1, 1888. 3,000

Middendorf, Frederick, to Henry W. Lee, as trustee Frederick R. Lee, dec'd. Atlantic av, n e cor Sheffield av, 83x-x82.6x127.3. Feb. 10, due Feb. 1, 1886, 5%. 6,000

Meyer, Gesina, wife of Henry, to The East New York Savings Bank. Liberty av, n e cor Adams st, 52.6x100. Feb. 5, 1 year. 2,500

Middendorf, William H., to Frederick Middendorf. 3d pl, n e cor Court st, 50x133.5 x west 25 x south 59 x west 25 to Court st, x south 74.5. Feb. 10, due Feb. 1, 1886, 5%. 3,000

Odenwald, Louis C., to Philip Fruauf. Frost st, s s, 375 w Kingsland av, 25x107.6x9.10x123.9. Jan. 2, 5 years. 1,800

Osborn, Adolf, to William H. Wright. Kent av, s e cor Clymer st, 21.3x63.6x17.10x64.7. Feb. 12, 3 years, 5%. 4,000

Oakey, Fannie W., wife of and John, to Elizabeth Binns and ano., exrs. James Binns. Macon st, s s, 260 e Marcy av, 20x100. Feb. 17, 3 years, 5%. 5,000



Parks, William M., to Sarah T. wife of John J. Umpleby. State st, s s, 172.6 w Nevins st, 22.6x90. Feb. 5, due Feb. 9, 1887, 5%. 2,000

Bouch, Alfred J., to Mary A. Patten. Lexington av, Stuyvesant av. P. M. Jan. 8, 1 year, 5%. 3,000

Parker, Elijah S., to Charles D. Spencer, Clifton, N. J. St. Marks av, s s, 426 w 4th av, 20.4x100. Feb. 7, note. 2,250

Phillips, Edward W., and David Weild to Adoniram Clark, Mt. Vernon, N. Y. Greene av, s s, 590 e Nostrand av, 3 lots, each 20x100. 3 morts., each \$3,000. Feb. 12, due Feb. 13, 1888, 5%. 9,000

Phillips, Hermon, to Seymour L. Husted, exr., and trustee John A. Cross. De Kalb av, n e cor Skillman st, 20x52. Feb. 14, due May 1, 1888, 5%. 3,400

Same to same. De Kalk av, n s, 79.10 e Skillman st, 20.1x52. Feb. 14, due May 1, 1888, 5%. 3,150

Same to same. De Kalb av, n s, 39.11 e Skillman st, 20x52. Feb. 14, due May 1, 1888, 5%. 3,150

Same to same. De Kalb av, n s, 20 e Skillman st, 19.11x52. Feb. 14, due May 1, 1885, 5%. 3,150

Same to same. De Kalb av, n s, 59.11 e Skillman st, 19.11x52. Feb. 14, due May 1, 1888, 6%. 3,150

Peppard, John F., to David B. Baylis. 6th av, n w s, extd from 6th to 7th st, 200x97.10. Feb. 19, 1 year, 5%. 4,000

Pine, William H., to Simon B. Hershey. Maccon st. P. M. Feb. 17, due May 1, 1888, 1,500

Quinn, Thomas, to John Ross, New York. Dean st, n e cor Utica av, 83.4x131.1. Feb. 13, due May 1, 1885. 8,800

Same to William A. Collingwood, New York. Same property. Feb. 13, demand. 2,500

Randall, Frederick W., to Benjamin Bryer, exr. James M. Bryer. Lexington av. P. M. Feb. 12, 3 years, 5%. 3,500

Richards, Edward H., to Martha A. Henry. Atlantic av, n s, 100 w Miller av, runs north 109.9 x east 25 x south to Atlantic av, x west to beginning. Feb. 9, 5 years. 1,000

Ruiz, Juan, to The South Brooklyn Savings Inst. Court st, westerly cor Joralemon st, 43.8 x 80.11 x 30.1 x 84.9. Feb. 16, 1 year, 4 1/2 %. 20,000

Rowatt, Agnes, to Ramsay Crooks, trustee. Gates av, s s, 300 w Patchen av. P. M. Feb. 14, 3 years. 2,900

Ryan, William J., to Peter Lott and ano., trustees of Stephen I. Lott, dec'd. 21st st, n e s, 225 s e 3d av, 25x100. Feb. 16, 1 year. 500

Reeves, Ellsworth A., to William H. Foster and ano., exrs. James T. Foster. Herkimer st, n s, 206 e New York av, 19x80. Feb. 13, notes. 2,000

Rode, Angelina, to Thomas J. Moore. Stockton st. P. M. Feb. 17, due Nov. 1, 1887, 5%. 1,300

Smith, Robert J., to Sigismund B. Wortmann. Columbia st, s w cor State st. P. M. Jan. 2, 5 years. 10,000

Same to same. Same property. P. M. Sub. to above mort. Jan. 2, 2 years. 5,000

Stone, George H., to Julia H. Jordan. Withers st, n s, 160 e Humboldt st, 40x100. June 1, 1883, 1 year. 500

Schluster, Sarah, to Terence Jacobson. Schermerhorn st, No. 297. P. M. Feb. 14, 3 years, 5%. 3,000

Studdiford, William V., to Amelia P. Ingraham. Hancock st, n s, 530.8 e Reid av, 18.6x100. Feb. 13, due Feb. 1, 1888. 3,500

Same to same. Hancock st, n s, 549.2 e Reid av, 18.7x100. Feb. 13, due Feb. 1, 1888. 3,500

Same to Samuel H. Vandewater. Hancock st, n s, 549.2 e Reid av, 18.7x100. Feb. 13, 1 year. 750

Same to same. Hancock st, n s, 530.8 e Reid av, 18.6x100. Feb. 13, 1 year. 750

Same to same. Hancock st, n s, 475 e Reid av, 18.7x100; Hancock st, n s, 530.8 e Reid av, 37.1 x100. Feb. 13, due Mar. 1, 1885. 2,000

Studdiford, William V., to Samuel H. Vandewater. Jefferson st, s s, 390 e Throop av, 100 x83.4. P. M. Feb. 13, due Mar. 1, 1885. 10,000

Same to same. Same property. Feb. 13, due Mar. 1, 1885. 5,000

Same to same. Jefferson st, s s, 473.4 e Throop av, 16.8x100. P. M. Feb. 13, due Mar. 1, 1885. 2,000

Same to same. Same property. Feb. 13, due Mar. 1, 1885. 1,000

The Methodist Episcopal Church, in Bushwick, to The Williamsburgh Savings Bank. Cook st, n e cor Bushwick av, 62.6x100x69.4x—. Feb. 18, 1 year. 3,800

Tiemann, William, to Julius W. Tiemann. Dean st. P. M. Feb. 5, 5 years, 5%. 8,000

The Trustees of Union College in Schenectady, N. Y., to The Williamsburgh Savings Bank, Paige av, centre line, n e cor Ranton st, centre line if continued, 390 x north to bulkhead line Newtown Creek, x west along bulkhead to centre line Ranton st, x south to beginning, with all title to land under water, &c. Jan. 26, 1 year, 5%. 24,000

Taylor, Ira P., to Carrie E. Smith. Wyckoff av, Troutman st. P. M. Feb. 14, due Aug. 1, 1886. 75

Uhlmann, Frederick, to William H. Reid and Jane Ralph. Broadway. P. M. Feb. 16, 1 year, 5%. 5,000

Uhlmann, Frederick, to John Harris. Broadway, n s, 664.10 e Conway st, runs north 643.1 to s s Bushwick av, x east 361.3 to lands Brooklyn City R. R. Co., x south 303.1 x west 270.6 x south 244.6 to Broadway, x west 50; Bushwick av, n s, 109 w Howard pl, 194.3 x187.8x57.11, gore. Feb. 16, 1 year, 5%. 10,000

Vosburgh, W. C., Mfg. Co., to John Duryea, Glen Cove, L. I. State st, n e s, 150 s e Smith st, 125x100. Feb. 12, 2 years, 5%. 25,000

Wager, George W., to Hannah K. wife of Gerret D. Van Vranken. McDonough st. P. M. Feb. 11, 1 year. 2,000

Waldron, George R., to Frederick W. Caruthers. Halsey st. P. M. Feb. 13, 6 months. 1,800

Ward, Frank, Mary J., Sarah A., Fanny R. and Daniel, heirs Daniel Ward, dec'd, to Frederick A. Davis. 3d av, northerly cor 28th st, 50x100. Feb. 16, 3 years. 500

Worn, Martin, to Otto Huber. Siegel st, n w cor Humboldt st, 150x100. Feb. 14, due Mar. 1, 1888, 5%. 10,000

Wolff, Caroline, to Joseph A. Francis. Mill Road, n w cor Hubbard st, 75x101x75x100. Jan. 1, 3 years. 700

## MORTGAGES --- ASSIGNMENTS

### NEW YORK CITY.

FEBRUARY 13 TO 19—INCLUSIVE.

Barton, Oliver G., to George De F. Barton, trustee T. Whittemore. 12,500

Same to same. 20,000

Bloch, Henry M., to Moses N. Tobish. 2,000

Bowers, Henry C., to Emilie C. Langtry, Island of Jersey. 22,500

Byron, Anna, to The Trustees of the Scotch Presbyterian Church, New York. 5,000

Blinn, Christian, to G. Hauser. 6,000

Burke, Tobias, admr. D. Burke, to Margaret W. wife of J. De H. Bruen, Belvidere, N. J. 6,000

Church, Harriet L., formerly Ackland, Brooklyn, to Ralph Gans. 6,569

Conkling, Frederick A., commissioner, to William W. Hoppin, Jr., et al., commissioners. nom

Collins, Brenton H., to Catharine M. Battelle, extrx. L. F. Battelle. See Kneibert in morts. above. 8,000

Cutting, William B., exr. Elizabeth Bayard, to William B. Cutting, individ., and Robert F. Cutting and M. Bayard Brown. Delano, Franklin H., et al., trustees for John J. Astor, to Edgar Williams. 6,000

Daly, Matthew, to John R. Tolar, Brooklyn. 2,000

Earle, Charles M., trustee Margt. G. Earle, to The Bank for Savings, City New York. 3,830

Falconer, John, and ano., trustees Jane W. Butterfield, to Mary E. wife of James W. McDermott, Brooklyn. 2,000

Forster, William, to Jessie Smith. nom

Forster, Maggie E., wife of William, to Jessie Smith. nom

Foulke William, and ano., exrs. Cath. B. Fish, to Henry R. Beekman. nom

Guggenheimer, Randolph, to Max Katzenberg. 4,000

Harper, H. Amelia, wife of John W., to Harper & Bros. 1875. 48,405

Harrison, J. Orlando, Brooklyn, to James B. Gillie. 5,000

Henry, Nicolas, to Jacob H. Warner. 6,114

Jones, Thomas C., Hudson, N. Y., to Michael Dempsey. 5,050

Light, William J., and Thomas Louthier, of Light & Louthier, to The Brainerd Quarry Co. nom

Loder, Noah, and ano., trustees for Wm. Rickard, to Emma L. Rickard, Southampton, L. I. nom

Levy, Adolph, to Henry Herrman. Mar. 28, 1884. 10,000

Miller, Charles E., exr. D. Lane, to Charlotte L. wife of Oliver P. C. Billings. 15,000

Miller, Charles E., exr. D. Lane, to David W. Lane, Weston, Mass. 5,000

Same to William C. Lane, Cheyenne. 5,000

New York Fire Ins. Co., City New York, to Michael McCabe, Woonsocket, R. I. 2,500

Pfitzmayer, Henry, to Cynthia H. Simons, Rutland, Vt. 2,500

Powell, Sarah H., to Wilson M. Powell, exrs. and trustees J. J. Glasson. 15,634

Riker, John H. and Samuel, exrs. Sarah Burr, to Sarah E. Sackett, as guards. of Helen L. Ferdinand W. and Benjamin L. Sackett. 19,500

Robinson, George H. et al., trustees Joseph Colwell, dec'd, to The Broadway Savings Inst. 40,000

Sands, Sarah A., widow, to J. Orlando Harrison. 10,000

Shaw, John C., to Harriet P. Anthony. nom

Stokes, William E. D., to The Bank for Savings, City New York. 6,670

Tailer, Robert W., to Robert W. Tailer and ano., exrs. Mary A. Lee. 8,000

The Eagle Fire Co., New York, to The German Savings Bank, City New York. 6,431

The J. L. Mott Iron Works to Max Goebel. 8,080

Titus, James H., to Sarah Burr. 1880. 3 assigns., each \$6,684. 20,052

Trowbridge, Charlotte F., Brooklyn, to Henry Randal, trustee for Mary R. Barlow. 1,400

Thomson, Ellen L., et al., exrs. William A. Thomson. consid. omitted.

Trimble, Merritt, trustee T. R. Elliott, to Merritt Trimble, trustee G. T. Trimble, dec'd. 5,000

Van Cott, Cornelius, to Mary A. Halloran. 3,000

Walden, Robert W., Islip, L. I., to Christian Biersack. 2,911

Walker, Fernando R., to John H. Walker. 6,000

Williams, Edgar, to Edgar Williams and ano., exrs. L. Freeman. 6,000

Wick, Jacob, Jr., to Jessie G. Varker, \$4,028

and to Thomas Varker, guard. of Fred. W. Varker, \$5,035, total. 9,063

Same to Thomas Varker, guard., of George L. and Mabel A. Varker. 10,087

Same to Kate S. Neilson. 9,062

Zittel, Frederick, to Helen M. Chapman. 1,822

### KINGS COUNTY.

FEBRUARY 13 TO 19—INCLUSIVE.

Benedict, Sarah S. et al., trustees Henry B. Cromwell, to Henry B. Cromwell. nom

Burtis, Oliver D., Lyossit, L. I., to Theodore E. Burtis. nom

Davis, Andrew J., to Benjamin Richardson. nom

De Groot, Rachel, to Maurice Fitzgerald. 350

Hart, John, to Sophie G. Parker. 6,000

Hartough, Margaret, wife of Walter B. to Emma J. Moore. 1,535

Hotchkiss, Philo P., to Joseph H. Swift. nom

Jordan, Julia H., to Robert W. Gleason. 505

Loden, Noah, and ano., trustees of William Rickard, to Emma L. Rickard, Southampton, L. I. nom

Loveridge, James W., assignee of John R. Hoole, to William H. Hill. nom

Same to same. nom

Mann, George W., Nyack, N. Y., to Mary V. W. Mills. 1,581

Manning, Mary A., to James T. Faulkner. 4,000

McWilliam, John S., trustee T. McDonald, dec'd, to George Silver and ano., trustees Hugh H. Scott, dec'd. 8,564

Meehan, James, exr. E. Clark, to Stephen Rose. 500

O'Connor, Catharine T., to Edmund W. Corlies and ano., trustees Stephen S. Whitney, dec'd. 500

Pomeroy, Ralph and ano., exrs. Michael P. Mason, to William H. Hampton, exr. A. R. Hampton. 3,500

Parson, Samuel, to Herman Frank. 1,500

Remsen, Elizabeth, to Frederick A. Davis. 500

Schlueter, Sarah, to Anne Trapford. 5,052

Stevens, John B., exr. and trustee Alice de Ferussac, dec'd, to Walter H. Mead, substituted trustee of Alice de Ferussac, dec'd. nom

Weeks, Julia A. M. and ano., admrs. James R. Manley, to William J. Sayres. 400

## 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 summons. (†) 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.

Feb.

16 Altmann, Ignatz—A. B. Marks..... \$1,238 01

17\*Adler, Samuel { J. H. Lane ..... 899 90

17\*Adler, Seligman {

17 Alpers, Martin E.—C. J. O'Brien, recvr of Wall Street Bank..... 18,251 89

17 Andrews, Wesley R.—Sinclair Tousey, pres'd, &c..... 495 31

18\*Adler, Samuel { G. C. Richardson. 1,309 00

18 the same—W. E. Iselin..... 6,188 00

18 Altschul, Isidor S. { David Korn.... 127 50

18 Altschul, Samuel {

20 Ayres, Abraham—S. F. Fleet..... 223 02

20 Amlott, William—A. H. Griswold.. 86 74

20 the same—the same..... 171 35

20 the same—Wm. A. Griswold.. 153 21

13 Boedigheimer, Joseph—D. B. Powell 115 92

14 Burke, Thomas F.—G. F. Vietor.... 232 87

14 Burridge, Frank O.—Leopold Lihauer..... 293 18

Benedict, Louis

14\*Benedict, John { Henry Hirsch 1,383 15

14 Composing firm of L. Benedict & Bro.

16 Bernard, Benjamin { Newman 2,908 70

16 Burroughs, William F. { Cowen... 138 62

16 Broderick, John F.—Nicholas Hanis

16 Benson, Alfred G.—W. H. Stackman..... 182 19

16 Bresler, Charles E.—Richard Marshall, admr., &c..... 89 19

17 Bolte, Herman F.—William Sheehan 28 95

17 Bult, Sarah—C. W. O'Brien..... 81 17

17 Benjamin, Henry—Jacob Weinman. 321 80

17 Burke, Thomas F.—Julius Catlin, Jr..... 330 50

17 Burke, John K.—Maurice Wirths... 130 34

17 Bradley, James F.—Catharine Crowe..... costs 69 06

17 Brown, Aaron—Levi Morris..... 576 97

18 Brahm, John—Samuel Bailie..... 622 02

18 Bissardou, George—M. L. Marks.... 82 50

18 Bach, Herman { Carrie Myers..... 1,211 99

18 Bach, Henry {

18 Beck, Hartman—C. J. Schmitt..... 142 14

18 Bancker, Maria A.—Benjamin Altman..... 182 24

18 Best, William J., recvr., &c., Nat. Trust Co., City N. Y.—Davis Sewing Machine Co., Watertown, N. Y..... costs 82 89

19 Bach, Herman { Amelia Bach..... 1,781 34

19 Bach, Henry {

19 Brunner, Frederick—Calvin Tomkins..... 74 25

19 Brown, William F.—H. C. Becker.. 94 93



19 Beil, Abraham—Isaac Blumenthal.....	27 15	19 Freedman, Isaac—the same, as sur- viving, &c.....	40 04	14 Leisel, Albert—Frederick Gaiser.....	46 50
19 Belasco, David—Herman Levy.....	175 48	19 Fish, James D.—J. H. Cassidy.....	941 69	16 Lewin, Herman—Max Hartman.....	390 29
19 Borroho, Jacob—J. H. Terrell.....	34 41	19 Fullam, John—J. S. Peck.....	782 08	16 Leonard, Thomas W. } T. G. Hunt..	2,359 83
19 Blue, James—L. H. Thorn.....	132 77	19 Fitch, Francis E.—J. M. Conner....	658 07	16 Leonard, Charles H. }	
19 Boswell, Emma—Mary M. Jones....	3,197 75	20 Fram, William—Samuel Lowden....	171 98	16 Lanigan, Mark—L. E. Wilmerding..	678 92
20 Blakeney, Benjamin E.—E. H. Spooner.....	506 83	13 Gillies, Wright } Bowie Dash....	2,254 44	17 Lewis, Samuel A.—Mary F. Stough-	ton.....
20 Beckman, William—Thomas Miller..	664 62	13 Gillies, James W. }		17 Lemieux, Joseph—Henry Heide....	168 31
20 Born, Jacob—B. W. Warner.....	178 27	14 Gordon, Mary—Albert Benjamin....	976 69	17 Lewis, Frederick } Fred. Butterfield	4,411 70
20 Blank, Jacob—G. H. Beyer.....	128 96	16 Gordon, Donald—J. H. Pratt.....	153 11	17 Lewis, Henry }	
20 Bolton, Frederick P.—William Simon	656 43	16 the same—Simon Scheuer.....	473 48	18 Lamb, David—The N. Y. Life Ins.	Co.....
13 Coffin, Edward F.—J. F. Mullen....	1,339 69	16 the same—Whitmore & Nicoll	643 73	18 Livellard, Joseph—L. A. Cassagne	costs
14 Carroll, Joseph W.—Moses Hays....	40 47	16 the same—Moses Foltz.....	406 76	19 Lambert, Sophia—Louise Mirabel...	358 52
14 Chamberlain, John F.—J. L. Riffard	5,473 65	16 the same—D. S. Walton.....	363 89	19 Luck, George J.—Magnus Meyerscn	77 50
14 Conway, John H.—John Degnan....	137 00	16 the same—Joseph Rose.....	342 54	19 Lawrence, Thomas N.—Josephine	Burrill.....
14 Coar, Joseph—Jane Williams..costs	56 90	16 the same—C. B. Mitchell.....	928 66	20 Lavery, Patrick } Edwin Wallace..	441 96
14 Chapman, Samuel C. } E. P. Bassett	386 18	16 the same—Bernard Weisl.....	809 42	20 Lavery, Michael }	
16 Corwin, John H.—The Long Island	R. Co.....	16 the same—J. D. Cutter.....	160 84	20 Levy, Henry } Bernard Bilder-	
16 Cairns, James—H. J. Macdonald....	36 70	16 the same—Herman Wronkow..	397 61	20 Levy, Sampson H. } see.....	312 12
16 Coombs, Robert H.—Sarah I. Martin	70 40	16 the same—Isaac Hirsch.....	312 66	20 Landon, Henry H.—Edwin Wain-	wright.....
17 Campbell, George K.—George Dusen-	bury.....	16 the same—J. H. Hubbell.....	157 74	20 Lewis, Frederick } The Chatham Nat.	Bank, N. Y....
17 Cohen, Myer—Catharine Clauder..	costs	16 the same—the same.....	166 10	14 Miller, John F.—Rosa E. Rainford..	545 83
18 Crowley, Richard—S. C. Lewis.....	427 32	16 Goddard, Peter M.—H. M. Taber....	571 42	16 Meehen, Elizabeth } W. S. Ver-	planck, exr., (D)
18 Cantillo, Nicholas—G. E. Shiels....	3,392 06	16 the same—the same.....	710 55	16 Meehen, Hugh }	
18 Cohen, Charles S.—E. M. Benjamin..	1,845 87	17 Gentry, Michael—T. C. Lyman.....	74 50	16 Maginn, William E.—N. A. Chesley,	admr., &c.....
18 Casey, Angelina C., as admrx. of	Salvatore Caro, dec'd—Blanche	17 Gillies, Wright } New Haven	161 95	17 Macdonald, John J.—A. T. Meyer....	463 92
W. Emory.....	7,697 78	17 Gillies, James W. } Clock Co....	96 74	17 Marsh, Richard—Scranton Glass Co.	194 57
18 the same—Jenie W. Brodhead....	6,784 42	17 Valkenburgh.....	681 52	18 Martin, John J.—William Glaccon..	345 09
19 Clarke, Abraham H.—David Davies..	417 03	17 the same—the same.....	1,526 45	18 Maloney, Andrew F.—E. J. Blair....	91 50
19 Canfield, Henry Y.—Harriet S. Fer-	don, extrs., &c.....	18 Godillot, Alexis, Jr. } Louis Wind-	1,364 12	18 Moller, George H.—J. H. Breslin....	389 44
19 Carroll, William J.—Magnus Myer-	son.....	18 Gates, Jacob S. } muller.....	173 36	18 Meyer, Nathan—Christopher Meyer..	110 70
19 Curtis, Joseph—T. T. Wickstead....	575 65	19 Glaser, Julius—Levy Harris.....	27 36	18 Meyers, Abraham—E. M. Benjamin	1,845 87
19 Chase, William B.—A. H. Tennis....	64 70	19 Grossman, Harris—Jacob Japaniski..	costs	18 Murray, Arthur W.—Campbell	Printing Press & Mfg. Co.....
19 Cohen, Charles S.—R. S. Frost.....	1,217 43	19 Green, Charles M.—H. J. Webber....	3,231 33	19 Mallon, Patrick—Emil Stern.....	770 94
19 the same—Lorraine Mfg. Co....	460 15	19 Greenwood, Fanny—Fanny Langen-	zen.....	19 Menken, John J.—Albert Lane.....	90 87
20 Caruana, Stephen B.—J. P. Travers..	375 65	30 Garity, James—G. Z. Hawk.....	331 94	19 Mitsch, Joseph—Isaac Blumenthal..	149 04
20 Christie, James—John Polhemus....	454 64	13 Heimann, Julius—Otto Meyer.....	2,349 07	19 Meyers, Abraham—R. S. Frost....	1,217 43
20 Chadwick, Charles E. } C. C. Case..	47 24	14 Henze, Augustus—Moritz Freuden-	berg, as assignee.....	19 the same—Lorraine Mfg. Co....	460 15
20 Colt, Frederick A. } C. C. Case..	47 24	14 Hayes, Edwin A.—J. O. James.....	100 10	19 Mapleson, James H.—M. M. Hautjes	1,378 39
20 Carr, Edgar M.—C. H. Hard.....	97 48	14 Hadley, Thomas Jefferson—Charles	Weed.....	20 Murray, Arthur W.—John Metz....	602 53
20 Carroll, Brockholst L.—The Ger-	mania Bank, City N. Y.....	14 Hayes, Dennis F.—Cornelius O'Reilly	85 11	13 McNulty, John C.—Elkan Blumen-	thal.....
20 Covert, Jerome, Jr.—Rudolph Laig..	170 14	14 Hays, Carl—G. W. Silcox.....	259 51	14 McNulty, James F.—Frederick Adee	82 16
13 Dunning, Edwin I., Jr.—J. B. Elli-	man, as assignee.....	14 Holborow, William J.—R. J. Ander-	ton.....	14 McKenna, James—E. C. Gardiner....	502 00
13 the same—the same.....	3,406 19	16 Hennessey, Catharine—William	Moore.....	16 McIntosh, Angus } John Putney....	73 84
13 Doherty, Daniel—The Houston, West	Street and Pavia Ferry R. R.	16 Holland, Charles C.—Georgiana E.	Winters.....	17 McCahill, Terence—J. Christian....	135 75
Co.....	80 79	17 Huebner, Robert A.—Martin Beckel	48 45	18 McKenna, James—David Ferro....	50 25
14 Dempsey, Matthew—Peter Butterby.	17 35	17 Hennessey, Daniel—William Moore..	costs	19 McIntyre, John F.—J. E. Allen.....	132 88
14 Delile, Stanislaus—Cecilia Heim....	140 24	17 Hyman, Abraham N.—Levi Morris..	576 97	19 McNulty, John C.—Edward Harbi-	son.....
14 Delany, Jeremiah—Benjamin Tat-	ham.....	18 Hewson, Margaret E.—L. M. Cronk..	267 70	19 McAuliffe, Cornelius W.—Thomas	Clarke.....
14 Darragh, James—E. C. Gardiner....	502 00	18 Holmes, John—Robert Worthington	416 84	14 Nellis, Catharine M.—E. T. Schenck	823 66
16 Davenport, John I.—Oliver Fiske..	137 25	19 Holgate, John W.—Aaron Innis, as	assignee, &c.....	14 Newhouse, Simon H.—Thomas	Quayle.....
16 Dunker, John F.—Henry Boscher....	202 70	19 Hopcraft, Alfred—Abram Kling....	139 50	14 Nicholson, James H., trading under	name of Citizens' Electrotpe Co.—
16 Drummond, John—H. M. Taber....	511 42	19 Hitchcock, Henry M.—W. H. Senior	90 60	Azro Goff.....	42 05
17 Dubois, Juan—J. J. Henna.....	37 50	19 Haupt, David—Andrew Lion.....	40 00	14 Neely, James—Francis Alexandre..	173 57
17 Devine, John T.—H. W. Knapp....	1,526 45	19 Hartt, Henry A.—William Hamil-	ton.....	17 Newbouer, Goodman—J. H. Lane....	899 00
17 the same—the same.....	681 52	19 Hotchkiss, Philo P.—Neil McCallum	244 36	17 Nash, Miles H.—The American Mfg.	Co.....
17 De Bost, Augustus B.—J. A. Hearn..	134 38	19 Hofheimer, Martin—D. M. Koehler	63 01	18 Newbouer, Goodman—G. C. Rich-	ardson.....
17 Davis, Mary M.—J. H. Butler.....	747 58	19 Hyatt, George E.—David Banks....	61 75	18 the same—W. E. Iselin.....	6,188 00
17 Dyer, Dair J.—J. S. Kelso, as recr.,	&c.....	20 Hall, James B.—A. H. Schutz....	986 19	19 Nichols, Isaac W.—Nathan Lane....	838 10
18 Darragh, James—David Ferro.....	50 25	20 Howes, Reuben W. } Edwin Wain-	wright.....	16 Overhaus, George N.—G. H. Bene-	diction.....
18 Deane, John H.—The Chatham Nat.	Bank, N. Y.....	14 Irvine, Allan A.—John Degnan....	137 00	17 O'Neill, Hugh, Jr.—W. J. Merritt..	costs
19 Darmody, Michael J.—Emil Stern..	1,753 46	16 Ingersoll, Henry F.—E. P. Steers....	218 65	17 Oesterreicher, George—Charles Fred-	ericks.....
19 Dyer, Benjamin W.—J. S. Allen.....	95 33	16 Infeld, Charles—German Exchange	Bank.....	18 Oppenheim, Benjamin G.—The Steele	& Johnson Mfg. Co.....
19 Daniels, Benjamin—T. T. Wickstead	575 65	19 Isaacs, Kate—J. L. Herz.....	31 50	19 Ohmeis, John—Isaac Rosskam....	167 11
19 Delmage, William—Jacob Loudon....	93 89	14 Jayne, Benaiah G.—Pryce Lewis....	88 70	14 Perine, John C.—Joseph Park....	163 95
19 Du Bois, Jesse—Joseph Hahn.....	48 60	14 Johnson, Joseph Albert—L. M. Hayes	403 76	16 Phelps, John E.—The Nassau Boat	Club, City N. Y.....
19 Doe, John—A. H. Tennis.....	64 70	17 Jones, J. Wynne—C. F. Schmidt....	606 30	17 Paige, Wilbur F.—Sarah I. Martin..	70 40
19 Donovan, Bridget—H. L. Dreyer....	572 28	18 James, Edward F.—Z. S. Ayres....	1,150 00	17 Plewe, Robert E.—C. F. Schmidt....	606 30
19 Doe, John—Caroline F. Knoepfel....	587 18	17 Jennings, Stephen O.—W. H. Web-	ster.....	18 Pettinger, Edward—John Siegel....	46 62
Duxon, Henry } Thomas	Glazier.....	18 Johnson, Frost—Conrad Eckhardt..	164 45	18 Paine, James D. B.—F. L. Loring....	1,719 46
20 Duxon, Henry, survi- } Thomas	Glazier.....	19 Jones, Sidney B.—C. A. Cappa.....	2,119 84	18 Percy, Townsend—Morris Goodhart.	422 78
20 Dominici, Napoleon } Abraham	Ayres.....	20 Jones, Conrad—Aaron Furth.....	34 70	18 Patterson, Benjamin—B. F. Mudgett	85 95
20 Dominici, Santos }		20 Jones, George S.—R. H. Gordon....	222 68	18 Perine, Henry W. } L. L. Brown....	3,657 85
20 Davidson, Daniel—Margaret G.	Davidson.....	14 Koch, John—G. H. Kitchen & Co....	119 32	19 Pelzer, Anton—Adolph Feldman....	59 73
20 Daggett, Albert—Thomas Kirkpat-	rick.....	14 Kaufman, Julius—Jacob Klein....	1,113 30	19 Pickford, Isaac W.—Calvin Tomkins	74 25
14 Engelhart, Philip—L. V. Loch.....	155 73	16 Knobel, Herman—A. E. J. Tovey....	406 54	19 Pinsette, Joseph—Edouard Bodart..	642 89
16 Easy, Emil—A. B. Marks.....	1,238 01	16 Karmel, Joshua H.—German Ex-	change Bank.....	19 Pissette, Louis—Christian Karst....	456 71
17 Eiseman, Herman—Patrick McIn-	tyre.....	17 Koch, John—Isaac Steigerwald....	121 89	19 Potthast, Edward—Morris Spiegel..	74 72
17 Edsall, Isaac W.—J. B. Beers.....	14 87	17 Koch, John—Isaac Steigerwald....	172 03	19 Paine, Augustus G.—R. P. Rothe-	vill.....
17 Ewen, Warren, Jr. } E. C. O'Brien	2,629 41	17 Kantz, Myron B.—The American	Mfg. Co.....	20 Peters, Henry C.—G. C. Case.....	47 24
17 Ewen, John M. }		17 Keleher, William—The Delaware,	Lackawanna & Western R. R. Co.	14 Rogers, Albert H.—William Hundt..	158 93
17 Edwards, Albert—Albert Hamma-	cher.....	17 Keroher, Clemens A.—Richard Muser.	2,102 15	14 Reinach, Teresa—Benjamin Spier..	167 50
17 Eiser, Anthony—Morris Spiegel....	77 03	18 Killian, B. Doran—J. B. Kinney, as	trustee, &c.....	14 Reed, Charles H.—C. K. Billings....	2,925 71
20 Edgar, Lewis S.—John Metz.....	602 53	17 Kingsland, Charles—Conrad Eck-	hardt.....	16 Richardson, Elizabeth—Christina	Brehm.....
13 Fiora, James—J. C. Gale.....	24,006 14	18 Kroger, Alfred—The Chatham Nat.	Bank, N. Y.....	16 Rosenbaum, Nathan—A. B. Cole....	279 97
14 Finkenstein, Julius—Morris Schwarz-	kopf.....	18 Koch, John—C. F. Murt.....	192 30	17 Reinach, Max—John Sloane.....	788 78
14 Fitch, Edward S.—J. W. Edwards....	169 91	19 Kahn, Augustus—Julia Piddian....	150 00	18 Ross, Michael—T. W. Bailey.....	257 21
14 Fair, James M.—Catharine A. Met-	calfe, as admrx, &c.....	19 the same—the same.....	325 00	18 Rice, Edward E.—John Lipshut....	423 51
16 Ferguson, John D.—John Lanzer....	338 36	19 Kaufman, John—Morris Spiegel....	30 32	19 Rudolph, Justus H.—E. I. Spink....	144 16
16 Freeman, John—A. E. J. Tovey....	406 54	19 Kaplan, David—Morris Spiegel....	206 08	19 Rowe, A. O., treasurer of Manhattan	Square Apartment House Assoc.—
16 Fraser, Alexander—C. E. Ward....	270 64	19 Kraus, Frederick H.—the same....	101 65	Ferdando Miranda.....	903 85
18 Fowler, William H.—Campbell	Printing Press and Mfg Co.....	19 Kierstein, Simon—Jacob Jaffe....	255 71	19 Rosenberg, Felix J.—Carl Voigt....	903 21
18 Foote, Henry B.—C. H. Delamater..	144 02	20 Kroger, Clement A.—J. T. Surft....	8,530 28	19 Rosenberg, Oscar W.—Fannie Lan-	gewzen.....
18 Farrington, Charles H.—The Chat-	ham Nat. Bank, N. Y.....	20 Kerngood, Jacob—Leopold Sens-	heimer.....	20 Richardson, Jennie E.—Mary A.	Trimble.....
19 Fleck, Charles—Jacob Stahl.....	323 77	14 Levine, Bernard—Solomon Stein....	2,114 33	13 Schwenk, Samuel K.—William	Schwenk.....
19 Foster, Joseph—Wolf Blumenthal..	costs	19 the same—the same.....	325 00	14 Steyh, Peter Jacob } W. J. T. Duff..	245 50
19 Frank, Levi—Lehman Samuels.....	100 63				
19 the same—Isaac Blumenthal....	156 03				
19 Fries, Adam—the same.....	160 91				
19 Ferris, Nelson—Marcus Starlight....	98 71				



Pa Strauss, Bernhard—H. W. Sharpless.....	647 62
14 Schenck, Susan { E. J. T. Schenck. 823 66	
14 Schenck, Edward T. {	449 47
14 Schwed, Edward—Thomas Quayle..	582 81
14 Spruells, William R.—Josephene E. Spruells.....	222 71
14 Sudbrack, Albert—J. G. L. Gaedecke Stanfield, George O.—Isaac Danen Stanfield, Mark M. { berg.....	331 49
14 Shapiro, Abraham—Hannah Cohen..	401 98
16 Siller, Hugo—Cornelius La Coste...	473 07
16 Stewart, James H.—Newman Cowen	2,908 70
16 Schoenberg, Israel—George Frey...	128 00
17 Selzbacher, Sarah—Henry Herrmann.....	33 18
17 Seaman, Egbert, as recvr. of property of Peter Berg and Terresa Berg—Warren Foote.....	135 56
17 Sullivan, John—Isaac Sommers.....	167 04
17 Swarthout, Charles A.—C. J. Osborn, recvr. of Wall St. Bank.....	18,251 89
17 Solomon, John—Catharine Clauder.....	84 01
18 Seidler, George—Sophie Frankenthaler.....	68 01
18 Stehr, Henry W.—Richard Muser.....	2,102 15
18 Stiger, John S.—W. A. Martin.....	357 50
18 Stern, Myer—Fannie Langewzen.....	222 71
19 Sheehan, Thomas—D. M. Koehler.....	68 74
19 Stern, Emanuel—Carl Voigt.....	903 21
19 Sisson, Wesley—Herman Levy.....	175 48
19 Stevens, John A.—G. C. Flint.....	98 23
20 Strobel, Frank—Henry Peetsch.....	203 12
20 Schott, Christopher { Sebastian Schott, Helena { Spieler.....	120 45
20 Stehr, Henry W.—J. T. Swift.....	8,530 28
13 Smith, Samuel M.—Alice Hutchinson.....	47 10
13 Smith, James F.—C. J. Mills.....	1,161 70
14 Titman, George L.—Leopold Weil.....	179 34
17 Treacy, George A.—C. H. Field.....	96 38
17 Thorn, David { Frederick Scheidig Thorn, Henry {	132 96
18 Thurber, Horace K. { Louis Wind-Thurber, Francis B. { muller.....	1,364 12
19 Tillinghast, Philip—R. P. Rothwell.....	1,162 74
20 Tufts, Edwin O.—C. R. Bissell.....	51 53
14 The Maxwell Land Grant Co.—P. S. Townsend. Reduced by order of court to.....	3,343 26
14 Union Benefit League, New York—Eliza Cassion.....	1,188 32
14 The United States Life Ins. Co., City New York—Mary A. Adams.....	170 37
16 The Protestant Episcopal Church Missionary Society for Seamen in City and Port N. Y.—Mary Lent, as admrx., &c.....	3,588 07
16 The Cowman Mfg. Co.—C. H. Howe.....	5,100 99
17 The National Spike Mfg. Co.—J. H. Cheever.....	1,566 70
17 The N. Y. Consolidated Card Co.—The Union Playing Card Co.....	81 15
18 The Estrella del Norte Mining Co.—G. W. Chadwick.....	5,841 41
19 The Catskill Mountain R. R. Co.—W. B. Whitney.....	403 32
19 The Staten Island North and South Shore Railroad Co.—W. G. Atkinson.....	221 00
19 Manhattan Dredging and Elevating Co.—David Ferro.....	200 41
18 Vollmoeller, Phillip—G. H. Roberts.....	382 62
20 Von Minden, Rheinholdt—W. A. Pond, as surviving, &c.....	627 64
19 Van Campen, Eliza L.—W. D. Ryder.....	271 90
20 Van Cott, Mortimer—Adin Parmelee.....	3,767 32
13 Wall, Michael T.—Otto Meyer.....	2,349 07
14 White, William E.—Leopold Lithauer.....	293 18
14 Walter, Maria—Wilhelmine Jager.....	190 75
14 Worth, Archibald C.—W. T. Shannon.....	358 20
16 Worthington, Richard—J. B. Beatty.....	1,123 30
16 Woltman, August—Henry Von Glahn.....	123 58
17 Willetts, Amos H.—Michael Levy.....	451 20
17 Winter, August W.—Sol. Ruppel.....	105 11
17 Werder, Edward J. F.—J. B. Kinney, trustee.....	219 80
17 Willey, George P. { W. V. Dow-Willey, George P., Jr. { ner.....	474 21
17 Wells, Joseph K.—C. J. Osborn, recvr. of Wall Street Bank.....	18,251 89
17 Weckherlin, Herman—H. K. White.....	465 00
17 the same—Coffin & Hurlbut.....	450 40
17 the same—Sam. Shethar.....	450 26
18 Wuterich, Christian—Mary S. Stratton.....	1,666 05
18 Whyland, Albert E.—Louis Windmuller.....	1,364 12
18 Worthington, Harry F. { H. B. sued by the name of { Kirk.....	263 57
18 Washburn, Henry L.—E. P. Coby.....	86 07
18 Whalen, James A.—P. F. Tunison.....	77 72
18 Worster, Willard P.—Mary C. Worster.....	1,352 60
19 Walter Henry—G. S. Harris.....	109 30
19 Worster, Willard P.—W. I. Preston.....	637 84
19 Wraa, Christian—L. J. Salmon.....	105 72
19 Warner, Benjamin W.—Caroline F. Knopfel.....	587 78
19 Waldner, Isaac—George Hollester.....	447 88
19 Ward, Charles E.—A. H. Tennis.....	64 70
19 Wadsworth, Edwin—N. L. Holm.....	112 50

20 Whitaker, Elijah J. B.—Evelyn F. French.....	281 44
20 Weinholz, John D.—C. F. Mattlage.....	179 72
14 Yauman, James—G. H. Kitchen & Co.....	119 32
17 Yauman, Theodore C.—Isaac Steigerwald.....	172 02
18 Yauman, Theodore—C. F. Murt.....	192 30
18 Zittlosen, Martha Eliza—John Fisher.....	81 00

## KINGS COUNTY.

Feb.

19 Abbott, Warren G.—T. F. Waldron, admr.....	\$882 17
14 Blanchard, Dudley—G. W. Conselyea.....	92 97
14 Bucki, Charles L.—the same.....	92 97
14 Brien, Sarah—H. McShane.....	639 82
14 Bresler, Charles E.—R. Marshall.....	89 19
16 Boedigheimer, Joseph—D. B. Powell.....	115 92
16 Banker, Evelina—J. A. Fisher.....	90 42
17 Burtzell, Walter M.—W. F. Smith.....	221 61
17 Benson, Alfred G.—W. H. Stackman.....	182 19
17 Banker, Evelina—J. S. Ferguson.....	87 42
17 Benk, William P. and Margaretta—C. S. Higgins.....	62 72
18 Beggs, William—F. Grant.....	200 77
18 Barnes, Henry H.—R. C. Williams.....	136 34
19 Brien, Sarah—H. McShane.....	327 16
19 Blake, Charles E. and Jennie C.—J. Curley.....	273 31
19 Brunner, Frederick—C. Tompkins.....	74 25
13 Christian, William A. and James A.—Montpelier Carriage Co.....	2,429 25
13 Clark, Margaret—A. S. Barnes.....	113 82
14 Casey, Michael and ano., exrs. John Lynes—W. G. Talman.....	222 18
18 Christian, William A. and James H.—G. L. Hardy.....	238 72
18 Cooke, Charles E.—W. R. Clarkson.....	105 64
18 Coffin, Edward F.—First Nat. Bank, Brooklyn.....	108 17
13 Dempsey, Matthew—B. Buttery.....	92 97
14 Drew, George E.—G. W. Coselyea.....	571 42
17 Drummond, John—H. M. Taber.....	450 84
17 Delany, Miles—S. D. Martin.....	71 12
13 Evans, Thomas J.—E. R. Thomas.....	871 00
14 Ewen, Warren, Jr., and John M.—D. M. Hotchkin.....	155 73
16 Engelhardt, Philip—L. V. Loch.....	79 18
16 Edwards, Edward W.—H. O. Nichols.....	72 32
18 Emanuel, Simon—J. Hildesheimer.....	471 98
19 Edwards, Albert—A. Hammacher.....	194 75
13 Frank, Francis—J. Schoch.....	84 84
13 Francis, Elizabeth, now Elizabeth Lloyd—A. Roth.....	157 35
14 Fischer, Frederick W.—E. Howe.....	78 10
16 Grotzke, Henry J.—W. H. Haydock.....	73 02
14 Gordon, William C.—J. C. Provost.....	715 55
17 Goddard, Peter M.—H. M. Taber.....	571 42
17 the same—the same.....	172 92
17 Grady, John J.—W. Wilson.....	663 60
13 Herte, Franz—G. L. Hardy.....	222 18
14 Hanlon, James, and ano., exrs. John Lynes—W. G. Talman.....	72 82
19 Huber, Anna M.—D. Schmidt.....	639 82
14 Jennings, John A.—H. McShane.....	57 00
16 Jacobson, Adolph—E. Mathews.....	327 16
19 Jennings, John A.—H. McShane.....	2,572 46
19 James, Samuel R.—A. Klingberg.....	1,579 97
19 the same—E. J. Leigh.....	392 73
14 Kane, Thomas, Sr., and Thomas Jr.—C. L. Hechscher.....	879 34
17 Kearns, Bridget E.—J. A. Kelly.....	494 05
19 Krone, Abraham—R. M. Ricord.....	84 84
13 Lloyd, Elizabeth, formerly Elizabeth Francis—A. Roth.....	222 18
14 Lynes (exrs. of), John, dec'd—W. G. Talman.....	78 77
19 Leonard, William E.—M. Stern.....	845 39
19 Litchfield, Betsey—J. Gay.....	370 62
19 Lenhart, Philip—A. Jarvis.....	378 84
19 Lusk, Andrew J.—J. P. Dallimore.....	17,851 39
13 Mayer, Ferdinand—S. Levy.....	14,884 36
13 the same—the same.....	4,676 52
13 the same—the same.....	59 88
17 Meyer, Christian—W. Donaldson.....	7,175 32
17 Mosetter, Frederick—E. Pratt.....	64 75
17 McCarthy, Patrick H.—M. Hartigan.....	107 77
17 McDonnell, Charles—G. Zipp.....	589 04
17 McGarry, Bartholomew—A. E. Ward.....	111 66
19 McGill, Peter—C. A. Watson.....	210 52
19 the same—the same.....	62 72
17 Nehrbass, Jacob—C. S. Higgins.....	92 97
14 O'Rourke, John H.—G. W. Conselyea.....	117 80
17 Precht, John M.—F. D. Hodges.....	74 25
14 Pickford, Isaac W.—C. Tompkins.....	103 24
14 Riley, Julia A., admrx., &c., of Thomas M. Riley—J. Blumenthal.....	1,476 27
17 Robertson, Henry H.—P. Kinsey.....	71 12
13 Scofield, Catharine S. and Jesse E.—E. R. Thomas.....	75 82
13 Steine, Elizabeth—M. Oechsler.....	104 03
13 Schaffner, H. L.—H. B. Kirk.....	95 31
14 Sinclair, James and Charlotte—M. E. Shafer.....	401 98
16 Shapiro, Abraham—H. Cohen.....	647 62
16 Strauss, Bernhard—H. W. Sharpless.....	1,625 41
16 Swayne, Ellen M., as extrx. of William W. Swayne—C. F. Metzger.....	329 47
17 Sprague, Charles W.—T. H. Saunders.....	120 10
18 Smidt, Allan Lee—G. H. Church.....	503 82
18 Story, Joseph S.—S. B. Chittenden.....	

19 Steele, James H.—E. T. Tefft.....	229 96
19 Squire, Albert Clark—T. Haight.....	702 94
14 The admrx., &c., of Thomas M. Riley—J. Blumenthal.....	108 24
14 The exrs. of John Lynes—W. G. Talman.....	222 18
14 The Twenty-third Street Railway Co.—R. V. White.....	75 54
16 The Grand Street, Prospect Park & Flatbush Railroad Co.—M. J. McKinney.....	69 82
16 The extrx. of William W. Swayne—C. F. Metzger.....	1,625 41
16 The Dry Dock, East Broadway & Battery Railroad Co.—F. Fleckenstein.....	84 82
17 The Brooklyn, Flatbush & Coney Island Railway Co.—J. Dolan.....	78 67
17 The Brooklyn City Railroad Co.—B. J. Cuming.....	107 19
17 the same—W. Armour.....	2,331 17
19 The City of Brooklyn—S. W. Cornell.....	909 06
14 Uhrig, Matthew C.—C. A. Silver.....	80 52
13 Way, Daniel H.—M. First.....	196 67
17 Whalen, James A.—P. T. Tunison.....	77 72
17 Walters, John H.—J. T. Story.....	127 43

## SATISFIED JUDGMENTS.

NEW YORK.

February 14 to 20—inclusive.

Arnault, Pierre—Henry Ash (H. C. Wilcox, by assign.) (1885).....	\$784 23
American Contracting and Dredging Co.—John McEntee (1885).....	415 40
Alter, Solomon—D. A. Vanhorne (1881).....	790 86
Alton, John—A. S. Richards (1879).....	229 51
Alton, Thomas—Thos. Rigney (1878).....	1,030 38
Algic, Peter and Wm. H.—G. M. Lynch (84).....	147 50
Best & Co.—Ninth Nat. Bank (1884).....	28,305 75
Same—National Citizens' Bank (1884).....	18,829 45
Ball, George H.—Merchants' Exchange Nat. Bank (1884).....	198 33
Bloomberg, Aaron J.—Julius Havenrich (1884).....	1,294 33
*Bick, Philip and Joseph E.—C. C. Norton, admr. (1883).....	3,713 96
Commercial Fire Ins. Co.—Willy Wallach (1884).....	79 14
Same—same (1883).....	5,777 16
Craven, Henry S.—W. H. Thurston (1884).....	96 60
*Carhart, Whitford & Co.—Garfield Nat. Bank (1884).....	7,577 02
*Same—same (1884).....	7,570 25
Same—Ninth Nat. Bank (1884).....	28,305 75
Same—Nat. Citizens' Bank (1884).....	18,829 45
Clement, George A.—Emma Shipsey (1883).....	270 47
Clement, Adelaide—John Walter, guard. (84) Frank, Charles—J. H. Sturk (W. Mansen, by assign.) (1883).....	100 52
Fowler, Charles R.—A. S. Richards (1879).....	229 51
Fowler, Charles R.—Thos. Rigney (1878).....	1,030 38
Fincke, Robert—Jacob Schwoerer (1885).....	387 39
Gilbert, Annie—H. K. Thurber (1885).....	280 49
Grosier, Thomas W.—Ramsay Crooks (1869).....	1,391 88
Gautier, William H. and Thomas—John Campbell (1885).....	996 46
Haenschens, Emil—Jacob Schwoerer (1885).....	383 39
Kafka, John—C. S. Webb (1883).....	254 27
Kessel, Louis { C. S. Webb (1883).....	
Low, Henry R.—J. H. Byron. (Partially suspended.) (1884).....	4,044 44
*Same—same (1884).....	4,044 44
McCoy, James—S. H. May (1885).....	457 75
Moore, J. De Vello—G. P. Schinzel (P. B. Vermilyea, by assign.) (1876).....	89 85
*McCalmont Oil Co.—H. H. Nazro (1883).....	11,116 59
MacDonald, John J.—Albany Co. Bank (84).....	137 64
Same—same (1884).....	729 86
Meiers, Anna—Metropolitan Gas Light Co. (1879).....	107 39
*Niebuhr, William—John Senfert (1883).....	127 55
Palmer, Charles P.—F. G. Bufford (1884).....	270 75
Palmer, Charles Phelps—Mary A. P. Draper (1877).....	2,122 11
Raborg, Samuel A.—St. John's College, Fordham, N. Y. (1885).....	142 38
Russell, Charles H., as recvr. of Knickerbocker Life Ins. Co.—W. E. Rider (1884).....	146 30
Same—same (1884).....	146 30
Summerville, Thomas—Gustav Foppes (84).....	35 34
Steffan, Luita—Mary H. Cordts (1885).....	223 24
*Trimble, Mary Ann—J. E. Richardson (81).....	5,468 68
*Same—same (1880).....	4,164 07
Whitson, John H.—W. D. Warren (1883).....	1,275 83
White, Josiah J.—M. P. Smith (1884).....	826 85
Wilshen, John, assignee of Charles Glade Oswego Starch Factory (1885).....	229 54
Walsh, John F.—J. H. Perkins (1879).....	443 39
Wier, Stephen M.—Mary R. Leland (1884).....	3,556 73

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

## KINGS COUNTY.

February 14 to 20—inclusive

Bacon, Stephen H., exr. Harriet Rogers—D. Bacon, admr. Lucy A. Bacon (1885).....	\$10,144 72
Franz, Babetta—W. Pfeiffer (1877).....	213 98
Hanlon, James { W. G. Talman, exr. Casey, Michael, as exrs. { (1885).....	222 18
Howard, Thomas—Sarah A. Valentine, assignee (1879).....	433 42
Jacoby, Bertha—J. Rueger (1885).....	491 10
King, Catherine E.—E. G. Lewis (1877).....	1,965 42
Smith, James E. { E. G. Lewis (1877).....	
Smith, Caroline E. {	
Lansdel, Henry J. Howell and ano. (1884).....	123 59
McCormack, John—G. W. Mead (1880).....	58 27
Molter, William—W. Loesch (1884).....	188 22
Nason, George H.—J. Robinson (1883).....	116 20
Rausch, Benjamin—D. Muller (1884).....	101 51
Riley, Julia A., as admrx., &c., of Thomas M. Riley—J. Blumenthal (1885).....	108 24
Same—same (1883).....	3,878 62
Same—same (1884).....	136 19
Smith, George { J. M. Stearns (1876).....	328 32
Smith, Henry {	
Howard, Thomas {	
Summerville, Thomas—G. Foppes (1884).....	35 34



MECHANICS' LIENS.

NEW YORK CITY.

Feb.		
14	Ninety-third st, s s, 100 e 9th av, 75x100.8. John Bell & Sons agt Robert McGinniss, debtor and reputed owner.	\$4,370 96
14	Same property. G. L. Schuyler & Co. agt same.	2,328 21
14	One Hundred and Seventh st, Nos. 167 to 175, n s, 151 w 3d av, abt 100x102.2. William Lyman agt William Stauffer, contractor; Thornton, Earle & Kiendl and Anna R. Gerken, owners.	2,125 00
17	Same property. The J. L. Mott Iron Works agt same.	475 00
14	Seventy-seventh st, n s, abt 325 e 4th av, 25x 102.2. Mayor, Lane & Co. agt John T. Prunty, contractor; Annie E. Kelly, owner.	460 00
14	Thirty-fifth st, Nos. 147, 149 and 151 W., n s, 200 e 7th av, 75x90. Christopher R. James agt Arthur Granville, contractor; Marie L. Oliffe, owner.	987 26
16	Seventy-first st, Nos. 418 to 426 W., s s, 180 w 9th av, 100x100. William Grier agt John C. and Charles Van Loon and George W. Hamilton, owners and contractors.	106 75
16	Ninety-third st, s s, 100 e 9th av, 75x100. Patrick Hennessy agt Robert McGinniss, debtor and reputed owner.	438 21
16	Same property. Grogan Bros. agt same.	680 00
18	Eleventh st, No. 211 E., n s, abt 175 e 3d av, 23x100. Thomas Rooney agt Michael O'Mara, debtor.	37 00
19	Seventy-seventh st, n s, 325 e 4th av, 25x 102.2. Paul C. Coffin agt Annie E. Kelly, owner and contractor.	72 00
19	Same property. Hurst & Treanor agt same.	123 00
19	Broadway, Nos. 1285 and 1287, w s, 41.6 s 33d st, 48x93.8, irreg. "New Standard Theatre." Thomas Hagan agt Francis N. Mary N. and Robert F. Shepard, owners, and R. P. McClure, contractor.	494 00
19	Ninety-third st, s s, 100 e 9th av, 37.6x100. The Perth Amboy Terra Cotta Co. agt Robert McGinniss.	537 00

Editor RECORD AND GUIDE:  
DEAR SIR—In the "RECORD AND GUIDE" of January 24th appears a notice of a Mechanics' Lien having been filed by us against Mrs. John W. Ball, reputed owner and John W. Ball, contractor. We beg to say in justice to Mr. Ball, that this was filed under a misapprehension as to the time of the payment of the bill.  
Yours respectfully, J. S. CONOVER & Co.

KINGS COUNTY.

Feb.		
13	Franklin av, s e cor Gates av, 120x44. John W. Ball agt James B. Alexander, owner, &c.	\$10 00
14	Franklin av, e s, 76 s Gates av, 34x59.10x south 10 x east 15 x north 44 x west 74.10. Geo. W. Evans agt James B. Alexander, Bartow S. Weeks and Henry C. Murphy, owners, &c.	25 00
1	Muljer st, Nos. 34 and 36, s s, bet Lorimer st and Union av. Herman Kreutler agt Charles S. Gray, owner, &c.	500 00
14	Fleet pl, No. 106, w s, 200 n Willoughby st, 30x100. Watson & Pittinger agt Frank B. Moore, owner, and O. K. Buckley.	426 03
13	Dan st, n s, 175 w Troy av, 25x100. George W. Evans agt John Otten, owner, and O. E. and E. K. Hoffses.	15 00
13	Jefferson st, s e cor Ormond pl, runs south 74.9x130. Alphonse Frederick agt The Church of the Mediator, Brooklyn, owner, and E. F. Farrington, agent for Wm. H. Thompson, trustee.	1,000 00
17	Franklin av, e s, 76 s Gates av, 34x74.10. William H. Cole agt James B. Alexander and Henry Keale, Jr., owners; J. B. Alexander, E. E. Anderson and Augusta his wife, Frederick H. Man and Fanny his wife, and Henry Keale, Jr.	203 50
18	Monroe st, Nos. 847-859 inclus., n s, 350 e Ralph av, 100x100. George Covert agt Margaretha Baur, owner, and Margaretha and John Baur.	635 00
18	Franklin av, s e cor Gates av, 110.6x74.10x north 34 x west 0.6 x north 76.10 to Gates av, x west 74.4. Hans S. Christian agt Henry Keale, Jr., owner, and James B. Alexander.	800 00
19	Fleet pl, No. 106, w s, 145 n Willoughby st, 30x85. Watson & Pittinger agt Francis B. Moore, owner, and O. K. Buckley.	318 53
19	Madison st, Nos. 830-836 inclus., n s, 170 w Ralph av, 80x100. Schwenck & Forster agt W. J. Canfield, owner, and G. W. Hunt.	55 17

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Feb.		
16	Eighty-sixth st, No. 72 E., s s, 87.9 w 4th av, 20x102.2. Thomas F. Boyd agt Thomas Pearson, Beardsley & Post and Geo. E. Broas. (Jan. 30, 1885).	\$42 00
16	Same property. Wm. James agt same.	42 00
16	Same property. Wm. S. Mason agt same.	45 50
16	Same property. E. W. Wall agt same.	42 00
16	Same property. Chas. Ringsdorf agt same.	35 00
16	Same property. John S. Gidney agt same.	38 50
16	Same property. Fred. Bollwage agt same.	35 50
16	Same property. Cor. G. Becker agt same.	39 00
18	Forty-fifth st, s s, 275 e 2d av. George Dieffenbach agt Lichtenstein Bros. & Co. and John A. Walker. (Dec. 10, 1884).	33 00
18	Same property. George Leuthner agt same.	61 15
18	Same property. Wm. Egginton agt same.	15 00
18	Same property. Luke Gilligan agt same.	29 00
19	One Hundred and Twenty-ninth st, Nos. 243 to 249 W., s s.	
19	One Hundred and Thirtieth st, Nos. 242 to 248 W., s s.	
19	One Hundred and Thirty-fourth st, Nos. 202 to 214 W., s s.	
	Culbert Bros. agt Wm. J. Merritt. (Nov. 20, 1884).	891 27

19	Brown pl, s w cor 134th st, 50x100. George and John J. Steele agt David T. Davies. (July 7, 1884).	486 00
20	Fifty-eighth st, No. 211 W., n s.	
	Grand st, No. 521, n s, extd to Henry st. John J. Schillinger agt Sire & Sons. (Dec. 8, 1884).	335 00
20	Forty-eighth st, No. 317 E., n s. Thomas Curry and Wm. Cunningham agt Francis McQuade. (Sept. 26, 1884).	248 50
20	Forty-eighth st, Nos. 317 to 323 E., n s. Same agt same. (Sept. 26).	665 00

† Discharged of record by order of Court.

KINGS COUNTY.

February 14 to 20—inclusive.

Eleventh st, n s, 95.9 w 5th av, 33.9x100. Fox & McCarthy agt Henry R. Low, Lewis Rhodes and William W. Reynolds, owner, &c. (Jan. 16, 1885).	\$290 00
*Same property. T. B. Willis & Bro. agt Lewis Rhodes and William W. Reynolds. (Jan. 6, 1885).	646 26
Same property. Graft & Co. agt Lewis Rhodes William W. Reynolds and Henry R. Low. (Jan. 20, 1885).	500 00
Eleventh st, n s, 95.10 w 5th av, 500x100. Bradley & Currier agt Lewis R. Rhodes. (Jan. 5, 1885).	2,352 30
*Eleventh st, Nos. 163½ to 191, n s, 95.9 w 5th av. John H. Siefken agt W. W. Reynolds Lewis Rhodes and Henry R. Low. (Jan. 23, 1885).	32 50
*Same property. George W. Rogers agt same. (Feb. 6, 1885).	115 00
*Same property. James H. Toohig agt same. (Feb. 3, 1885).	23 00
Same property. William Day agt same. (Jan. 23, 1885).	45 50
Same property. Hobby & Doody agt same. (Jan. 5, 1885).	2,355 00
Same property. Same agt same. (Jan. 5, '85).	1,000 00
Same property. Same agt same. (Jan. 20, '85).	1,000 00
Withers st, Nos. 79 and 81. William Schindele agt Mrs. Gleisch and John Wilson. (Jan. 19, 1885).	155 00
Withers st, n s, 150 e Lorimer st, 50x100. Matthew Smith agt Mrs. C. F. Gleisch, owner, &c. (Jan. 16, 1885).	2,000 00
11th st, Nos. 165½-191, n s, 95 w 5th av, 33.9x 100. Jacob May agt Henry R. Low, owner, and Rhodes & Reynolds. (Jan. 23, '84).	800 00
Lafayette av, Nos. 1136 and 1138.	
Van Buren st, Nos. 827, 829 and 831.	
John, George and Joseph Fletcher agt Thomas Ellison, owner, &c. (Nov. 10, '84).	528 27

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH STREET.

Canal st, No. 272, one four-story and basement brick store, 25.6x21 and 27.2, tin roof; cost, \$8,000; owners, D. and W. Heidgerd, 274 and 276 Canal street; architect, John B. Snook; builder, not contracted for. Plan 154.	
Essex st, No. 39, one six-story brick tenement and store, 25x72, tin roof; cost, \$22,000; owner, Bertha Solomon, 2 Baxter st; architect, Wm. Graul. Plan 150.	
11th st, Nos. 626-630 E., three five-story brick tenement's, 25x80, tin roofs; total cost, \$48,000; owner, Fred. Heerlein, 932 2d av.; architect, J. Kastner. Plan 157.	
Christopher st, No. 178, ore four-story brick tenement, 22 and 23.1x49.3 and 50, tin roof; cost, \$9,000; owner, George Wille, 176 Christopher st; architect, C. F. Ridder, Jr.; builder, not selected. Plan 169.	
Fletcher st, Nos. 20 and 22, one four-story brick store, 36.10 and 37.6x33.9, tin roof; cost, \$8,000; owner, Malvina Keteltas, by E. M. Keteltas, trustee, 37 St. Marks pl; architect, J. Sexton; builders, C. Callahan and H. D. Powers. Plan 172.	

BETWEEN 14TH AND 59TH STS.

38th st, No. 321 W., one four-story brick and brown stone tenement, 21x75.6, tin roof; owner, John D. Hassinger, 319 West 38th st; architects, A. Pfund & Son. Plan 158.	
51st st, s s, 75 w 4th av, three five-story brick flats, 25x86, tin roofs; cost, each, \$28,000; owners and builders, P. & J. F. McManus, 161 East 57th st; architect, J. H. Valentine. Plan 147.	
57th st, n s, 225 west 9th av, one seven-story brick, terra cotta and brown st ne tenement, 50x90, tin roof; cost, \$60,000; owner, Ph. Braender, Av B, bet 84th and 85th; architect, John Brandt. Plan 164.	
47th st, No. 527 W., one five-story brick tenement, 25x83, tin roof; cost, \$15,000; owner, Robert Muh, 784 9th av; architect, C. F. Ridder, Jr.; builder, not selected. Plan 166.	
47th st, No. 529 W., one five-story brick tenement, 25x83, tin roof; cost, \$15,000; owner, Philipp Dromeshauser, 535 West 50th st; architect, C. F. Ridder, Jr.; builder, not selected. Plan 167.	
47th st, No. 531 W., one five-story brick tenement, 25 and 12.8x55, tin roof; cost, \$9,500; owner, Henry Reinmuller, 533 West 47th st; architect, C. F. Ridder, Jr.; builder, not selected. Plan 168.	
34th st, Nos. 562, 564 and 566 W., one four-story brick factory and lofts, 75x42, tin roof; cost, \$9,000; owner, Cornelius Daly, 268 West 34th st; architect, M. V. E. Ferdon; builders, Gillespie & Harlow. Plan 173.	

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

Madison av, n w cor. 80th st, one four-story brick dwell'g, 22.2x60, with two-story extension, tin roof; cost, \$15,000; owner, Miss Julia A. S. Kilpatrick, 69th East 80th st.; architects, D. & J. Jardine; builder, Edw. Kilpatrick. Plan 159.	
---	--

4th av, n e cor 87th st, one five-story brick tenement and store, 25.8x76, tin roof; cost, \$22,000; owners and builders, Clark & Nason, 305 East 81st st; architect, G. A. Schellenger. Plan 148.	
4th av, e s, 25.8 n 87th st, three five-story brick tenement's, 25x62.3, tin roofs; cost, each, \$20,000; owners and builders, Clark & Nason, 305 East 81st st; architect, G. A. Schellenger. Plan 149.	
78th st, n s, 100 e 2d av, one five-story brick tenement, 25x83, tin roof; cost, \$15,000; owner, Edward Ward, 228 East 5th st; architect, J. Kastner. Plan 151.	

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

8th av, w s, 50.11 s 123d st, runs through to St. Nicholas av, three-story and basement brick store and dwell'g, 50x100, tin roof; cost, \$10,000; owner, John M. Pinkney, 716 Madison av; architect, J. H. Valentine; builder, not selected. Plan 162.	
---	--

NORTH OF 125TH ST.

8th av, n w cor 134th st, four four-story brick stores and tenement's, 25x60, tin roof; cost, each, \$10,000; owner, L. Weiher, New Rochelle; architect, H. J. Dudley. Plan 161.	
127th st, s s, 184 w 3d av, one five-story brick and Connecticut brown stone apartment house, 20 x87, tin roof; cost, \$23,000; owner, Thomas W. Beacom; architect, C. Baxter. Plan 155.	
141st st, n s, 100 e 6th av, one two-story frame stable, 25x25, tin roof; cost, \$400; owner, Daniel A. Fitzpatrick, 6th av, near 139th st; architect, H. Neus. Plan 163.	
170th st, n s, abt 500 e 10th av, one two-story frame dwell'g, 25x42, tin roof; cost, \$2,000; owner, Mary Hart, 145th st, s s, near 10th av; architect and carpenter, J. Sullivan; mason, D. Phelan. Plan 156.	
134th st, s s, 150 w 8th av, two four-story brick tenement's, 25x10, tin roofs; cost, each, \$14,000, owners and builders, E. K. Little & Co., 62 Pine st; architect, Wm. D. Peck. Plan 165.	

23D AND 24TH WARDS.

Robbins av, n w cor 149th st, one three-story frame dwell'g, 25x50, tin roof; cost, \$5,000; owner, Wm. Miller, on premises; architect, A. Arcander. Plan 152.	
Vanderbilt av, e s, 150 n 171st st, three two-story frame dwell'gs, 16.8x28 and 12, tin roofs; cost, each, \$2,000; owner, Susan M. Jones, Huntington, N. Y.; architect and builder, John Knox. Plan 153.	
Courtlandt av, n e cor 157th st, one three-story frame tenement, 25x56, tin roof; cost, \$5,000; owner, Adolph Koeneman, Courtlandt av, cor 162d st; architect, A. Arcander. Plan 160.	
Courtlandt av, e s, 56 s 162d st, one four-story frame tenement, 28 and 25x50 and 62.6, tin roof; cost, \$6,500; owner, John Hoffmann, 697 8th av; architect, C. F. Ridder, Jr.; builder, F. Schwab. Plan 170.	
Courtlandt av, e s, 84 s 162d st, one four-story frame tenement, 28 and 25 x 50 and 62.6, tin roof; cost, \$6,500; owner, Frank Schleining, 331 West 38th st; architect, C. F. Ridder, Jr.; builder, F. Schwab. Plan 171.	

KINGS COUNTY.

Plan 157—Scholes st, No. 103, n s, 155 w Ewen st, one three-story frame store and tenement (brick filled), 20x52, tin roof; cost, \$3,000; owner, Louis Goetting, 105 Scholes st; architect, Th. Englehardt.	
158—Quincy st, s s, abt 200 e Reid av, five two-story and basement brown stone dwell'gs, 20x42, tin roofs, wooden cornices; cost, each \$5,000; owner and builder, P. Concannon, Sumner av and Van Buren st; architect, I. D. Reynolds.	
159—Broadway, No. 1,359, e s, 70 s Margaretha st, one one-story frame stable, 20x16, gravel roof; cost, \$100; owners, Hyde & Gload; builder, E. T. Richards.	
160—12th st, n s, 155.4 e 7th av, three three-story brick dwell'gs, 16.8x45, tin roofs, wooden cornices; cost each, \$4,000; owner, J. Brown, 381 11th st; architect, I. D. Reynolds; builder, W. Brown.	
161—21st st, No. 198, s s 275 e 4th av, one two-story frame stable, 13x16, felt roof; cost, \$60; owner and builder, Thos. H. Chapman, 200 21st st.	
162—Gwinnett st, n s, 184 e Harrison av, two three-story frame (brick filled) tenement's, 25x55, and 254 e of Harrison av, two three-story frame (brick filled) tenement's, 25x55, tin roofs; cost, each, \$4,500; owner and builder, Jacob Bossert, 233 Lynch st; architect, Jno. Platte.	
163—Meserole av, n s, 50 e Newell st, one one-story frame shed, 25x50, felt roof; cost, \$75; owner, J. A. Doust, 183 Meserole av; builder, B. F. Downing.	
164—Gwinnett st, n s, 234 e Harrison av, one three-story frame (brick filled) store and tenement, 20x56, tin roof; cost, \$4,200; owner and builder, Jacob Bossert; architect, Jno. Platte.	
165—4th st, n s, 190 w 4th av, one two-story and basement frame dwell'g, 20x30, tin roof; cost, \$2,000; owner, James Barnett, 190 43d st; architects and builders, Spencer Bros.	
166—Sumpter st, s s, 200 e Saratoga av, one three-story frame (brick filled) store and tenement, 25x50, tin roof; cost, \$3,800; owner, George Ulrich, 887 10th av, N. Y.; architect and mason, Christian Baur, carpenter, Jacob Hertlin.	
167—Utica av, n e cor Dean st, one three-story frame (brick filled) store and dwell'g, 18x40, felt and gravel roof; cost \$1,800; owner and builder, George Rose, 241 Bedford av; architect, P. Floyd Thomas.	
168—Gwinnett st, No. 101, n s, bet Marcy and Harrison avs, one three-story and basement frame (brick filled) furniture factory, 20x34, tin roof;	



cost \$1,500; owners, Marx & Machschlager, 97 and 99 Gwinnett st; architect, H. Vollweiler.

169—Wallabout st, No. 286, n s, near Marcy av, one three-story frame (brick filled) tenement, 25x50, tin roof; cost \$4,000; owner, Chr. Reichert 284 Wallabout st; architect, H. Vollweiler.

171—Putnam av, s s, 90 e Tompkins av, three three-story and basement brown stone dwell'gs, 20x42, tin roof and wooden cornice; cost, each \$6,500; owner and carpenter, Chas. Isbill, 593 Herkimer st.

172—Hancock st, n s, 30 e Bedford av, one three-story and basement brown stone dwell'g, 20x48, tin roof and wooden cornice; cost \$7,000; owner and builder, S. E. C. Russell, Hancock st near Bedford av; architect, I. D. Reynolds.

173—Schaffer st, s s, 200 e Bushwick av, one two-story frame dwell'g, 20x30, tin roof; cost \$1,000; owner, Jno. H. Butcher, 252 Water st, N. Y.; architect, Thos. S. Godwin; builder, not selected.

174—Central av, s e cor Himrod st, one three-story frame (brick filled) store and tenement, 25x50, tin roof; cost, \$5,000; owner and architect, Jacob Essig, 92 Stanhope st; builders, Wm. Maske and J. Rueger.

175—Graham av, No. 437, w s, 25 n Frost st, one three-story frame (brick filled) store and tenement, 22x40, tin roof; cost, \$3,000; owner, Julia Grice, 437 Graham av; architects and carpenters, Sammis & Bedford; masons, Doyle & Brazil.

176—Buffalo av, s e cor Park pl, one two-story frame store and dwell'g, 27.9x45, tin roof; cost, \$1,200; owner, William Freaney, 1017 Fulton st; architect, J. Callahan.

177—32d st, n e cor 3d av, one three-story frame store and tenement, 25x55, tin roof; cost, \$4,000; owner, John Morrison, 283 23d st; architect, Francis Ryan; builder, Daniel Ryan.

178—South 1st st, s s, 100 w 3d st, one three-story brick tenement, 22x33.8 and 45, tin roof, brick cornice; cost, \$4,000; owner, Wm. Baker, 128 South 5th st; architect, E. F. Gaylor; builders, Wm. L. Langridge and Marinus & Gill.

179—Bedford av, n e cor Hancock st, one four-story brick store and flat, 30x65, tin roof, wooden cornice; cost, \$14,000; owner and builder, S. E. C. Russell, Hancock st, near Bedford av; architect, I. D. Reynolds.

### ALTERATIONS NEW YORK CITY.

Plan 191—Fulton st, No. 256, two-story brick extension, 18.6x15.6, tin roof; cost, \$150; owner, John H. Meyer, 134 Liberty st.

192—10th av, No. 1059, new store front, iron columns and girder, &c.; cost, \$1,300; owner, John Dimming, on premises; builder, John C. Klett.

193—Attorney st, No. 28, three-story brick extension to pastor's residence, 18x36, tin roof; also remove gallery in church and put in large window, &c.; cost, \$8,000; owner, Church of St. Mary, Rev. Nicholas Hughes, pastor, 28 Attorney st; architect, L. J. O'Connor.

194—37th st, Nos. 312, 314 and 316, new altar in church; cost, \$3,000; owner, St. Gabriel's Church, Rev. Jno. M. Farley, pastor, 308 East 37th st.

195—7th st, No. 233, repair damage by fire; cost, \$1,000; owners, Geo. and Sophia Taylor, 248 East 7th st; builder, August Ulrich.

196—46th st, No. 446 W., five-story brick extension, 25x15, tin roof; cost, \$6,000; owner, John Ritter, 115 Greenwich av; architect, Wm. Gaul.

197—8th st, No. 135 E., repair damage by fire, and a one-story brick extension on front, 25x5; cost, \$3,400; owner, Lydia Fox, 3 East 54th st; builder, P. Roberts.

198—30th st, No. 205, repair damage by fire; cost, \$100; owner, Chas. Lowther, 104 West 11th st.

199—Spring st, No. 297, alteration to store front; cost, \$350; lessee, Dudley Kelly, 469 Hudson st; builder, Leonard Sibly.

200—4th av, n w cor 18th st, raise part of building 8 feet; cost, \$—; owner, Jos. Wehrle, Belvedere House; builder, Chas. Eberspacher.

201—Park row, Nos. 1 and 2, repair damage by fire; cost, \$500; owner, —; builder, Henry Wallace.

202—College pl, No. 22, repair damage by fire; cost, \$5,500; owner, —; builder, Henry Wallace.

203—23d st, No. 138 W., repair damage by fire; cost, \$328; owner, —; builder, Henry Wallace.

204—Broadway, No. 491, repair damage by fire; cost \$325; owner, A. S. Levy, exr., 52 West 37th st; builder, Elward Smith.

205—157th st, w s, 200 w Courtland av, raise one-story, and a three-story frame extension, 20x15, tin roof; cost, \$2,200; owner, Caspar Schied, on premises; architect, Adolph Pfeiffer; builder, not selected.

206—Rivington st, No. 83, raise top story 4 feet, and store front altered; cost, \$800; owner, Fred. W. Frerich, 138 Orchard st; architect, Wm. Gaul.

207—118th st, No. 149 E., raise attic to full story flat roof; cost, \$500; owner, Thomas McParlan, on premises.

208—93d st, s s, 175 w 8th av, one-story brick extension on side, 7x38, tin roof; cost, \$500; owner, Mrs. Sarah L. Reynolds, 8 West 93d st; architects, D. & J. Jardine.

209—18th st, Nos. 109 and 111, W., internal alterations and to be connected by doors with adjoining building; cost, \$2,500; owner, Benjamin Altman, 24 West 25th st; architect, D. & J. Jardine.

210—Wooster st, No. 116, repair damage by fire; cost, \$450; owner, —; builder, Henry Wallace.

211—Wooster st, No. 106, repair damage by fire; cost, \$250; owner, —; builder, Henry Wallace.

212—Wooster st, Nos. 115 and 117, repair damage by fire; cost, \$350; owner, —; builder, Henry Wallace.

213—Centre st, Nos. 170 and 172, repair damage; cost, \$1,100; owner, Benjamin Haxtun, 21 Madison av; builder, P. J. Walsh.

214—Gold st, No. 85, repair damage by fire; cost, \$3,000; owner, estate Wm. P. Miller, Wm. E. Howell, exr., 226 West 24th st; builder, Elward Smith.

215—Spruce st, No. 41, repair damage by fire; cost, \$1,500; owner and builder, same as last.

216—6th av, No. 229, take out partition wall in first story and put in iron girder and columns; cost, \$750; lessee, Wm. E. Boynton, 224 6th av; architect, Emil Gruwe.

217—New st, No. 46, four-story brick extension, 9x44, tin roof; cost, \$3,000; owner, E. B. Meeks, exr., 46 East 79th st; architect, Augustus Hatfield; builder, Hugh Getty.

218—36th st, Nos. 333 and 335 W., repair damage by fire; cost, \$6,000; owners, Messrs. Calenberg & Vaupel, on premises; architect, H. J. Dudley.

219—126th st, No. 23 E., one-story brick extension, 7.8x14, tin roof; cost, \$335; owner, Adelaide Jarvis, 2035 7th av; architect and builder, Jas. M. B. Robinson.

220—East Broadway, No. 32, new plate glass show windows; cost, \$300; owner, Adolphus Boehler, on premises; builder, G. Helm.

221—84th st, No. 215 E., front alteration, &c.; cost, \$1,000; owner, John Schwegler, 221 East 82d st; architect, J. Brandt.

222—Warren st, Nos. 89 and 91, repair damage by fire; cost, \$700; owner, Chas. D. Brown, 461 West 81st and others; builder, Elward Smith.

223—6th av, No. 737, and No. 101 West 42d st, vaults removed, interior alterations, &c.; cost, \$1,800; owner, J. Watts de Peyster, 59 East 21st st; architect, T. J. Drummond; builders, R. Drummond & Son.

224—Franklin st, No. 164, repair damage by fire; cost, \$350; owner, A. C. Bechstein, 350 West 57th st; builder, A. Crouter.

225—Broome st, No. 462, internal alterations; cost, \$40; lessee, Louis Roessel, 319 Lafayette av, Brooklyn; owners, Arnold & Constable; builder, A. Crouter.

226—3d av, Nos. 1521 and 1523, add one story, flat tin roofs, also one-story brick extension, 26.10 x45, tin roof; cost, \$1,500; owner, Jacob Bookman, 9 East 62d st; architect, J. Brandt.

227—85th st, No. 157 E., interior at third floor and new chimney; cost, \$200; owner, Hugh G. Kelly, 1,640 Av B.

228—14th st, No. 20 W., three-story brick extension, 25x90, rebuild front and rear walls of main building, &c.; cost, \$20,000; owner, W. Jennings Demorest, 15 East 14th st; architect, A. Craig; builder, not selected.

### KINGS COUNTY.

Plan 44—McKibben st, No. 143, one-story frame extension, 25x34, also sliding door in rear wall; cost, \$800; owner, A. Herderich, 143 McKibben st; architect, H. Vollweiler.

45—Scholes st, No. 105, brick basement; cost, \$200; owner, Louis Goetting, on premises; architect, Th. Engelhardt.

46—Broadway, No. 673, one-story frame extension, 21.3x14, tin roof; cost, \$400; owner, M. Reichert, on premises; architect, Th. Engelhardt; builder, Christ. Schneider.

47—Myrtle av, No. 547, one one-story front and two-story rear frame extension, 25x59, tin roof, wooden cornice; cost, \$600; owner, M. Mayer, on premises; architect, H. Vollweiler; builder, Christian Schneider.

48—Cumberland st, No. 124, interior alterations basement; cost, \$300; owner, E. Wyckoff, on premises; architect, A. Remsen.

49—Grand st, No. 167, add one story to extension; cost, \$2,000; owner, S. W. Woolsey, 167 Grand st; architect, E. F. Gaylor; builders, J. Rodwell and R. B. Ferguson.

50—Gates av, No. 162, s e cor Downing st, one-story brick extension, 10x16, tin roof; cost, \$250; owner, architect and builder, L. A. Robertson, 160 Gates av.

51—Fulton st, No. 1616, s s, 450 e Albany av, one-story frame extension, 8x24, and interior alterations, tin roof; cost, \$400; owner, H. F. Balk, on premises; builders, P. Riley and T. B. Thomas.

52—Hall st, No. 37, raise one story, brick story beneath; cost, \$1,000; owner, Cornelius Duffey, 219 34th st; architect and carpenter, Chas. J. McCarthy; mason, S. V. Hyers.

53—Warren st, Nos. 286 and 288, add one story also two-story brick extension, 25x25; gravel roof; cost, \$1,600; owners, architects, builders and masons, Freeman's Sons, on premises.

### MISCELLANEOUS.

#### BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending February 20:

	Liabilities.	Nominal Assets.	Real Assets.
Byrne, Thomas.....	\$7,268	\$4,415	\$1,930
Hillyer & Mackay.....	23,725	29,975	20,560
Holmes, John.....	6,469	5,093	4,665
Kaufman, Julius.....	2,261	1,384	812
Ryan, Wm. E.....	16,278	13,927	8,531

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Feb. 19 Hall, John R., to Joseph D. Wilcox.

### 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 16, 1885.

#### REGULATING, GRADING, & C.

102d st, from 9th av to Riverside Drive.†  
164th st, from Boston to Trinity av.\*  
147th st, from North 3d to St. Anns av.†  
107th st, from Boulevard to 10th av.†  
155th st, from 8th av to McComb's Dam lane.†

#### CHANGE OF GRADE.

65th st, from 1st to Av. A.†

#### PAVING.

44th st, from 10th to 11th av.\*  
47th st, from 10th to 11th av.\*  
145th st, from North 3d to St. Anns av.†

#### SEWERS.

53d st from 10th to 11th av.\*

#### REPAVING.

Av. B, from 14th to 19th st.†  
15th st, from Av. A to Av. C.†  
19th st, from 2d av. to Av. A.†

#### FLAGGING.

121st st, s s, bet. Lexington and 4th av; an additional course.†

#### MAINS.

Highbridge st, from Anderson to Claremont av.†  
Claremont av, from Highbridge road to Devoe st.†  
Kingsbridge road, from 155th to 190th st; Croton.†  
Kingsbridge road, from Williamsbridge road to Highbridge; Croton.†  
Tiebout av, from Highbridge road to Clark st; Croton.†  
Hull av, from Southern Boulevard to Suvarban st; Croton.†

Worth st, from Broadway to Baxter st; 12 inch water pipe.†

13th st, from 3d to 11th av. } 12 inch water pipe.†  
22d st, from 3d to 11th av. }  
170th st, from North 3d to Railroad av; Croton.†  
Anthony av, from Tremont av to Washington pl.  
Washington pl, from Tremont av to Fleetwood av. } Croton.†  
Fleetwood av, from Washington pl to 176th st.  
176th st, from Fleetwood to Morris av.  
Morris av, from 176th st to Washington pl.  
66th st, from 8th to 9th av; Croton.†  
80th st, from 2d 3d av; Croton.†  
87th st, from Av. B to East river; Gas.†  
95th st, from 9th to 10th av; Croton.†  
99th st, from Boulevard to West End av; Croton.†  
131st st, from 6th to 7th av; Croton.†  
136th st, bet. 6th and 7th avs; Croton.†

#### FENCING VACANT LOTS.

74th st, n s, 100 w of 1st av, abt 175 ft.†  
1st av, w s, abt 75 n 74th st, abt 100 ft. front.†

#### WIDTH OF SIDEWALKS.

96th st, both sides from w s, of 4th to e s, of 5th av; width of sidewalks fixed at 30 feet, carriage way at 40 ft.†

### BROOKLYN BOARD OF ALDERMEN.

February 16, 1885.

#### LAMP-POSTS ERECTED.

Harmon st and Central av.†

#### STREET OPENING.

Centre st, from Smith st, to Gowanus Canal.\*

### ADVERTISED LEGAL SALES.

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

	Feb.
52d st, No. 248, s s, 85 w 2d av, 15x100.5, three-story stone front dwell'g, by R. V. Harnett. (2d mort. amt due, abt \$6,000; 1st mort. \$4,175).....	23
Church st, s w cor Thomas st, 50.6x50.2x50.6x50.2, by Sheriff at City Hall, at 11 o'clock. (Sale under execution).....	23
Washington av, e s, 180 n 172d st, 50x130, by D. M. Seaman.....	24
11th av, n w cor 18th st, 184 to 19th st, x 177.8 to Exterior or 13th av, x 188.8 to 18th st, x 135.7, two two-story and two one-story brick buildings and one-story brick and frame stable, planing mill, &c., leasehold, by R. V. Harnett. (Amt due, \$14,811; prior mort., \$2,000).....	24
20th st, No. 29, n s, 520 w 5th av, 25x92, four-story stone front dwell'g, by Sheriff, at City Hall, at 11 o'clock. (Sale under execution).....	24
57th st, s w cor Broadway, 57.11x50.5 x 78 x 54.3, eight-story brick apartment house, by R. V. Harnett. (Amt due \$26,252; prior mort. on this and adj property \$410,000, known as the Rutland).....	24
57th st, Nos. 254 and 256, s s, 57.11 w Broadway, 46x 100.5x53 x irreg, eight-story brick apartment house, by R. V. Harnett. (Amt due \$26,640).....	24
76th st, s s, 150 w 11th av, 50x100, vacant, by R. V. Harnett. (Amt due \$7,188).....	24
105th st, No. 107, n s, 50 e 4th av, 16.8x80, three-story stone front dwell'g, by R. V. Harnett. (Amt due \$7,935).....	24
47th st, No. 234, s s, 146 w 2d av, 23x100.5, four-story brick dwell'g.....	24
47th st, No. 325, n s, 275 w 1st av, 25x100.5, five-story brick store and tenement.....	24
126th st, No. 116, s s, 240 e 4th av, 16.8x99.11, three-story brick dwell'g, by D. M. Seaman. (Amt due \$4,553).....	25
46th st, Nos. 122 to 128, s s, 300 w 6th av, 100x10.4, two two-story and one three-story brick stables, by L. Messier. (Amt due \$32,546).....	25
39th st., No. 33, n s, 225 e Madison av, 25x98.9, four-story stone front dwell'g.....	25
40th st, No. 34, s s, 225 e Madison av, 25x98.9, two-story brick stable.....	25
by Scott Meyers. (Assignee's sale).....	25
Hudson st, w s, 26.9 n Bank st, 26.2x89.11x55x97.9, Hudson st, w s, 26.9 n Bank st, 25x124.7 to Greenwich st, 25x 1x126.10.....	
Hudson st, w s, 51.2 n Bank st, 25x122.4 to Greenwich st, 25x 1x124.7.....	
Nos. 585 to 589, three three-story brick buildings and one-story brick building on Bank st; No. 775 Greenwich st, two-story frame shop.....	
Bank st, No. 99, n e cor Greenwich st, 39.10x66.1 x36.11x55, two-story brick shop.....	
by R. V. Harnett, (Trustee's sale).....	25



132d st. No. 62, s. s. 85 e 6th av. 25x99.11, three-story brick dwell'g, by R. V. Harnett. (Amt due, \$10,855) 25  
 11th av. e. s. 75.4 n 64th st. 25.1x100, vacant, by J. F. B. Smyth. 25  
 69th st. No. 3, n. s. 175 e 5th av. 26x100.5, four-story brick dwell'g, by J. T. Boyd. (Amt due \$69,265) 25  
 77th st. Nos. 413-417, n. s. 94 e 1st av. 75x102.2, three five-story brick flats, by J. T. Boyd. (Foreclos. of mechanics' lien) 25  
 42d st. No. 215, n. s. 220 w 7th av. 20x100.4, four-story stone front dwell'g, by E. H. Ludlow & Co. (Surrogates' sale) 25  
 Broadway Grand Circle, 8th av. and 58th st.—the block, six-story brick and stone hotel. 25  
 5th av. n. e. cor 59th st. 100x100 25  
 59th st. n. s. 100 e 5th av. 25x100.5 25  
 3d av. Nos. 25 and 27, e. s. 30 n 8th st. 40.1x74, six-story brick building 25  
 8th st. (St. Marks pl). No. 3, n. s. 74 e 3d av. 24x75, four-story brown stone dwell'g 25  
 East Broadway, Nos. 2 to 6, n. s. extdg from Chatham sq to Catharine st. 63.11x46.11x61.2x 49, five-story brick building 25  
 New Bowers, Nos. 44 to 48, n. w. s. near James st. 75.10x22.5x60.2x79.2, six-story brick building 25  
 South st. No. 152, n. s. bet Peck slip and Dover st. 24.6x76 irreg., four-story brick building 25  
 Washington st. No. 145, s. e. cor Cedar st. 19x55.8 x16.2x56.8, four-story brick building 25  
 by P. F. Meyer. (Partition sale) 26  
 122d st. s. s. 105 w 4th av. 25x100.11 26  
 122d st. s. s. 80 w 4th av. 25x100.11 26  
 Vacant. 26  
 by J. F. B. Smyth. (Amt due, \$3,960 and \$3,855 respectively) 26  
 7th av. Nos. 2148 to 2154, s. w. cor 128th st. 99.11x90, four five-story brick flats. 26  
 128th st. Nos. 202 and 204, s. s. 90 w 7th av. 35x 99.11, two three-story brick dwellings 26  
 by Sheriff, at City Hall sale, under execution 26  
 18th st. No. 431, s. s. 400 e 10th av. 25x92, two three-story frame buildings, by R. V. Harnett. (Amt due, \$3,960) 27  
 27th st. No. 121, n. s. 266.8 w 6th av. 16.8x98.9, three-story brick dwell'g and one-story brick building on rear, by J. F. B. Smyth. (Amt due, \$2,797; prior mort. \$7,250) 27  
 61st av. No. 1400 (new No. 2124), e. s. 50.4 n 126th st. 16.6x75, four-story stone front dwell'g, by J. T. Boyd. (Amt due, \$13,683.) 28

## KINGS COUNTY.

Feb.

Van Brunt st. e. s. 70 n Sackett st. 30x73, by T. A. Kerrigan, at 35 Willoughby st. 23  
 United States st. s. w. cor of lower Navy Yard gate. 19.3x100x19.3x98.9, by J. T. Williamson, ref., at Court House. (Partition) 24  
 Carroll st. s. s. 190 e Hicks st. 20x100 24  
 Carroll st. s. s. 175 e Hicks st. 15x100 24  
 by Cole & Murphy, at 379 Fulton st. 26  
 St. Marks av. Buffalo av. and Hunterfly road. 14.1.750 2,500 lots. 26  
 St. Marks av. n. s. 175 w Ralph av. 517.9x irreg. 26  
 Buffalo av. e. s. 127.9 s Bergen st. 75x100 26  
 St. Marks av. n. e. cor Buffalo av. 57.3x37.5 to Hunterfly road, x—, gore 26  
 St. Marks av. n. e. cor Buffalo av. 575x127.9 26  
 Buffalo av. s. e. cor Prospect pl. 50x100 26  
 Prospect pl. s. s. 100 e Buffalo av. 100x127.9 26  
 Park pl. n. s. 100 e Buffalo av. 125x127.9 26  
 Park pl. n. s. 225 e Buffalo av. 22.3x— 26  
 Howard av. s. e. cor Pacific st. runs east along Pacific st 150 x south 100 x east 50 x south 6.11 to Decker's land, x southwest 205.6 to Howard av. x north 145.6 26  
 by J. Cole, at 389 Fulton st. (Partition sale) 26  
 Calyer st. n. s. 100 e 4th st. 25x100, by J. C. Eadie, at 45 Broadway, E. D. 27  
 18th st. n. s. 460 e 10th av. 2 lots, each 20x100.2 27  
 Brooklyn av. s. w. cor Butler st. 30x90 27  
 by Cole & Murphy, at 379 Fulton st. 27  
 Herkimer st. n. s. 100 w Hopkinson av. 50x100, by J. J. White, Jr., ref., at Court House. (Right, title and interest) 27

## LIS PENDENS, KINGS COUNTY.

Feb.

Hamilton av. w. s. 560.9 n 2d av. runs north 495 to Gowanus Bay or Canal, x southerly along e s of Bay or Canal 721 x east 200 x northeast 370.7 to point 100 from Hamilton av. x south 44 x east 100. 13  
 Gowanus Bay or Canal, e. s. 738.3 s Hamilton av. 35.9x300 13  
 Andrew J. Davis agt The South Brooklyn Wharf and Warehouse Co. and Benj. Richardson; att'ys, McCarthy, Lawrence & Buckley 13  
 Montague st. s. s. 204 e Hicks st. 25x100. Thomas Quinn agt Grenville R. Benson et al.; partition; amended notice; att'ys, George B. Dunn. 14  
 Cumberland st. e. s. 118.7 s Willoughby av. 22x100x north 5 x east 4.2 x north 17.4 x west 107.8. Edward Floyd Jones, exr. Mary L. Floyd Jones, agt Joseph H. Townsend et al.; att'ys, Hand, Bonney, Pell & Jones. 14  
 Henry st. n. w. s. 198.6 n e State st. 25x92.6. John H. Morris, as assignee, &c., J. D. Fish, agt Prudence F. Dudley; action to recover \$12,000 and set aside as to plaintiff a mortgage, &c.; att'ys, Bangs & Stetson. 14  
 Sumner av. n. w. cor Stockton st. 25x100 14  
 Kosciuszko st. s. s. 225 e Sumner av. 25x100 14  
 Annie Heidt agt Herman Voss et al.; action to set aside deeds, &c.; att'ys, Hurd & Grim. 14  
 Carroll st. s. s. 142.9 w 7th av. 19x100. George Waddington agt Thomas Reid et al.; att'y, Frederic W. Adee. 14  
 Carroll st. s. s. 161.9 w 7th av. 19x100. Same agt same; same att'y. 14  
 Keap st. s. s. 169 w Lee av. 20.8x100. Joshua Youngs agt William F. Youngs et al.; partition; att'y, Chris. E. Crowell. 14  
 Willoughby av. s. e. cor Grand av. 40x90 14  
 Lafayette or Lexington av. n. s. 100 e Bedford av. 250x100, error 14  
 Atlantic av. s. s. 200 w Hopkinson av. 200x100 14  
 Bergen st. n. s. 345 e Grand av. 30x110 14  
 Rodolph H. Johnson agt Thomas H. Robbins; action for the recovery of money upon contract and notes; att'y, James Crombie. 11  
 Sullivan st. easterly cor Conover st. 300x100. William H. Bieds agt William H. and Peter Algie; foreclosure of mechanics' lien; att'y, Horace Graves. 14

21st st. s. s. 225 w 6th av. 25x63.7x—x63.2. Adolph Simis Jr., agt Matthew J. Bongards et al., att'y, William J. Courtney. 16  
 Columbia st. n. e. cor Midway st. if continued, 25x 100. A. H. Mann as trustee of Maria M. C. Wetmore agt Elizabeth B. Grannis and Albina E. Goodspeed; att'y, Charles C. Protheroe. 16  
 Myrtle av. n. s. 25 e Steuben st. 25x100. Jennie Gardner agt John H. Graham et al. att'y, Francis C. Reed. 16  
 Same property. Same agt same; same att'y. 16  
 Throop av. n. w. cor Willoughby av. 50x100 16  
 Myrtle av. n. e. cor Steuben st. 25x100 16  
 Annie Graham agt Jennie Gardner et al.; same att'y. 16  
 Myrtle av. s. s. 50 e Hall st. 25x90. Wischmann & Bohn agt Patrick H. and Ann E. Gordon and Philip Brady; action to set aside deed; att'y, William W. Butcher. 16  
 South Elliott pl. w. s. 162 n Lafayette av. 20x100. William M. Dean agt Henry Allen et al.; att'y, Sidney V. Lowell. 16  
 Highway, from Flatbush to New Utrecht, e. s. 467.1 n land formerly of Commiskey, runs east 1,292.10 to Gravesend av. x north 747.2 to land Prospect Park & Coney Island R. R. x west 98.4 to land Reformed Church of Flatbush, x west 568.1 along church land to land of Hegeman, x south 235 x west 638.9 to highway, x south 554, Flatbush. Margaret M. Bergen agt Joseph S. and Martense B. Story; att'y, John D. Prince, Jr. 17  
 Franklin av. e. s. 93 s Gates av. 17x74.10. E. Ellery Anderson agt Henry Keale, Jr., et al.; att'y, Bloomfield Littell. 17  
 Gates av. s. e. cor Franklin av. 21.10x76.6. Same agt same. 17  
 3d av. s. e. s. 7.9 s w Prospect av. 22.3x106, error. Andrew Anderson agt Letty J. Palmer and Tunis T. Van Pelt; att'y, Wm. Vennill. 18  
 De Kalb av. s. s. 225 e Throop av. 50x200 to Kosciuszko st. James K. Barnsdall agt Robert Myhan et al.; att'y, Fred'k Baker. 19  
 Manhattan av. n. e. cor Ash st. 26.6x95x25x104.6. Henry Riddick agt George Bullwinckle; action to recover undivided 1-6 part; att'y, D. P. Barnard. 19  
 Ash st. n. s. 104.6 e Manhattan av. 145.6x100 to Water st. x west 214.2 to Manhattan av. x south 79.7 x east 95 x south 25. Same agt The Standard Oil Co. and The Devco Mfg. Co.; action to recover undivided 1-6 part. 19  
 Humboldt st. e. s. 25 n Maujer st. 25x75. George Klink agt John Klink et al.; partition; amended notice; att'ys, S. M. & D. E. Meeker. 19  
 Atlantic av. s. w. cor Adams st. 19x55x19x88. Albert V. R. Voorhees agt Robert T. Newcome and Catharine Molloy; att'ys, A. & J. Z. Lott. 19  
 Atlantic av. s. s. 19 w Adams st. 18x83.3x18x 85.7. John L. Voorhees agt same. 19  
 Atlantic av. s. s. 37 w Adams st. 18x80.9x18x83.3. Same agt same. 19  
 Atlantic av. s. s. 55 w Adams st. 18x78.4x18x80.9. Same agt same. 19

## RECORDED LEASES.

NEW YORK.

Per Year.

Bond st. No. 9, fourth floor. William J. A. Fuller to Robbins & Appleton; 9 years, from May 1, 1885. \$1,000  
 Bond st. No. 7, fourth floor. William Detmold to same; 9 years, from May 1, 1885. 1,000  
 Broadway, No. 708. Assign. lease. Josephine Meyer to Henry Elias. 2,500 3,000 and 3,500  
 Same property. William Moser to Josephine Meyer; 5 years, from Jan. 1, 1885. 900  
 Broadway, No. 491, basement. John Ronan to Peter J. Schmaltz; 5 years, from Feb. 1, 1885. 850  
 Essex st. No. 71. William A. Peck, admr. of Anna E. Peck, to Abram Hyman; 3 years, from May 1, 1885. 3,000  
 Exchange pl. Nos. 40 and 42, offices 1, 2 and 4, first story. Frank H. Lord to Lehman Bros.; 5 years, from May 1, 1885. 750  
 Grand st. No. 503. Louis Thiel, exr. Conrad Ungervach to Theodore Soltan; 3 years, from May 1, 1885. 1,000  
 Henry st. No. 110. Bridget M. Ware to Nette Pocher; 84 years, from Feb. 1, 1885. 1,400  
 Pearl st. No. 514, store; also No. 55 Centre st. store and cellar. Mary E. Brennan to John Duane and Thomas J. Barry; 10 years, from May 1, 1885. 840  
 Sheriff st. No. 70, store floor and front cellar. John McCullough to James McElroy; 5 1-6 years, from Mar. 1, 1885. 1,700  
 Water st. No. 396, store and upper portion of house. Joseph Harris to Solomon Appel and Gustav Bash; 5 years, from May 1, '85. 1,800  
 William st. No. 181, store and basement. Chas. R. Christopher, Brooklyn, to Thomas Garman & Co.; 3 years, from May 1, 1885. 3,200  
 4th st. No. 64 E. Jacobina Winckel to Victor Eckstein; 5 years, from May 1, 1885. 3,000  
 19th st. No. 28 W. dwell'g. C. and J. H. Livingston, guards, Clermont L. de Peyster, to William T. Hulbert; 4 years, from May 1, 1885. 1,050  
 29th st. No. 250 W. Mary A. Miles, Cleveland, Ohio, to Charles Frick; 3 years, from May 1, 1885. 600  
 55th st. No. 528. Catharina Lalor to Henry Wenzel; 3 years, from May 1, 1885. 1,400  
 Av B. No. 55, n. e. cor 4th st. Abram Bassford, of Hartsdale, N. Y., exr. Sarah McGeehan, to E. Wolf & Sons; 2 yrs, from May 1, 1885. 516  
 Courtland av. s. e. cor 149th st. two-story store and frame building. Margaretha wife of Sebastian Fischer, and Elizabeth wife of Charles Wilhelm, and Mary wife of Oscar Schneider to Charles and Louis Fink; 5 years, from May 1, 1885. 1,716  
 1st av. No. 188, store, basement and extension; also second floor. Jacob Dieter to John Ehrlich; 3 years, from May 1, 1885. 1,500  
 1st av. No. 1631, store, kitchen, &c. Louis Michaelis to Richard Seekamp; 3 years, from May 1, 1885. 1,080  
 21 av. No. 495, s. w. cor 23rd st. store, back room, &c. John Bauer, exr. J. H. Honeck, and as guard to Richard Seekamp; 5 years, from May 1, 1885. 1,600  
 21 av. No. 521, store and basement. Margaretha Renning to James Lawlor; 5 years, from May 1, 1885. 2,600  
 31 av. No. 428. George R. Read to Michael Lynch; 5 years, from May 1, 1885, taxes, ass'ts, &c. 1,100  
 31 av. No. 669, store and front basement. Samuel Howe to J. C. Childs & Co.; 5 years, from May 1, 1885.

3d av. No. 1312, store, basement, second and third floors. Jacob and Louis Vogel to Nathan Simon; 3 years, from May 1, 1885. 1,300  
 3d av. No. 1491. Heyman Vogel to Frederick W. Nerge; 5 years, from May 1, 1885. 1,400  
 6th av. No. 911. Siegmund and Albert Harris to Joseph L. Hilton; 5 years, from May 1, 1885. 2,500 and 2,600  
 7th av. n. e. cor 18th st. store, basement and cellar. Bridget Clarke to Michael T. Donlon; 3 years, from May 1, 1885. 1,200  
 7th av. w. s. 50.5 s 53d st. 75x181.9 to Broadway, x75.5x189.9. Amos R. Eno to William L. Noble et al.; 5 1/4 years, from Nov. 1, 1884. 5,000  
 8th av. No. 2422, store and part of basement. John Borkel and William McKean to George Eberhardt; 5 1-6 years, from Mar. 1, 1885. 1,000 to 1,400  
 8th av. No. 2406, store and cellar. John W. Haaren to Chas. Faas; 3 3/4 years, from Aug. 1, 1884. 900 to 1,100  
 8th av. e. s. 50.8 s 123d st. store and part cellar. Lorenz Weiher to Hermann Boernig; 3 years, from Jan. 1, 1885. 720 and 840  
 9th av. s. w. cor 83d st. John F. Dunker to Frederick Vogts; 5 1-12 years, from April 1, 1885. 1,200 and 1,300  
 10th av. n. w. cor 88th st. frame house, sheds, stables, &c. Frederick Schmidt to Robert Degenhardt; 3 years, from May 1, '85. 300 and 360  
 10th av. No. 572. Wm. Cutting, exr. P. A. H. Jackson, to Patrick Duffy; 3 years, from May 1, 1885. 1,100  
 Same property. Assign. of lease. Patrick Duffy to Norman Lyman. nom  
 10th av. No. 690, store, rear rooms and part of basement. Peter Scherrer to Martin Clauss; 2 years, 2 months, 15 days, from Feb. 15. 540

## 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. (Nominal valuation.)	Cargo afloat
Pale. . . . .	3 M. \$3 50 @ —
Jerseys. . . . .	6 00 @ —
Long Island. . . . .	6 50 @ 6 25
Haverstraw seconds. . . . .	— @ —
Haverstraw firsts. . . . .	— @ —
Choice cargoes. . . . .	— @ —
Hollow Fire Clay Brick. . . . .	11 00 @ 13 00

FRONTS.	
Croton and Croton P'ts—Brown 3 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, 3 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. . . . .	3 M. \$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, Henmoor. . . . .	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 —
2.0x6.6. . . . .	1 1/4 in. 1 38 —
2.6x6.8. . . . .	1 1/4 in. 1 44 —
2.8x6.8. . . . .	1 1/4 in. 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. . . . .	1 79 — 2 62 —
2.6x6.8. . . . .	2 07 — 2 68 —
2.6x6.10. . . . .	2 11 — 2 71 —
2.6x7.0. . . . .	2 27 — 2 75 —
2.8x6.8. . . . .	2 16 — 2 83 —
2.8x7.0. . . . .	2 35 — 2 93 —
2.10x6.10. . . . .	2 28 — 2 82 —
3.0x7.0. . . . .	2 54 — 3 09 —
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 Chestn't. . . . .	— @ 10
Per lin. ft, 4 folds, Cherry or Butternut. . . . .	— @ 130
Per lineal foot, 4 folds, Black Walnut. . . . .	— @ 1 50

FOREIGN WOODS.	
Cedar—Small. . . . .	5 1/4 @ 6
do —Medium. . . . .	6 1/4 @ 7 1/4
do —Large. . . . .	8 @ 9 1/2
Mahogany—Small. . . . .	5 @ 10
do —Medium. . . . .	7 1/4 @ 12
do —Large. . . . .	8 @ 14
do —Extra Large. . . . .	15 @ 22
Rosewood, ordinary to good. . . . .	24 @ 43 1/2
Rosewood, good to fine. . . . .	43 1/2 @ 62 1/2
Lignumvite, 8@12 in. . . . .	3 M. 45 00 @ 65 00
Lignumvite, other sizes. . . . .	15 00 @ 30 00
Satinwood. . . . .	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	—
26x36-24x36.....	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.

Sizes.	1st.	2d.	3d.	4th.
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	—
26x36-24x36.....	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 4 inches wide. All sizes above 32 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 50 and 10 per cent. on American. Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.				
1/4 Fluted plate.....	18@20	3/4 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	
1/4 Rough plate.....	22@25	1 Rough plate.....	70@80	

## HAIR—Duty free.

Cattle.....	1/2 bushel of 7 lbs.	21@25
Goat.....	1/2 bushel of 7 lbs.	30@35

## IRON.

Pig, Scotch, Coltness.....	1/2 ton	\$21 50	@21 75
Pig, Scotch, Glegarnock.....	1/2 ton	19 00	@19 50
Pig, Scotch, Eglinton.....	1/2 ton	18 50	@18 75
Pig, American, No. 1.....	1/2 ton	18 00	@18 50
Pig, American, No. 2.....	1/2 ton	17 00	@17 50
Pig, American, Forge.....	1/2 ton	16 00	@16 50

## BAR IRON FROM STORE.

## Common Iron.

3/4 to 1 in. round and square.....	1/2 lb	1 6	@ 1 9
1 to 6 in. x 3/4 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. x 3/4 to 1 in.....	1 90	@ 2 02
1 to 6 in. x 1/2 and 5-16.....	2 10	@ 2 40
Rods—5/8 to 1 1/2 round and square.....	2 00	@ 2 30
Bands—1 to 6 x 3-16 No. 12.....	2 30	@ 2 50
Norway nail rods.....	5 1/2	@ 6

Sheet.			Common American.	R. G. American.
Nos. 10 to 16.....	1/2 lb	2 70	@ 3 00	3 1/2 @
Nos. 17 to 20.....	1/2 lb	3 00	@	3 1/2 @
Nos. 21 to 24.....	1/2 lb	3 00	@	3 1/2 @
Nos. 25 to 26.....	1/2 lb	3 25	@	4 @
Nos. 27 to 28.....	1/2 lb	3 7 1/2 @ 3 50		4 @ 4 1/4

Galvanized.			B. B.	2d quality
do 10 to 20.....	5 @		4 1/2 @	
do 21 to 24.....	5 1/2 @		5 @	
do 25 to 26.....	6 @		5 1/2 @	
do 27.....	6 1/2 @		6 @	
do 28.....	7 @		6 1/2 @	

Patent planished.....	1/2 lb A.	10 1/2 @	B. 9
Russia.....	1/2 lb	10 1/2 @	11 1/2 @
Rails, American steel.....	27 00	@ 27 00	

## LABOR.

Ordinary, per day.....	\$1 50	@ 2 50
Masons, do.....	3 50	@ 4 00
Plasterers, do.....	2 75	@ 3 50
Carpenters, do.....	2 50	@ 3 50
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.....	90	@
State, finishing.....	1 00	@
Ground.....	95	@ 1 05

Add 25c. to above figures for yard rates.

LATH—Cargo rate..... 1/2 M 2 50 @ 2 60

## 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, 1/2 M ft	\$65 00	@ 75 00
Pine, good.....	55 00	@ 60 00
Pine, shipping box.....	21 00	@ 22 50
Pine, coram box.....	18 00	@ 20 00
Pine, common box, 1/2.....	16 00	@ 18 00
Pine, tally plank, 1 1/4, 10 in., dressed ea	44	@ 50
Pine, tally plank, 1 1/4, 2d quality.....	35	@ 38
Pine, tally plank, 1 1/4, culls.....	30	@ 32
Pine, tally boards, dressed, good.....	32	@ 35
Pine, tally boards, dressed, common.....	28	@ 30
Pine, strip boards, m'ch'able, dress'd	20	@ 22
Pine, strip boards, culls.....	18	@ 20
Pine, strip boards, clear.....	25	@ 26
Pine, strip plank, dressed, clear.....	33	@ 35
Spruce boards, dressed.....	25	@ 28
Spruce plank, 1 1/4 inch, each.....	28	@ 30
Spruce plank, 2 inch, each.....	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.....	20 00	@ 22 00
Hemlock boards.....	18	@ 20
Hemlock joist, 2 1/2 x 3.....	17	@ 19
Hemlock joist, 3 x 4.....	18	@ 20
Hemlock joist, 4 x 6.....	18	@ 20
Ash, good.....	55 00	@
Oak.....	55 00	@ 65 00
Maple, cull.....	25 00	@ 30 00
Maple, good.....	45 00	@ 50 00
Chestnut.....	45 00	@ 52 00
Cypress, 1, 1 1/2, 2 and 2 1/2 inch.....	35 00	@ 40 00
Black Walnut, good to choice.....	140 00	@ 160 00
Black Walnut, ordinary to fair.....	100 00	@ 120 00
Black Walnut, 1/2.....	85 00	@ 100 00
Black Walnut, selected and seasoned	150 00	@ 175 00
Black Walnut counters.....	22	@ 28
Black Walnut, 5 x 5.....	150 00	@ 160 00

Black Walnut, 6x6.....	160 00	@ 170 00
Black Walnut, 7x7.....	175 00	@ 180 00
Black Walnut, 8x8.....	175 00	@ 180 00
Cherry, wide.....	100 00	@ 120 00
Cherry, ordinary.....	70 00	@ 80 00
Whitewood, 1/2 inch.....	45 00	@ 50 00
Whitewood, 3/4 inch.....	35 00	@ 40 00
Whitewood, 1/2 panels.....	45 00	@ 50 00
Shingles, extra shaved pine, 18 in 1/2 M	—	—
Shingles, extra shaved pine, 18 in	5 75	@ 6 00
Yellow pine dressed flooring, 1/2 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, 2 1/2 x 7.....	22 00	@ 24 00
Shingles, heart, cypress, 2 1/2 x 6.....	—	@ 14 00

## PLASTER PARIS.

Calcined, ordinary city.....	1/2 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.....	1/2 ton	\$1 10	@ 1 15
Chalk in barrels.....	1/2 100 lbs	—	@ 40
China clay.....	1/2 ton	14 00	@ 16 00
Whiting, gilders, &c.....	1/2 lb	60	@ 65
Whiting, common.....	1/2 lb	40	@ 42 1/2
Paris White, English.....	1/2 lb	95	@ 1 25
Lead, white, American, dry.....	—	4 1/2 @	5
Lead, white, American, in oil pure.....	—	5 1/2 @	5 1/2
Lead, English, B. B. in oil.....	—	8 1/2 @	8 1/2
Lead, red, American.....	—	5 1/2 @	5 1/2
Litharge.....	—	5 @	5 1/2
Ochre, French, dry.....	—	1 1/2 @	1 1/2
Venetian, red, American.....	—	1 @	1 1/4
Venetian red, English.....	—	1 1/2 @	1 1/2
Tuscan red.....	—	9 @	12
Indian red.....	—	5 @	10
Vermillion, American Lead.....	—	11 @	11 1/4
Vermillion, English.....	—	65 @	70
Carmine, American, No. 40.....	—	3 15 @	3 25
Orange Mineral.....	—	7 1/2 @	11 1/2
Paris green.....	—	15 @	19
Sienna, lump.....	—	3 @	4 1/4
Sienna, powdered.....	—	5 1/2 @	6 1/2
Umber, Amer., raw and powdered.....	—	1 1/2 @	1 1/2
Umber, Turkey, lump.....	—	1 1/2 @	3
Umber, Turkey, powder.....	—	8 @	3 1/2
Drop Black, English.....	—	11 @	13
Drop Black, American.....	—	8 @	12
Prussian blue.....	—	35 @	45
Ultramarine blue.....	—	15 @	28
Chrome green.....	—	5 @	15
Oxide zinc, American.....	—	3 1/2 @	4
Oxide zinc, French, V M G S.....	—	7 1/2 @	8
Oxide zinc, French, V M R S.....	—	6 1/2 @	6 1/2

## SLATE. Delivered at New York

Purple roofing slate.....	1/2 square	\$6 00	@ 7 00
Green slate.....	1/2 square	6 00	@ 7 00
Red slate.....	—	—	@ 15 00
Black slate, Pennsylvania (at Jersey City).....	—	4 50	@ 5 00

## STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, 1/2 C ft	No. 1	\$ 90	@ 95
Amherst do do 1/2 C ft N. 2	—	75	@ 80
Berlin freestone, in rough.....	—	75	@ 1 00
Berea freestone, in rough.....	—	75	@

Brown stone, Portland, Ct.....	1 00	@ 1 30
Brown stone, Belleville, N. J.....	75	@ 1 25
Granite, rough.....	60	@ 1 25
Carlisle (Corsehill) Scotch, 1/2 ft.....	—	@ 1 35

## NATIVE STONE.

Common building stone.....	1/2 load	2 00	@ 3 00
Base stone, 2 1/2 ft. in length, 1/2 lin. ft	—	40	@ 50
Base stone, 3 ft. in length.....	—	50	@ 75
Base stone, 3 1/2 ft. in length.....	—	70	@ 75
Base stone, 4 ft. in length.....	—	75	@ 1 00
Base stone, 4 1/2 ft. in length.....	—	1 00	@ 1 25
Base stone, 5 ft. in length.....	—	1 25	@ 1 50
Base stone, 6 ft. in length.....	—	2 50	@ 3 00

## SOLDERS.

Half and half.....	11 1/4 @	12
Extra.....	10 1/4 @	11
No. 1.....	9 1/4 @	10
No. 2.....	9 1/2 @	9 1/4

## TIN PLATES.

L. C. Charcoal, 10x14.....	1/2 box	\$5 25	@ 6 00
L. C. coke, 10x14.....	—	4 75	@ 5 00
L. X. charcoal, 10x14.....	—	6 50	@ 7 25
L. X. charcoal, 30x35.....	—	11 00	@ 12 50
L. C. coke, 14x20.....	—	6 50	@ 7 25
L. C. coke, 14x30.....	—	4 75	@ 5 00
L. C. coke, terme, 14x30.....	—	4 50	@ 4 75
L. C. charcoal, terme, 14x30.....	—	4 62	@ 4 87

## ZINC.

Sheet, cask.....	1/2 lb	5 @	5 1/4
Sheet, open.....	—	5 1/4 @	6 1/2



## WILSON'S Rolling Venetian Blind.

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.

Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.

J. G. WILSON, 527 and 529 W. 22d St., New York. Mention this paper

## A. KLABER, Steam Marble Works,

256, 258 & 260 E 57th Street, At 2d Ave. Elevated R. R. Station. NEW YORK.

## BRICK AND STONE WATER-PROOFING CO. WATER-PROOFING

## FOR BRICK, STONE, TERRA COTTA, STUCCO, &amp;c., ALSO FOR INTERIOR WALLS.

The disintegration of stone, the weather-staining of brick work, the crumbling of mortar joints and the efflorescence of salts so very noticeable on most of the finest buildings, CAN BE PERMANENTLY PREVENTED, and the buildings kept fresh and clean in appearance, by treating them with the above named process.

This is the only process that will render brick and stone PERMANENTLY WATER-PROOF and which will be ABSOLUTELY COLORLESS AND INVISIBLE. Its PERMANENCY is due to its being a SOLID COMPOUND, BURNT IN BY HEAT and is NOT a fluid, such as oil or paint.

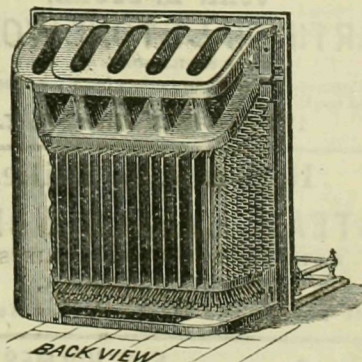
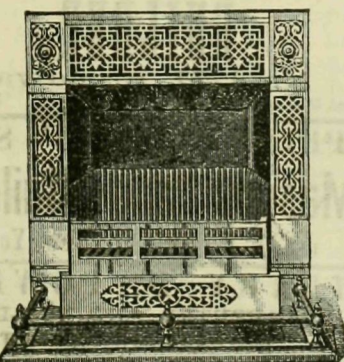
We are also prepared to clean stained and decayed buildings, or marble and stone in any other form, in a superior manner to anyone else, and defy competition.

Brown stone fronts and stoops cleaned and permanently preserved from decay.

Catalogues will be sent or any information furnished, also estimates made on buildings now standing or to be erected, by applying to or addressing the above named Company at its offices,

55 Broadway, Room 43, or 886 8th Av, near 53d St. Elevated R. R. Station.

## THE JACKSON VENTILATING-GRATE.



Will thoroughly heat large rooms when the mercury out-doors falls 20° to 30° below zero. Will thoroughly heat communicating rooms, or rooms one back of the other, or rooms one above the other. Will keep the atmosphere of rooms as pure as out-door air, by a constant renewal of the air within them. Send for confirmatory reports from your own State and neighborhood. Do not purchase without you have these.

EDWIN A. JACKSON & BRO.

No. 77 BEEKMAN STREET, NEW YORK,



## REAL ESTATE.

**B. S. Levy,**  
**REAL ESTATE,**  
137 BROADWAY.

**CHAS. S. BROWN,**  
No. 26 Pine Street.  
Entire charge taken of property.

Robert Auld,  
**REAL ESTATE.**  
940 8th Avenue.  
Renting and Collecting a Specialty.

**GEORGE DAY,**  
**Real Estate and Insurance,**  
Notary Public. 305 5th Av. Near 31st St.

**CHARLES H. MOSES,**  
**Real Estate and Insurance.**  
281 St. James Place, Brooklyn.

**V. T. Hervey,**  
**COLLECTING RENTS A SPECIALTY.**  
Southeast corner 116th STREET and 1st AVENUE.

**J. THOMAS STEARNS,**  
**Auctioneer and Real Estate Broker,**  
No. 55 Liberty St., Room 8, Bryant Building.

**RICHARD LINES,**  
**COLLECTING RENTS A SPECIALTY.**  
94 East 7th Street, New York.

**JASPER E. CORNING,**  
**Broker and Agent in Real Estate,**  
145 BROADWAY, NEW YORK.

**W. F. CORWITH,** **REAL ESTATE.**  
55 GREENPOINT AV., BROOKLYN, E. D.  
Renting and Collecting a specialty.

**W. F. McCUSKER,**  
**Real Estate,**  
167 E. 110th St. Collecting rents a specialty

**John S. Pierce,**  
**Real Estate.**  
Loans Negotiated. 7 Pine Street.

## BUILDERS' SUPPLIES.

**JAMES BROOKS,**  
MANUFACTURER OF  
**SHELL LIME**  
Factory, 55th St., and 11th Ave.  
New York.  
MASONS AND FARMERS SUPPLIED.

## PLASTERING.

**Plain & Ornamental.**  
JOBGING PROMPTLY ATTENDED TO.  
**JAMES H. BLACK,**  
205 East 64th Street,  
Residence, 427 Pleasant Avenue, N. Y.

**JOHN H. STURK,**  
**ARTIFICIAL STONE WORKS**  
(JOHN J. SCHILLINGER'S PATENT.)  
Concrete Water-Tight Cellars for Breweries. Walls  
and Ice Houses and Stable Floors.  
174 East 87th Street, N. Y.

**H. C. & G. S. Bailie,**  
**STEAM MARBLE WORKS**  
ESTIMATES TAKEN FOR ALL KINDS OF  
GENERAL HOUSEWORK,  
301 and 312 East 22d Street, New York City

**F. P. HOLMES,**  
Parquet Ornamented Hard  
Wood Floors,  
Or in 1/4 Inch Wood Carpet.  
BORDERS FOR RUGS.  
Office, 9 W. 14th St., New York

## BANKERS.

SPENCER TRASK. GEO. F. PEABODY.  
**Spencer Trask & Co.,**  
*Bankers & Brokers,*  
Nos. 16 AND 18 BROAD STREET,  
New York City.  
*Transact a General Banking Business.*

BRANCH OFFICES:  
Connected by Private Wires,  
Philadelphia, 132 South Third Street.  
Albany, N. Y., 65 State Street.  
Providence, R. I., 13 Westminster St.  
Saratoga, N. Y., Grand Union Hotel.

**GREGORY, BALLOU & CO.,**  
**Bankers & Stock Brokers**  
No. 1 New St. cor. Wall, New York.  
Chas. Gregory, Member Maturin Ballou, Member  
N. Y. Stock Exchange N. Y. Stock Exchange.  
and Mining Exchange. Curtis P. Gately.

## BUILDERS.

**JOHN BANTA,**  
**BUILDER,**  
Residence, 294 West 4th Street,  
Near West 11th St. New York.

**GEO. B. CHRISTMAN,**  
**Carpenter & Builder,**  
Shop, 66 1st St., Office, 331 E. 55th St.  
Trim and Window Frames furnished.  
Jobbing promptly attended to. Carpenter Work in  
all its Branches. Estimates furnished.

**HARRY MULDOON,**  
**Mason and Builder,**  
367 East 76th Street.

**JOHN C. KLETT,**  
**CARPENTER & BUILDER,**  
201 West 37th Street, New York.  
Alterations to buildings and repairs a specialty;  
done by contract or day's work.

**JOHN JENNINGS,**  
**Carpenter and Builder,**  
HAS REMOVED TO  
810 and 812 EAST 5th STREET.

Nathan Douglas,  
**CARPENTER & BUILDER,**  
424 and 426 East 92d Street, New York.  
Store and Office Work, Breweries and Ice Houses a  
Specialty.

Jacob Bossert,  
**BUILDER & CONTRACTOR,**  
BUILDS COMPLETE UNDER CONTRACT.  
Always a few first-class tenement houses for sale  
OFFICE, 229 and 231 HEYWARD STREET,  
Residence, 233 LYNCH STREET, BROOKLYN, E. D.

**S. H. MAPES,**  
**BUILDER,**  
No. 1777 Broadway,  
Bet. 57th and 58th Streets, New York.

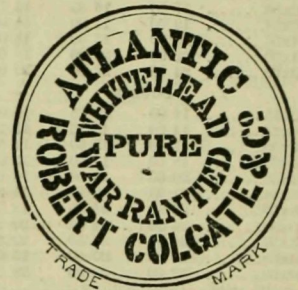
**PETER TOSTEVIN'S SONS,**  
**Masons and Builders,**  
131 E. 15th St., New York.

**HENRY D. POWERS,**  
**CARPENTER AND BUILDER,**  
142 EAST 25th STREET.  
Jobbing promptly attended to. Stores and Offices  
fitted up at the shortest notice.

**JAMES STEWART,**  
**CARPENTER AND BUILDER,**  
Southwest Cor. 49th St. and Broadway.  
Jobbing promptly attended to. Estimates furnished.

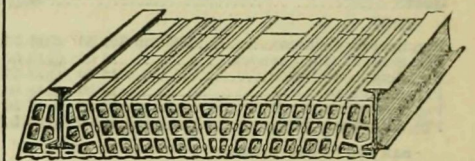
## MISCELLANEOUS.

**ATLANTIC WHITE LEAD AND  
LINSEED OIL COMPANY,**  
Manufacturers of  
**Atlantic" Pure White Lead.**



The best and most reliable White Lead made  
and unequalled for uniform

Whiteness, Fineness and Body.  
**RED LEAD AND LITHARGE**  
**PURE LINSEED OIL,**  
Raw, Refined and Boiled.  
**ROBERT COLGATE & CO.,**  
287 PEARL STREET, NEW YORK.



ESTABLISHED 1856.

**HENRY MAURER, Manufacturer of  
FIRE-PROOF MATERIAL**  
Of every description. Hollow Brick made of Clay  
for Flat Arches, Partitions, Furring, etc. Porous  
Terra Cotta, Fire Bricks, etc., etc.  
Office and Depot, 420 E. 23d St., New York.  
WORKS, PERTH AMBOY, N. J.

**J. RAYNER.**  
**MAHOGANY**  
**IN LOGS, PLANKS**  
**BOARDS & VENEERS**  
A FINE ASSORTMENT OF  
**CABINET WOODS**  
MILLS YARD & WHARF  
FOOT OF HOUSTON STREET  
**NEW YORK**



**HEMMOOR PORTLAND CEMENT,**  
**GERMAN CROWN BRAND,**  
Importers and Sole Agents for U. S. and Canada.  
**BELLONI & CO.**  
41 South Street, New York City.

Selected for use in the Pedestal of the Bartholdi Statue  
and other prominent works.

**NOBIS & REID,**  
**STAIR BUILDERS,**  
WEST 45th STREET, Bet 9th and 10th Avenues.

**JAMES O'TOOLE,**  
**Mason and Builder,**  
111 West 67th Street.

**MAHONY BROTHERS,**  
**CARPENTERS AND BUILDERS,**  
No. 52 NEW BOWERY, NEW YORK.  
Estimates furnished for Building and Alterations.